



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 14, 2014

Council District 6

Zoning Commission Recommendation:
Denial without Prejudice by a vote of 8-0

Opposition: Several spoke for Highpoint Hill an adjacent neighborhood not registered with the City

Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: FM 1187 Partners, LP

Site Location: 401 W. Rendon Crowley Road Mapsco: 119J

Proposed Use: Mini-storage facility

Request: From: "A-5" One-Family and "PD-548" Planned Development for "FR" General Commercial Restricted uses excluding tattoo parlors and pawn shops; site plan waived.

To: Amend "PD-548" Planned Development to include mini-storage; site plan included for mini-storage use.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent. (Significant Deviation)

Background:

The applicant met with the neighborhood on September 9, 2014 and were unable to come to a resolution on the proposal.

The applicant is requesting a zoning change to amend "PD-548" and add mini-storage units. A site plan is included for the mini-storage units only. The property is south of West Rendon Crowley Road, a principal arterial, and east of Hemphill Street a proposed minor arterial. The applicant is proposing a three story, drive thru, climate controlled building approximately 139,500 square feet. The remainder of the storage buildings range from 2,400 to 9,350 square feet.

In 2007, Ordinance No. 17093 excluded mini-warehouses from the FR, F, G and I zoning districts; mini-storage units are first permitted by right in J and K zoning districts.

Site Information:

Owner: FM 1187 Partners, LP
600 Summit Avenue
Fort Worth, Texas 76102

Agent: Quine & Associates/Coy Quine

Acres: 5.47 acres
 Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / apartments across FM 1187
 East "I" Light Industrial / Railroad, industrial
 South "A-5" One-Family / single-family
 West ETJ / Vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-020 approved by City Council 03/11/04 from various zoning districts to PD/FR subject property and E to A-5 subject property to the south

Platting History: PP-04-002 Highpoint Hill approved by the City Plan Commission 01/28/2004, subject property to the south

Site Plan Comments:

The site plan as submitted is in not general compliance with the zoning regulations.

1. Indicate on the site plan location of dumpsters.
2. Indicate on the site plan location of proposed electronic gate #1.
3. Indicate on the site plan the height and type of fence proposed.

Compliance with the items noted above shall be reflected on the site plan or a waiver is required.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
W Rendon Crowley Rd	Principal Arterial	Principal Arterial	No
Hemphill St	Residential	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Coventry*	Burleson ISD
District 6 Alliance	Crowley ISD

closest neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to amend "PD-548" Planned Development for FR uses to add mini-storage use with a site plan. Surrounding land uses are single family, apartments, and light industrial.

With the mini storage serving as a buffer between FM 1187 and the single family uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Single-Family and Neighborhood Commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- 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)

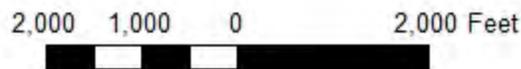
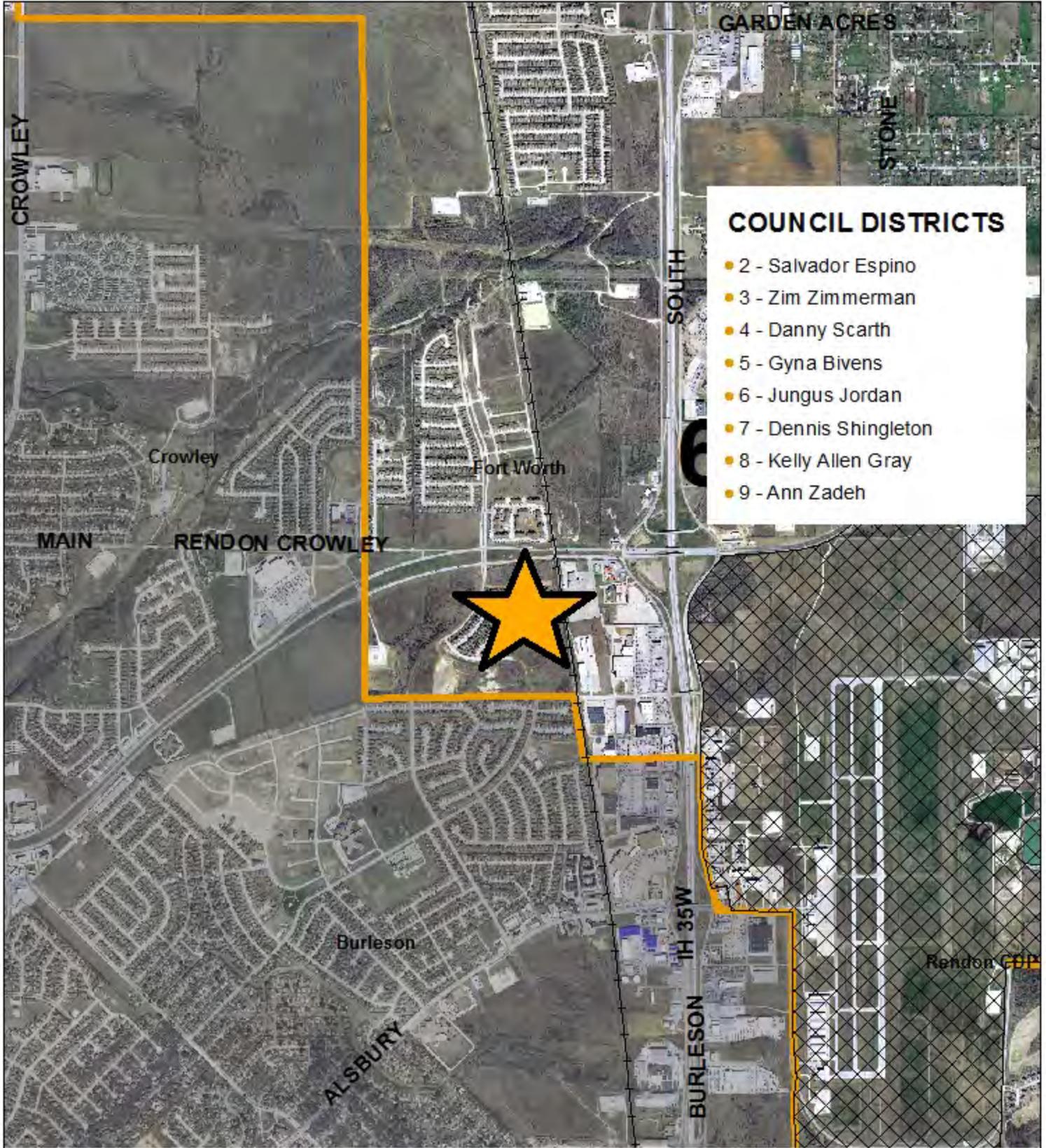
Based on the lack of conformance with the future land use map and policies stated above the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

However the mini-warehouse use does not negatively impact the surrounding area based on the existing height, operational characteristics, appearance or traffic generated usually associated with industrial type uses. The submittal of a site plan may mitigate any concerns from the neighborhood.

Attachments:

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

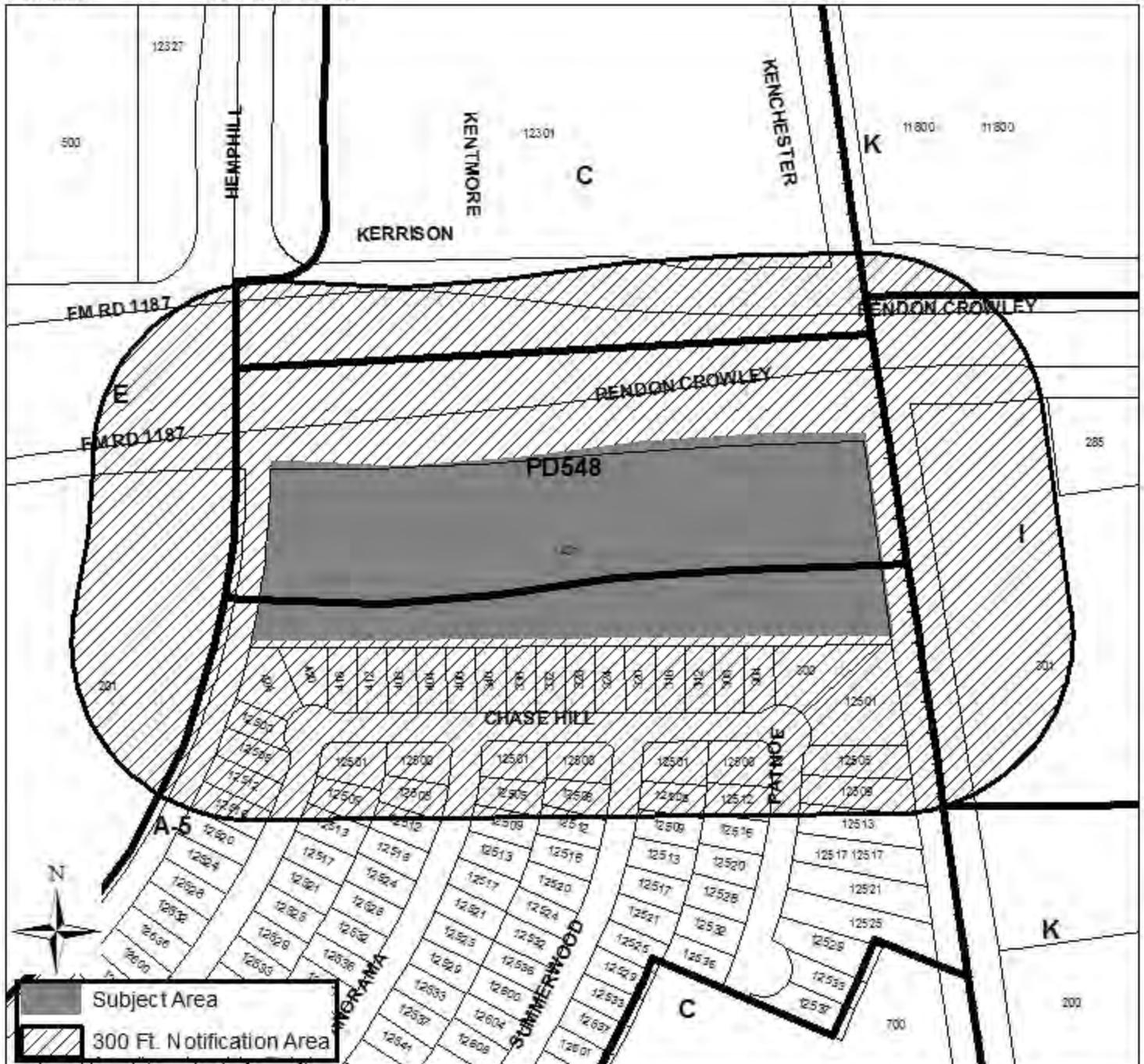
Location Map

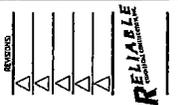




Area Zoning Map

Applicant: FM 1187 Partners
Address: 401 W. Rendon Crowley Road
Zoning From: A-5, PD 548 for FR uses
Zoning To: PD 548 for FR uses plus mini-warehouses
Acres: 7.507229
Mapsc0: 119J
Sector/District: Far South
Commission Date: 08/13/2014
Contact: 817-392-2495





General Contractor:
 Reliable Commercial Construction, Inc.
 1803 N. Fwyco Drive
 Arlington, Texas 76010
 Tel: (817) 442-0797 | Fax: (817) 442-9148
 reliablec3.com

Developer:
 Quine and Associates
 301 S. Sherman, Suite 100
 Richardson, Texas 75081
 Tel: (972) 659-8440 Fax: (972) 783-8901
 quineandassociates.com

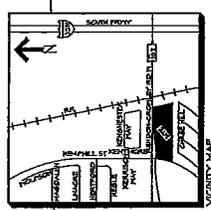
Project:
ALL STORAGE CROWLEY
 SELF-STORAGE FACILITY
 174, WORTH, TEXAS

DATE: 1-14-14
 SCALE: 1" = 40'
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 PROJECT NO: [Redacted]
 SHEET: [Redacted]

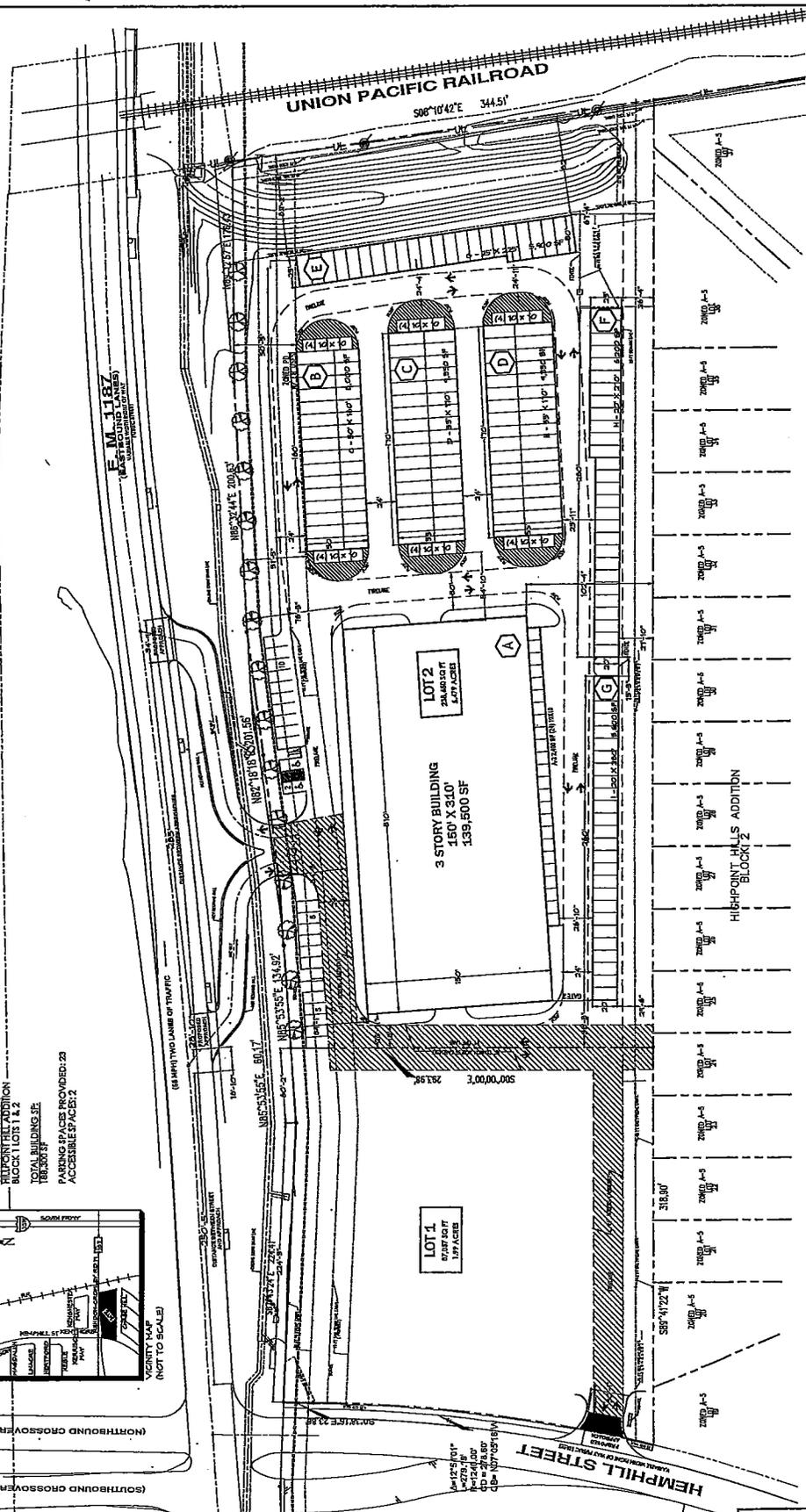
AS1.0

F. M. 1187
 (WESTBOUND LANES)

SITE DATA:
 NEIGHBORHOOD:
 HIGHPOINT HILLS ADDITION
 BLOCK 1 LOTS 1 & 2
 TOTAL BUILDING SF:
 188,300 SF
 PARKING SPACES PROVIDED: 23
 ACCESSIBLE SPACES: 2



(SOUTHBOUND CROSSOVER)
 (NORTHBOUND CROSSOVER)

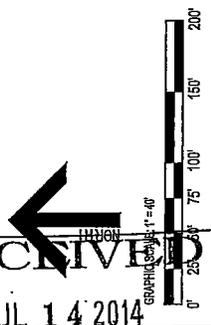


CITY OF FORT WORTH, TEXAS
 BY: DIRECTOR OF PLANNING AND DEVELOPMENT
 DATE: _____

LANDSCAPE DATA:
 ALL PLANTINGS WILL COMPLY WITH THE CITY OF FORT WORTH LANDSCAPE ORDINANCE AND THE CITY OF FORT WORTH LANDSCAPE DESIGN MANUAL. THE ACTUAL SHRUBBERY COUNTS ARE NOT FINAL.
 ALL LANDSCAPE AREAS ARE TO BE FINISHED AND SOGGED WITH GRASS TO PRESERVE A FINISHED APPEARANCE.
 PROJECT WILL COMPLY WITH SEC. 4.301

GENERAL NOTES:
 MINYARHOUSE HOURS OF OPERATION: THE OFFICE HOURS OF THE MINYARHOUSE SHALL BE TYPICALLY FROM 8:00 AM UNTIL 7:00 PM DAILY, BUT ACCESS TO THE PROPERTY SHALL BE AVAILABLE 24 HOURS A DAY. THE FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS AS PROVIDED IN THE MUNICIPAL CODE OF THE CITY OF FORT WORTH, TEXAS.
 SIGNAGE: REQUIRES SEPARATE BCA APPROVAL.
 RESTRICTED BUILDING MATERIALS:
 NO VISIBLE PORTION OF ANY BUILDING SHALL INCLUDE THE USE OF FLAT CINDERBLOCK. ONLY EARTH TONE COLORS SHALL BE USED. (LIMITED GREENS, BROWNS, REDS, BEGES, OTHER THAN ROOFING WHEN FACING AN ADJOINING RESIDENTIAL ZONED DISTRICT. EXCEPT PARAPETS AND EXTERNALLY VISIBLE WALLS ARE TO BE OF MASONRY OR FLAT EXTERIOR FINISHES ONLY.)

SETTABLE	188,500 SF
BUILDING A	2,400 SF
BUILDING A2	8,000 SF
BUILDING B	8,350 SF
BUILDING C	9,350 SF
BUILDING D	5,900 SF
BUILDING E	5,900 SF
BUILDING F	5,200 SF
BUILDING G	2,400 SF
ADD ON BLDG	2,400 SF
TOTAL:	188,300 GROSS SF

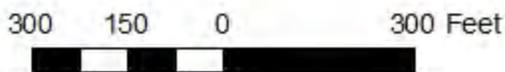
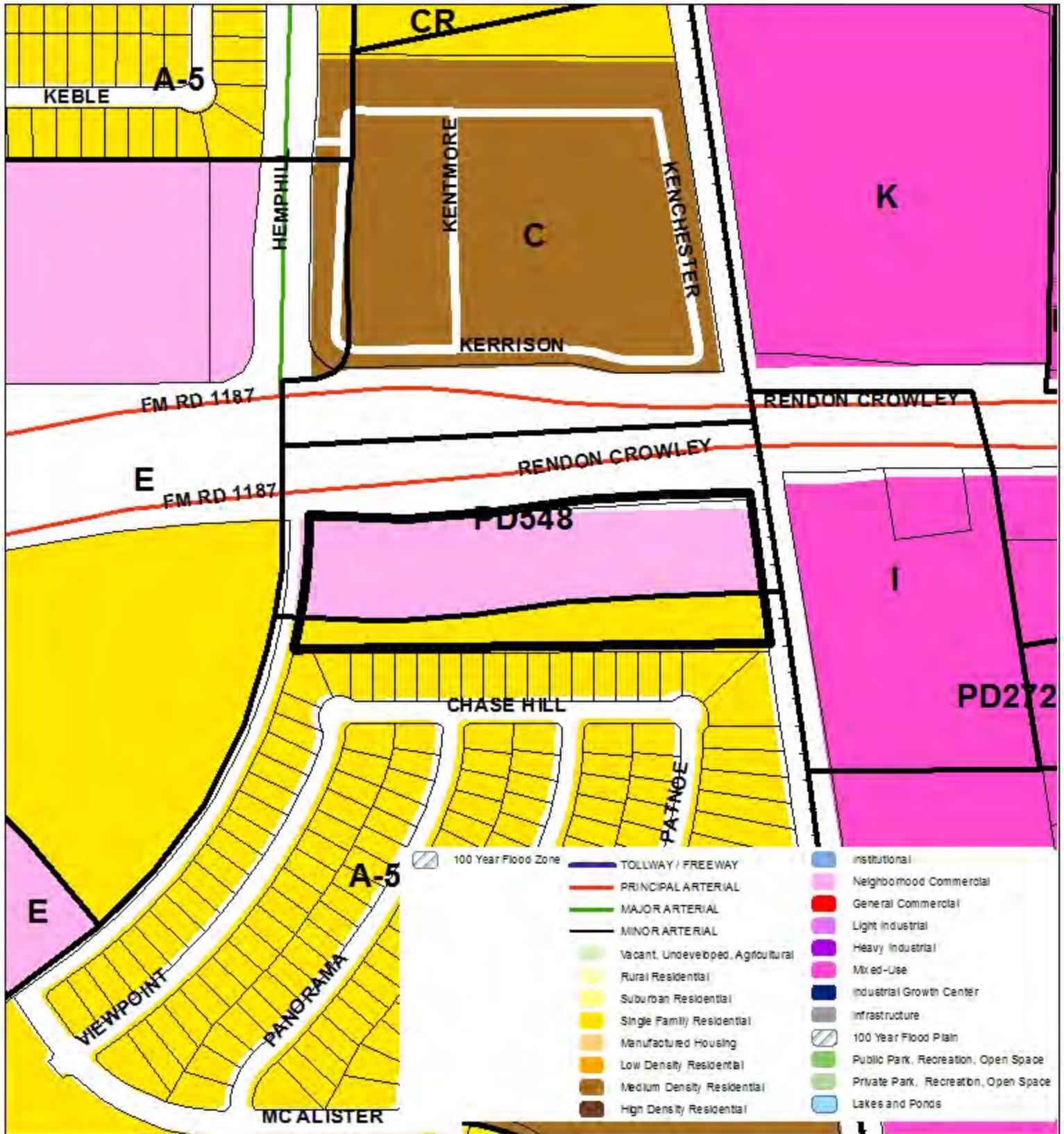


ZC 14-095-

RECEIVED
 JUL 14 2014
 GRAPHIC SCALE: 1" = 40'



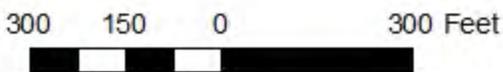
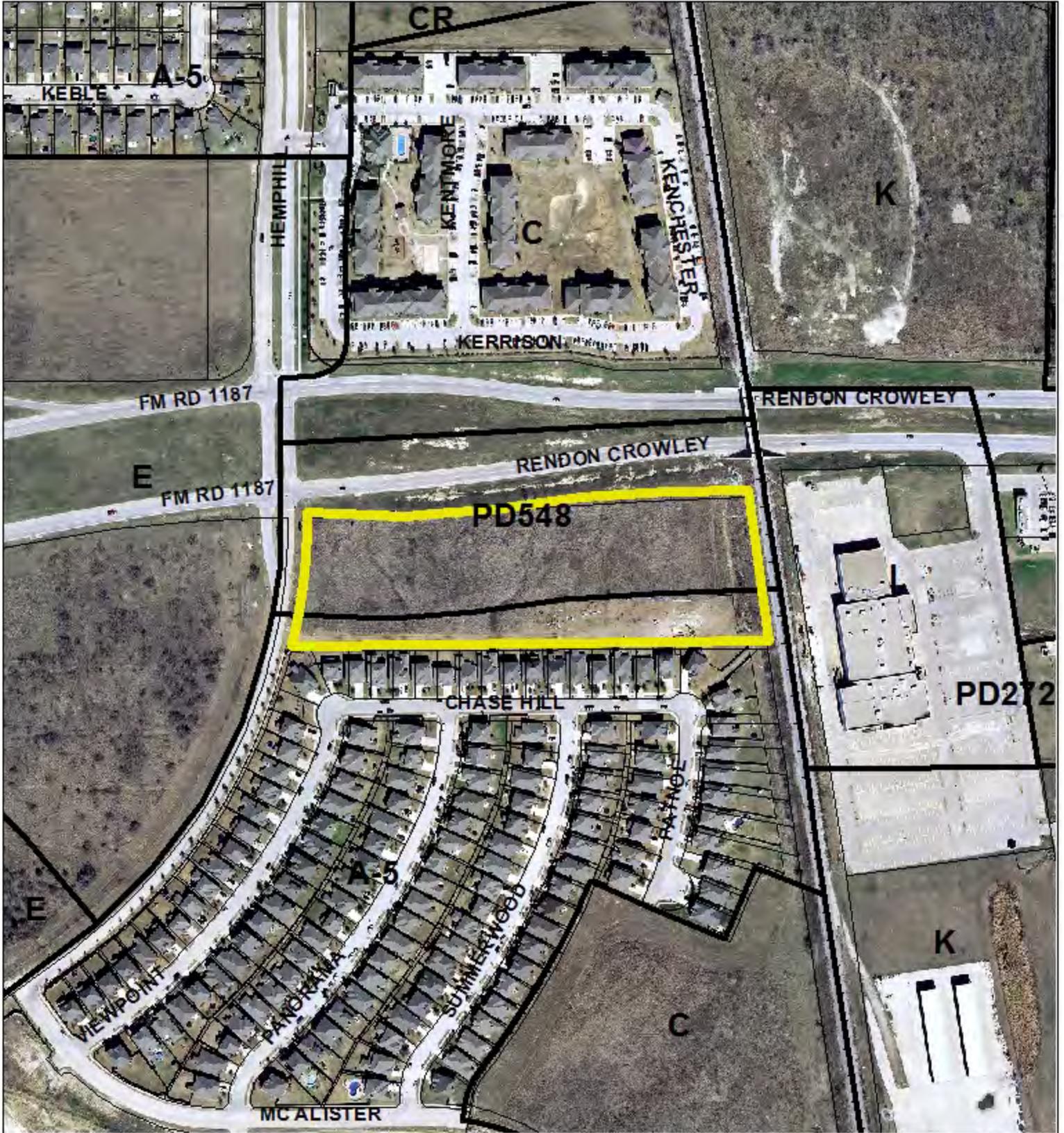
Future Land Use



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 16, 2014.



Aerial Photograph



 100 Year Flood Zone

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 16, 2014.



three spaces instead of the original five spaces and the one story height of the building. Mr. Bonilla confirmed.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request as Amended with revised site plan, seconded by Ms. McDougall. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<i>ZC-14-065</i>	
Name	Address	In/Out 300 notification area	Position on case		Summary
Tressa Hillburn/ Northside NA	NA	Out		Support	Sent letter in

2. ZC-14-095 FM 1187 Partners, LP (CD 6) – 401 W. Rendon Crowley Road (John Steele Survey, Abstract No. 1381, 5.47 Acres): from “A-5” One-Family and “PD-548” Planned Development for “FR” General Commercial Restricted uses excluding tattoo parlors and pawn shops; site plan waived to amend “PD-548” Planned Development to include mini-storage; site plan included for mini-storage use

Coy Quine, 301 South Sherman, Suite 100, Richardson, Texas, representing FM 1187 Partners, LP explained to the Commissioners after meeting with the representatives of the neighborhood they have determined they will not be able to move forward with the project. They are requesting to withdraw the application to rezone.

Motion: Following brief discussion, Mr. Northern recommended Denial without Prejudice of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<i>ZC-14-095</i>	
Name	Address	In/Out 300 notification area	Position on case		Summary
Deidra Turner	12637 Viewpoint Ln	In	Opposition		Sent letter in

3. ZC-14-098 James R Claunch (CD 2) – 1321 North Houston Street (North Fort Worth Addition, Block 77, Lot 13, 0.16 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

Kyle Claunch, 6424 Hilldale Rd, Fort Worth, Texas representing property owner James Claunch explained to the commissioners the property is zoned residential and is an existing parking lot for their business to the north.

Mr. Flores asked for clarification on the use of the existing storage building; what it will be used for and where the proposed parking structure will be. Mr. Claunch pointed out to Mr. Flores where the carport space would be and stated that the existing storage building would be used for