



Zoning Staff Report

Date: August 8, 2023

Case Number: SP-23-002

Council District: 5

Site Plan

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Don Valk/April Moore

Site Location: 9680 Trinity Boulevard

Acreage: 4.7 acres

Request

Proposed Use: Mini Warehouse

Companion Case: ZC-09-096

Request: To: Add site plan for PD 865 “PD/SU” Planned Development/Specific Use for mini warehouses; site plan included

Recommendation

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The rezoning site, situated in Council District 5, is found at 9680 Trinity Boulevard, just 650 feet west of Bell Helicopter Academy. It spans an area of 4.76 acres, with around 3 acres of it located within the FEMA floodplain.

Back in 2009, the property's zoning was changed from A-5 to PD/SU site plan required as part of a rezoning case. The applicant is now submitting the necessary site plan for approval, in accordance with the conditions of the Planned Development.

Surrounding Zoning and Land Uses

North PD-I/ for: activities related to helicopter manufacturing and testing including assembly, manufacturing, painting, machine shops and welding; as well as day care center and office uses

East PD-I/ for: activities related to helicopter manufacturing and testing including assembly, manufacturing, painting, machine shops and welding; as well as day care center and office uses / Vacant

South O-1 / Vacant

West C /Multifamily development

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023

The following organizations were notified: (emailed July 3, 2023)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.*	Lakes of River Trails East HOA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Hurst Euless Bedford ISD

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

– Please note that no minimum parking spaces are required because the site is more than 250 feet from a residential district.

– Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.

- Add General Comment: This project will comply with Section 6.301, Landscaping.
- Add General Comment: This project will comply with Section 6.302, Urban Forestry.
- Add General Comment: All signage will conform to Article 4, Signs.
- Add General Comment: All provided lighting will conform to the Lighting Code.
- Update signature line label to read: “Director of Development Services” with a “Date” line above the project title

Fire

Comments

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplattng@fortworthtexas.gov)

For Building B, the hose lay along the west side of the building is longer than 150'. Hose lay is measured from the edge of a marked fire lane or public street, along a 5' wide unobstructed path around the exterior walls of the building. If the building is sprinklered and does not fall under High Piled Storage, 300' hose lay may be allowed. High Piled Storage uses apply to buildings having ceiling heights of 14' or more for any single floor.

Section 503.1.1 Buildings and Facilities

Chapter 32 High Piled Storage

If the complex is gated, vehicle gates along required access or blocking fire lanes shall be a minimum of 20' wide when fully opened and equipped with Knox Locks. Access Control Permits required for electric gates.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6 Security Gates and 506.1 Key Boxes

Additional hydrant(s) are required to accommodate the following:

600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and

500 ft. hose lay distance to all points of building.

Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:

150 ft. for a standpipe system, and/or a sprinkler system.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)

Emergency Responder Radio Coverage Systems (ERCCS) may be required per Section 510. Signal strength testing required for any new building construction having 3 or more floors or anything over 50,000 square feet, or any basements, or any facility having Low-E or RF blocking windows.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 510

General information:

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 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

Platting

No response provided

Water

No response provided

Building Plan Review

No response provided

Park & Recreation

No response provided

Stormwater

No response provided

Transportation & Public Works

-Show the sidewalk along frontage (10' wide shared use path).

Notes: the minimum stacking for a gate is 3 cars.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, 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.)

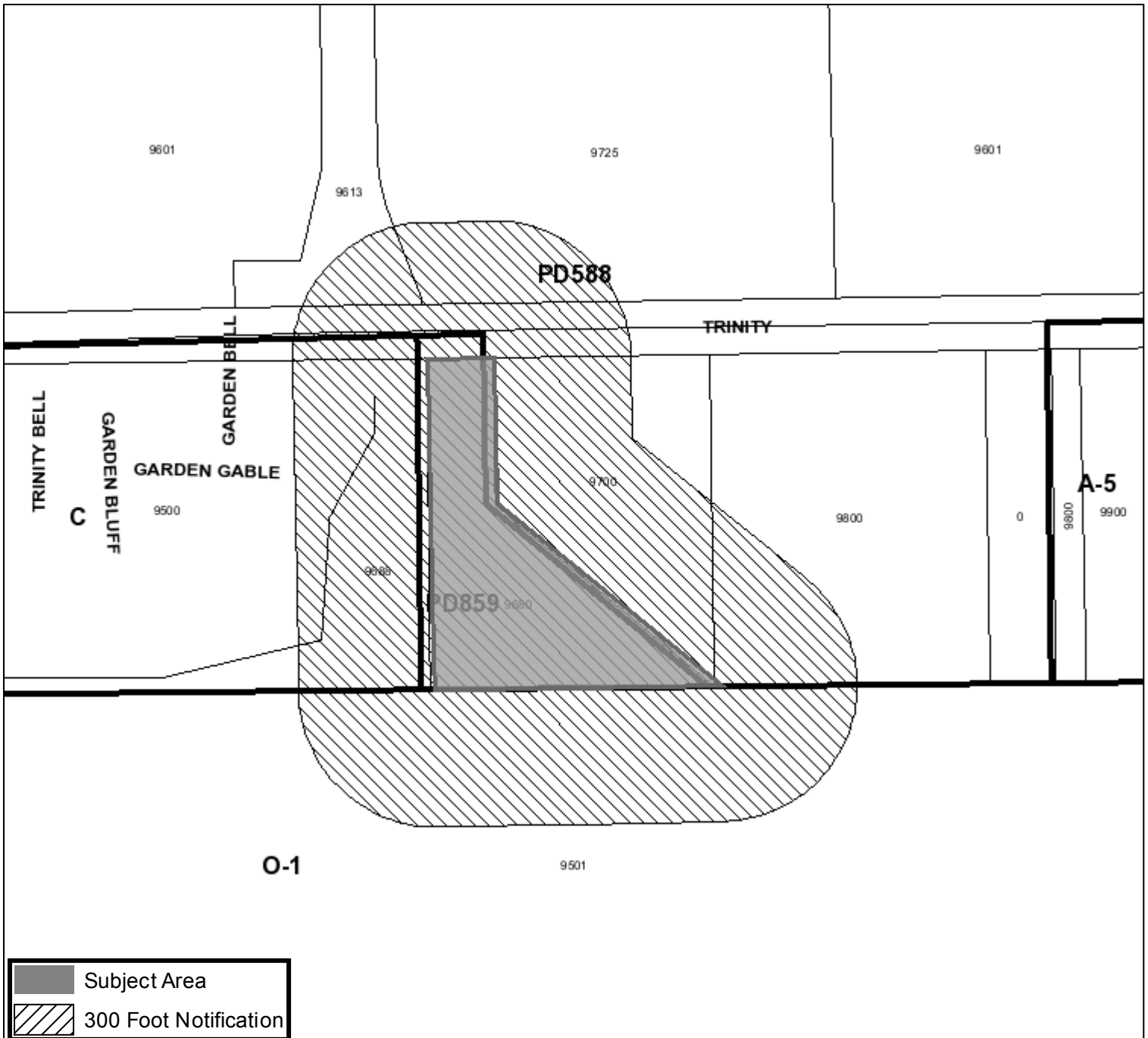






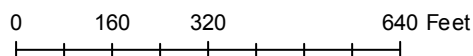
SP-23-002

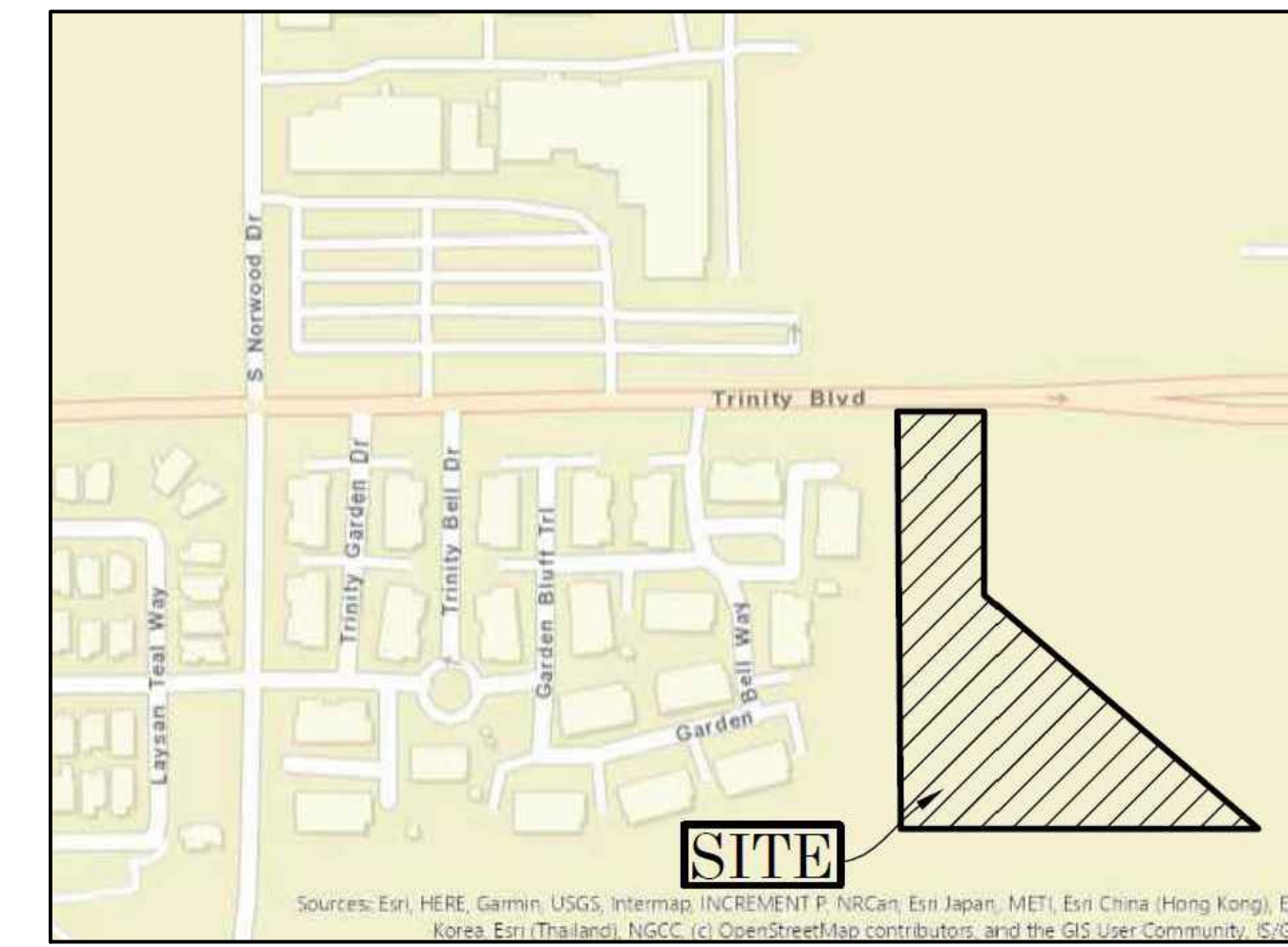
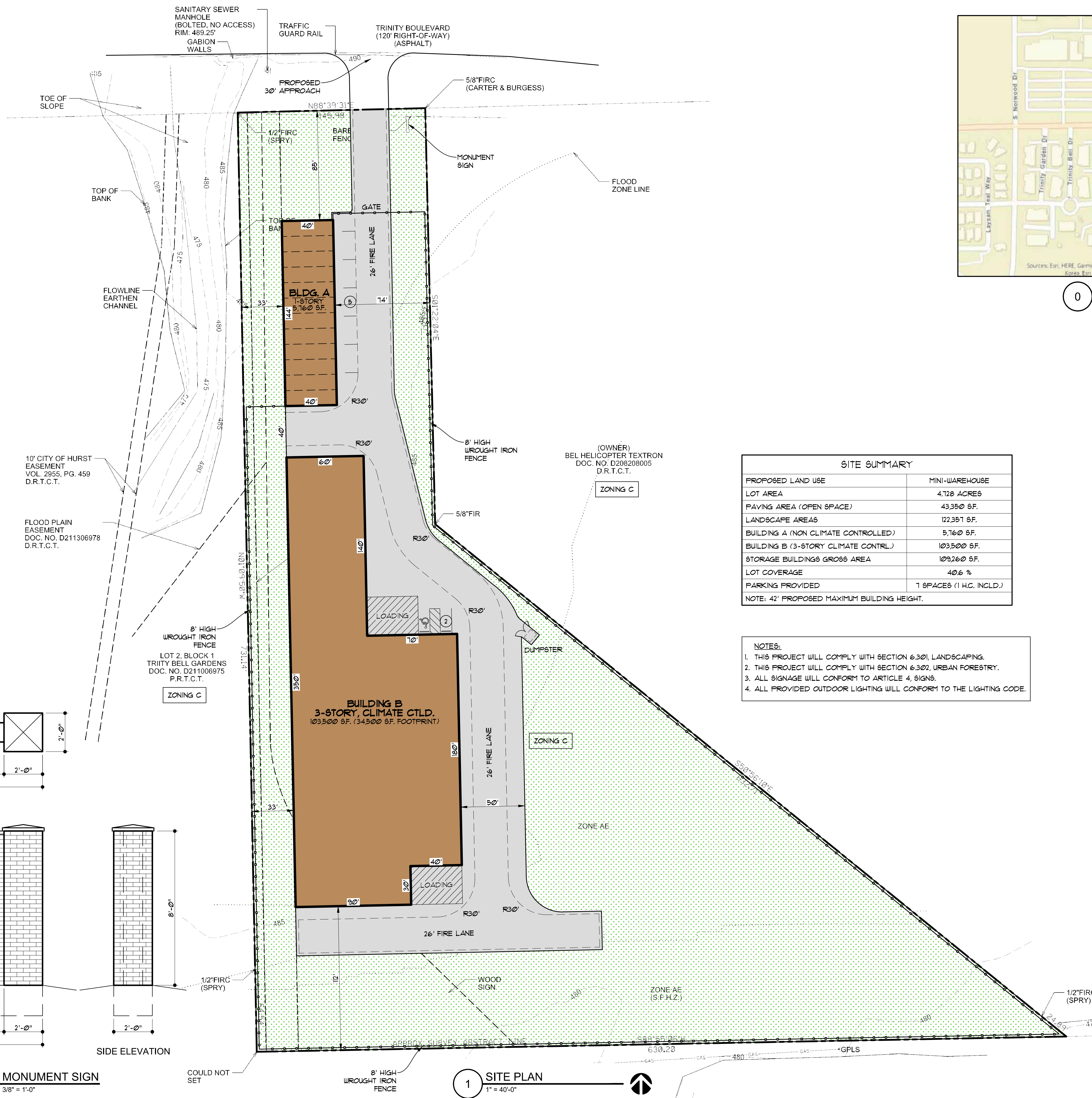
Area Zoning Map

Applicant: Don Valk
Address: 9680 Trinity Boulevard
Zoning From: null
Zoning To: Ammend Site Plan to add Monument Sign
Acres: 4.72831711
Mapsc0: Text
Sector/District: Eastside
Commission Date: 7/12/2023
Contact: null



	Subject Area
	300 Foot Notification



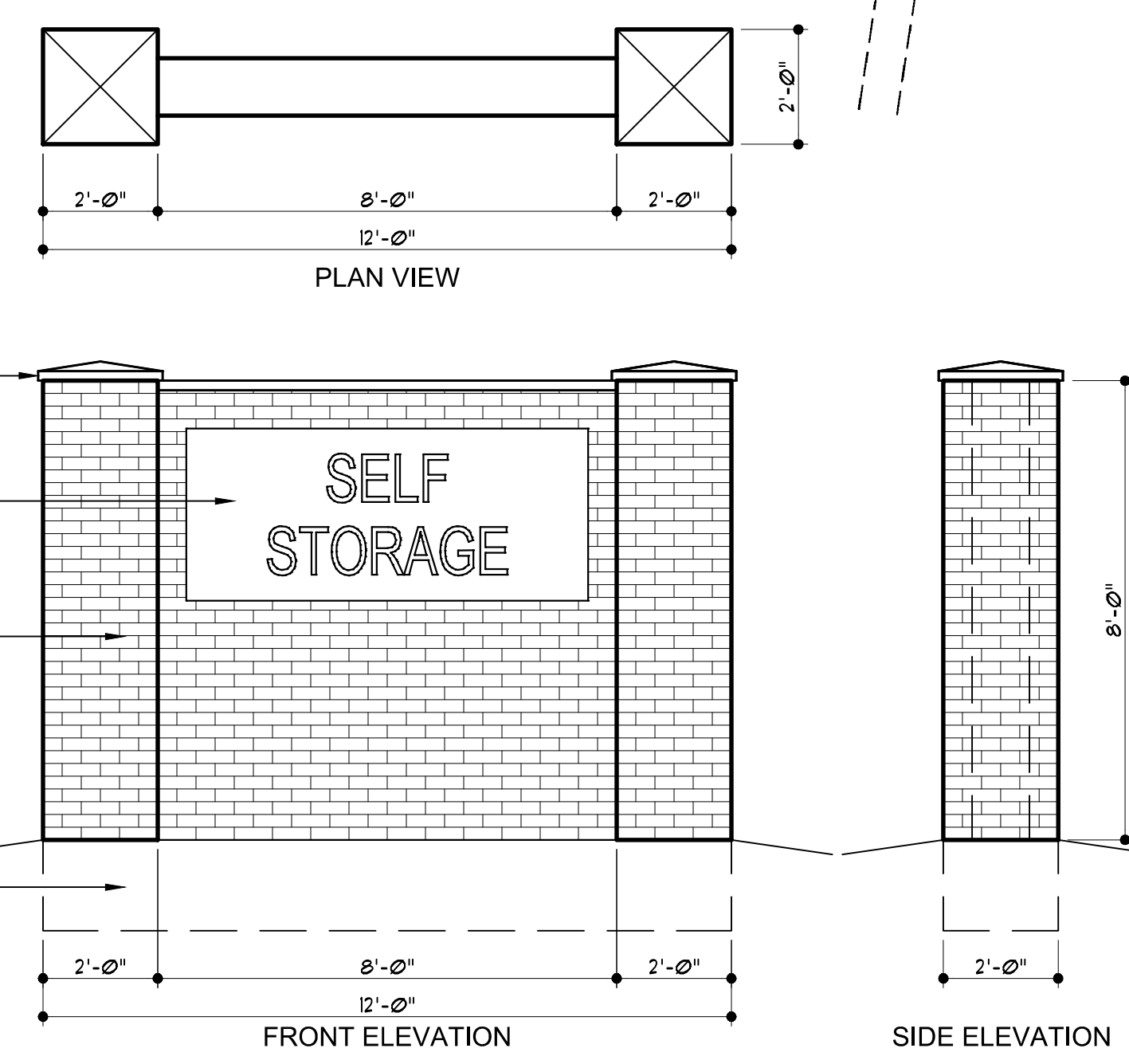


0 VICINITY MAP
NOT TO SCALE

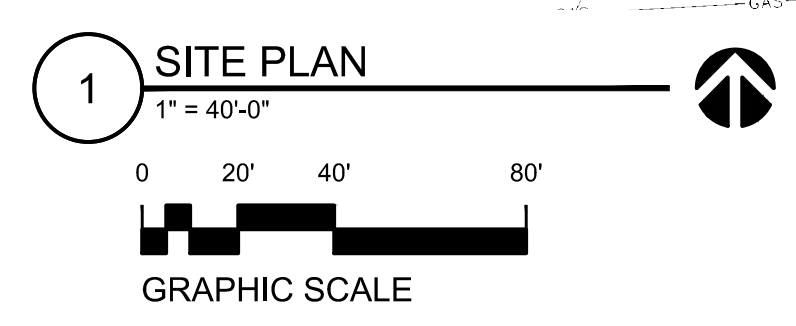
SITE SUMMARY	
PROPOSED LAND USE	MINI-WAREHOUSE
LOT AREA	4.728 ACRES
PAVING AREA (OPEN SPACE)	43,350 SF.
LANDSCAPE AREAS	122,351 SF.
BUILDING A (NON CLIMATE CONTROLLED)	5,160 SF.
BUILDING B (3-STORY CLIMATE CONTRL.)	103,500 SF.
STORAGE BUILDINGS GROSS AREA	109,260 SF.
LOT COVERAGE	40.6 %
PARKING PROVIDED	1 SPACES (1 H.C. INCLD.)

NOTE: 42' PROPOSED MAXIMUM BUILDING HEIGHT.

- NOTES:
1. THIS PROJECT WILL COMPLY WITH SECTION 6.30I, LANDSCAPING.
 2. THIS PROJECT WILL COMPLY WITH SECTION 6.30J, URBAN FORESTRY.
 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 4. ALL PROVIDED OUTDOOR LIGHTING WILL CONFORM TO THE LIGHTING CODE.



2 MONUMENT SIGN
3/8" = 1'-0"



DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

ASSURED SELF-STORAGE

CASE NUMBER: PD859

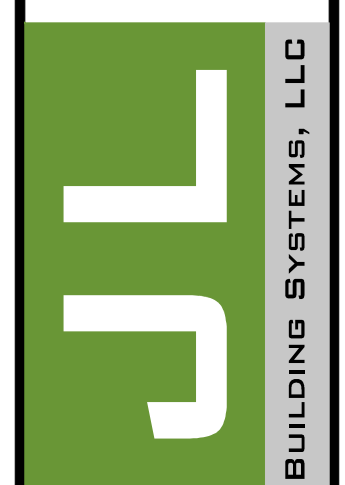
LEGAL DESCRIPTION:
4.728 ACRES
COTRAIL, SIMON SURVEY
ABSTRACT 330, TRACT 7A01
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

REVISION	NO.

PROPOSED NEW FACILITY FOR:
ASSURED SELF-STORAGE
9680 TRINITY BLVD.
FORT WORTH, TEXAS 76053



4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-538-6579
FAX: 817-538-6595
WWW.JLBSYSTEMS.COM



SITE PLAN

Date 07-12-2023

Scale As Noted

Drawn JLL

Job 15003

Sheet

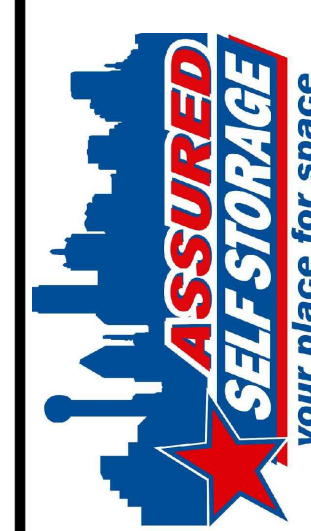
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1 NE PERSPECTIVE VIEW
NOT TO SCALE

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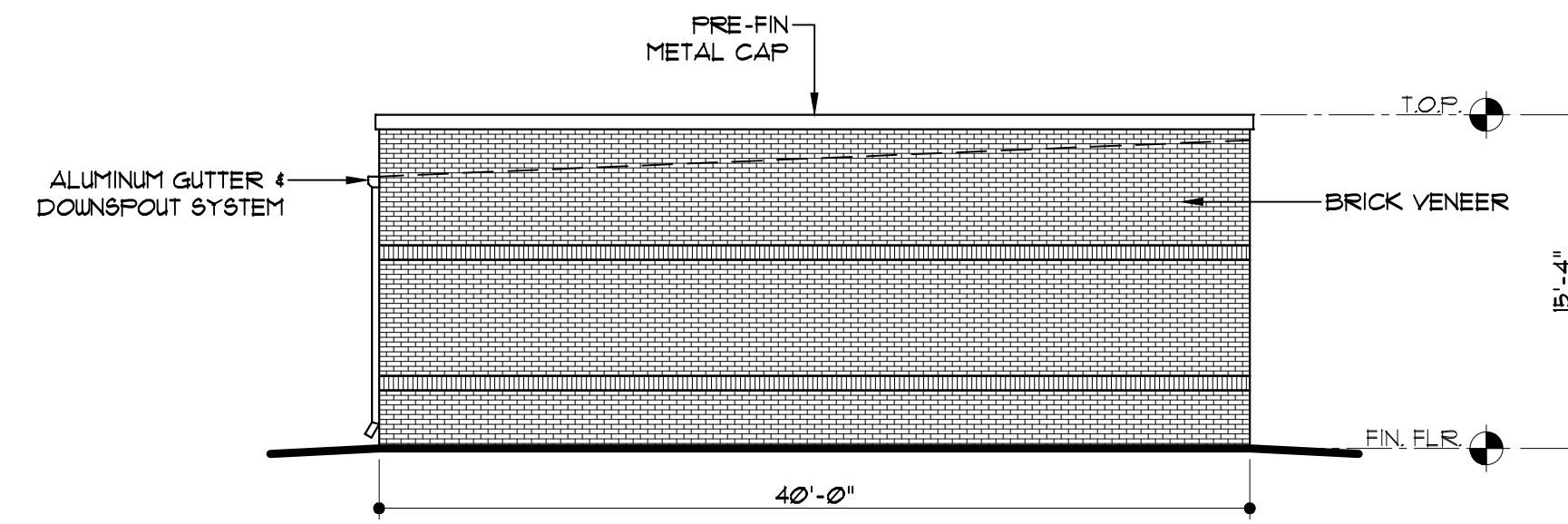


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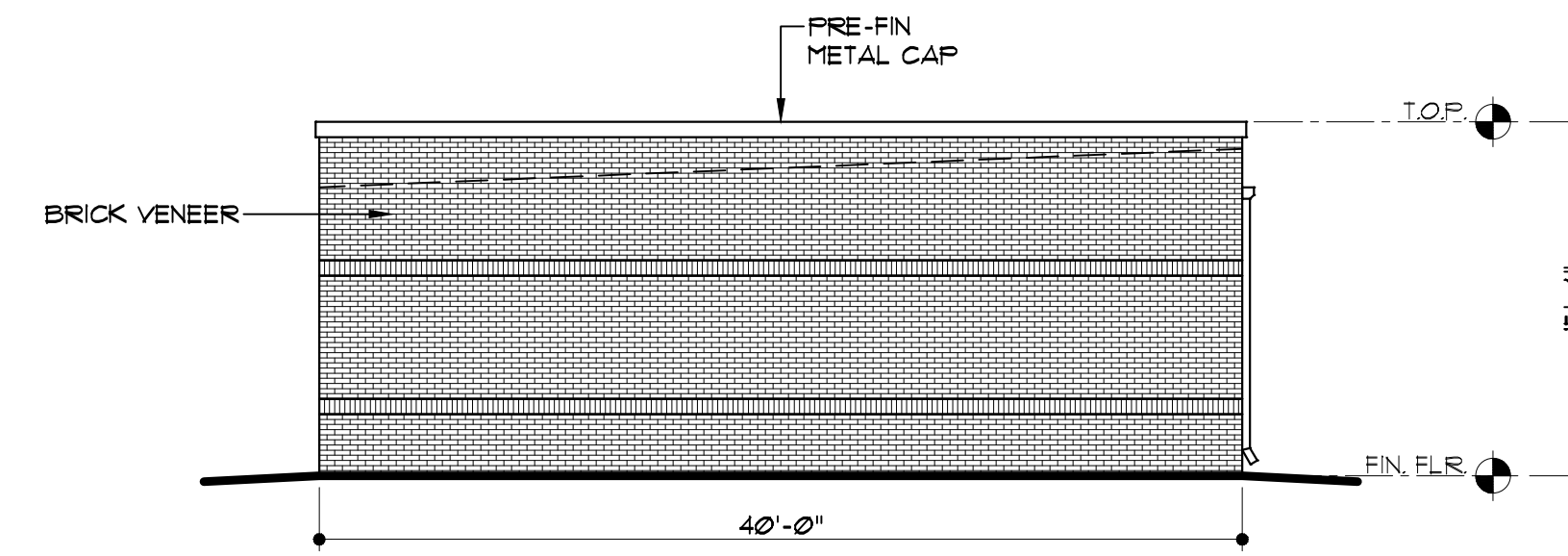


RENDERING	
Date	07-12-2023
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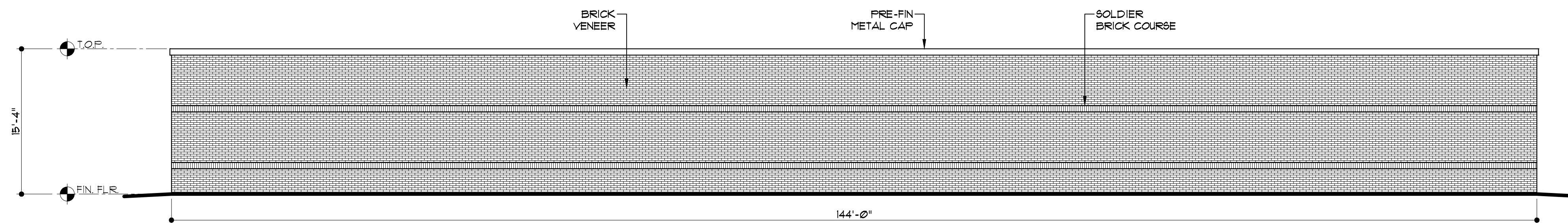
DIRECTOR OF DEVELOPMENT SERVICES	DATE
ASSURED SELF-STORAGE	
CASE NUMBER:	PD859
LEGAL DESCRIPTION: 4.728 ACRES COTRAIL, SIMON SURVEY ABSTRACT 330, TRACT 7A01 CITY OF FORT WORTH TARRANT COUNTY, TEXAS	



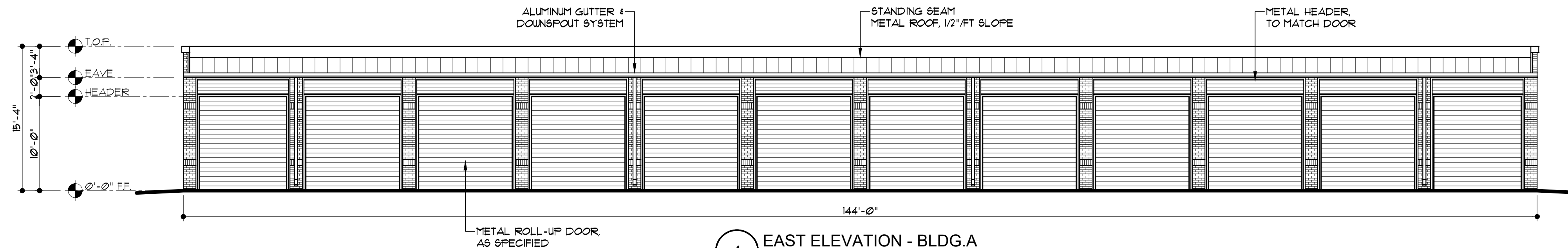
1 NORTH ELEVATION - BLDG.A
1/8" = 1'-0"



2 SOUTH ELEVATION - BLDG.A
1/8" = 1'-0"



3 EAST ELEVATION - BLDG.A
1/8" = 1'-0"



4 EAST ELEVATION - BLDG.A
1/8" = 1'-0"

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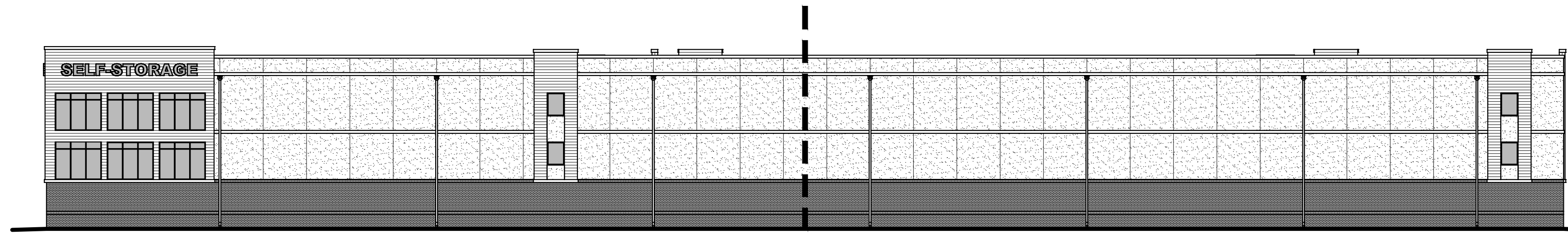
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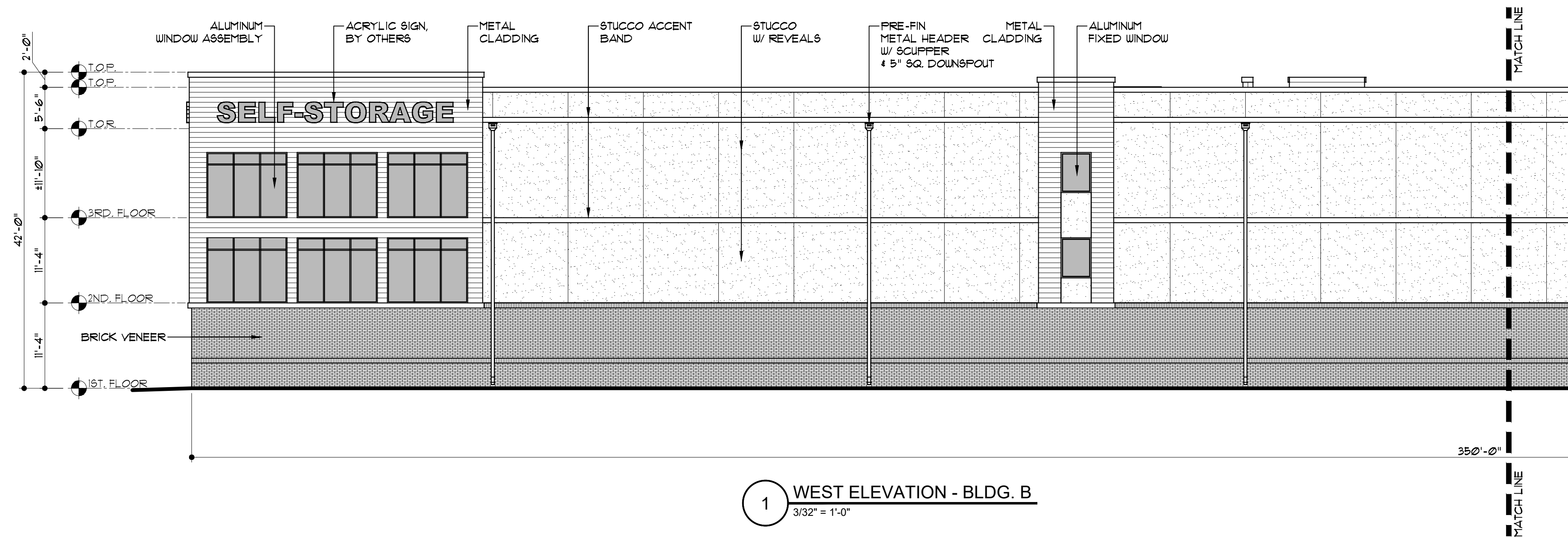
ELEVATIONS
BUILDING A

DIRECTOR OF DEVELOPMENT SERVICES	DATE
ASSURED SELF-STORAGE	Date 07-12-2023
CASE NUMBER: PD859	Scale As Noted
LEGAL DESCRIPTION: 4.728 ACRES COTRAIL, SIMON SURVEY ABSTRACT 330, TRACT 7A01 CITY OF FORT WORTH TARRANT COUNTY, TEXAS	Drawn JLL
	Job 15003
	Sheet

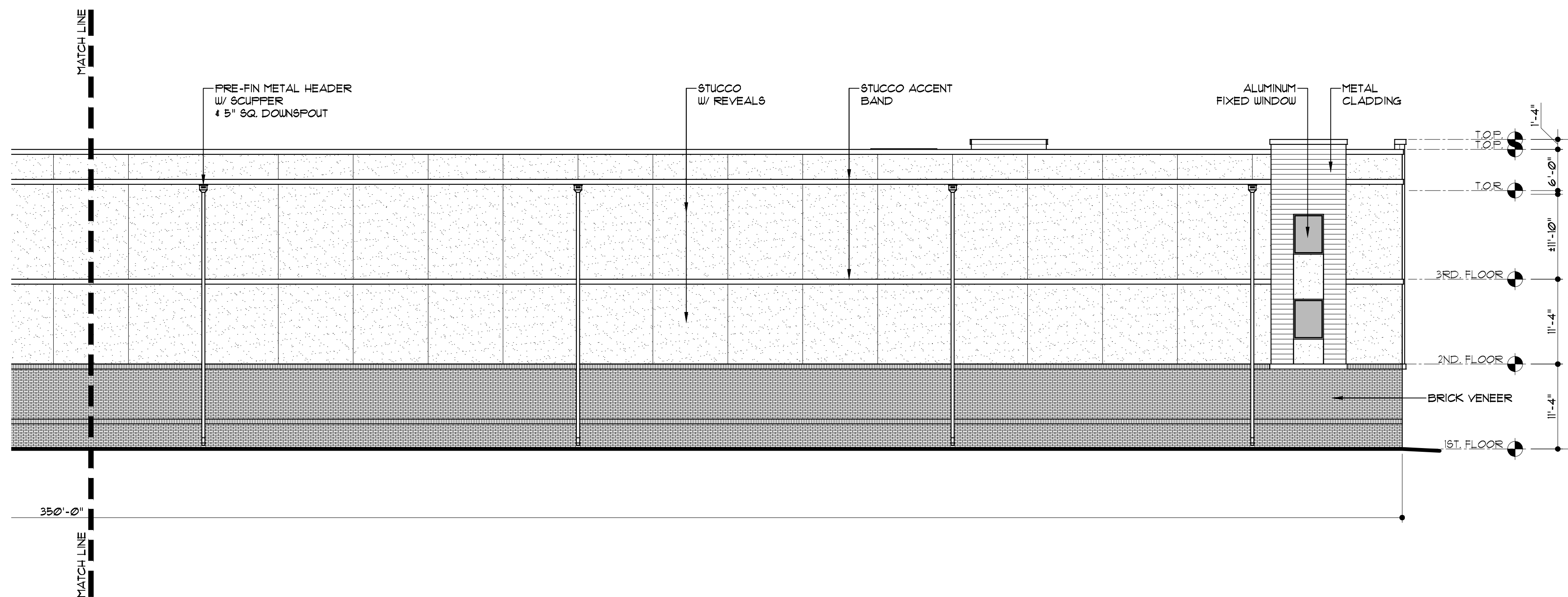
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0 OVERALL WEST ELEVATION - BLDG. B
1" = 20'-0"



1 WEST ELEVATION - BLDG. B
3/32" = 1'-0"

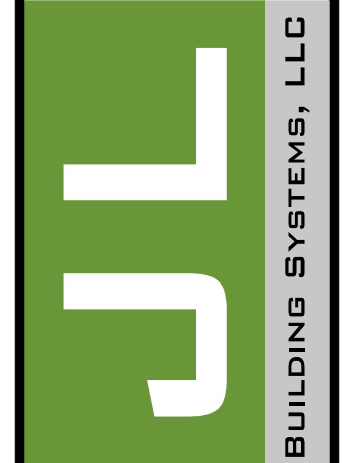


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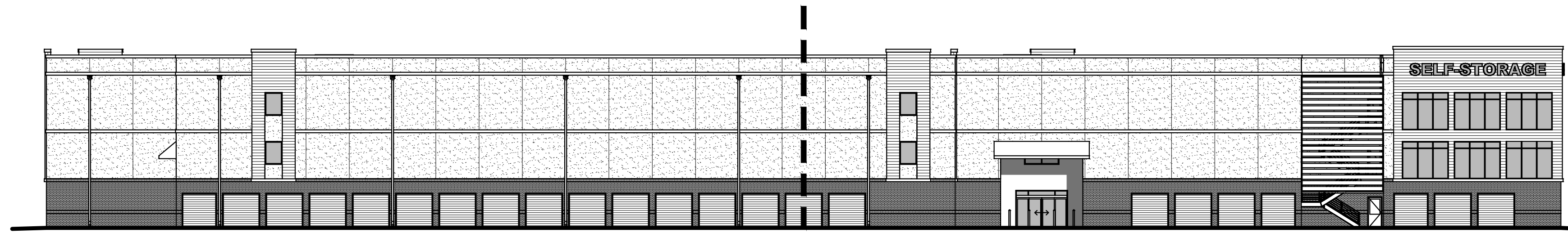
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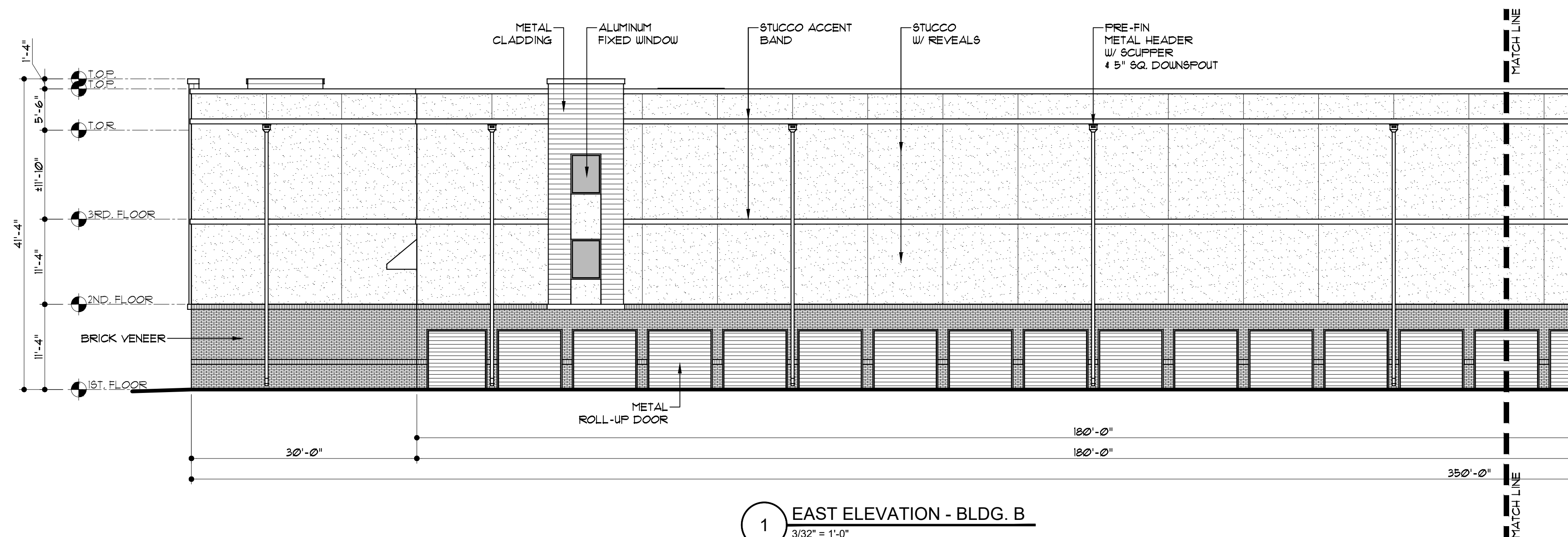
ELEVATIONS
BUILDING B

Date 07-12-2023
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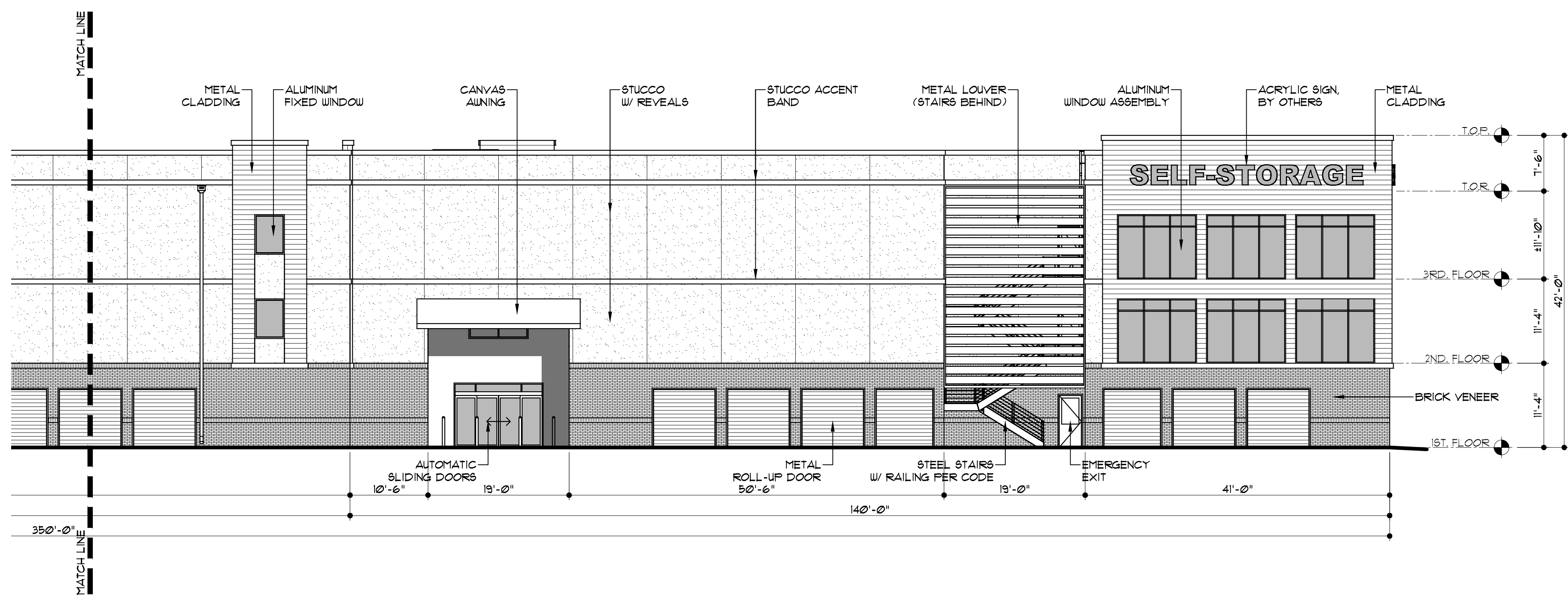
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0 OVERALL EAST ELEVATION - BLDG. B
1" = 20'-0"



1 EAST ELEVATION - BLDG. B
3/32" = 1'-0"



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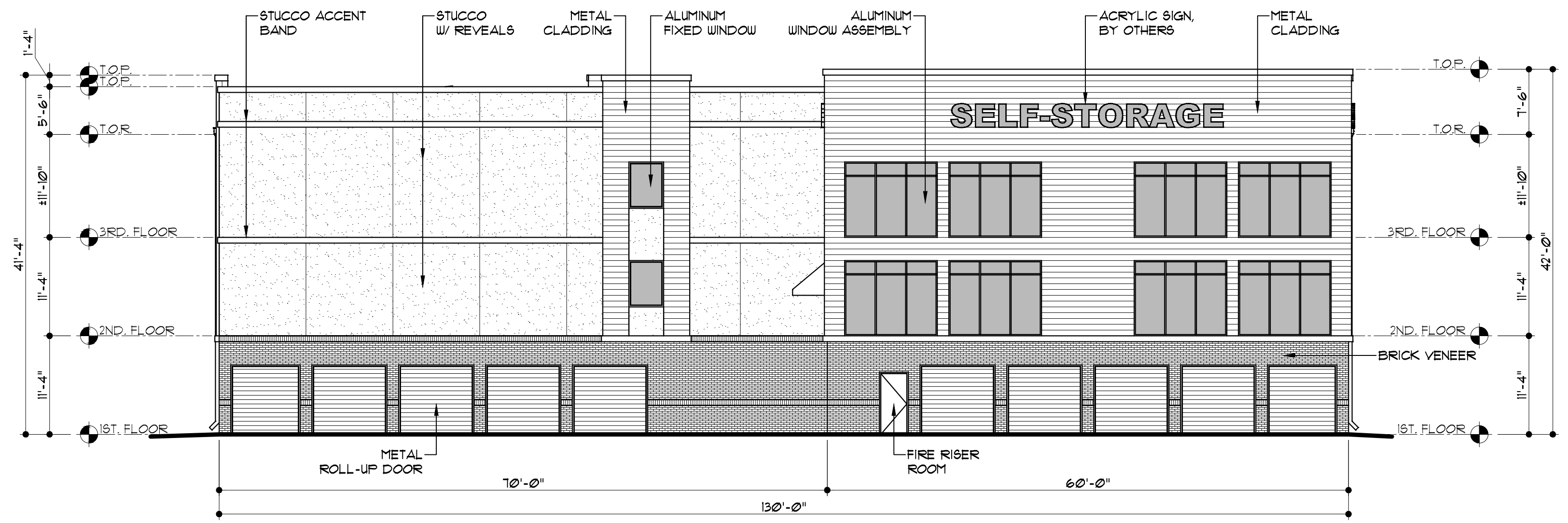


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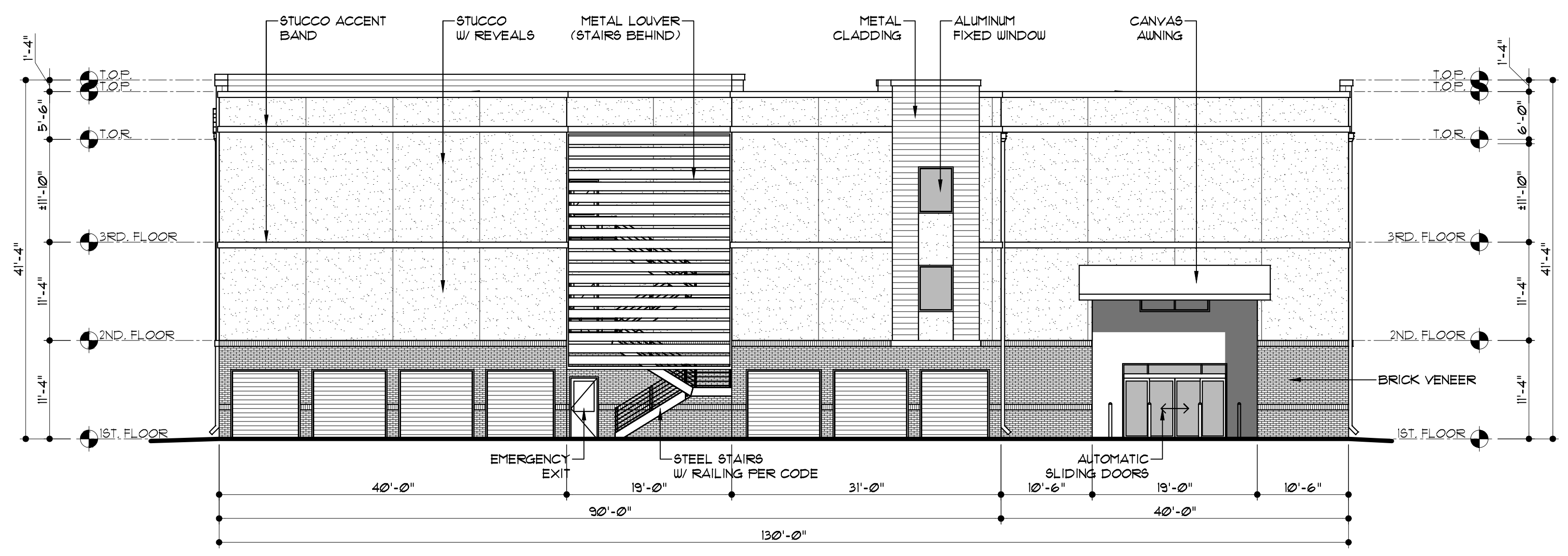


ELEVATIONS
BUILDING B
Date 07-12-2023
Scale As Noted
Drawn JLL
Job 15003
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3/32" = 1'-0"



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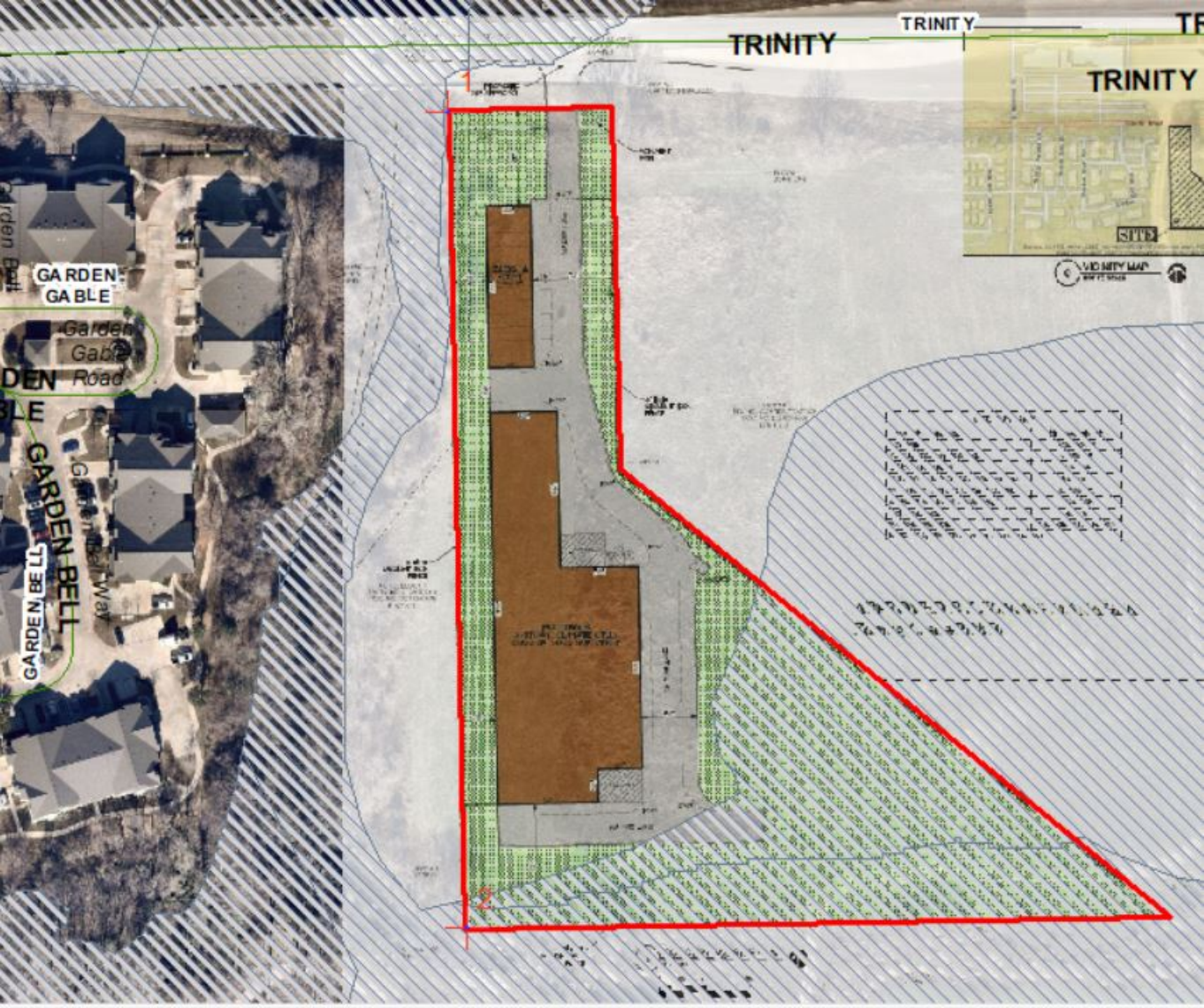
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ELEVATIONS BUILDING B	Date 07-12-2023
Scale As Noted	Drawn JLL
Job 15003	Sheet
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GARDEN GABLE

Garden Gable Road

GARDEN BELL
GARDEN BELL Way

TRINITY

TRINITY

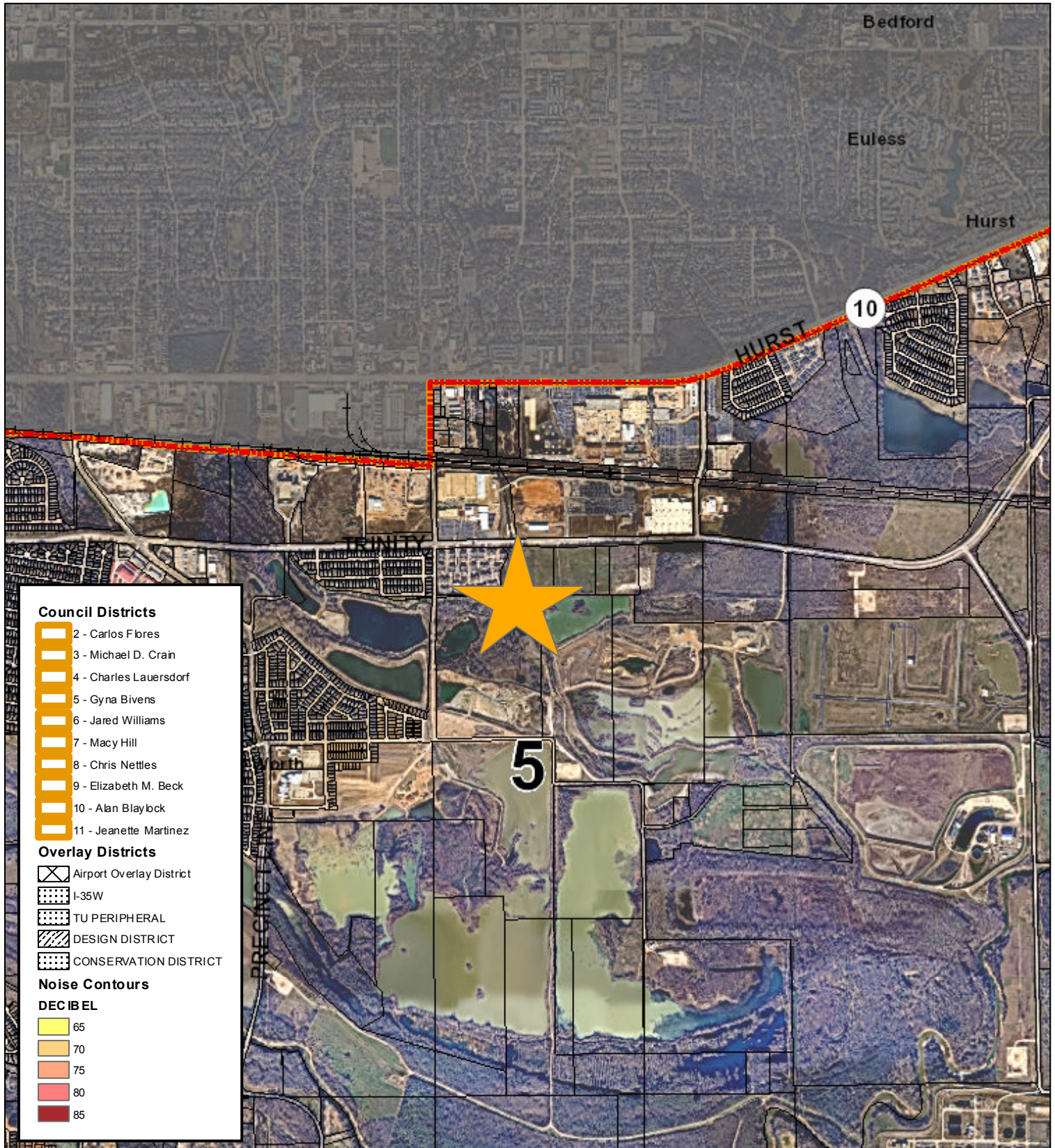
TRINITY

SITE

VELOCITY MAP
2017 © 2018

AREA TO BE EXCLUDED FROM THE PROJECT

Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Langersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

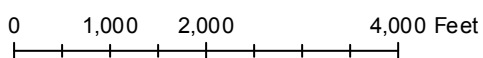
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

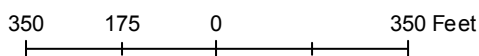
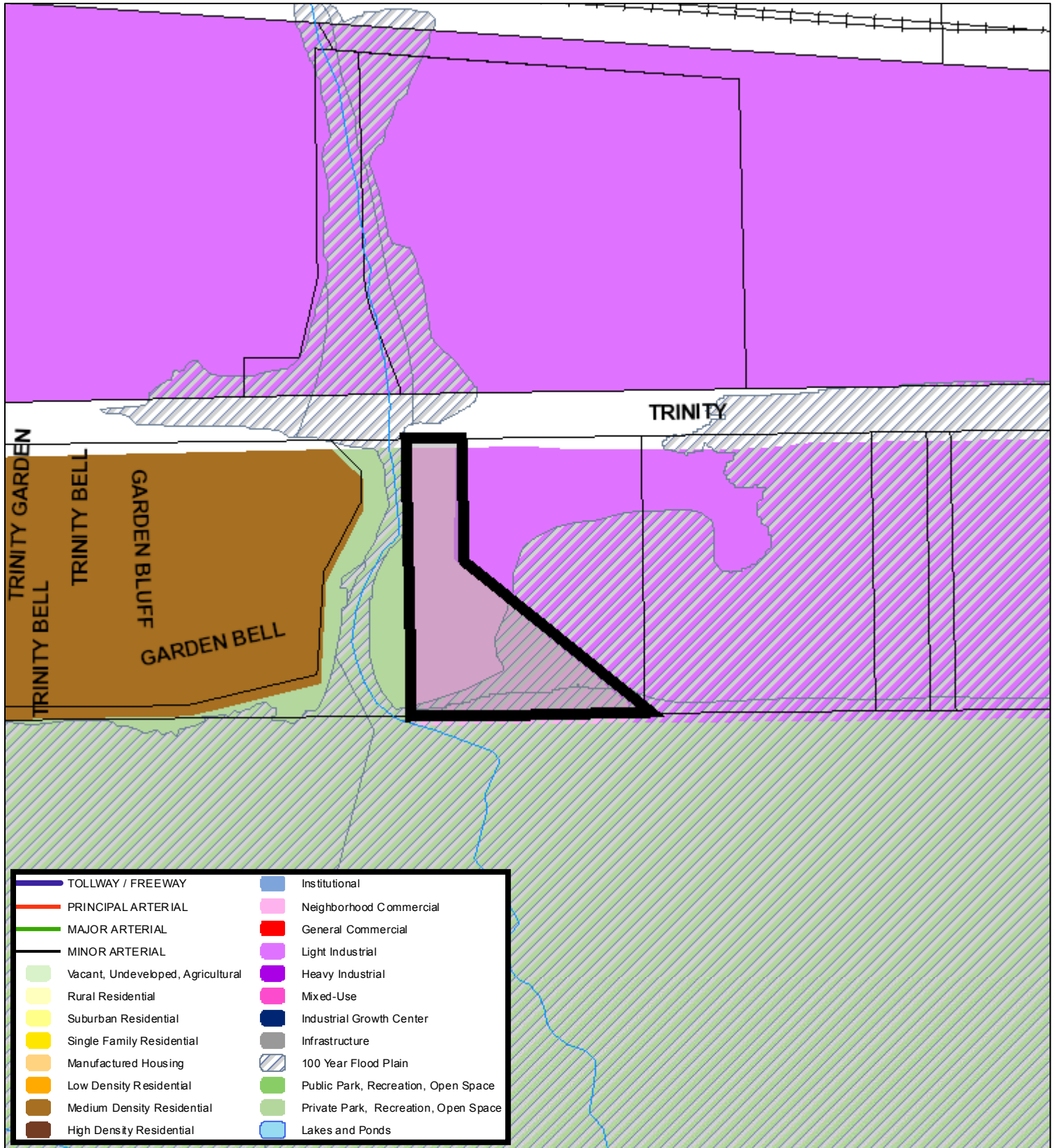
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



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 6, 2018.



Aerial Photo Map



0 225 450 900 Feet

