



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 2

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

Opposition: None submitted
Support: Crossing at Fossil Creek HOA

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

Owner / Applicant: **WGK Development Inc.**

Site Location: 6000 Block Old Denton Road Mapsco: 58Y

Proposed Use: **Mini-warehouse**

Request: From: "G" Intensive Commercial/I-35W Overlay
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse; site plan included/I-35W Overlay

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

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

Background:

The property is located of West of I-35W N Freeway, and east of Old Denton Road, a neighborhood connector. The applicant is proposing a zoning change to "PD/G" Planned Development for "G" uses plus mini-warehouse use; site plan included/I-35W Overlay.

The property is located within the Fossil Creek Mixed-Use Growth Center. There is one existing and several planned hotels north of the site along Old Denton Rd. The site is located within the I-35W Overlay

The applicant is proposing four mini warehouse buildings, climate controlled, brick and stucco façade.

- Building A: 3 story 117,270 sq. ft., including 1,250 sq. ft. office use
- Building B: 3 story 92,805 sq. ft.
- Building C: 1 story 5,600 sq. ft. (enclosed RV storage units)
- Building D: 1 story 9,660 sq. ft.

Site Information:

Owner: WGK Development Inc.
8525 Ferndale, Suite 204
Dallas, TX 75238

Applicant: Masterplan Consultants/Jack Fielder

Acreage: 6.48 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North PD1048 Planned Development / proposed hotel
East "G" Intensive Commercial / I-35W Freeway
South "G" Intensive Commercial / vacant
West "AR" One-Family Restricted / single-family

Recent Relevant Zoning and Platting History:

Zoning History: PD1048 from G to PD/G plus hotel; site plan included; effective 6/16/15 and PD817 from G to PD/G plus hotel, site plan included; effective 8/30/08 (north of the subject property)

Platting History: FP-16-069 Western Center South in review process.

Site Plan Comments:

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

1. Approval for the location of the proposed sign would require Storm Water approval. Received an official letter from TPW/Stormwater stating the location of the proposed sign in the detention area is acceptable.

Items noted above shall be reflected on the site plan.

TPW/Transportation and Public Works site plan comments:

1. Public Access Easement (Ch. 31-106.i) - Access easements shall comply with the requirements of Section 31-106 (Street Standards) I (Access Easement Design Standards (Public Access Easements, Reciprocal access Easements, Private Drives or Ways) of the Subdivision Ordinance. Access easements are privately maintained but constructed to city street standards that are open to unrestricted and irrevocable public access and serve two or more lots each having a minimum of 100 feet of frontage as their primary means of access.
2. TXDOT Permit - TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities.
3. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Required 5' sidewalks along all street frontages.

Platting Comments:

1. The property must be final platted prior to the issuance of a building permit. The current configuration of the site plan indicates that this project is intended to be platted as a singular lot. If it is not platted as a singular lot then alternative means of access would have to be provided to further subdivided this tract.
2. Confirm with the Fire Department that the three story structures will not require additional width on the fire lane

Fire Comments:

1. Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
The City of Fort Worth has adopted the 2009 International Fire Code as its current fire code. The City of Fort Worth also has adopted amendments to this code. The City of Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention).

Water Comments:

1. PRV due to high water pressure. Above 80PSI
 2. Sewer extension
 3. Encroachment agreement required for storm drain crossing
 4. 16-inch water line in Old Denton
 5. 10" M-562* sewer line in Old Denton
- **No permanent structures over, under, encroaching lines and their easements

- **No private plumbing crossing lot lines
- **Pressure guaranteed at ground elevation
- **Impact Fees for 2017 Fiscal Year are currently being assessed

Stormwater Comments:

1. Commercial grading permit required {not submitted}
2. Accepted final integrated stormwater management plan (FiSWM) required {not submitted}

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
I-35W N	Freeway	Freeway	Under construction
Old Denton	Neighborhood Collector	Neighborhood Collector	No

Public Notification:

Organizations Notified	
Northbrook NA	Fairway Bend HOA
The Crossing of Fossil Creek HOA*	Trinity Habitat for Humanity
Streams and Valleys Inc	Eagle Mountain-Saginaw ISD

*Closest registered neighborhood organization**

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini warehouse; site plan included/I-35W Overlay. Surrounding land uses vary with single-family and multifamily to the west, vacant land to the south, an auto body shop and hotel to the north, and I-35 to the west. Several commercial uses with one existing hotel and one proposed hotel are currently located north of the site.

The proposed zoning request **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Mixed-Use. 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 policy stated above the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

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

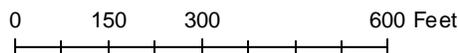
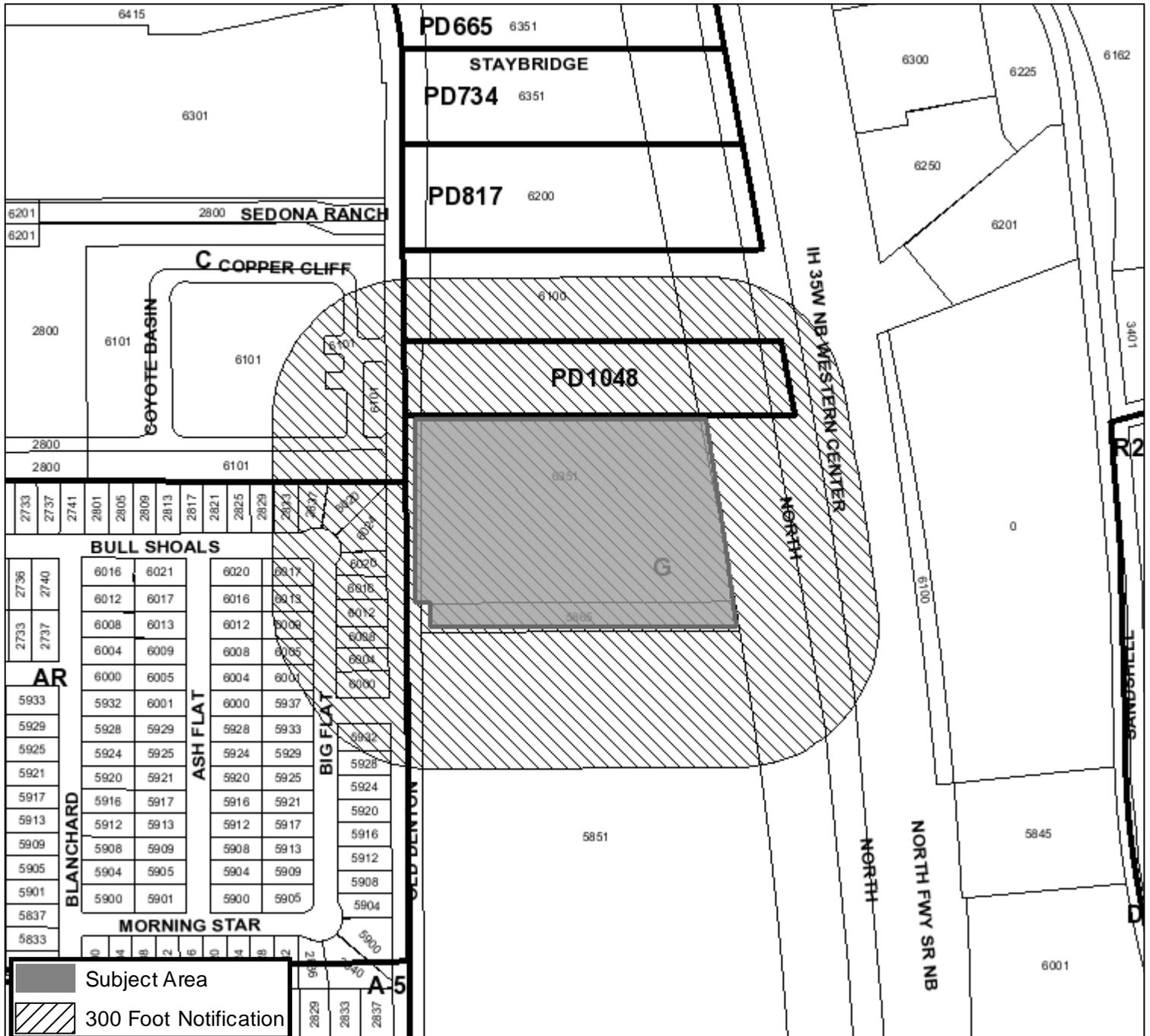
Attachments:

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

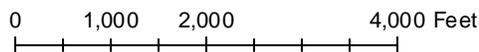


Area Zoning Map

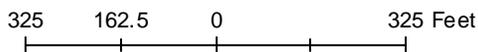
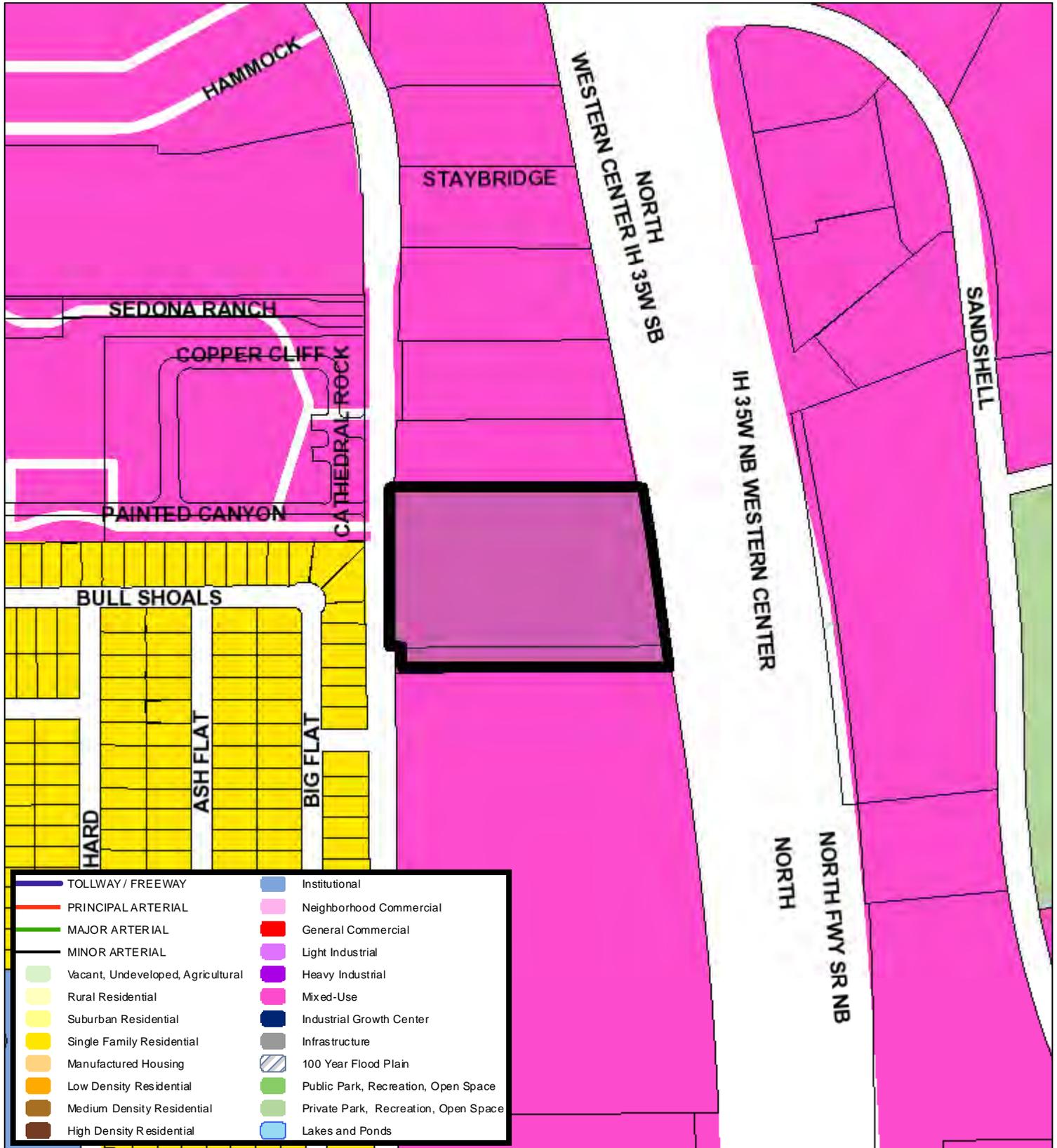
Applicant: WGK Developments
 Address: 6000 block Old Denton Road
 Zoning From: G with I-35W Overlay
 Zoning To: PD for G uses plus mini-warehouses with I-35W Overlay
 Acres: 6.48750168
 Mapsco: 49BC
 Sector/District: Far North
 Commission Date: 9/14/2016
 Contact: 817-392-2495



Area Map



Future Land Use



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



0 205 410 820 Feet



DRAFT
City of Fort Worth, Texas
Zoning Commission
September 14, 2016 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, Vice Chair, District 2
John Cockrell, District 3
Charles Edmonds Jr., District 4
Melissa McDougall, District 5
Wanda Conlin, District 8
Leah Dunn, District 9

Staff Members Present:

Dana Burghdoff, Assistant P&D Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

Sandra Runnels, District 6

I. Public Hearing – 1:00 P. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Flores, seconded by Ms. McDougall, on a vote of 8-0 voted to approve the Zoning Commission minutes of the August 10, 2016 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-16-121 WGK Development (CD 2) – 6000 Old Denton Road (A. Smith Survey, Abstract 1419 and J. A. Walker Survey, Abstract 1738, 6.48 Acre): from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse; site plan included

Karl Crawley, 900 Jackson Street, Dallas, Texas representing WGK Development explained to the Commissioners there will be two three story buildings and some one story buildings close to Old Denton Road. Mr. Crawley said they met with the neighborhood across Old Denton Rd. and received a letter of support. He also mentioned there is a large pipeline that runs across their property.

Mr. Flores asked Mr. Crawley if he could map out the pipeline on the overhead map, identify the width, access and any comments made about the design of the buildings. Mr. Crawley said it was a pretty wide easement and not sure of the width. They have parking on both sides of the easement.

Jack Fielder, 900 Jackson, Dallas, Texas explained to Mr. Flores there was discussion with the neighborhood and all that was asked of them was to share the elevations, which they did.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-16-121
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Thomas Gilliam/ Crossing at Fossil Creek	NA	Out		Support	Sent letter in

2. ZC-16-134 Alejandro Orozco (CD 2) – 2305, 2307, 2309 and 2311 Ross Avenue (MG Ellis Addition, Block 5, Lots 3, 4, 5, 6, 0.59 Acres): from “B” Two-Family to “PD/B” Planned Development for all uses in “B” Two-Family plus nine residential units and parking lot; site plan included

~~Jesus Orozco, 2316 Ross Avenue, Fort Worth, Texas speaking on behalf of Mr. Alejandro Orozco explained to the Commissioners he wanted to address some of the questions raised from the last meeting related to how many water and gas meters are in each unit. Pictures of the individual units’ meters were displayed on the overhead. He also displayed on the overhead how each unit is laid out and where the play area, yards, and porches are located.~~

~~Mr. Flores asked Mr. Orozco asked if the parking lot is paved and if the neighborhood association at the last meeting had a position on the case. Mr. Orozco said the parking lot has some loose gravel on it and the neighborhood wanted to see water and gas records to make sure there had been no gap in service. Mr. Flores asked again if there were any concerns from the neighborhood. Mr. Orozco said they were concerned about the dumpster and wanted to see a fence around it. He said they intend on putting a chain link fence around it. Mr. Flores asked staff if that would be permitted. Ms. Murphy said it has to be wood or masonry.~~

~~Mr. Flores stated per the letter received from the neighborhood and asked if all units were occupied. Mr. Flores also asked how many people including children are in each unit. Mr. Orozco said yes they were and noted how many people were in each unit. He also mentioned the tenants have all signed a one year lease.~~

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

<i>Document received for written correspondence</i>					ZC-16-134
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Tressa Hilburn	NA	Out		Support	Sent letter in

IV. New Cases

4. ZC-16-121 WGK Development (CD 2) – 6000 Old Denton Road (A. Smith Survey, Abstract 1419 and J. A. Walker Survey, Abstract 1738, 6.48 Acre): from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse; site plan included

Barney Boydston, 1590 Staree Lane, Fort Worth, Texas representing WGK Development explained to the Commissioners they would like to continue the case for 30 days.

Mr. Flores asked Mr. Boydston why the continuance. Mr. Boydston said they had some last minute changes to the site plan that would require the case to be renoticed and go back before the neighborhood.

Motion: Following brief discussion, Mr. Flores recommended a 30 day Continuance of the request, seconded by Ms. Dunn. The motion carried unanimously 9-0.

5. ZC-16-133 David Salgado (CD 8) – 3921 E. Rosedale Street (Rouland Place Addition, Block, Lot 31, 0.19 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

David Salgado, 4312 Ashmore Drive, North Richland Hills, Texas property owner explained to the Commissioners they own the property across the street and purchased this property to expand the business for an office use. Mr. Salgado presented five letters of support.

Mr. Flores asked Mr. Salgado the intended use. Mr. Salgado said it would be a multi-use office for tax and accounting services. He wants to move their existing office across the street.

Ms. Conlin explained their existing business across the street consists of a grocery store, bakery and restaurant.

Ms. Burghdoff asked if they had considered “ER” zoning. Mr. Salgado said “ER” would be sufficient.

Motion: Following a brief discussion, Ms. Conlin recommended Approval as Amended of the request for “ER” Neighborhood Commercial Restricted, seconded by Ms. McDougall. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-133
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Harold Durham	1204 Arch St	In		Support	Sent letter in
Wanda Hayat	4001 E. Rosedale	In		Support	Sent letter in
Maria Alcala	1205 Arch St	In		Support	Sent letter in
Johnny Black	1201 Arch St	In		Support	Sent letter in