



Zoning Staff Report

Date: February 13, 2024

Case Number: SP-23-015

Council District: 8

Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: PS LPT Properties / Kimley Horn, Brandon Middleton (representative)

Site Location: 7601 Crowley Road **Acreage:** 13.22 acres

Request

Proposed Use: Self Storage / Mini-Warehouse

Request: To: Amend site plan for "PD 723" PD-SU" for all uses in "E" plus mini-warehouses; following uses are excluded: tattoo and massage parlors, retail liquor stores, stand-alone bar or lounge, hours of operation for the office are 8:00 a.m. to 7:00 p.m.; electronically controlled security gate 7:00 a.m. to 11:00 p.m. daily to add new miniwarehouse structure

Recommendation

Staff Recommendation: **Approval**

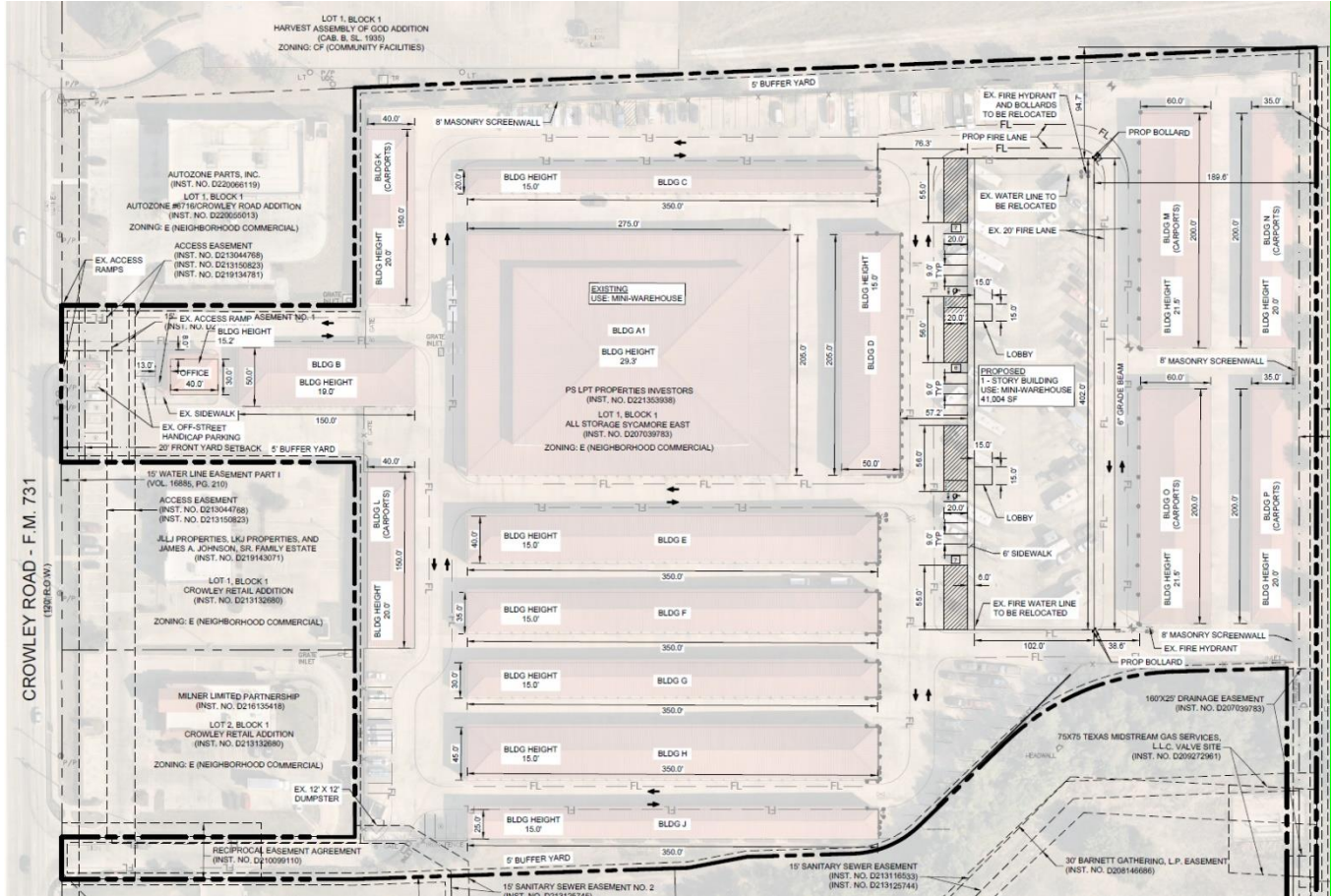
Zoning Commission Recommendation: **Approval by a vote of 8-0**

Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
 - [a. Site Plan Comments](#)
- [6. Zoning Map with 300 ft. Notification Area](#)
- [7. Site Plan](#)
- [8. Area Map](#)
- [9. Future Land Use Map](#)
- [10. Aerial Photograph](#)

Project Description and Background

The site is located in East Fort Worth at 7601 Crowley Road in Council District 8. The site is currently developed as Public Storage, a self storage company. The Zoning Ordinance terms this type of land use as “mini-warehouse”. This Site Plan is proposed to add a new buildings on the site, replacing a parking area. The building will be approximately 41,000 square feet and is located on the interior of the site, surrounded by similar mini warehouse buildings.



Site Plans can be administratively reviewed by staff if the additions add 5% or less to the total square footage. Since this exceeds the 5% threshold for staff review, it is required to go through the public hearing process.

No supporting narrative was provided as part of the applicant’s submittal package.

Surrounding Zoning and Land Uses

- North “CF” Community Facilities / church
- East “A-5” One-Family Residential / gas well
- South “E” Neighborhood Commercial / undeveloped
- West “E” Neighborhood Commercial / retail & commercial

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 29, 2023.
The following organizations were emailed on December 29, 2023:

Organizations Notified	
Hallmark Camelot Highland Terrace NA*	Willow Creek NA
Trinity Habitat for Humanity	Streams and Valleys Inc
Crowley ISD	

**Located within this registered Neighborhood Association*

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

All zoning comments have been addressed

Platting

No response provided

Water

No response provided

Park and Recreation

No response provided

Fire Department

No response provided

Building Plan Review

No response provided

Transportation/Public Works Stormwater

No response provided

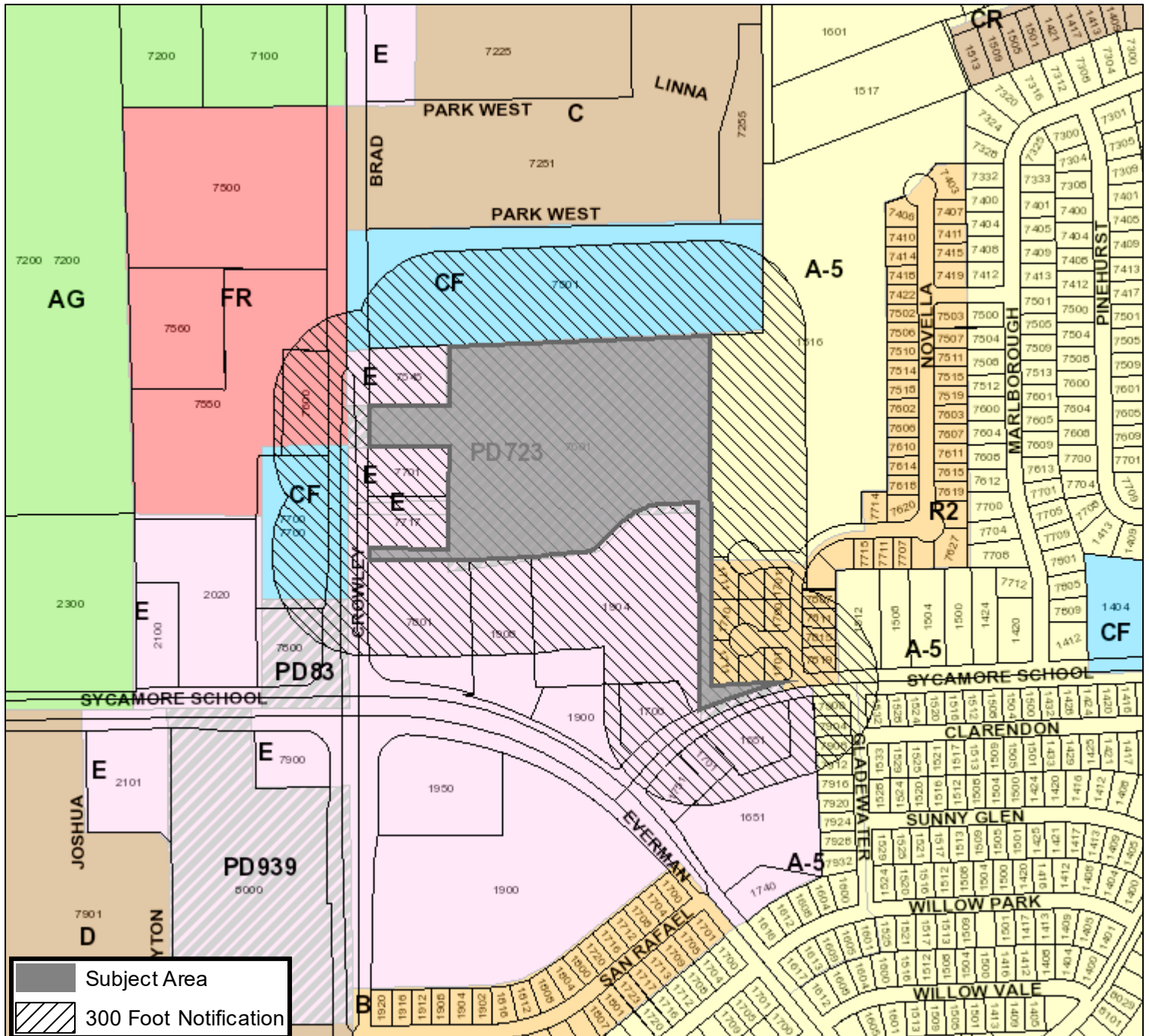
Transportation/Public Works Engineering

No response provided

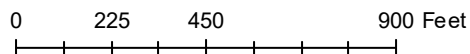
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Area Zoning Map

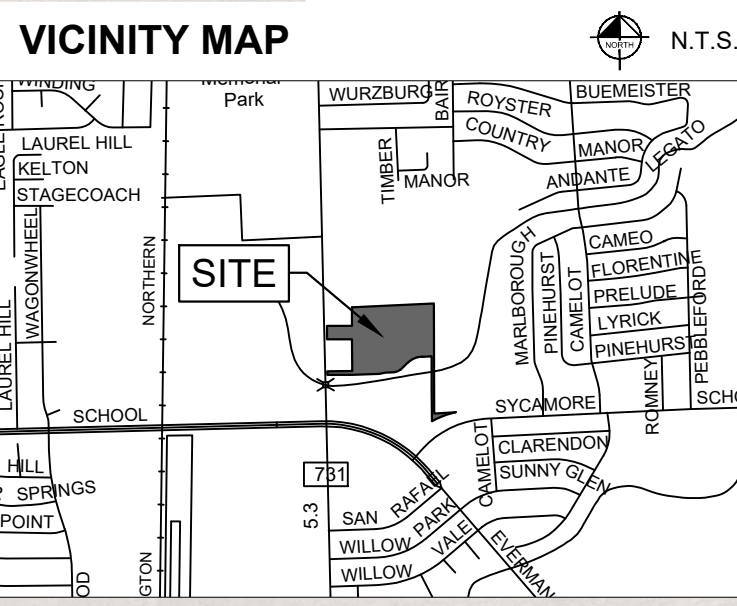
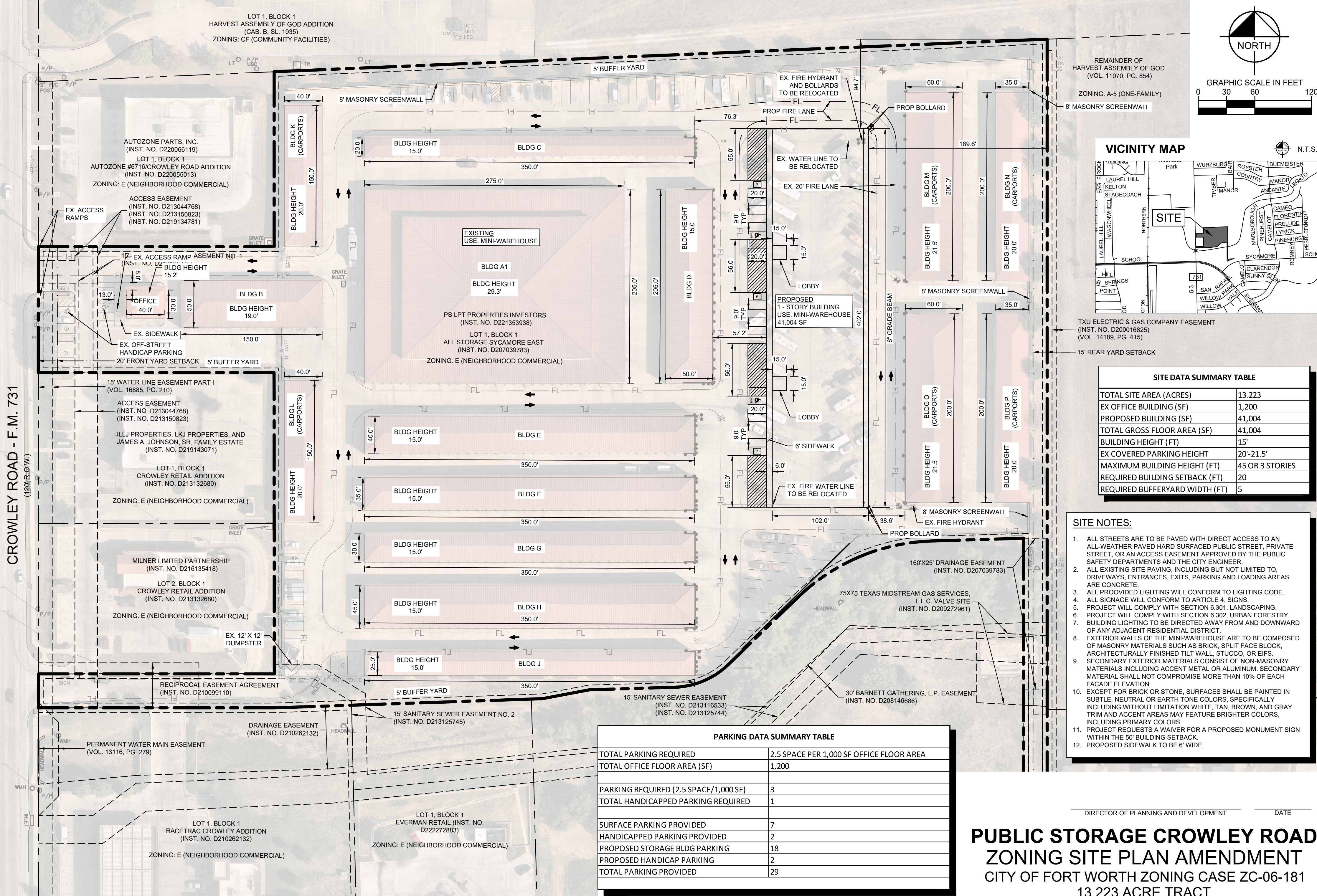
Applicant: PS LPT Property Investors/Brandon Middleton
 Address: 7601 South Crowley Road
 Zoning From: PD/E plus mini-warehouse
 Zoning To: amend site plan
 Acres: 13.15715406
 Mapsco: Text
 Sector/District: Sycamore
 Commission Date: 1/10/2024
 Contact: null



[Grey Box] Subject Area
 [Hatched Box] 300 Foot Notification



PUBLIC STORAGE CROWLEY ROAD
ZONING SITE PLAN AMENDMENT
CITY OF FORT WORTH ZONING CASE ZC-06-181
13.223 ACRE TRACT
G. HERRERA SURVEY, A-2027
7601 SOUTH CROWLEY ROAD
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
DECEMBER 4, 2023



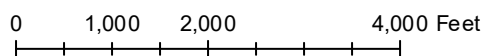
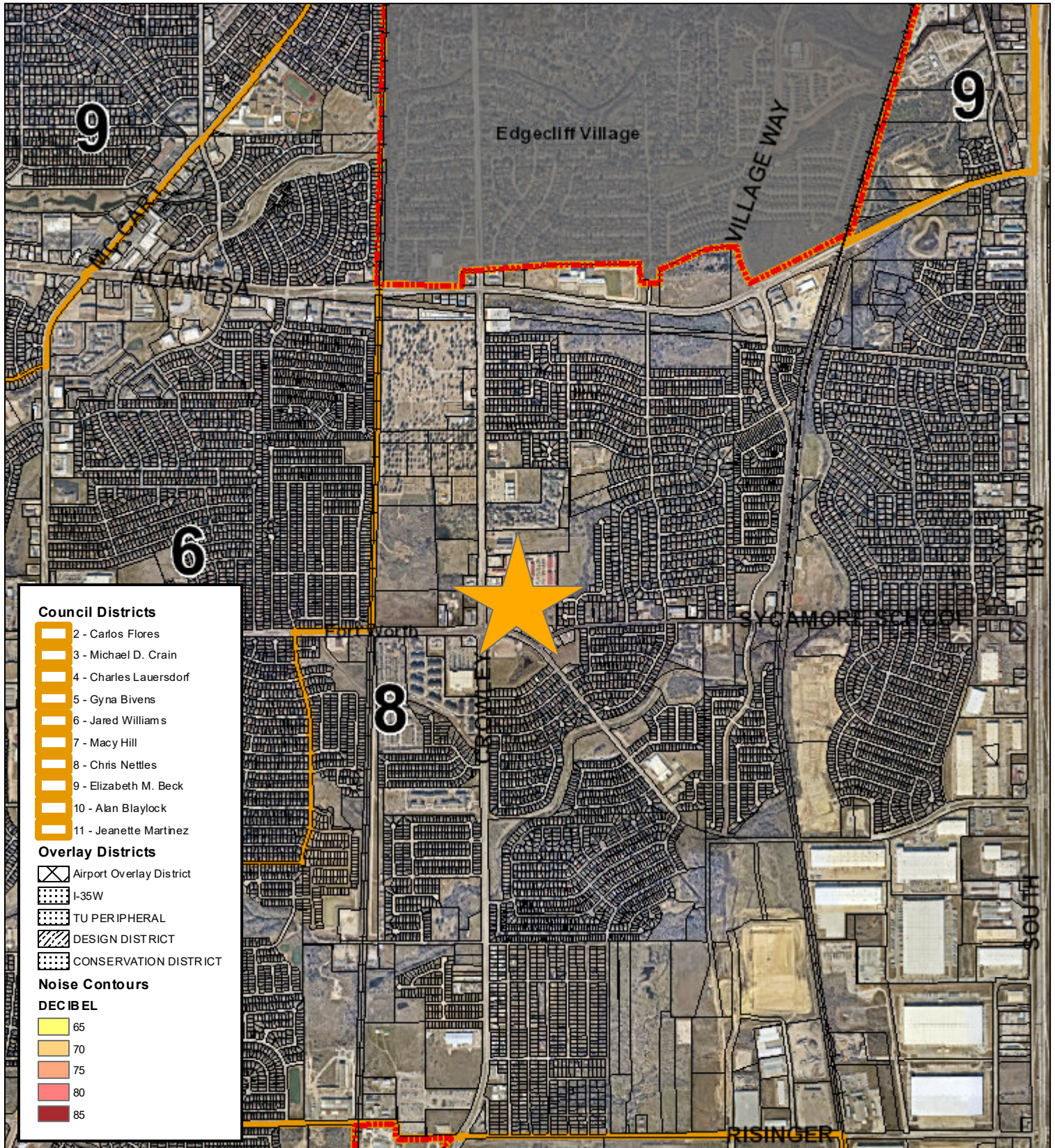
SITE DATA SUMMARY TABLE	
TOTAL SITE AREA (ACRES)	13.223
EX OFFICE BUILDING (SF)	1,200
PROPOSED BUILDING (SF)	41,004
TOTAL GROSS FLOOR AREA (SF)	41,004
BUILDING HEIGHT (FT)	15'
EX COVERED PARKING HEIGHT	20'-21.5'
MAXIMUM BUILDING HEIGHT (FT)	45 OR 3 STORIES
REQUIRED BUILDING SETBACK (FT)	20
REQUIRED BUFFERYARD WIDTH (FT)	5

PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED	2.5 SPACE PER 1,000 SF OFFICE FLOOR AREA
TOTAL OFFICE FLOOR AREA (SF)	1,200
PARKING REQUIRED (2.5 SPACE/1,000 SF)	3
TOTAL HANDICAPPED PARKING REQUIRED	1
SURFACE PARKING PROVIDED	7
HANDICAPPED PARKING PROVIDED	2
PROPOSED STORAGE BLDG PARKING	18
PROPOSED HANDICAP PARKING	2
TOTAL PARKING PROVIDED	29

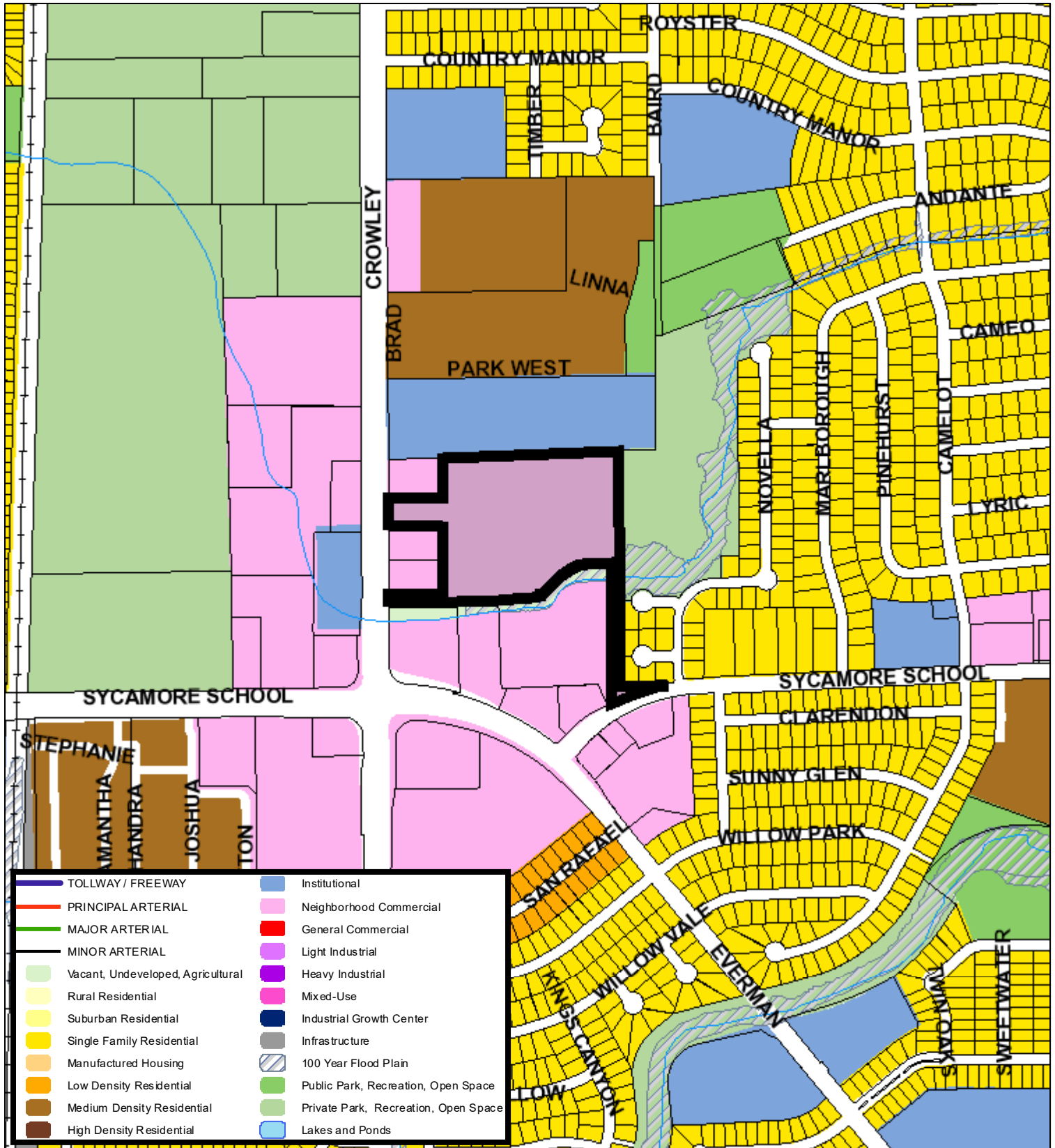
- SITE NOTES:**
- ALL STREETS ARE TO BE PAVED WITH DIRECT ACCESS TO AN ALL-WEATHER PAVED HARD SURFACED PUBLIC STREET, PRIVATE STREET, OR AN ACCESS EASEMENT APPROVED BY THE PUBLIC SAFETY DEPARTMENTS AND THE CITY ENGINEER.
 - ALL EXISTING SITE PAVING, INCLUDING BUT NOT LIMITED TO, DRIVEWAYS, ENTRANCES, EXITS, PARKING AND LOADING AREAS ARE CONCRETE.
 - ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4. SIGNS.
 - PROJECT WILL COMPLY WITH SECTION 6.301. LANDSCAPING.
 - PROJECT WILL COMPLY WITH SECTION 6.302. URBAN FORESTRY.
 - BUILDING LIGHTING TO BE DIRECTED AWAY FROM AND DOWNWARD OF ANY ADJACENT RESIDENTIAL DISTRICT.
 - EXTERIOR WALLS OF THE MINI-WAREHOUSE ARE TO BE COMPOSED OF MASONRY MATERIALS SUCH AS BRICK, SPLIT FACE BLOCK, ARCHITECTURALLY FINISHED TILT WALL, STUCCO, OR EIFS.
 - SECONDARY EXTERIOR MATERIALS CONSIST OF NON-MASONRY MATERIALS INCLUDING ACCENT METAL OR ALUMINUM. SECONDARY MATERIAL SHALL NOT COMPROMISE MORE THAN 10% OF EACH FACADE ELEVATION.
 - EXCEPT FOR BRICK OR STONE, SURFACES SHALL BE PAINTED IN SUBTLE, NEUTRAL OR EARTH TONE COLORS, SPECIFICALLY INCLUDING WITHOUT LIMITATION WHITE, TAN, BROWN, AND GRAY. TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.
 - PROJECT REQUESTS A WAIVER FOR A PROPOSED MONUMENT SIGN WITHIN THE 50' BUILDING SETBACK.
 - PROPOSED SIDEWALK TO BE 6' WIDE.

DIRECTOR OF PLANNING AND DEVELOPMENT DATE

Area Map



Future Land Use

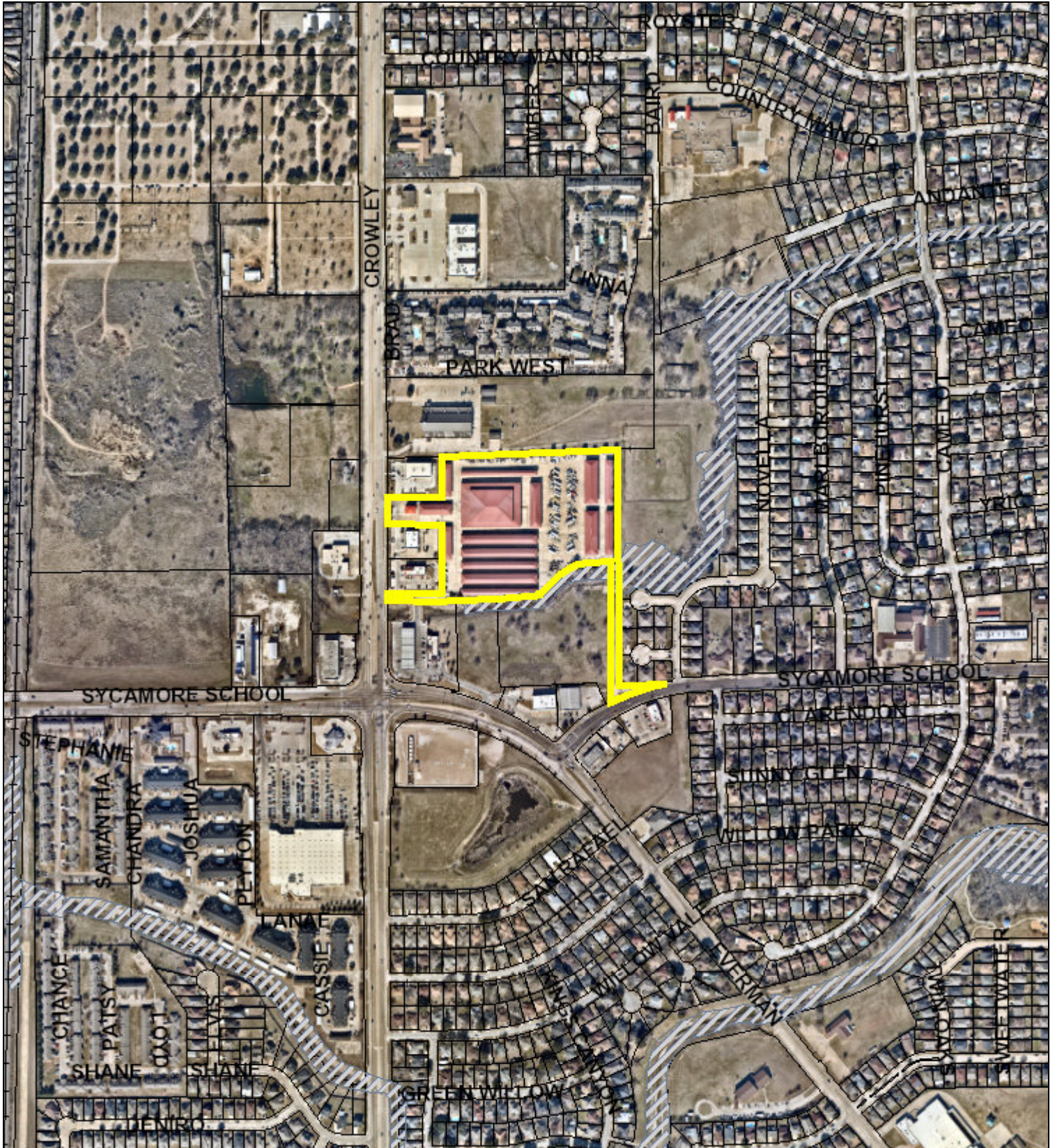


620 310 0 620 Feet

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 6, 2018.



Aerial Photo Map



0 385 770 1,540 Feet

