



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 7, 2013

Council District 7

Zoning Commission Recommendation:

Denial without Prejudice by a vote of 9-0

Opposition: none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	Stephen Murray	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: Crossing at Marine Creek, et al

Site Location: 3206 NW Loop 820 Mapsco: 47S

Proposed Use: Mini-Warehouse

Request: From: "F" General Commercial; "G" Intensive Commercial

To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Technical Inconsistency)

Background:

The proposed site is located on the corner of Huffines Blvd. and Northwest Loop 820. The applicant is proposing a zoning change to PD/G plus mini-warehouse. In 2007, Ordinance No. 17093 excluded mini-warehouses from the "FR", "F", "G" and "I" zoning districts except through PD zoning.

The applicant intends to construct six, one story warehouses for phase one and will use the remaining identified phase 2 properties for RV/boat parking and storage. The applicant intends to construct additional buildings at a later date for the phase 2 construction.

The applicant requested to withdraw the case, therefore a motion of Denial Without Prejudice was approved.

Site Information:

Owner:	Crossing at Marine Creek, et al PO Box 1629 Colleyville, TX 76034
Agent:	Jim Schell
Acreage:	4.9 acres
Comprehensive Plan Sector:	Far Northwest

Surrounding Zoning and Land Uses:

North	"C" Medium Density Multifamily / vacant
East	"G" Intensive Commercial /vacant

South "G" Intensive Commercial / Northwest Loop 820
 West "PD/FR, including large vehicle/trailer sales/storage and display; and the following uses associated with make ready for retrofit of large vehicles/trailers, machine shop, paint mixing, spraying, sheet metal shop, welding, outside storage with screening to the public ROW. No ingress or egress of tractor trailer operations off Huffines Boulevard. No ingress or egress of tractor trailer operations off of Huffines Boulevard. Hours of operation are from 7:00 AM to 7:00 PM Monday through Saturday. The only activities that will occur within 50' of Huffines Boulevard are "FR" uses only. Site plan required /vacant, convenience store

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-217, From F and G to PD/FR for large vehicle/tractor sales storage and display, approved 1/15/08 (just west of the subject property)

Platting History: None

BOA History: None

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

Transportation/Public Works (TPW) site plan comments

No comments at this time

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Northwest Loop 829	Interstate	Interstate	No
Huffines Blvd.	Minor Arterial	Minor Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Marine Creek Community Association HOA	Lake Worth ISD
Cabalito Del Mar HOA	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from "G" Intensive Commercial to "PD/G" plus mini-warehouse. Surrounding land uses are primarily vacant with vacant multifamily zoned property to the north, vacant commercially zoned land to the east and large truck sales and storage (currently a Code Compliance case and being removed) to the west.

The proposed site is in close proximity to commercial corridor near the corner of Northwest Loop 820 and Huffines Blvd. The proposed addition is intended to serve the numerous single-family residences and multifamily residences to the north. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as General Commercial. The policy below applies to this development.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)

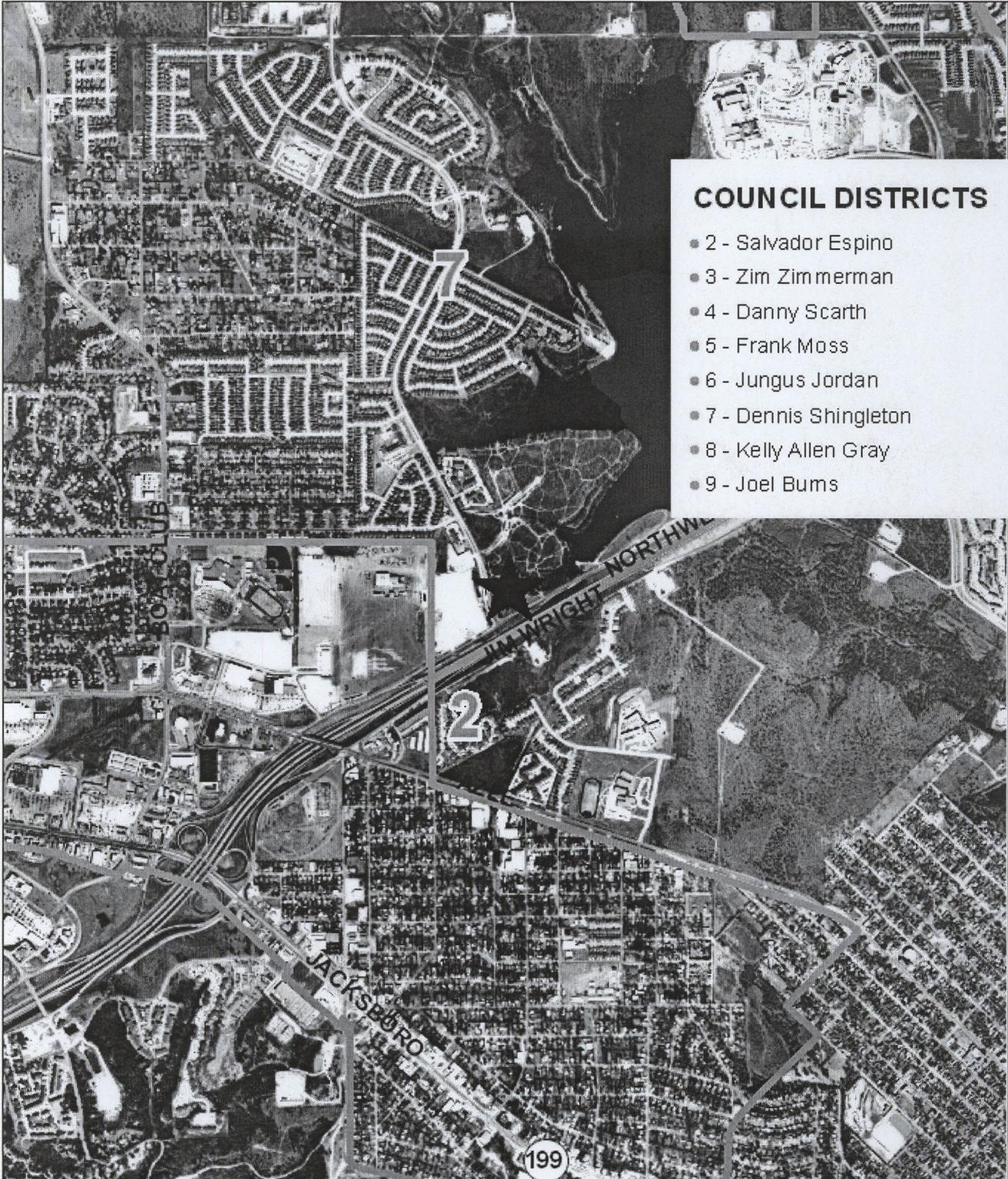
The proposed zoning change request **is not consistent** with the Comprehensive Plan and the policy stated above and is considered a **Technical Inconsistency**.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
- Minutes of the Zoning Commission meeting

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet





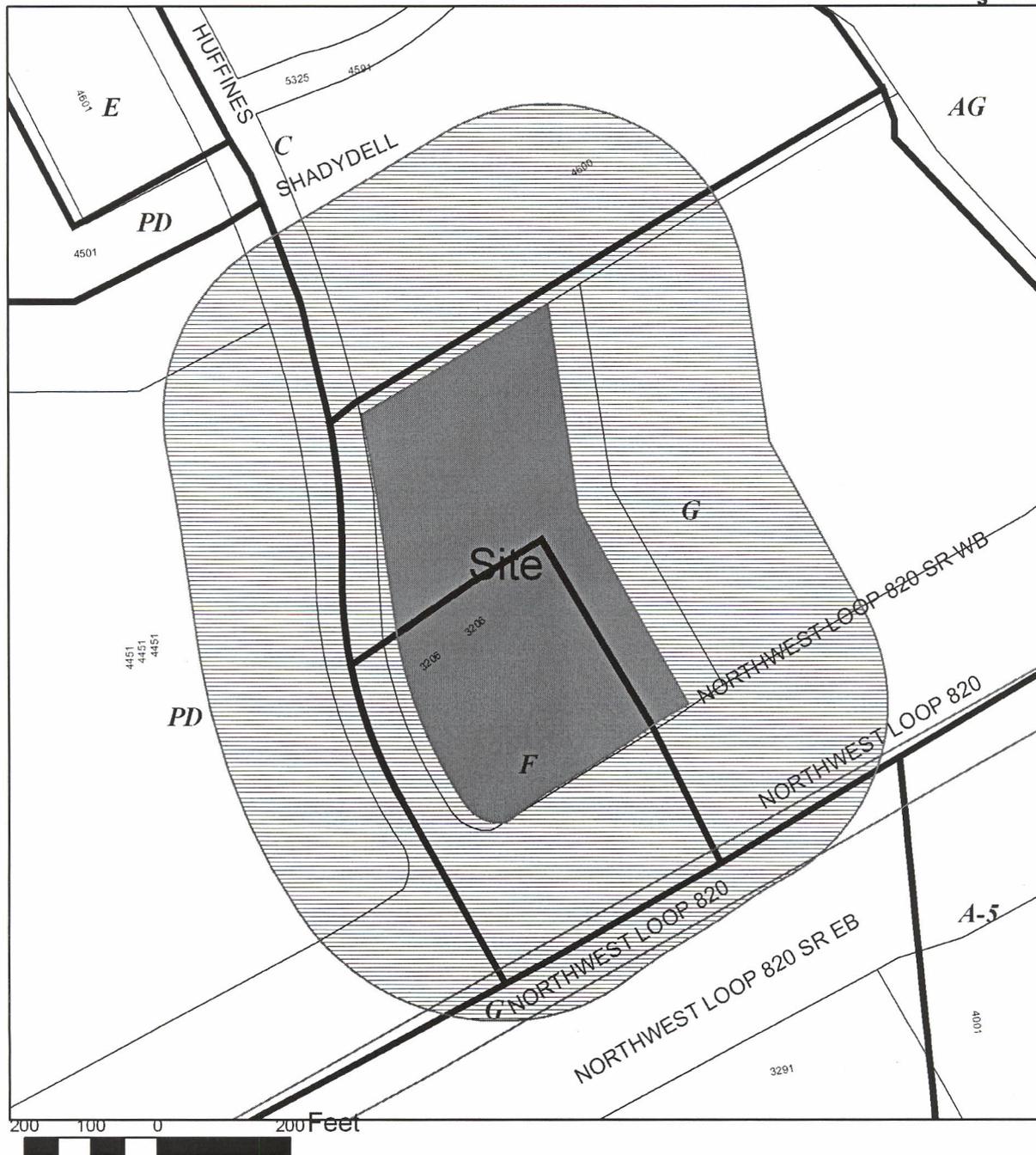
ZC-13-058

Area Zoning Map

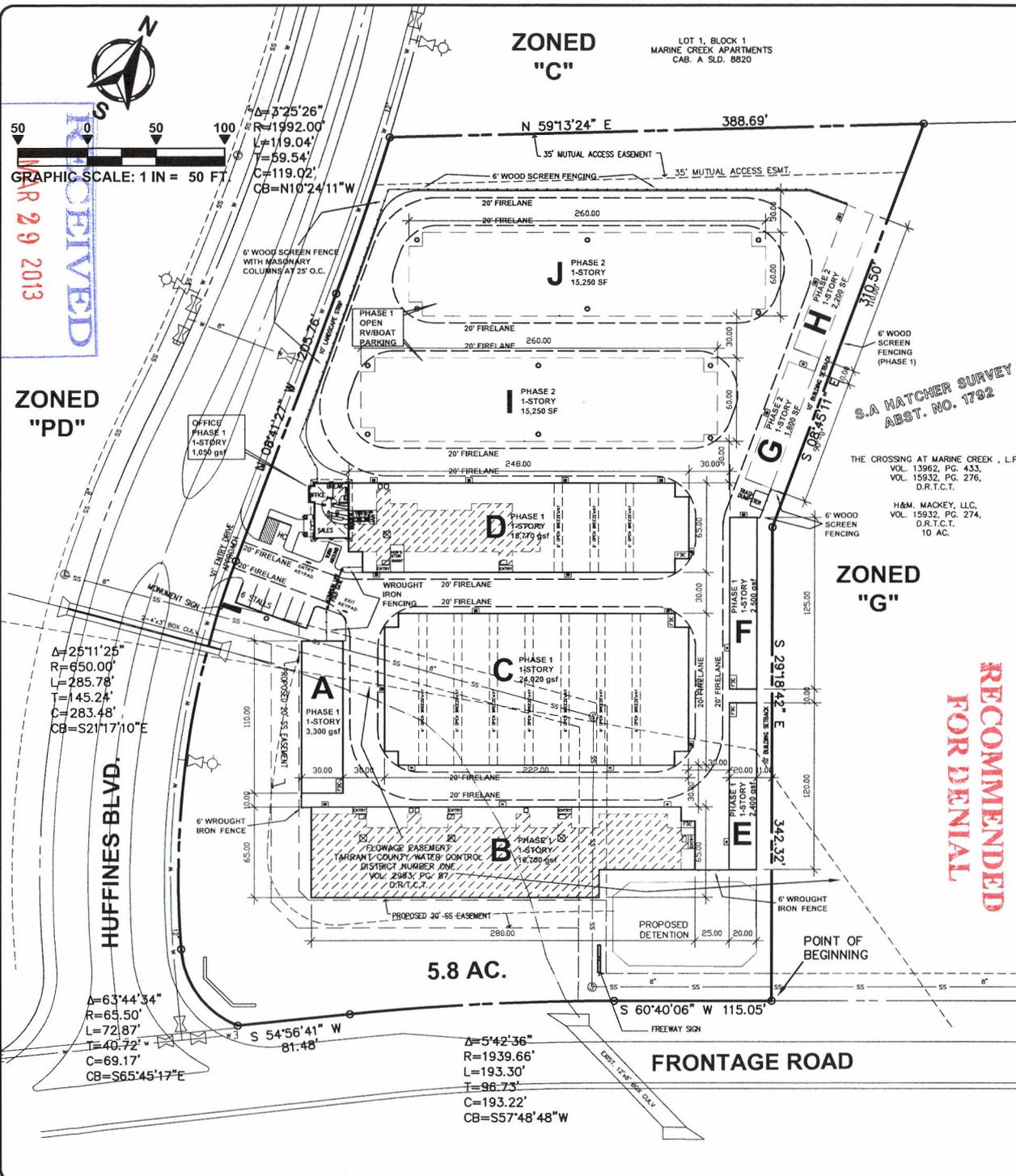
Applicant: Crossing at Marine Creek, et al
Address: 3206 NW Loop 820
Zoning From: F, G
Zoning To: PD for G uses plus mini warehouses
Acres: 4.98
Mapsco: 47S
Sector/District: Far Northwest
Commission Date: 04/10/2013
Contact: 817-392-8043



 300 Ft. Notification Buffer



RECEIVED
 MAR 29 2013



BUILDING SQUARE FOOTAGE

OFFICE	= 1,050
A	= 3,300
B	= 16,700
C	= 24,020
D	= 15,770
E	= 2,400
F	= 2,500
Phase 1	= 65,740 SF
G	= 1,800
H	= 2,200
I	= 15,250
J	= 15,250
Phase 2	= 34,500
Total	= 100,640 sf



FIELD NOTES FOR:
 MARINE CREEK STORAGE
 5.8 Acres
 S.A. Hatcher Survey, Abst. No. 1953 &
 In the City of Fort Worth

SUMMARY BUILDING DATA

255,200 GSF SITE AREA
 5.8 ACRES

RV/BOAT STORAGE

OPEN	12'x25'	12'x30'	12'x35'	12'x40'	12'x45'
STALLS	14	20	20	10	4
68 STALLS TOTAL					

BUILDING DATA

Phase 1	64,690 GSF STORAGE AREA
	1,050 GSF OFFICE
Phase 1	65,740 GSF TOTAL
Phase 2	34,500 GSF TOTAL
	100,240 GSF TOTAL

- SITE LIGHTING**
- - 230 W SHIELDED ON 15' POLE
 - - DECORATIVE FLUORESCENT LANTERN
 - - 100 W SHIELDED MH WALLPACK
 - ▨ - AREAS OF CLIMATE CONTROL

BEING a 5.8 acre tract of land situated in the S.A. Hatcher Survey, Abst. No. 1953 and also known as the S.A. Hatcher Survey, Abst. No. 1792, in the City of Fort Worth, Tarrant County, Texas and being part of a called 262,294 acre tract of land as recorded in Volume 13013, Page 371 of the D.R.T.C.T. and being more particularly described as follows:

COMMENCING at a "V" iron rod at the southeast corner of said 262,294 Acre tract same being in the northeast line of right-of-way for Jan Wilcox Freeway (8 Interstates Loop 820);

THENCE south 51 degrees 13 minutes 17 seconds west along said northwest line North Loop 820 for 166.10 feet to an iron pin;

THENCE south 60 degrees 40 minutes 06 seconds continuing along said northwest line of right-of-way for northwest line of North Loop 820 523.21 feet to the POINT OF BEGINNING;

THENCE south 60 degrees 40 minutes 06 seconds west for a distance of 115.05 feet to the point of curvature of a curve to the left whose chord bears south 37 degrees 44 minutes 10 seconds west for a distance of 193.21 feet and having a central angle of 63 degrees 42 minutes 33 seconds and a radius of 1938.66 feet to a point;

THENCE Southwesterly along said curve and said northwest line for Loop 820 for an arc length of 193.29 feet to a point;

THENCE south 54 degrees 56 minutes 41 seconds west continuing along said northwest line for 81.48 feet to a point of curvature of a curve to the right whose chord bears north 65 degrees 45 minutes 17 seconds west for 69.17 feet and having a central angle of 63 degrees 44 minutes 47 seconds and a radius of 655.50 feet;

THENCE Northwesterly along said curve and the east line of Huffines Blvd. (variable width right of way) for an arc length of 72.87 feet to a point of curvature of a compound curve to the right whose chord bears north 21 degrees 17 minutes 18 seconds west for 283.45 feet and having a central angle of 23 degrees 11 minutes 26 seconds and a radius of 600.00 feet;

THENCE Northwesterly along said curve and said east line of Huffines Blvd. for an arc length of 285.78 feet to a point;

THENCE north 08 degrees 41 minutes 27 seconds continuing along said east line of Huffines Blvd. for 205.76 feet to a point of curvature of a curve to the left whose chord bears north 10 degrees 24 minutes 11 seconds west for 119.02 feet and having a central angle of 63 degrees 25 minutes 26 seconds and a radius of 1992.00 feet;

THENCE Northwesterly along said curve and said east line of Huffines Blvd. for an arc length of 119.04 feet to a point for corner;

THENCE north 39 degrees 13 minutes 24 seconds east leaving said east line of Huffines Blvd. for a distance of 328.69 feet to a point for corner;

THENCE south 08 degrees 45 minutes 11 seconds east for a distance of 310.50 feet to a point for corner;

THENCE south 29 degrees 18 minutes 42 seconds east for a distance of 342.32 feet to the Point of Beginning and containing 5.8 acres of land.

S.A. HATCHER SURVEY
 ABST. NO. 1792

THE CROSSING AT MARINE CREEK, L.P.
 VOL. 13962, PG. 433,
 VOL. 15932, PG. 276,
 D.R.T.C.T.

H&M. MACKEY, LLC,
 VOL. 15932, PG. 274,
 D.R.T.C.T.,
 10 AC.

RECOMMENDED
 FOR DENIAL

SITE DEVELOPMENT PLAN
MARINE CREEK STORAGE
 NORTHEAST CORNER
 NW LOOP 820 AT HUFFINES BLVD
 BEING 5.8 ACRES OF LAND IN THE
 S.A. HATCHER SURVEY, ABSTRACT NUMBER 1953,
 TARRANT COUNTY, TEXAS
 PREPARED MARCH, 2013

APPROVED: _____
 DIRECTOR OF PLANNING AND ZONING DATE _____

CivilSolutions Inc
 Architects Surveyors Planners
 P.O. Box 100247, Fort Worth, Texas, 76185
 (817) 423-0950 (817) 346-0520 Fax
 Texas Registered Engineering Firm F-7997
 Texas Licensed Surveying Firm 10002-00

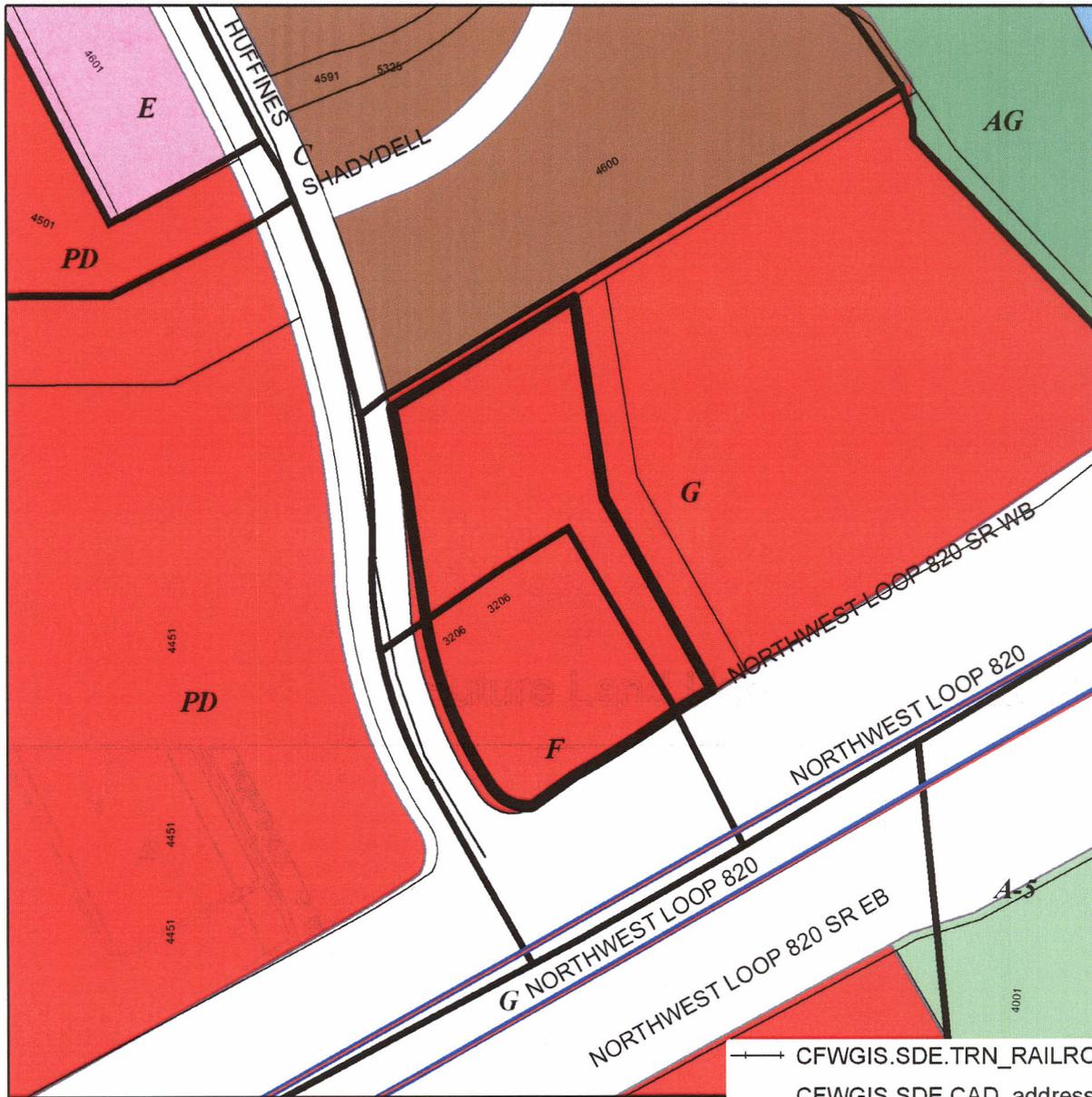
Kaufman Design Group
 ARCHITECTURE
 12371 E. LINCOLN CT.
 WICHITA, KS, 67207
 (316) 618-0448
 (316) 618-0048 FAX
 skaufman@cox.net

ZC-13-058

FORT WORTH

Future Land Use

ZC-13-058



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

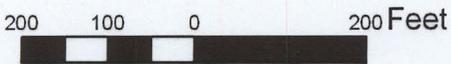
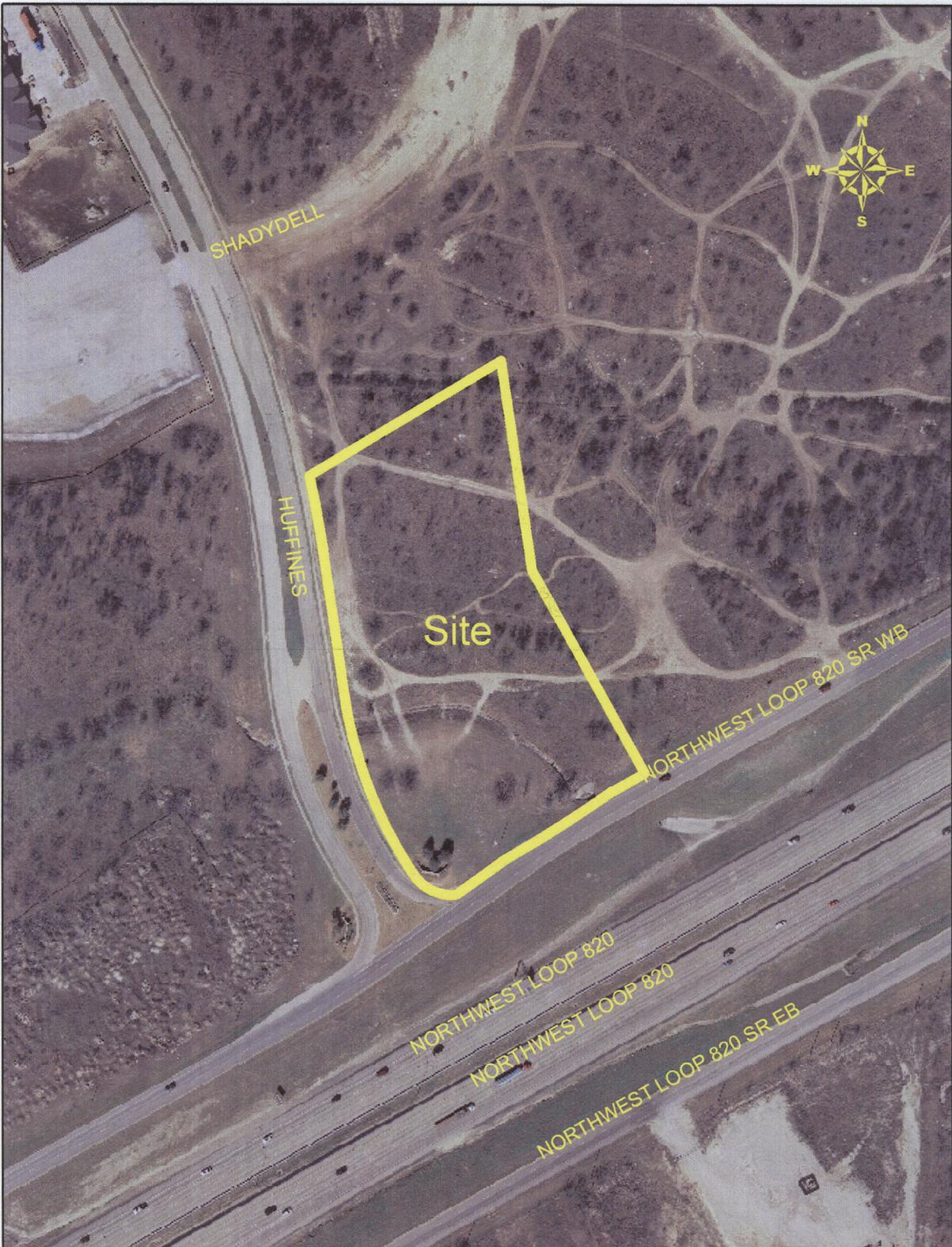
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.



Aerial Photo Map



sent out by email to the neighborhood organizations what their thoughts were and what they were going to do to try and mitigate this.

Richard Linnartz, 1400 Robinwood Drive, Fort Worth, Texas representing Carter Riverside NA spoke in opposition. The neighborhood did a rezoning several years ago and the property owner built this building without permits. This is not in line with the Urban Village Master Plan.

Flora Brewer, 6708 Ashbrook Drive, Fort Worth, Texas spoke in opposition. Ms. Brewer owns property directly to the west and north of this site. They acquired this property in late 2006 and early 2007 and part of the rezoning process for this area. Ms. Brewer mentioned they have rehabilitated four of the older buildings on Race Street and making progress to vitalize the area. She went on to mention this lot was not rezoned to allow for auto repair and sales as is the lot that fronts on Belknap.

In rebuttal Mr. Bonilla said this is not an enjoyable case to work with, but he believes he can bring this site into some sort of compliance with the Urban Village Master Plan.

Motion: Following brief discussion, Mr. Flores recommended denial of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-13-057</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Richard Linnartz	1400 Robinwood Dr	Out		Opposition	Spoke at hearing
Flora Brewer	6708 Ashbrook	In		Opposition	Spoke at hearing
Belinda Norris/Scenic Bluff NA	NA	Out		Opposition	Sent letter in
Mike & Terri McClraith	NA	Out		Opposition	Sent letter in

13. ZC-13-058 Crossing at Marine Creek, et al (CD 7) – 3206 NW Loop 820 (S A Hatcher Survey, Abstract 1953, 4.98 Acres): from “F” General Commercial and G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse; site plan included

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Crossing at Marine Creek is requesting the case be denied without prejudice.

Motion: Following brief discussion, Mr. Genua recommended denial without prejudice of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

14. ZC-13-059 Merida Avenue LLC, CDAT Investments LLC (CD 9) –2716-2724 Lubbock Avenue (Frisco Heights Addition, Block 11, Lots 5, 6, 7, 0.42 Acres): from “C” Medium Density Multifamily to “PD/UR” Planned Development for Urban Residential; site plan included