



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 20, 2017

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 6-1

Opposition: Reata Ranch HOA; four letters
Support: None submitted

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

Owner / Applicant: UV Towne Crossing LP

Site Location: 9001 & 9101 Tehama Ridge Parkway Mapsco: 21x, 35B

Proposed Use: Mini-Warehouses

Request: From: "C" Medium Density Multifamily and "G" Intensive Commercial

To: PD/G Planned Development for all uses in "G" Intensive Commercial 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 just west of Tehama Ridge and just north of Presidio Vista both two-way residential streets. The applicant is requesting a zoning change from "C" Medium Density Multifamily and "G" Intensive Commercial to PD/G Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse; site plan included.

Mini-warehouses are prohibited in commercial districts except through PD zoning. In 2007, Ordinance No. 17093 excluded mini-warehouses from "FR", "F", "G" and "I" zoning districts.

The applicant is proposing a four story climate controlled building with a maximum height of 53'.

- 9 -10'x15' non-climate controlled
- 93 -10'x20' non-climate controlled
- 46 -10'x25' non-climate controlled
- 26 -10'x30' non-climate controlled
- 5 10'x40' non-climate controlled with misc. sizes on the ends.

Site Information:

Owner: UV Towne Crossing LP
16000 Dallas Pkwy, Ste 300
Dallas, TX 75248

Agent: Richard Davis Group/Suzan Kedron

Acreage: 5.145 ac
 Comprehensive Plan Sector: Far North
 Surrounding Zoning and Land Uses:
 North "G" Intensive Commercial / vacant
 East "G" Intensive Commercial / vacant
 South "G" Intensive Commercial / vacant
 West "C" Medium Density Multifamily / multifamily

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Site Plan Comments:

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

1. On the west property line an existing 6' metal fence is being requested to remain. **(waiver required)**

Zoning Commission recommended a waiver to item #1 noted above.

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Platting comments:

1. FYI--This property cannot get a building permit until it is properly platted. A portion of this property lies within the replat FS-16-197. The remaining portion is located on Lot 4, Block B, The Presidio. If this property is going to be platted as its own individual lot, then either revise FS-16-197 to include Lot 4 or a new replat application would have to be made to plat this property as a separate lot.
2. The access for this property is a public access easement being dedicated by FS-16-197 and by separate instrument. Both the plat and the separate instrument must be recorded prior to any building permits being issued for this development.
3. In addition, since this property does not have frontage on either roadway, public utilities must be extended to properly serve this lot with water and sewer. Confirm with the water department that adequate utilities are available for this development.

TPW Stormwater comments: No comments have been made at this time.

Fire Department comments:

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks 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)
Presidio Vista	Two-way residential	Two-way residential	No
Tehama Ridge	Two-way residential	Two-way residential	No

Public Notification:

300 foot Legal Notifications were mailed on May 22, 2017

The following organizations were notified: (emailed May 16, 2017)

Organizations Notified	
North Fort Worth Alliance	Reata Ranch HOA

Reata Meadows HOA*	Trinity Habitat for Humanity
Quail Grove HOA	Eagle Mountain-Saginaw ISD
Streams & Valleys, Inc	Northwest ISD
Northwest Fort Worth Community Alliance	Keller ISD
Fort Worth League of Neighborhood Assoc., Inc.	

*Closest registered Neighborhood Association

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. Surrounding land uses are predominantly vacant to the north, south and east with multifamily units to the west. There is an established subdivision further to the north and commercial east of Tehama Ridge and south of Presidio Vista.

As a result, the proposed zoning designation **is compatible** at this site.

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as General Commercial. Since mini warehouses are a service for the public and not an industrial use, the requested zoning change **is consistent** with the Future Land use map. The requested change is not consistent with the following comprehensive Plan policies.

- Separate incompatible 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. 40)

However, the base zoning and site plan approval helps to mitigate the potential for negative impacts and provides a buffer for the multifamily development to the west.

Attachments:

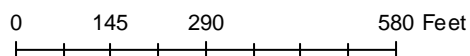
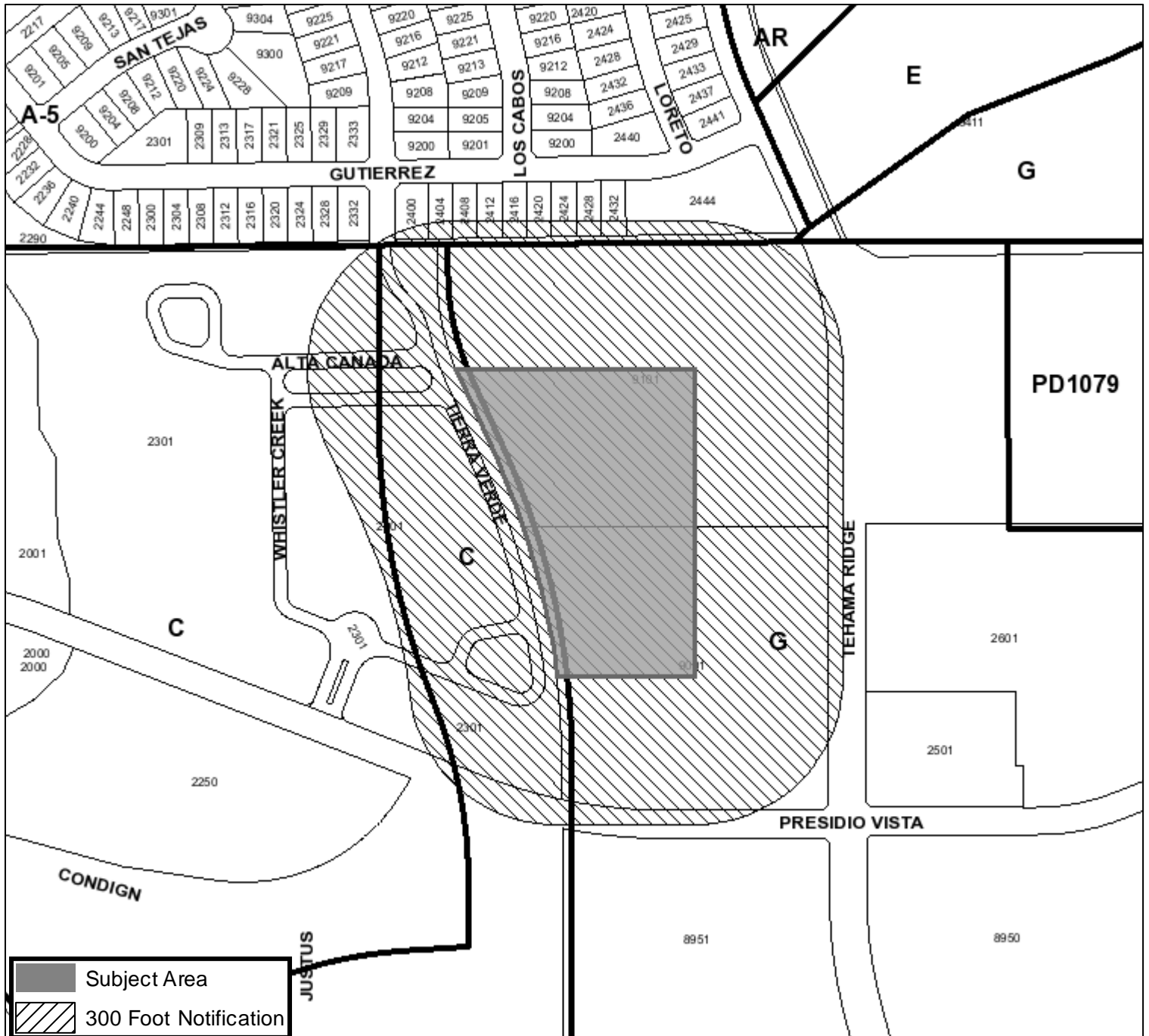
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan

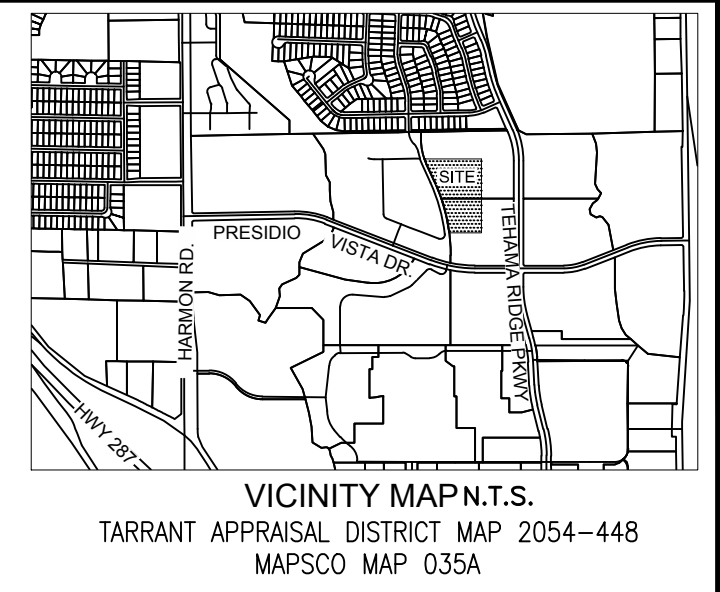
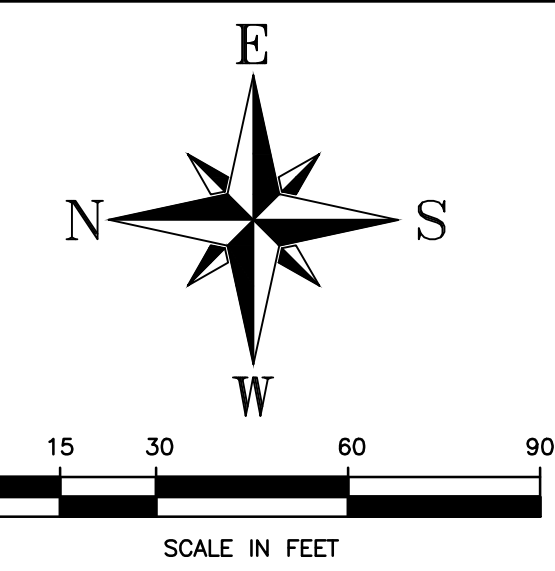


ZC-17-091

Area Zoning Map

Applicant: UV Towne Crossing LP
 Address: 9001 & 9101 Tehama Ridge Parkway
 Zoning From: C, G
 Zoning To: PD for G uses plus mini-warehouses
 Acres: 5.14593897
 Mapsco: 21X, 35B
 Sector/District: Far North
 Commission Date: 6/14/2017
 Contact: 817-392-2495





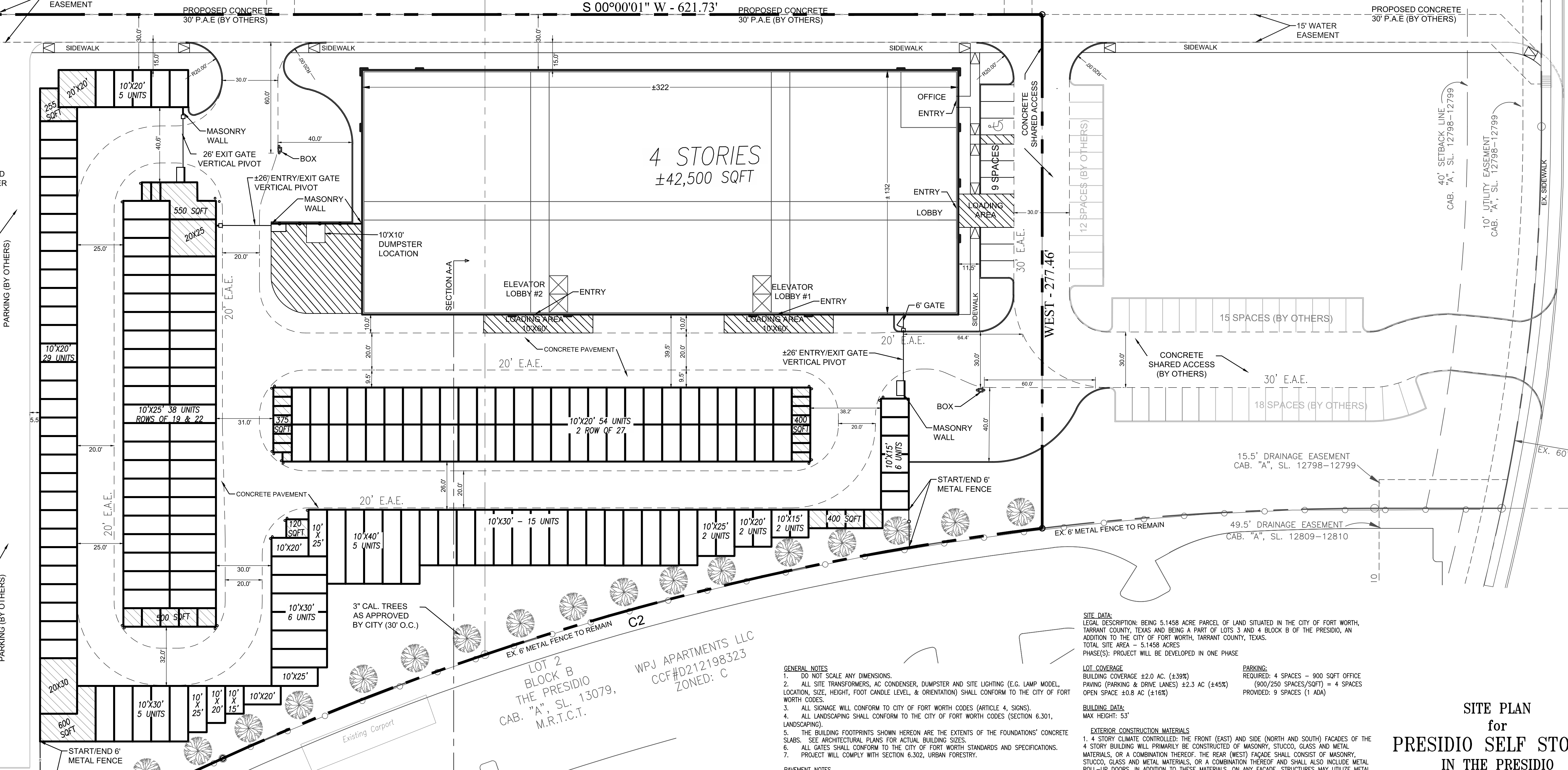
LOT 3
BLOCK B
THE PRESIDIO
CAB. "A", SL. 12799
M.R.T.C.T.
ZONED: G

LOT 4
BLOCK B
THE PRESIDIO
CAB. "A", SL. 12799
M.R.T.C.T.
ZONED: G

LOT 3
WEST-617.33' LOT 4

S 00°00'01" W - 621.73'

4 STORIES
±42,500 SQFT



~ CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C2	1500.00'	17°37'37"	461.47'	N 15°41'16" W	459.65'
C3	500.00'	03°17'27"	28.72'	N 22°51'21" W	28.72'

LOT 2
BLOCK B
THE PRESIDIO
CAB. "A", SL. 13079,
M.R.T.C.T.

WPJ APARTMENTS LLC
CCF#D212198323
ZONED: C

This document is released for the purpose of client/city review under the authority of THOMAS A. LUNZMAN, P.E. 122259 MAY 25, 2017. It is not to be used for construction purposes.

- GENERAL NOTES**
- DO NOT SCALE ANY DIMENSIONS.
 - ALL SITE TRANSFORMERS, AC CONDENSER, DUMPSTER AND SITE LIGHTING (E.G. LAMP MODEL, LOCATION, SIZE, HEIGHT, FOOT CANDLE LEVEL, & ORIENTATION) SHALL CONFORM TO THE CITY OF FORT WORTH CODES.
 - ALL SIGNAGE WILL CONFORM TO CITY OF FORT WORTH CODES (ARTICLE 4, SIGNS).
 - ALL LANDSCAPING SHALL CONFORM TO THE CITY OF FORT WORTH CODES (SECTION 6.301, LANDSCAPING).
 - THE BUILDING FOOTPRINTS SHOWN HEREON ARE THE EXTENTS OF THE FOUNDATIONS' CONCRETE SLABS. SEE ARCHITECTURAL PLANS FOR ACTUAL BUILDING SIZES.
 - ALL GATES SHALL CONFORM TO THE CITY OF FORT WORTH STANDARDS AND SPECIFICATIONS.
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- PAVEMENT NOTES**
- ALL DIMENSIONS FOR PAVEMENT ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - EMERGENCY ACCESS EASEMENT PAVEMENT PER CITY OF FORT WORTH STANDARDS & SPECIFICATIONS.
 - PAVEMENT TO BE REINFORCED CONCRETE PAVEMENT PER GEOTECHNICAL REPORT.
 - THE EMERGENCY ACCESS EASEMENT TO BE STRIPED PER CITY OF FORT WORTH STANDARDS & SPECIFICATIONS.
 - ALL FIRE LANE RADII AT INTERSECTIONS ARE 25' UNLESS OTHERWISE SPECIFIED.
 - ALL PARKING LIMITS AND PARKING ISLANDS SHALL BE 6" CURB UNLESS OTHERWISE NOTED.
- SCREENING WALL WAIVER REQUEST**
- ALL PERIMETER SCREENING SHALL COMPLY WITH CITY OF FORT WORTH CODES WITH EXCEPTION OF THE FOLLOWING ALONG THE WEST PROPERTY LINE: THE EXISTING OFFSITE 6" METAL FENCE SHALL REMAIN, WITH 3" CALIBER TREES SPACED 30 FEET ON CENTER. IN ADDITION THE SELF STORAGE BUILDINGS SHALL INCLUDE MASONRY SIDING.
- OWNER:**
UV TOWNE CROSSING LP
16000 DALLAS PARKWAY STE 300
DALLAS, TX 75248
CONTACT: JOHN WEBER (972) 739-8472
- APPLICANT/DEVELOPER:**
THE DAVIS GROUP
6728 JAMESTOWN DRIVE
ALPHARETTA, GA 30005
CONTACT: RICHARD DAVIS (678) 392-3620
- SURVEYOR:**
BLUE SKY SURVEYING & MAPPING CORP.
11015 MIDWAY RD.
DALLAS, TEXAS 75229
CONTACT: DAVID PETREE, RPLS (214) 358-4500
- ARCHITECT:**
MERRIMAN ANDERSON ARCHITECT, INC
300 N. FIELD STREET
DALLAS, TEXAS 75202
CONTACT: JUSTIN MCCARTHY (214) 987-1299

SITE DATA:
LEGAL DESCRIPTION: BEING 5.1458 ACRE PARCEL OF LAND SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PART OF LOTS 3 AND 4 BLOCK B OF THE PRESIDIO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.
TOTAL SITE AREA - 5.1458 ACRES
PHASE(S): PROJECT WILL BE DEVELOPED IN ONE PHASE

LOT COVERAGE
BUILDING COVERAGE ±2.0 AC. (±39%)
PAVING (PARKING & DRIVE LANES) ±2.3 AC (±45%)
OPEN SPACE ±0.8 AC (±16%)

PARKING:
REQUIRED: 4 SPACES - 900 SQFT OFFICE (900/250 SPACES/SQFT) = 4 SPACES
PROVIDED: 9 SPACES (1 ADA)

BUILDING DATA:
MAX HEIGHT: 53'

EXTERIOR CONSTRUCTION MATERIALS

- 4 STORY CLIMATE CONTROLLED: THE FRONT (EAST) AND SIDE (NORTH AND SOUTH) FACADES OF THE 4 STORY BUILDING WILL PRIMARILY BE CONSTRUCTED OF MASONRY, STUCCO, GLASS AND METAL MATERIALS, OR A COMBINATION THEREOF. THE REAR (WEST) FACADE SHALL CONSIST OF MASONRY, STUCCO, GLASS AND METAL MATERIALS, OR A COMBINATION THEREOF AND SHALL ALSO INCLUDE METAL ROLL-UP DOORS. IN ADDITION TO THESE MATERIALS, ON ANY FACADE, STRUCTURES MAY UTILIZE METAL GUTTERING AND STANDING SEAM METAL SHEETING AS AN ACCENT MATERIAL ON PORTICOS, ABOVE ROLL-UP DOORS, AND BAY TOPS.
- SINGLE STORY NON-CLIMATE CONTROLLED: THE FRONT, REAR AND SIDE FACADES OF THE SINGLE STORY BUILDINGS WILL BE PRIMARILY CONSTRUCTED OF MASONRY. THE FRONT AND SIDE FACADES WILL ALSO INCLUDE METAL ROLL-UP DOORS. IN ADDITION TO THESE MATERIALS, ON ANY FACADE, STRUCTURES MAY UTILIZE METAL GUTTERING AND STANDING SEAM METAL SHEETING AS AN ACCENT MATERIAL ON PORTICOS, ABOVE ROLL-UP DOORS, AND BAY TOPS.

TOTAL BUILDING AREA
NON-CLIMATE CONTROLLED ± 45,590 SF
CLIMATE CONTROLLED ±127,500 SF
TOTAL = ±173,090 SF

NON-CLIMATE CONTROLLED
9 - 10' X 15' = ±1,350 SF
93 - 10' X 20' = ±18,600 SF
46 - 10' X 25' = ±11,500 SF
26 - 10' X 30' = ±7,800 SF
5 - 10' X 40' = ±2,000 SF
TOTAL NON-CLIMATE CONTROLLED = ±43,250 SF (HATCHED)

CLIMATE CONTROLLED
±42,500 SF X 4 FLOORS = ±170,000 SF
±75% RENT SPACE = ±127,500 SF

MISC. SIZE:
TOTAL NON-CLIMATE CONTROLLED = ± 45,590 SF

SITE PLAN
for
PRESIDIO SELF STORAGE
IN THE PRESIDIO
FORT WORTH, TEXAS

DIRECTOR OF PLANNING & DEVELOPMENT

DATE

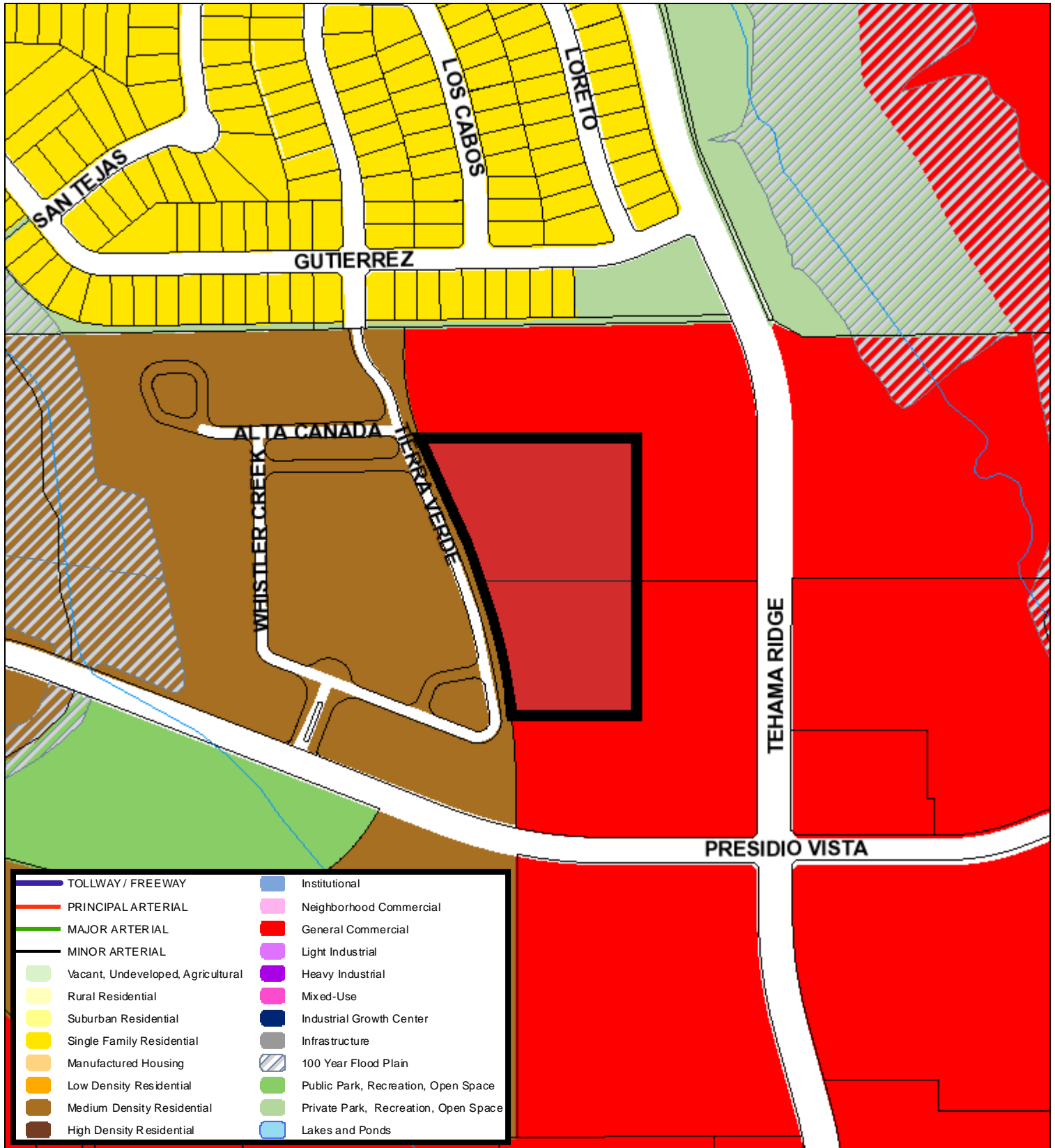
BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980-7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

CASE NO.: ZC-17-091

Area Map



Future Land Use

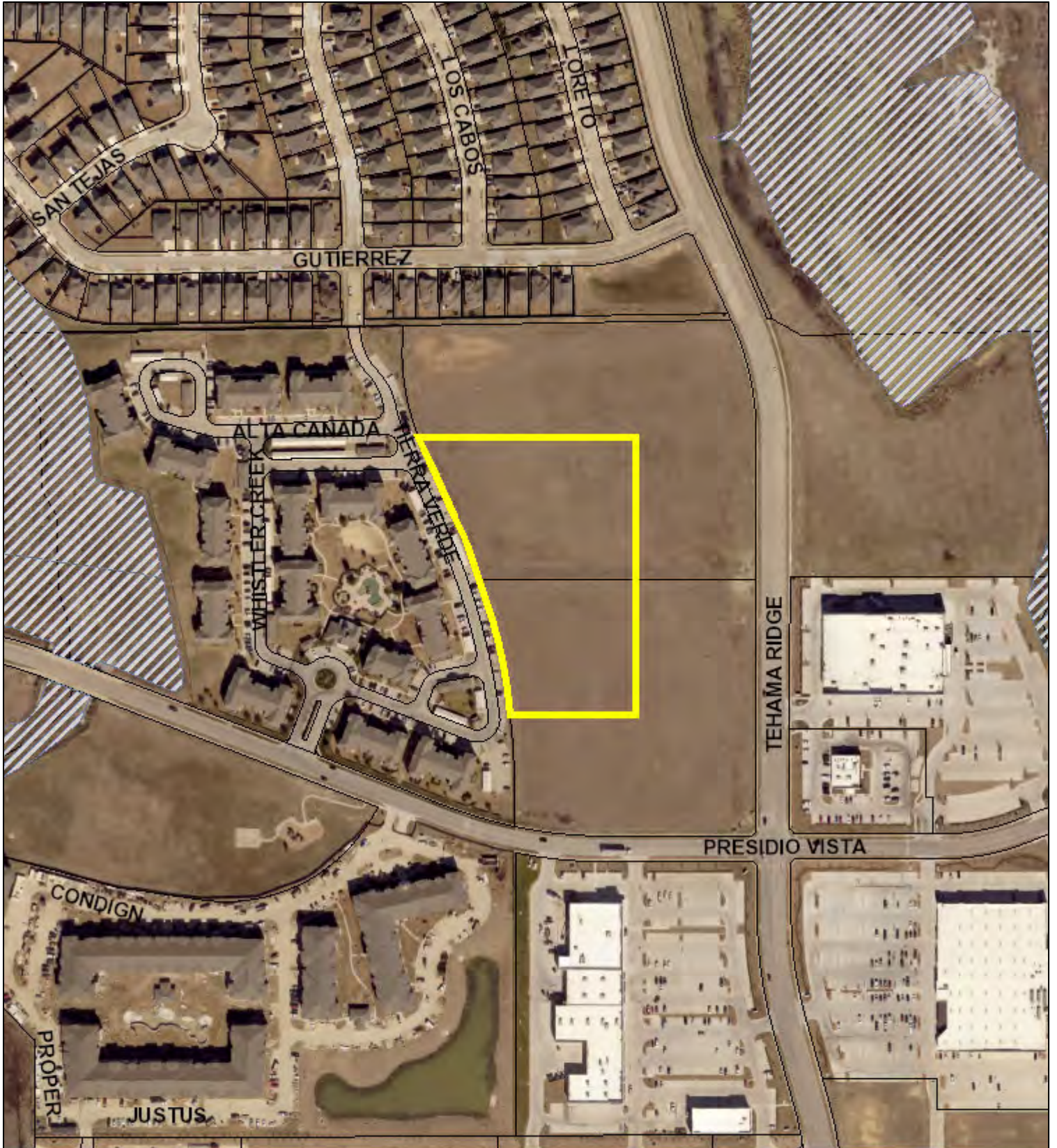


290 145 0 290 Feet

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 7, 2017.



Aerial Photo Map



0 187.5 375 750 Feet

