



**SITE PLAN AMENDMENT  
STAFF REPORT**

**City Council Meeting Date:**  
June 21, 2016

**Council District** 2

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> None submitted <b>Support:</b> None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	Stephen Murray	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Ultimate Properties/Dennis Young

**Site Location:** 2842 Western Center Boulevard Mapsco: 35X

**Proposed Use:** Amend "PD-948" site plan to add mini-warehouse building

**Companion Cases:** ZC-12-084/PD-948; SP-13-007

**Background:**

The proposed site is located on Western Center Blvd. near the intersection of IH-35W. The applicant is proposing to amend the site plan for PD 948 to add one additional mini-storage unit and add on to an existing unit. The PD zoning was approved in 2012 for several mini-storage buildings and an office and revised the SP in 2013 to include more units. The applicant is expanding the site by 3,400 total square feet.

The following table provides information related to the proposed buildings. The site plan as submitted is in general compliance with the zoning regulations.

Building	Square ft. of the proposed structures
Building A	2,200
Building B	1,200

**Site Information:**

Owner: Ultimate Properties & Dennis Young  
PO Box 11172  
Fort Worth, TX 76110

Acreage: 4.6 acres

Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

North "I" Light Industrial; "G" Intensive Commercial / office, single-family

East "G" Intensive Commercial / single-family, commercial, hotel

South "C" Medium Density Multifamily / multifamily

West "C" Medium Density Multifamily; "G" Intensive Commercial / commercial, multifamily

**Site Plan Comments:**

The site plan as submitted is in general compliance with the zoning 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-12-084, "PD/G" plus mini-warehouse, site plan required. Approved by City Council 9/11/12  
SP-13-007, amend site plan to add mini-warehouses, effective 2/4/14

Platting History: none

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Western Center Blvd	Principal Arterial	Principal Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

Organizations Notified	
Northbrook*	Streams And Valleys Inc.
Villages of Woodland Springs HOA	Fort Worth ISD
Trinity Habitat for Humanity	

*\*Located within this neighborhood organization*

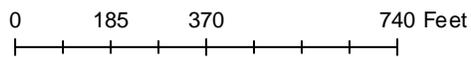
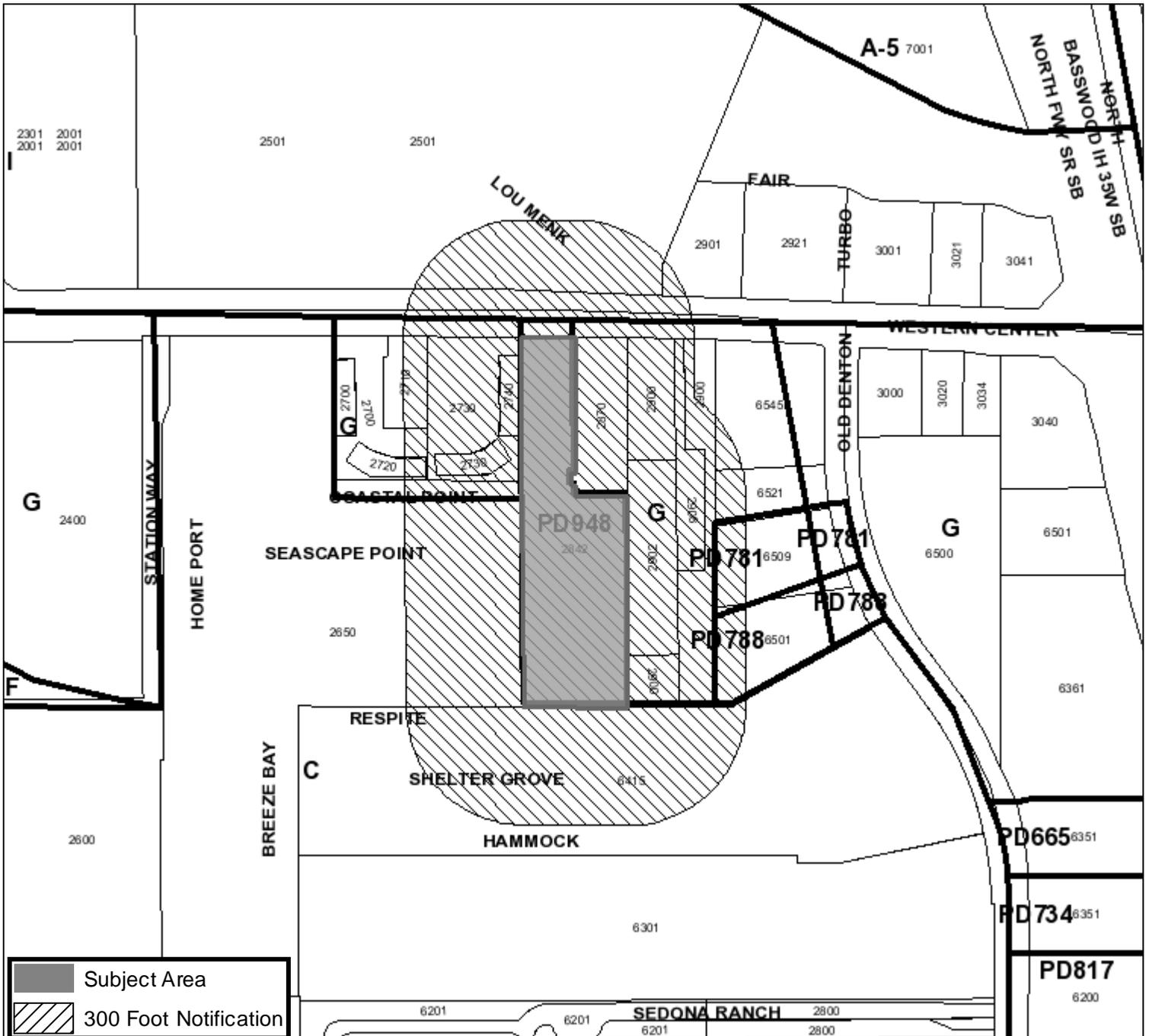
**Attachments:**

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

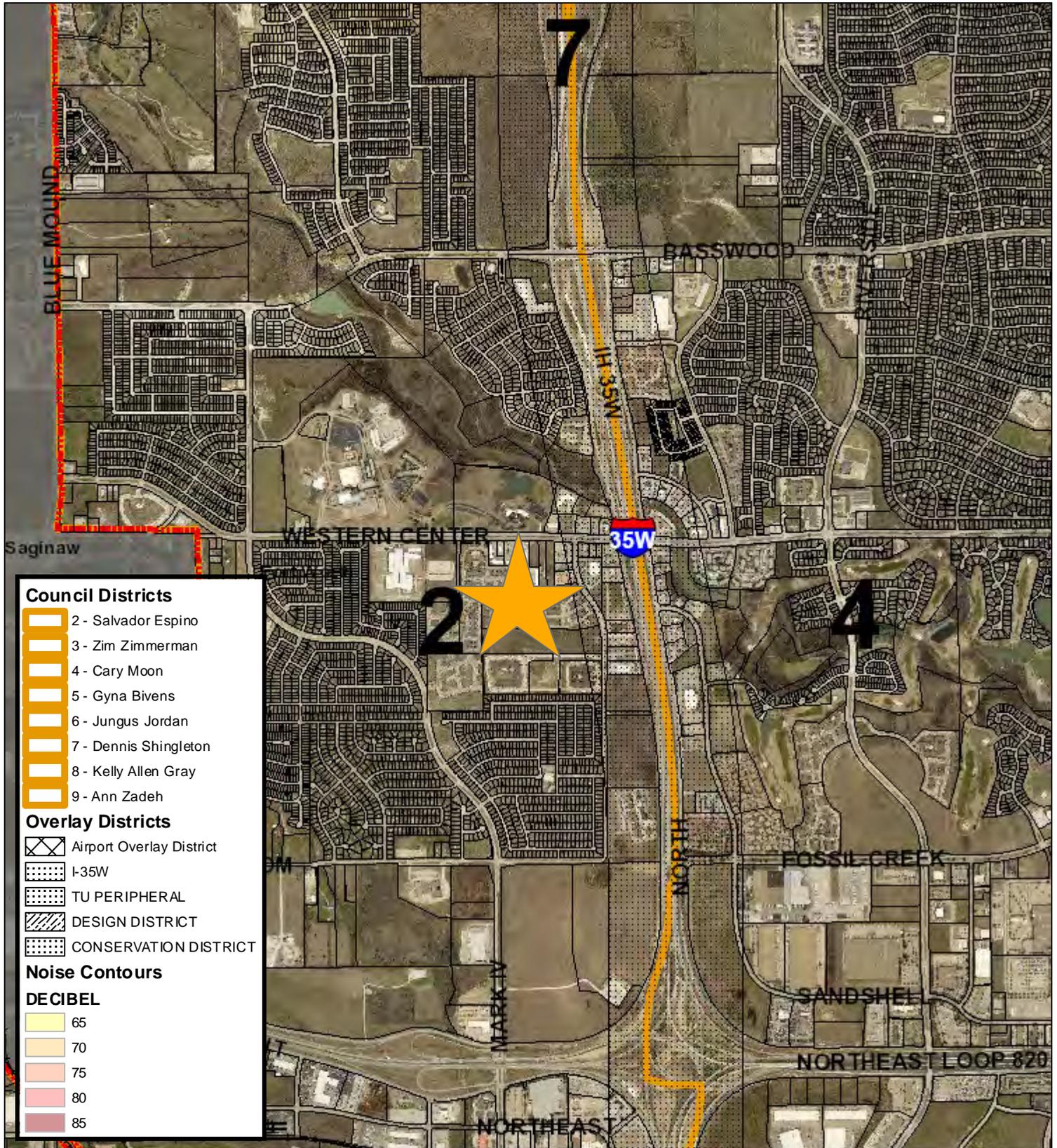


# Area Zoning Map

Applicant: Ultimate Properties  
 Address: 2842 Western Center Boulevard  
 Zoning From: PD 948 for mini-warehouses  
 Zoning To: Amend Site Plan for PD 948 to add a building  
 Acres: 4.61432094  
 Mapsco: 35X  
 Sector/District: Far North  
 Commission Date: 6/8/2016  
 Contact: 817-392-8043

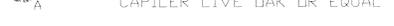


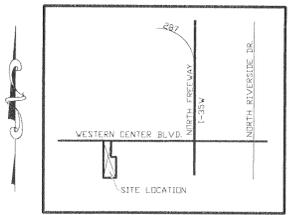
## Area Map





**LEGEND**

-  6'-0" HIGH CHAIN LINK FENCE
-  DUST FREE, HARD SURFACE PAVEMENT
-  LANDSCAPED AREA, GREEN SPACE
-  PROPOSED TREES- MIN. 3" CAPILER LIVE OAK OR EQUAL
-  PROPOSED SHRUBS-DWARF YAUPON HOLLY



**Vicinity Map**

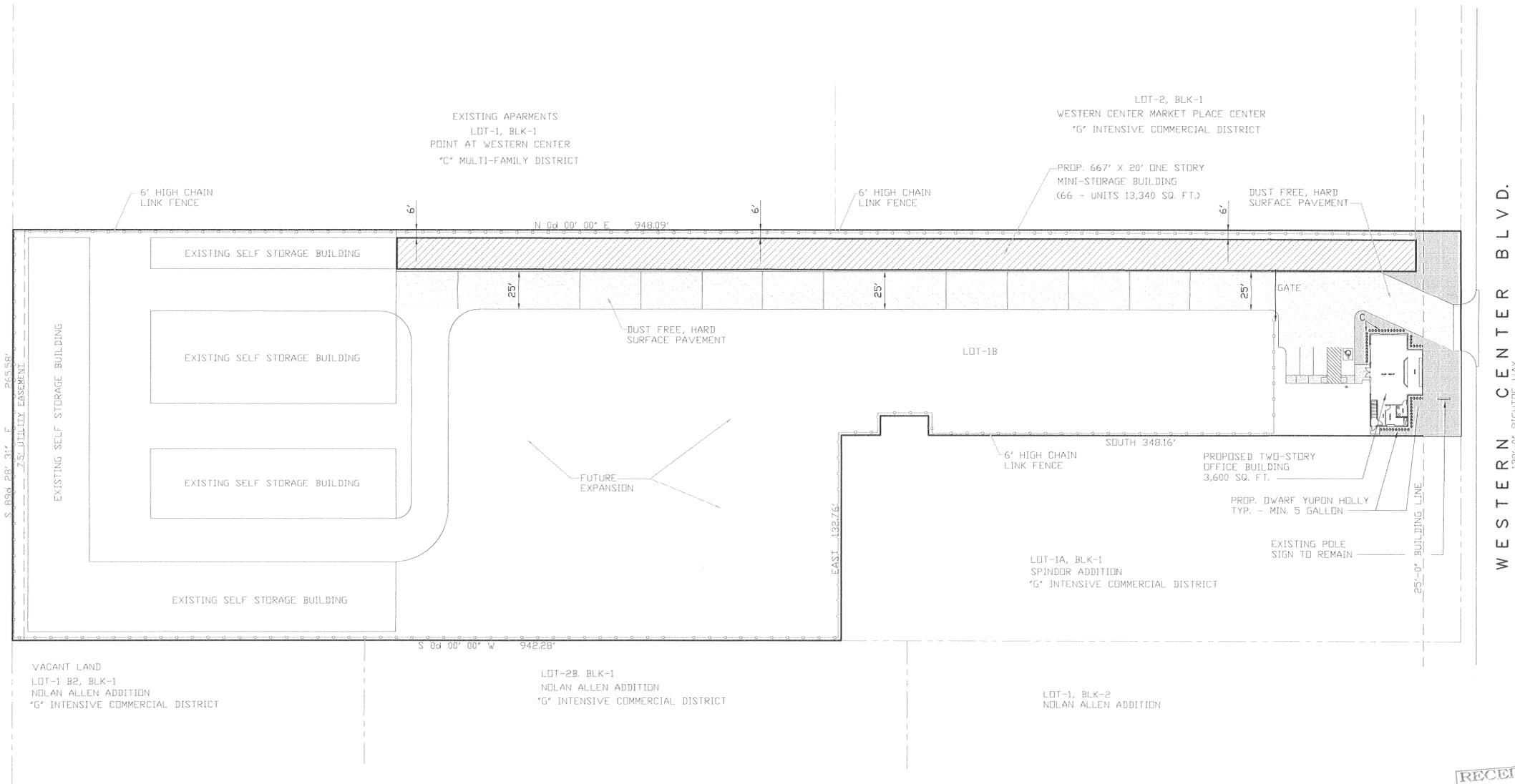
N.T.S.

**NOTES:**

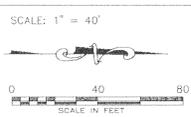
1. Site to comply with Article 4, Signs;
2. Site to comply with Section 6.301 Landscaping and Urban Forestry;
3. Site to comply with Lighting Standards;

**PARKING RATIO**

BUILDING (FIRST FLOOR)	1800 SQ. FT.	1000 SF. = 1.8 = 2
BREAK ROOM / STORAGE (SECOND FLR.)	1800 SQ. FT.	1000 SF. = 2
<b>TOTAL PARKING SPACES REQUIRED = 4</b>		



**SITE PLAN**



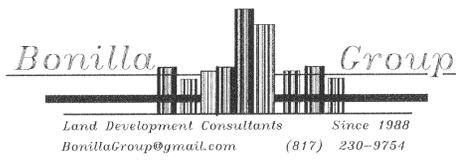
RECEIVED  
 SEP 14 2012  
 BY:

ZC-12-084-

ZC-012- 084 / SP-012-xxx  
 PD 'G' Intensive Commercial  
 Plus  
 Self Storage Facility

2842, 2846, 2850, Western Center Blvd.  
 Lots 1A & 1B, Spindor Addition  
 as recorded in Cabinet B, Slide 3392 PRCT

*John M. ...*  
 Director of Planning and Development  
 Date

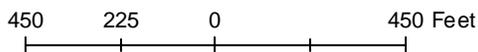
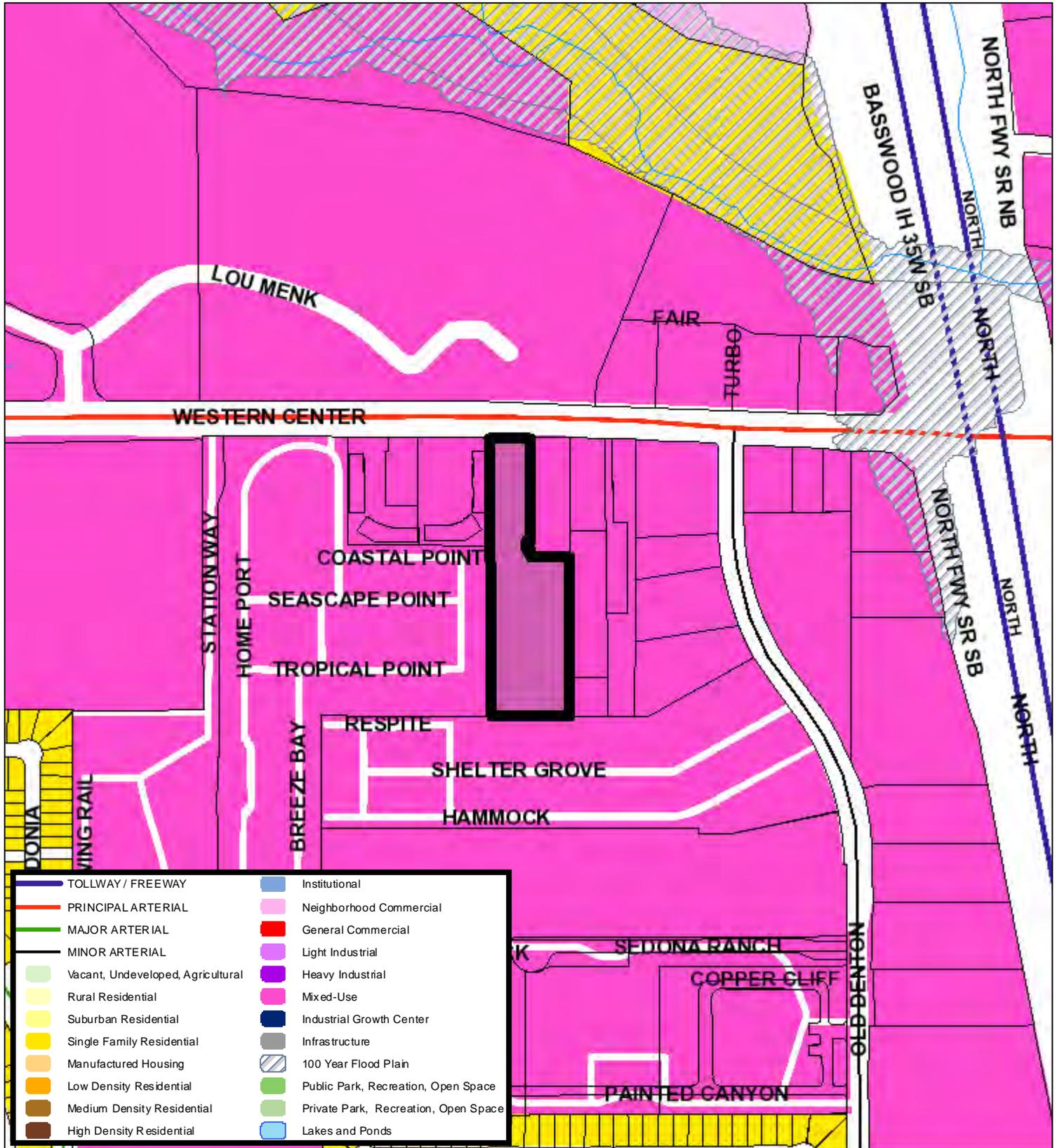


**OWNER / APPLICANT**  
 ULTIMATE PROPERTIES, INC.  
 2306 PARK PLACE AVE.  
 APT. 11B  
 FORT WORTH, TEXAS 76110-6626  
 (817) 232-5050  
 wcenter@ArmoredselfstorageTx.com

Revised July 23, 2012

Bonilla Group #201216 Young Zoning - Western Center Blvd. - 7-23-12

### Future Land Use



## Aerial Photo Map



0 280 560 1,120 Feet



later on that issue but did not believe that would be their responsibility to fulfill. Ms. Murphy commented trees placed in the median are not an urban forestry issues, rather it is separate.

Ms. McDougall and Ms. Runnels commented the applicant should meet with the Harris’ and explain the development site in relation to the family’s home. Ms. McDougall commented there should be no impact on the Harris’ home.

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

<i>Document received for written correspondence</i>					ZC-16-117
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Minnie/James Harris	4309 Mountain Crest	In		Opposition	Spoke at hearing

**17. SP-16-005 Ultimate Properties (CD 2) – 2842 Western Center Blvd. (Spindor Addition, Block 1, Lots 1A & 1B, 4.61 Acres): from PD 948 Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse; site plan approved to Amend PD 948 to add mini warehouse building; site plan included**

April Young, 2306 Park Place, Fort Worth, Texas explained to the Commissioners the addition of property they wish to include on their existing property.

Mr. Flores asked the applicant to verify they wish to add a building and adding to an existing building. Ms. Young explained they want to add to an existing building and adding a building against the lot line.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Dunn. The motion carried 7-0 with Ms. McDougall being away from the dais.

**18. ZC-16-118 Fort Worth and Crowley Partners (CD 6) – 10500 Stewart Feltz Road (John Korticky Survey, Abstract No. 914, 30.93 acres): from “E” Neighborhood Commercial and G Intensive Commercial to “A-5” One-Family**

Chuck Stark, 6221 Southwest Boulevard, Fort Worth, Texas with Barren Stark Consulting Engineers, representing the applicant explained to the Commissioners the proposed single-family development. Mr. Stark explained the request will help increase commercial potential for the development. Mr. Stark explained he has been in contact with Crowley ISD and they support the application. Mr. Stark commented they have been in talks with Councilman Jordan and Panther Heights Neighborhood Association.

Mr. Genua commented if the applicant were going to erect sound barriers around the development they would need to pay for those themselves.