



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 21, 2016

Council District 9

| | | | |
|--|-------------------|-----------------------|-------------|
| Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: Berkley Place NA | Continued | Yes ___ | No <u>X</u> |
| | Case Manager | <u>Stephen Murray</u> | |
| | Surplus | Yes ___ | No <u>X</u> |
| | Council Initiated | Yes ___ | No <u>X</u> |

Owner / Applicant: Tandy MOB, LLC

Site Location: 1924 8th Avenue (1600 block Windsor Place) Mapsco: 76Q

Proposed Use: Mini-warehouse facility

Request: From: "I" Light Industrial
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus mini-warehouse; site plan included.

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located near the northwest corner of Windsor Place and 8th Ave. The applicant is requesting a zoning change from "I" Light Industrial to "PD/I" Planned Development for all uses in "I" Light Industrial plus mini-warehouse; site plan included.

The applicant would like to rezone the proposed site to build a three story mini-warehouse. The proposed site is located next to railroad right of way just west of 8th Avenue, which is considered a major arterial. The applicant intends to take a portion of an overall tract that has single-family adjacency and construct a three story mini-warehouse. The remaining tract will provide a significant buffer to the proposed use. In addition, the site is located across the street from a large industrial complex that has several different users.

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

The applicant met throughout the process with the Berkley Place Neighborhood Association and came to an agreement on several provisions for support of the case. As a result the applicant has made provisions that will be included on the site plan and in the ordinance for this case.

- Required architectural elements
- No building signage will be located on the western or Windsor place facades except for the southeast chamfered corner is permitted to have a single-medallion sign
- Detached and monument signs are prohibited

- Enhanced landscaping (see site plan)
- Enhanced street lighting and wall mounted signs (see site plan and exhibits)
- Interior illumination that is visible from the west or the south may be turned on only during operation hours. Upon closing, no internal illumination should be visible from the west or south
- Operating hours 8 am – 8 pm

Site Information:

Owner: Tandy MOB, LLC
 PO Box 42225
 Houston, TX 77242

Agent: BGE, Bo Trainor

Acreage: 1.5 acres

Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "NS-T5I" Near Southside-T5I / vacant

East "NS-T5I" Near Southside-T5I; "NS-T4" Near Southside-T4 / vacant, commercial

South "I" Light Industrial; PD 105 "PD-SU" for all uses in "I" plus the operation of a railroad passenger train station, including a railroad restoration and museum facility with associated uses including offices, restoration, repair, maintenance, storage and related activities for steam era rail locomotives, rail passenger coaches / industrial

West "A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Site Plan Comments:

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

1. 20 ft. projected setback along Windsor **(Waiver required)**

Zoning Commission recommended a waiver to the item noted above.

TPW site plan comments:

1. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines".

Platting site plan comments:

No Comments have been made at this time.

Water site plan comments:

1. PRV's required due to high water pressure
2. Pressure guaranteed at ground elevation
3. Sewer extension
4. Provide exclusive Sanitary Sewer easement to match construction plans

***No private plumbing crossing lot lines

***City currently assessing water/sewer impact fees for fiscal year 2017

***No permanent structures over lines and easements

Platting, TPW and Water comments made by staff cannot be waived through the zoning process.

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|----------------|----------------|------------------------------------|
| Windsor Pl. | Residential | Residential | No |
| 8 th Ave | Major Arterial | Major Arterial | No |

Public Notification:

The following organizations were notified:

| Organizations Notified | |
|--------------------------------------|--------------------------------------|
| Near Southside Neighborhood Alliance | NUP-Neighborhood Unification Project |
| Berkeley Place NA | Trinity Habitat for Humanity |
| Fairmount NA | Streams And Valleys Inc |
| Mistletoe Heights NA | Fort Worth ISD |
| Fort Worth South Inc | |

*Not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus mini-warehouse; site plan included. Surrounding land uses vary with vacant land to the north, vacant and commercial to the east, industrial across the street to the south, and vacant land and single-family to the east.

The proposed site is located next to railroad right of way just west of 8th Avenue, which is considered a major arterial. The applicant intends to take a portion of an overall tract that has single-family adjacency and construct a three story mini-warehouse. The remaining tract will provide a significant buffer to the proposed use. In addition, the site is located across the street from a large industrial complex that has several different users.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Light Industrial. Mini-warehouses are appropriate in industrial future land use designations due to operational characteristics, appearance, and traffic generation. The submittal of a site plan provides the opportunity to mitigate any concerns from the neighborhood.

The requested zoning change **is consistent** with the Comprehensive Plan.

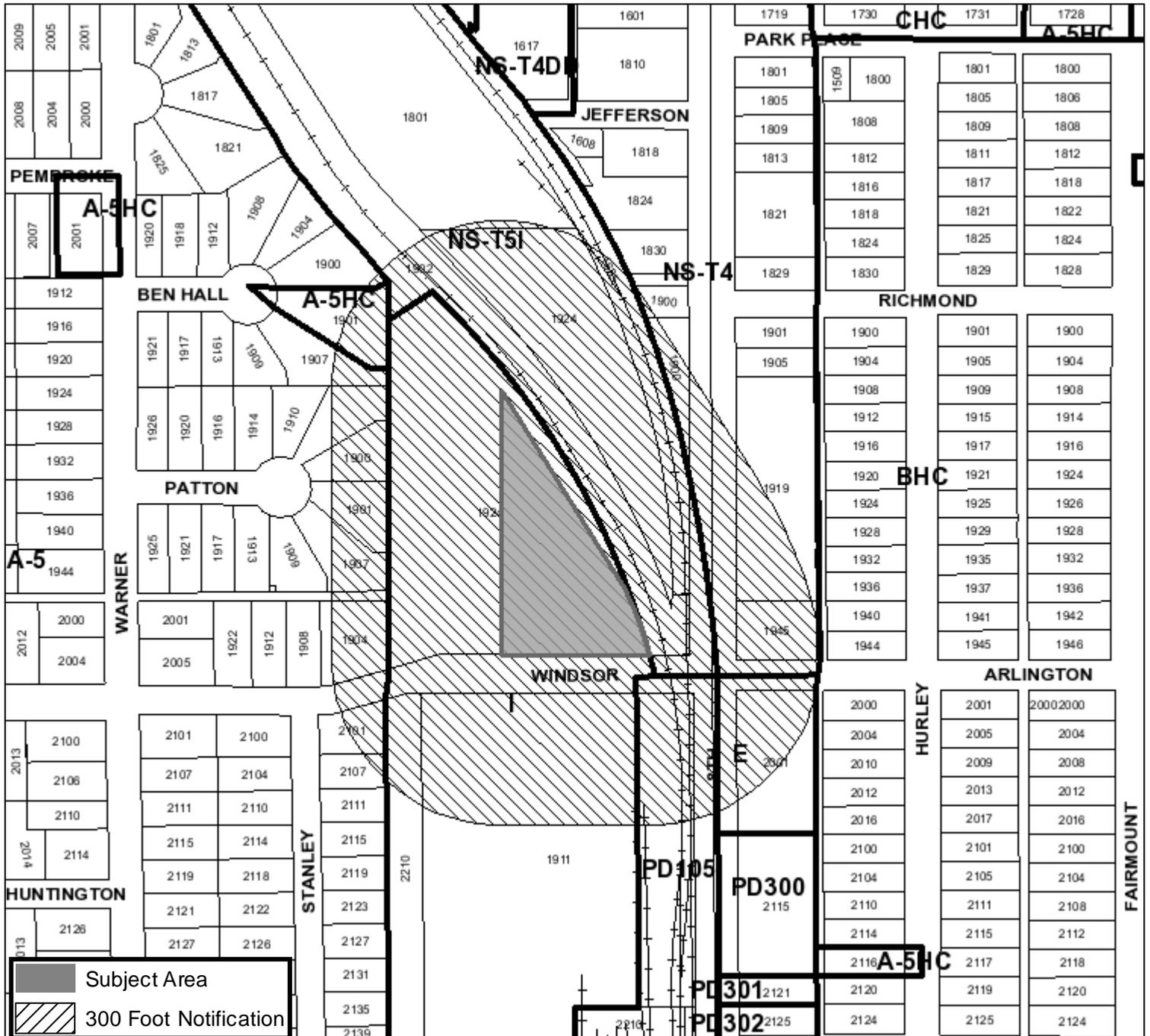
Attachments:

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

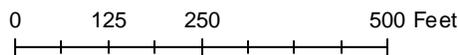


Area Zoning Map

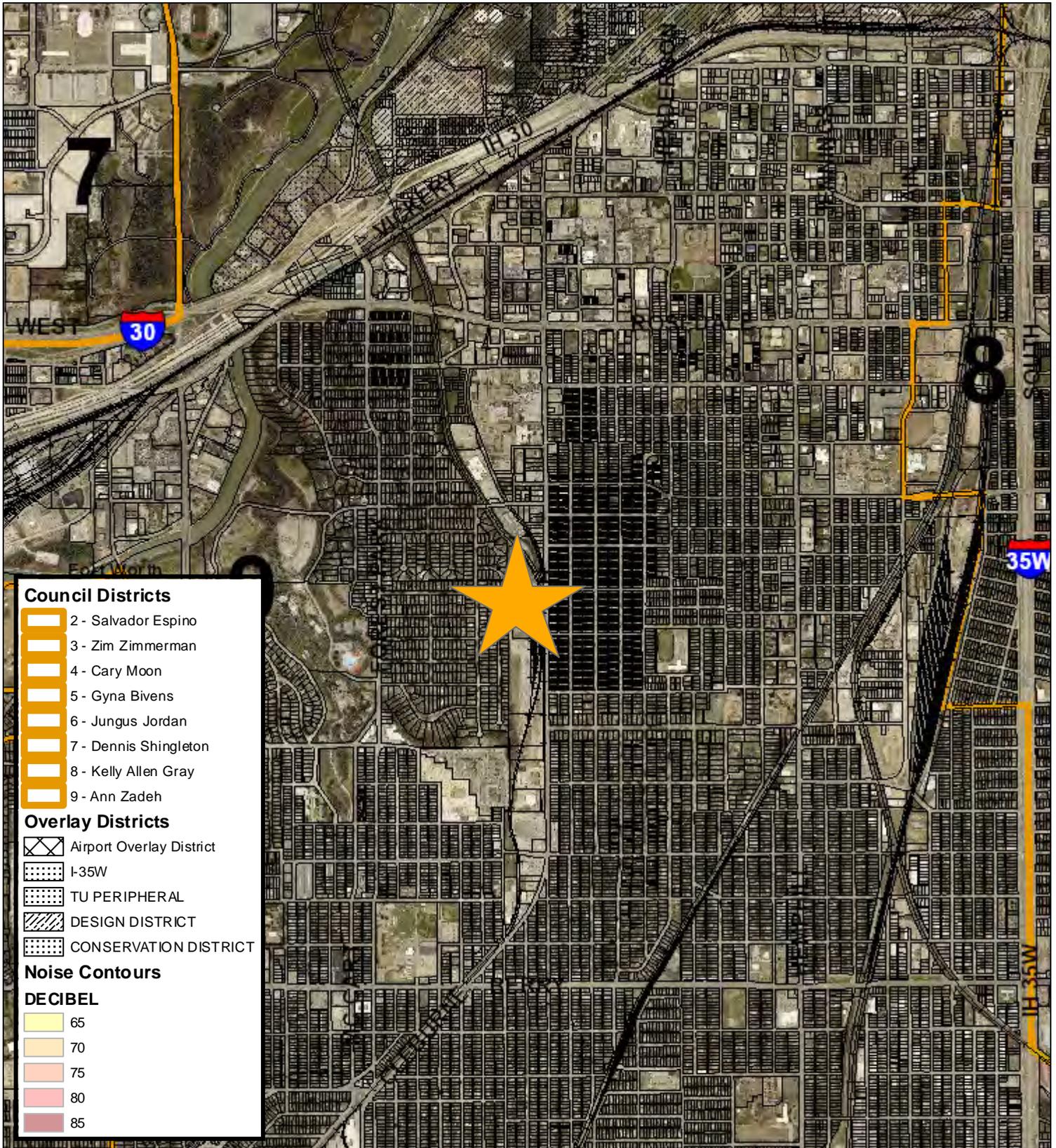
Applicant: Tandy MOB, LLC
 Address: 1924 8th Avenue (1600 block Windsor Place)
 Zoning From: I
 Zoning To: PD for I uses plus mini warehouse
 Acres: 1.53893562
 Mapsco: 76Q
 Sector/District: TCU/W.cliff
 Commission Date: 6/8/2016
 Contact: 817-392-2495



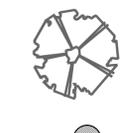
 Subject Area
 300 Foot Notification



Area Map



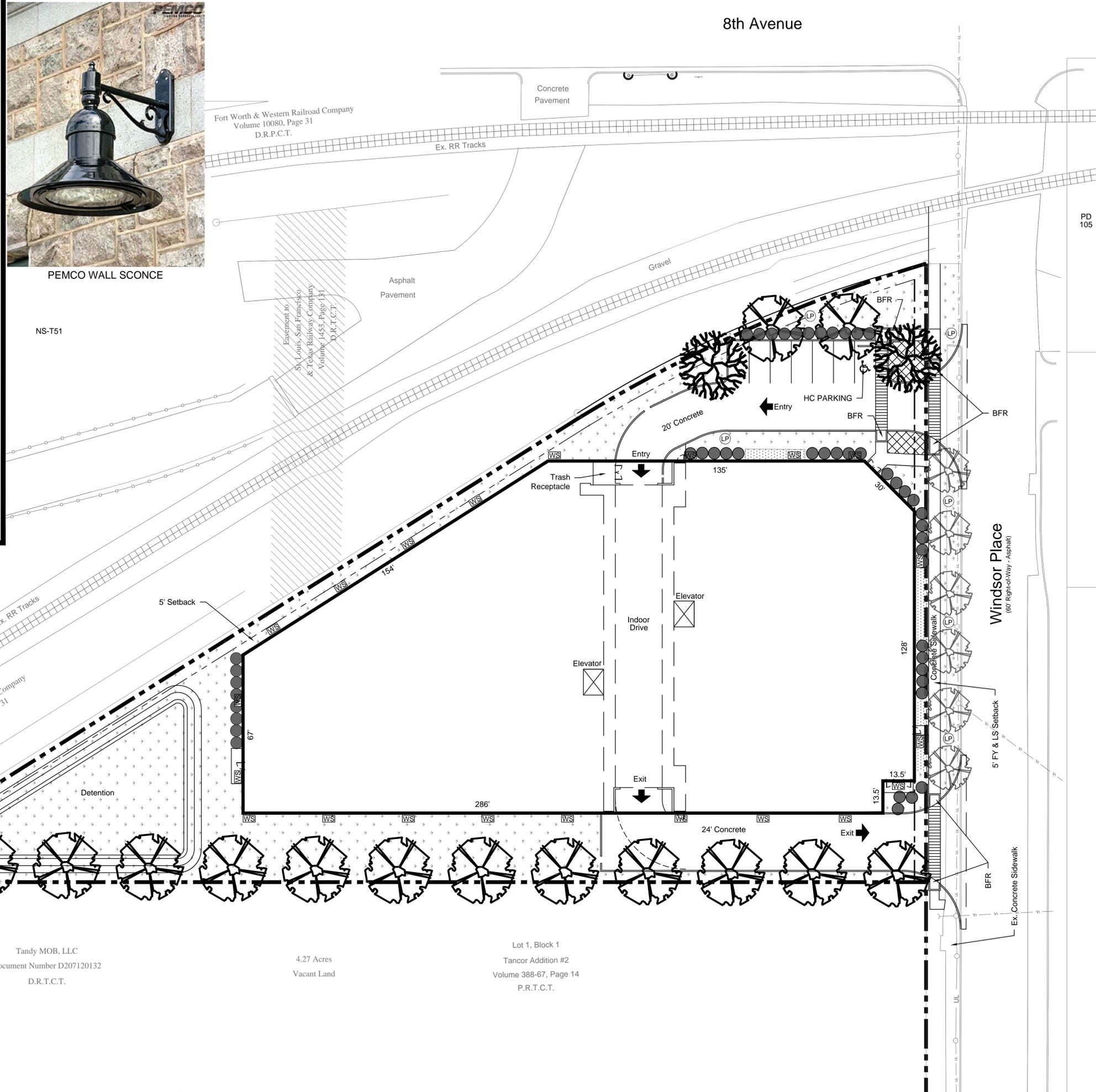
LEGEND:

-  Berkeley Standard Street Lamp
-  Pemco Wall Sconce
-  Cathedral Live Oak
-  Cedar Elm
-  Crape Myrtle
-  Burford Holly
-  Ground Cover
-  Seasonal Color
-  Turf



PEMCO WALL SCONCE

8th Avenue



BANNER DEVELOPMENT

SITE INFORMATION:
 Existing Legal Description: Lot 1, Block 1, Tancor Addition #2
 Proposed Legal Description: Lot 1R, Block 1, Tancor Addition #2 (Platting submitted separately under FS-16-091)

Tract 1 Acreage: 1.539 Acres
 Existing Zoning: "I - Light Industrial"
 Proposed Zoning: "PD-I, with self-storage allowed, site plan included"

REQUESTED VARIANCES:

| Section | Standard | Criterion | Provided | Variance |
|-----------|------------|--|----------|---------------|
| 4.1000 | Front Yard | 20' projected front yard from adjacent residential | 5' | 15' reduction |
| 6.201.B.2 | Parking | 2.5 spaces per 1000sf office (1000sf = 3 spaces) | 7 spaces | 4 over max |
| 6.301.H.2 | LS Buffer | 30' LS buffer along public ROW | 5' | 25' reduction |

DEVELOPMENT INFORMATION:

- Building Height - Single and multistory buildings are allowed up to three stories in height.
- Required architectural elements of the building are provided in Exhibit A - Concept Elevations, subject to adjustments required to meet building code.
- Signage - Signage will comply with the 2016 Zoning Ordinance except as noted below:
 - No building signage will be located on the western or Windsor Place facades except for the southeast chamfered corner is permitted to have a single medallion sign.
 - Detached signs and monument signs are not permitted.
- Landscaping - Landscaping will generally comply with the landscape plan included in this submittal. The final Landscape Plan may differ to the extent allowed by City ordinance and to the extent similar sized plant varieties must be substituted according to soil conditions, but the included plan will guide the overall concept of the landscaping layout. Specific elements of the landscape plan include:
 - The western edge of the property shall be lined with trees in lieu of a screening wall. Tree caliper shall be no less than 3 inches. Trees will be spaced no more than 30 feet apart.
 - The sidewalk shall be located 1-foot south of the existing right-of-way of Windsor Place with a width of 5 feet. Crape Myrtles or a similarly sized tree will be located between the sidewalk and the existing curb. Crape myrtles shall not be topped or excessively pruned.
 - Irrigation systems will be installed to maintain the health and aesthetics of the landscaping plan.
 - Plant species to comply with the Near South Side plant listings.
- Street Lights - Street lights provided will be of the Berkeley Place standard. Street lights shall be located in the parkway right of way adjacent to Windsor Place and to illuminate parking areas. Emergency lighting to meet City Building Code requirements and pointed downwards towards egress locations. Wall mounted security lighting shall be pointed downward at an elevation no higher than 12 feet above finished grade and of a bell shape similar to that shown in the wall sconce attached as an exhibit included within.
- Interior Lighting - Interior illumination that is visible from the west or the south may be turned on only during Operating Hours. Upon closing, no internal illumination should be visible from the west or south.
- Operating hours - Normal operating hours of the facility will be no earlier than 8 am and not later than 8pm.
- A/C units are located on the roof of the structure.
- Trash receptacle will be located within the building structure.
- No fencing is proposed.
- Parking - a total of 7 spaces are provided (6 typical spaces and 1 accessible space, all spaces are 9'x18').

OWNER :
 Tandy MOB LLC
 c/o John J. Norkus & Associates, Inc.
 P.O. Box 42225
 Houston, TX 77242-2225
 713-337-4400

DEVELOPER :
 Banner Apartments, LLC
 500 Skokie Boulevard, Ste. 600
 Northbrook, IL 60062
 847-656-5108

PLANNER/SURVEYOR :
 **Brown & Gay Engineers, Inc.**
 2595 Dallas Parkway, Suite 204, Frisco, TX 75034
 Tel: 972-464-4800 • www.browngay.com
 TBPLS Registration No. 10193953

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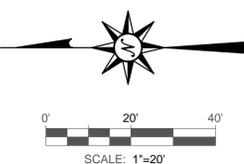
WINDSOR PLACE STORAGE
WINDSOR PLACE & 8TH
 FORT WORTH, TEXAS
 MAY 17TH, 2016
 REVISED JUNE 14TH, 2016

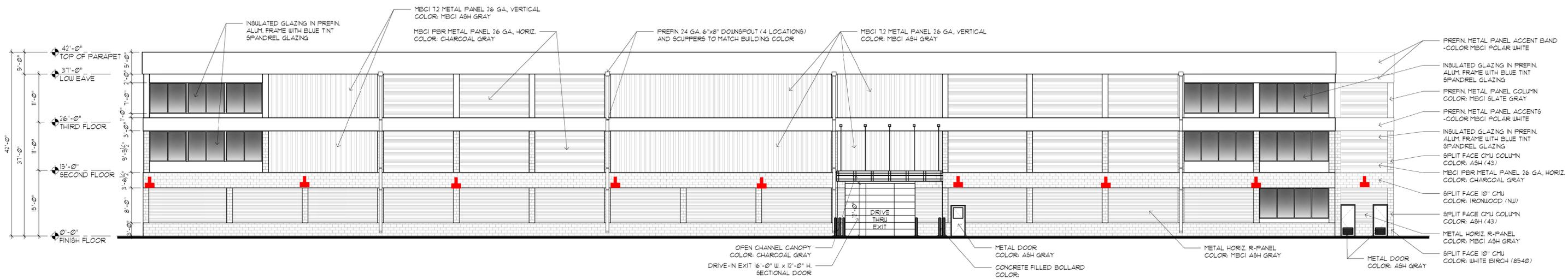
SITE PLAN

Tandy MOB, LLC
 Document Number D207120132
 D.R.T.C.T.

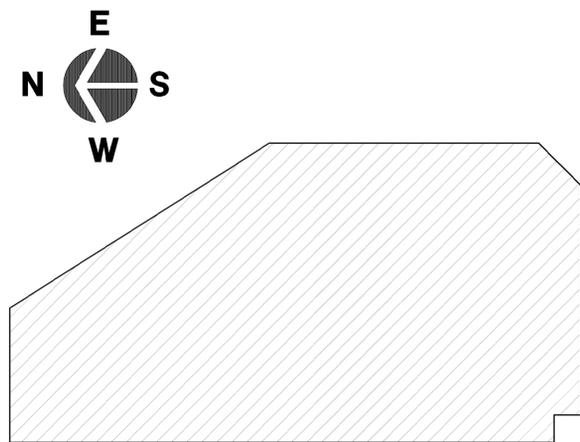
4.27 Acres
 Vacant Land

Lot 1, Block 1
 Tancor Addition #2
 Volume 388-67, Page 14
 P.R.T.C.T.

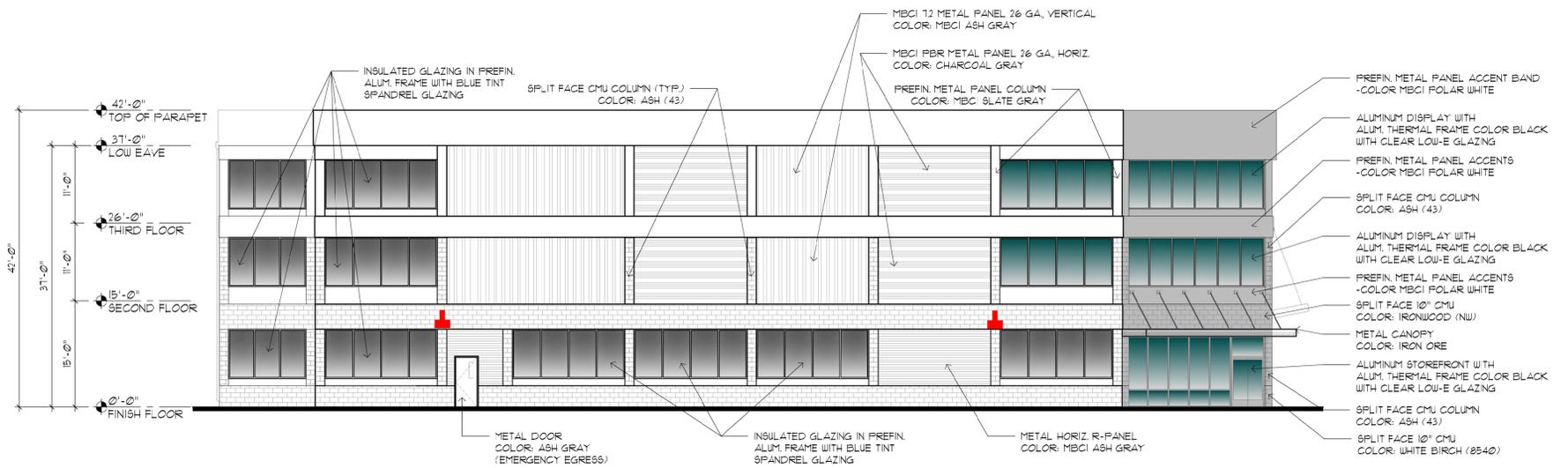




2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

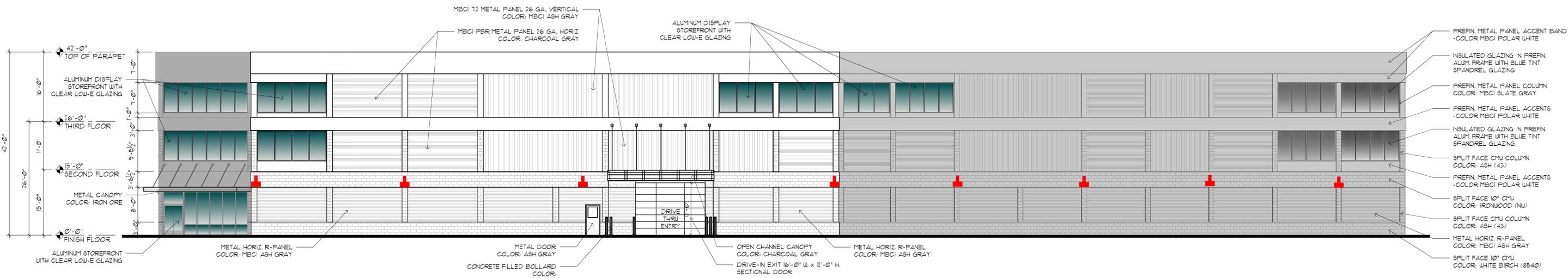
2 WEST ELEVATION



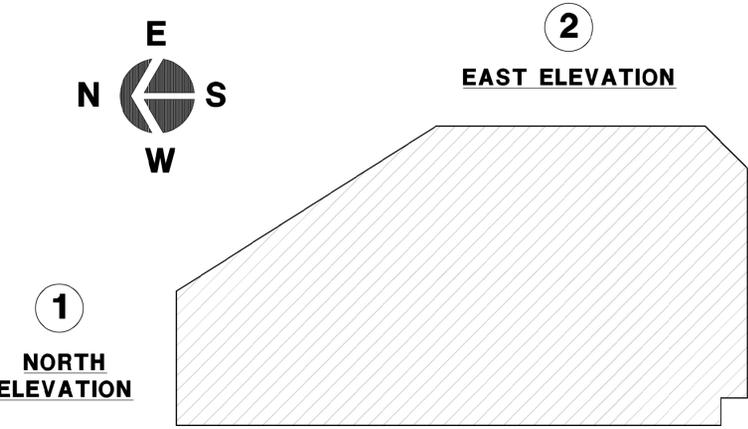
PROPOSED BUILDING COLORS

| | | | | |
|--|---|---|---|---|
| | | | | |
| <p>SPLIT FACE 10" CMU COLOR: IRONWOOD (NW)</p> | <p>SPLIT FACE 10" CMU COLOR: WHITE BIRCH (2540)</p> | <p>METAL PANEL COLOR: SLATE GRAY</p> | <p>STOREFRONT WITH CLEAR GLAZING</p> | <p>CANOPIES & AWNINGS COLOR: IRON ORE</p> |
| | | | | |
| <p>SPLIT FACE CMU COLUMN COLOR: ASH (43)</p> | <p>ACCENT BANDS COLOR: POLAR WHITE</p> | <p>METAL PANEL COLOR: CHARCOAL GRAY</p> | <p>STOREFRONT WITH SPANDREL GLAZING</p> | |

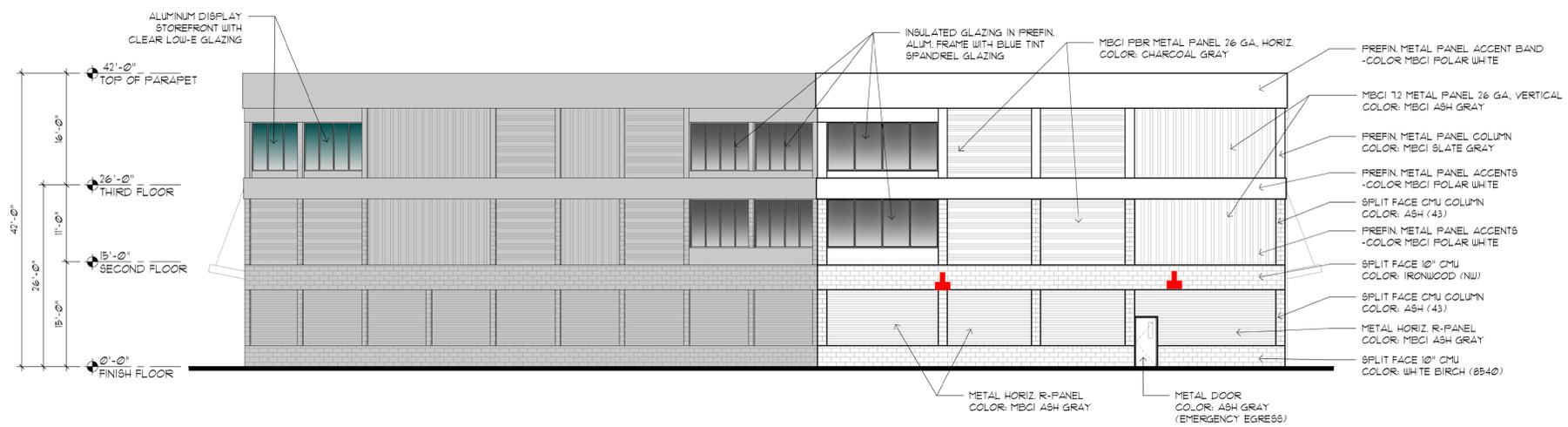
LIGHTING EXHIBIT
WINDSOR PLACE STORAGE
WINDSOR PLACE & 8TH, FORT WORTH, TEXAS



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED BUILDING COLORS

| | | | | |
|--|--|--|--|--|
| | | | | |
| | | | | |

LIGHTING EXHIBIT
WINDSOR PLACE STORAGE
WINDSOR PLACE & 8TH, FORT WORTH, TEXAS

LANDSCAPE LEGEND:

-  Cathedral Live Oak
-  Cedar Elm
-  Crape Myrtle
-  Burford Holly
-  Ground Cover
-  Seasonal Color
-  Turf

Berkeley
Standard
Street Lamp

OWNER :
Tandy MOB LLC
c/o John J. Norkus & Associates, Inc.
P.O. Box 42225
Houston, TX 77242-2225
713-337-4400

DEVELOPER :
Banner Apartments, LLC
500 Skokie Boulevard, Ste. 600
Northbrook, IL 60062
847-656-5108

ARCHITECT :
Arco Murray
9400 N. Central Expwy, Ste. 1616
Dallas, TX 752231
972-591-5741

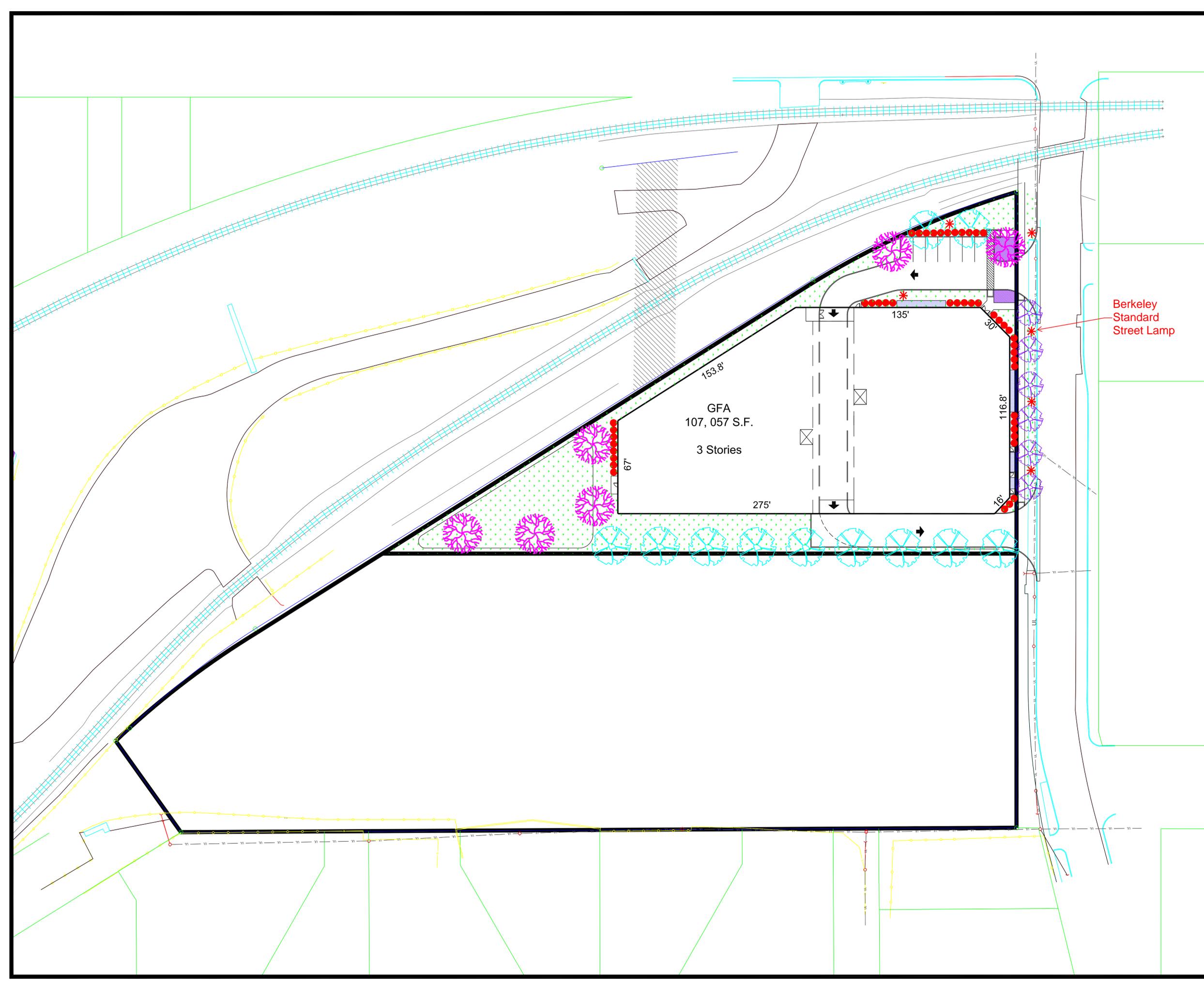
PLANNER/SURVEYOR :
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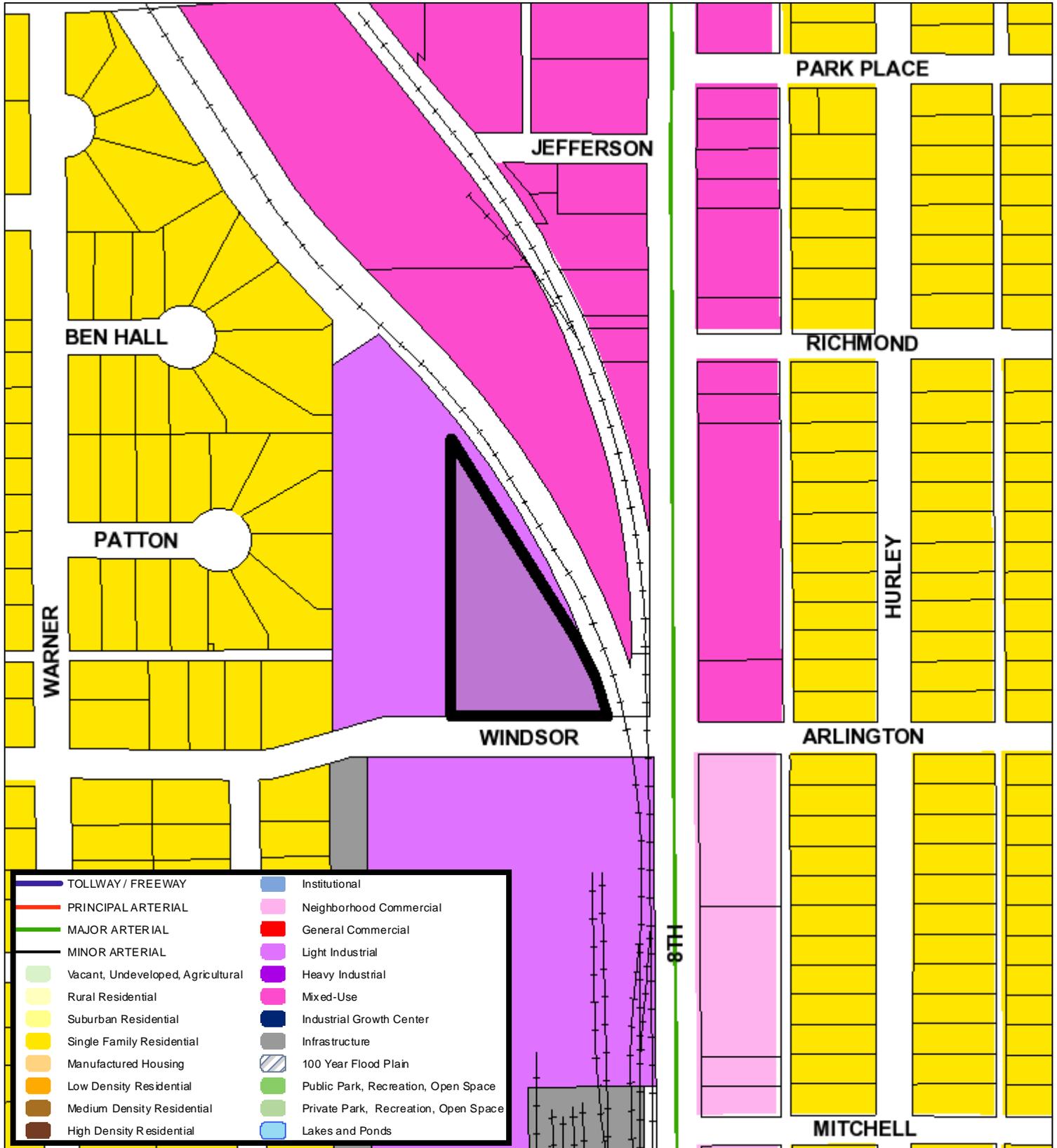
LEGAL DESCRIPTION :
Lot 1, Block 1
Tancor Addition #2
Volume 388-67, Page 14
P.R.T.C.T.

**WINDSOR PLACE STORAGE
WINDSOR PLACE & 8TH
FORT WORTH, TEXAS
APRIL 6th, 2016**

**LIGHTING
EXHIBIT**



Future Land Use



225 112.5 0 225 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 29, 2016.



Aerial Photo Map



0 140 280 560 Feet



Motion: Following a brief discussion, Ms. Dunn recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

10. ZC-16-112 Fort Worth Independent School District (CD 8), et al 1800, 1817-1909 IM Terrel Way, 1404-1416 IM Terrel Cr. S., 1401-1417 E. 19th St., 1900 blk Chambers St. (Chambers Addition, Block 11R, Lot 1R, Block 15, Lot 1R, 2.55 Acres): from “C” Medium Density Multifamily, “I” Light Industrial and PD 505 “PD/SU/DD” Planned Development/Demolition Delay for administrative offices, textbook/materials storage, and community service organizations; site plan waived to Amend PD 505 to PD/CF/DD Planned Development for all uses in “CF” Community Facilities/Demolition Delay to add property with waivers to parking, setbacks and signage and allow parking as a primary use; site plan included

Fort Worth Independent School District did not show for the public hearing.

Mr. Genua commented that he would like to see Fort Worth ISD present if they have any submissions.

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

11. ZC-16-113 Tandy Mob LLC (CD 9) - 1924 8th Ave. (Tancor Addition #2, Block 1, Lot 1, 1.53 Acres): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus mini warehouse; site plan included

Shawn Massock, 5000 W 7th Street, Suite 1800, Fort Worth, Texas representing BGE explained to the Commissioners he is providing an addition to the site plan for certain materials and with building elevations to the existing packet. Mr. Massock explained the additional materials added includes a letter of support from the Burkely Place Neighborhood Association. Also included is a narrative on the PD and requests from the NA.

Mr. Northern asked the applicant to describe the materials used on the outside of the building. Mr. Massock deferred the question to Mr. Conint with Banner Storage, the developer for the project. Mr. Conint explained the materials used for the exterior of the building are split face CMU along with architectural metal panels both flat and ribbed. Mr. Conint explained he has meet with the NA numerous times over the past couple months to resolve all architectural discussions, land plans, and landscaping.

Mr. Northern asked if there was a decided color scheme and Mr. Conint responded yes, the color scheme includes whites and grays.

Mr. Genua asked who owns the property to the west near the railroad tracks and Mr. Massock said the land is owned by the current land owner of the railroad tracks. Mr. Genua commented the developer is requesting for a “PD/I” however there is still “I” zoning near the neighborhood. Mr. Massock commented a re-plat for the triangle piece of land has been submitted.

Ms. Dunn asked if the person building the property does not own the property to the west and Mr. Massock said Mr. Conint answered that is correct. Ms. Dunn commented on the proposed entrance to the property being off of Windsor St. to the west of the railroad track and Mr. Massock responded correct. Ms. Dunn asked if anyone would be living near there and Mr. Massock responded no.

Mr. Northern asked if the structure would be climate controlled and Mr. Massock responded yes.

Ms. McDougall asked where the office would be located and Mr. Conint responded the office will be in the south east corner of the building. Ms. McDougall asked about the lighting surrounding the property and Mr. Conint explained the lighting fixture characteristics and provided a picture for illustrational use.

Ms. Dunn asked the Commissioners if she needed to include a specific list of add-ons to her motion. Ms. Murphy said to include the revisions as handed out at the Zoning Commission. Ms. Dunn asked if she could reference the Banner Development submission in her motion. Ms. Murphy responded yes.

Mr. Genua explained the cover letter is from Brown & Gay but will be viewed as an entire document.

Motion: Following brief discussion, Ms. Dunn recommended approval with attached revisions of the request, seconded by Mr. Northern. The motion carried 8-0. Mr. Edmonds was not present for voting.

12. ZC-16-114 Elliott Reeder LLC (CD 4) – 6012-6016 Elliott Reeder Rd., 5900 blks Chaney St., 5901-5921 (odds) Etsie St. (Joe Louis Addition, Block 1, Lots 9-10 & 15-20, Block 2, Lots 1-2, 6-10 & 12-15, 3.39 Acres): from “AG” Agricultural and “I” Light Industrial to “K” Heavy Industrial

Bob Riley, 4117 Walnut Creek, Fort Worth, Texas representing Elliott Reeder LLC explained to the Commissioners he is following up with a code compliance issue with zoning a property to the south of the development site. Mr. Riley proposed a solution to the issue, including a zoning change with special exception and a possible re-plat. Mr. Riley’s intent is to change the zoning to allow for a continued use of the property for an outside storage of inoperable automobiles awaiting final disposal.

Mr. Riley commented the land to the north west of Elliott Reeder Road is the City of Haltom City and the property to the east of the development is zoned “K” Heavy Industrial.

Mr. Riley commented he has meet with Ms. Sanders-Wise with the Garden of Eden Neighborhood Association. Mr. Riley commented he understands there was a letter of opposition submitted by Valley Baptist church, however he believes this was a misunderstanding between the church and the development, as the church thought their tract of land would be rezoned. Mr. Riley clarified the church property would not be rezoned.