



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
March 4, 2014

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: none

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Garland All Storage Associates, Ltd.**

Site Location: 2941 Precinct Line Road Mapsco: 67A

Proposed Use: **Amend PD-627 site plan to add storage units, outdoor storage, and a retail building**

Companion Cases: ZC-05-026/PD-627/SP-12-009

Background:

The zoning was approved on 3/08/2005 for "PD/E" Planned Development for all uses in "E" plus mini-warehouse with open and covered parking, and exclude the following uses: liquor or package store, tattoo parlor, pawn shop, massage parlor; site plan required. The applicant is proposing to amend the final phase of the development to add four mini-storage units, outdoor storage and a retail building to the existing site plan.

The proposed fence will match the existing brick wall. The following table describes the differences in the most recently approved and proposed site plan:

Building	SP-12-009	SP-14-003	Square ft
A	Carports	17 Units	3,937
B	Carports	37 Units	5,500
C	Carports	10 Units	1,525
D (& E)	Carports	39 Units	11,687
Retail	NA	NA	8,320

The applicant met with the River Trails HOA, River Trails West HOA, and River Trails North HOA neighborhoods on, February 3rd. Concerns were expressed about softening the look along Precinct Line Road. As a result, the applicant has modified the site plan to incorporate a zeriscape garden along the corner of the property. Additionally, they will have a stair step landscape area along Concho Trail and have added pine and evergreen trees.

Site Information:

Owner: Garland All Storage Associates, LTD.
82 Armstrong Drive
Mustang, OK 73064

Agent: Coy Quine

Acres: 2.5
 Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "I" Light Industrial / vacant, industrial
 East "I" Light Industrial / industrial
 South "R-1" Zero Lot Line/Cluster / single-family
 West PD 627 "PD/E" Planned Development for "E" plus mini-warehouse / mini-warehouse, commercial

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 have been submitted at this time.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-026, approved by City Council 3/8/05 for "PD/E" for all uses in E. plus mini-warehouse with open and covered parking, and exclude the following uses: liquor or package store, tattoo parlor, pawn shop, massage parlor. Site plan required.
 SP-12-009, amend site plan to add carports, approved 2012

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Precinct Line Road	2 way, County Road	Major Arterial	Yes
Concho Trail	2 way, Residential	Residential	No

Considerations: The site will have access from Precinct Line Road, which are adequate for the traffic generated by the proposed use.

Public Notification:

The following Neighborhood Associations were notified:

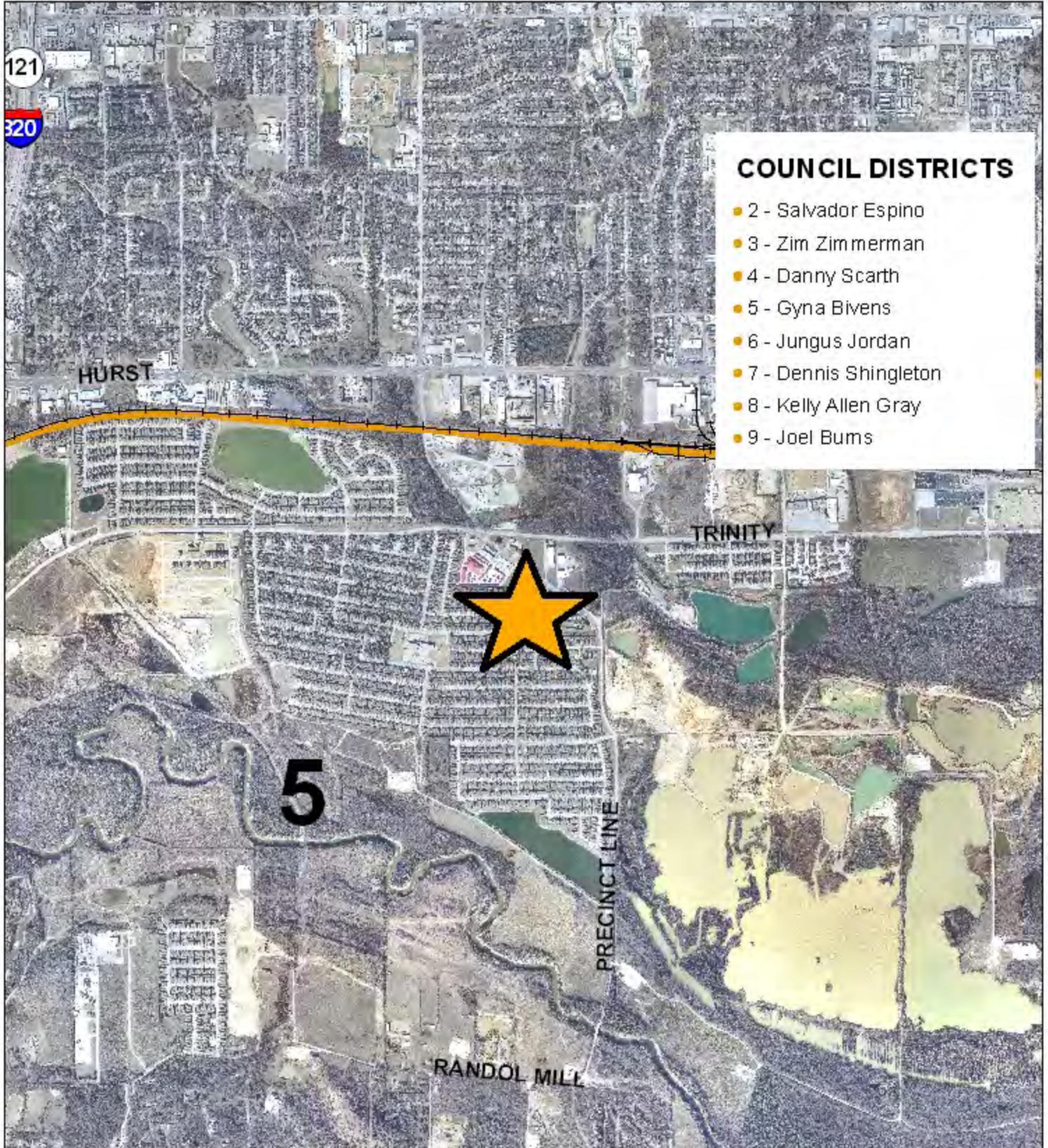
Organizations Notified	
River Trails NA*	East Fort Worth Business Assoc.
Lakes of River Trails	Eastside Sector Alliance
Historic Randol's Mill Valley Alliance	Hurst-Eules Bedford ISD

*Located within this NA

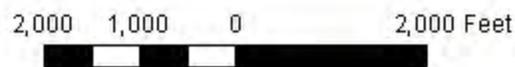
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meetings

Location Map

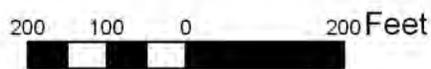


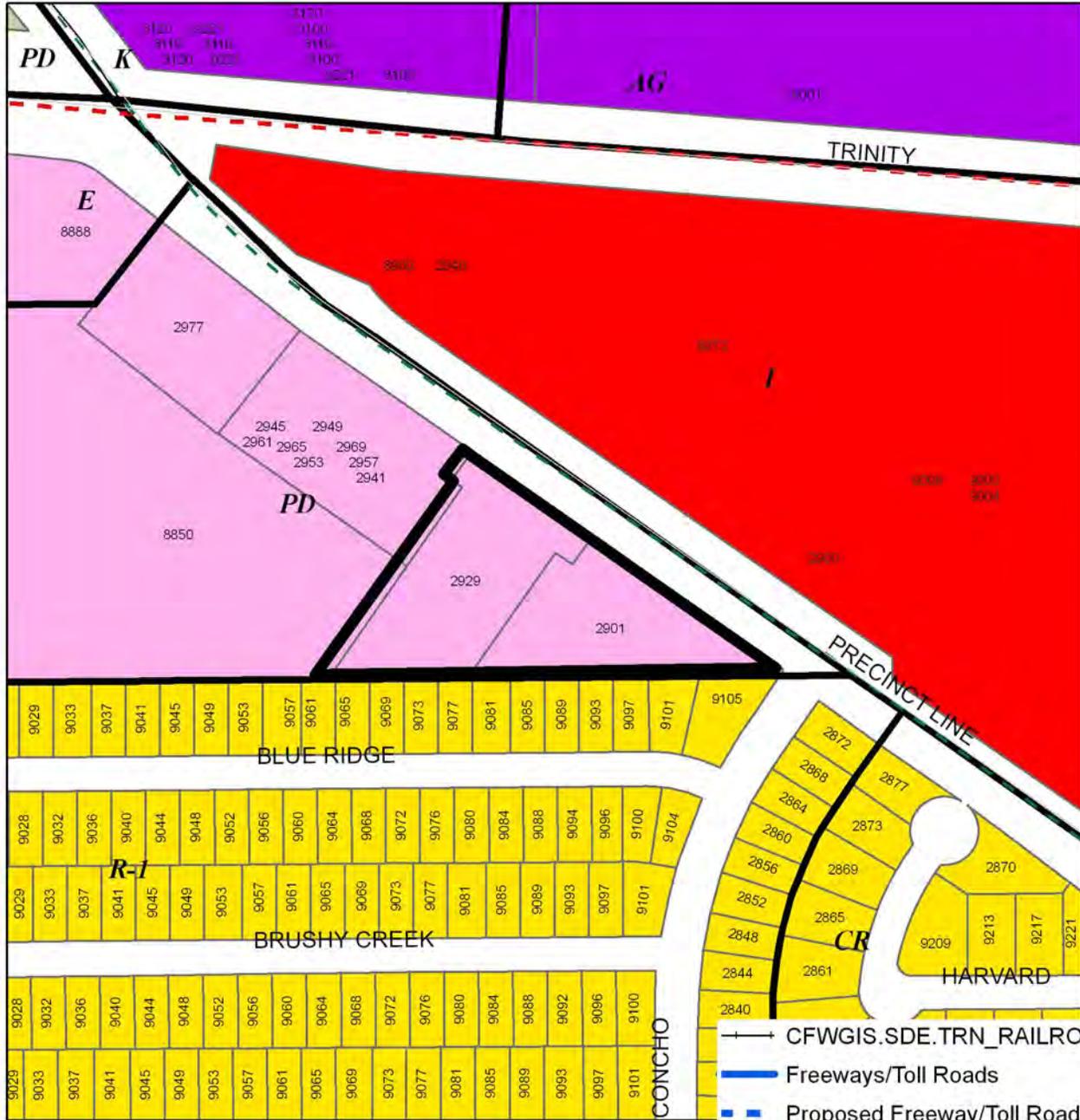
2,000 1,000 0 2,000 Feet



Area Zoning Map

Applicant: Garland All Storage Assoc.
 Address: 2941 Precinct Line Road
 Zoning From: PD 627
 Zoning To: PD 627 to add storage units and outdoor storage
 Acres: 1.37563111
 Mapsco: 67A
 Sector/District: Eastside
 Commission Date: 1/8/2014
 Contact: 817-392-8043

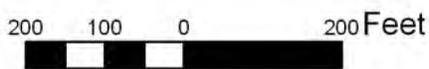




- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

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

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain

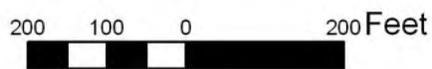


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.





Aerial Photo Map



J D Livingston	4004 Forbes	Out		Opposition	Signed petition
Darrell Bell	4021 Burton	Out		Opposition	Signed petition
Deborah Robinson	4009 Burton	In		Opposition	Signed petition
Donna Woods	4104 Burton	Out		Opposition	Signed petition
Earnestine Bryant	4026 Forbes	Out		Opposition	Signed petition
Jaime Espinoza	3010 Noe St	Out		Opposition	Signed petition
Mario Cortina	4004 Burton	In		Opposition	Signed petition
Araceli Resendiz	4001 Burton	In		Opposition	Signed petition
Fabiola Estrada	3908 Forbes	Out		Opposition	Signed petition
Baltazar Ochoo	2040 Burton	Out		Opposition	Signed petition
Radriga Vasquez	3100 Noe St	In		Opposition	Signed petition
Mario Navarro	4000 Forbes	Out		Opposition	Signed petition
Francisco R	3917 Forbes	Out		Opposition	Signed petition
Demetria De Hoyas	4009 Burton	In		Opposition	Signed petition
Joe Tate	4117 Burton	Out		Opposition	Signed petition

2. SP-14-001 Garland All Storage Associates, Ltd (CD 5) – 2941 Precinct Line Road (River Trails All Storage Addition, Block A, Lots 4 & 5, 2.52 Acres): to Amend “PD-“627” site plan to add storage units, outdoor storage, and a retail building; site plan included

Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas representing Garland All Storage Associates, Ltd. explained to the Commissioners at last month’s meeting he was informed there were a couple of other neighborhood organizations that were not registered with the City and it was suggested to try to meet with them. Mr. Quine said they did meet with the two neighborhood organizations; they had a joint meeting with River Trails HOA, River Trails West HOA, and River Trails North HOA.

There was concern about softening the look along Precinct Line Road and they promised they would look at the landscape ordinance and try to improve so as to soften the appearance. Mr. Quine said they have modified the site plan to incorporate a zeriscape garden along the corner of the property. The elevation drawing shows the property falls towards Concho Trail. They will have a stair step landscape area using zeriscape bushes. They have also added some pine and evergreen trees.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Reed. The motion carried 8-0.

Glen Hahn, 930 W. First Street, Suite 201, Fort Worth, Texas representing the property owners explained to the Commissioners that they met with the neighborhoods as well as Councilmember Gray and felt that all parties were in agreement with the request. Mr. Hahn gave a brief history on the applicants' request for a Friary. He mentioned the daily activities of the tenants and the shared use of three cars amongst them. The residence is proposed to be about 6000 square feet and that they will replat the property pending approval of the zoning request. He said there are they own two separate lots that would not contain a building. Mr. Hahn also mentioned that there is a 20 foot grade difference to the east. Mr. Hahn explained that there are 10 bedrooms in a private area of the house and explained the layout of the home.

Mr. West asked about any contact with the neighborhood organizations. Mr. Hahn noted that he has talked to them and has letters of support and would be able to produce those letters.

Monnie Gilliam, 1100 Vicki Lane, representing his neighborhood spoke in support of the request. He mentioned that he had met with Mr. Hahn and are in support of his request for the friary.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. West. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-14-002</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Monnie Gilliam	1100 Vicki Lane	Out	Support		Spoke at hearing/ submitted letter
Mary Blakemore/ New and Improved Hillside		Out	Support		Submitted letter
Allen Smith/ Southeast Fort Worth Inc.	1150 S. Freeway Ste. 148 76104	Out	Support		Submitted letter
Laverne Walker/ United Communities Assoc.		Out	Support		Submitted letter

9. SP-14-001 Garland All Storage Associates, Ltd (CD 5) – 2941 Precinct Line Road (River Trails All Storage Addition, Block A, Lots 4 & 5, 2.52 Acres): to Amend “PD-“627” site plan to add storage units, outdoor storage, and a retail building; site plan included

Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas representing Garland All Storage Associates, Ltd. explained to the Commissioners their request to modify the site plan due to the demand for climate controlled storage facilities. Mr. Quine mentioned they have a deal pending with a retail provider. Mr. Quine noted that he has reached out to some of the neighborhood associations in the area and felt that there was no opposition to his request. Mr. Quine also noted the opposition from East Fort Worth NA. Ms. McDougall noted that Mr. Quine has always reached out to the neighborhoods in the past and has always been very cooperative.

Ms. McDougall also mentioned that the notification system having a error and notices not being sent out properly. Ms Murphy confirmed The River Trails NA has requested a continuance to allow for more time for them to review the request. Mr. West asked what the time frame of this

project would be. Mr. Quine responded that there was a gap in time due to getting people moved in and also would need to go through the platting process as well as the building permit process.

Motion: Following brief discussion, Ms. McDougall recommended a 30 day continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>SP-14-001</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
Jackie Barnd	7249 Specklebelly	Out		Opposition	Sent letter in
Jim Roland/River Trails HOA	NA	Out		Opposition	Sent letter in
Doug Henderson/East Fort Worth Business Assoc.		Out		Opposition	Sent letter in

10. ZC-14-004 Charles R. Lasater (CD 2) – 7300 Blue Mound Road (Josiah Walker Survey, Abstract #1602, 9.98 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

Justin S Light, 500 W 7th Street, Suite 600, Fort Worth, Texas attorney representing Charles Lasater explained to the Commissioners that the request is for “E” Neighborhood Commercial. Mr. Light explained that changing the property to “E” Commercial would provide a buffer to the single family zoned areas to the north. Mr. Light said that he is not aware of any opposition at this time. Mr. Flores asked staff to clarify if Basswood Blvd. would be extended in the future. Ms. Burgdoff explained that the expansion is in the process but that it is not finalized as of yet.

Mr. Flores asked what types of uses might be proposed at this location. Mr. Light mentioned that there might be a proposal of a grocery store but that there are not any prospective tenants at this time.

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

11. ZC-14-005 Fort Worth Midtown RV Park (CD 9) – 2906 W. 6th Street (Portion of K. M. VanZandt’s 2nd Addition, Block 17, Lot 1R, 0.59 Acres): from “E” Neighborhood Commercial to “UR” Urban Residential

Robert Baldwin, 3904 Elm Street, Suite B, Dallas, Texas representing Fort Worth Midtown RV Park explained to the Commissioners the request is to rezone this to a 36 unit multifamily facility. He explained the proposal is for three stories and will comply with the “UR” requirements and that all development will front onto 5th street. Mr. Baldwin mentioned that they have reached out to multiple neighborhood organizations as well as the council member for his district and feel that all are in support of this request.