



Zoning Staff Report

Date: February 13, 2024

Case Number: SP-23-014

Council District: 10

Site Plan

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

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

Site Location: 11055 N. Riverside Drive **Acreage:** 9.7 acres

Request

Proposed Use: Self Storage / Mini-Warehouse

Request: To: Amend site plan for “PD 723” Planned Development- Specific Use to add new building

Recommendation

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval by a vote of 8-0

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Project Description and Background

The site is located at 11055 N. Riverside Drive in Council District 10, Far North Fort Worth. At present, the site is occupied by Public Storage, a self-storage company, which is classified as a "mini-warehouse" under the Zoning Ordinance. The proposed Site Plan amendment aims to construct a new building on the site, replacing a parking area. The new building will cover an approximate area of 65,848 square feet and will be located inside the site, surrounded by similar mini warehouse buildings.

Here's an excerpt from the application:

waivers are being requested and why, and detail any changes from previously approved plans.

A new one-story building is being proposed on Lot 2, Block 1 with additional parking for loading/unloading purposes. All other building will be kept as-is.

Surrounding Zoning and Land Uses

North "G" Intensive Commercial / church
East "E" Neighborhood Commercial / undeveloped
South "PD943" Planned Development / Mini Warehouse
West "G" Intensive Commercial / vacant/ auto repair

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	
North Fort Worth Alliance	Villages of Woodland Springs HOA
Crawford Farms HOA	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD
Keller ISD	

Not located within a registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

The site plan is in general compliance with the Zoning Ordinance

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.)

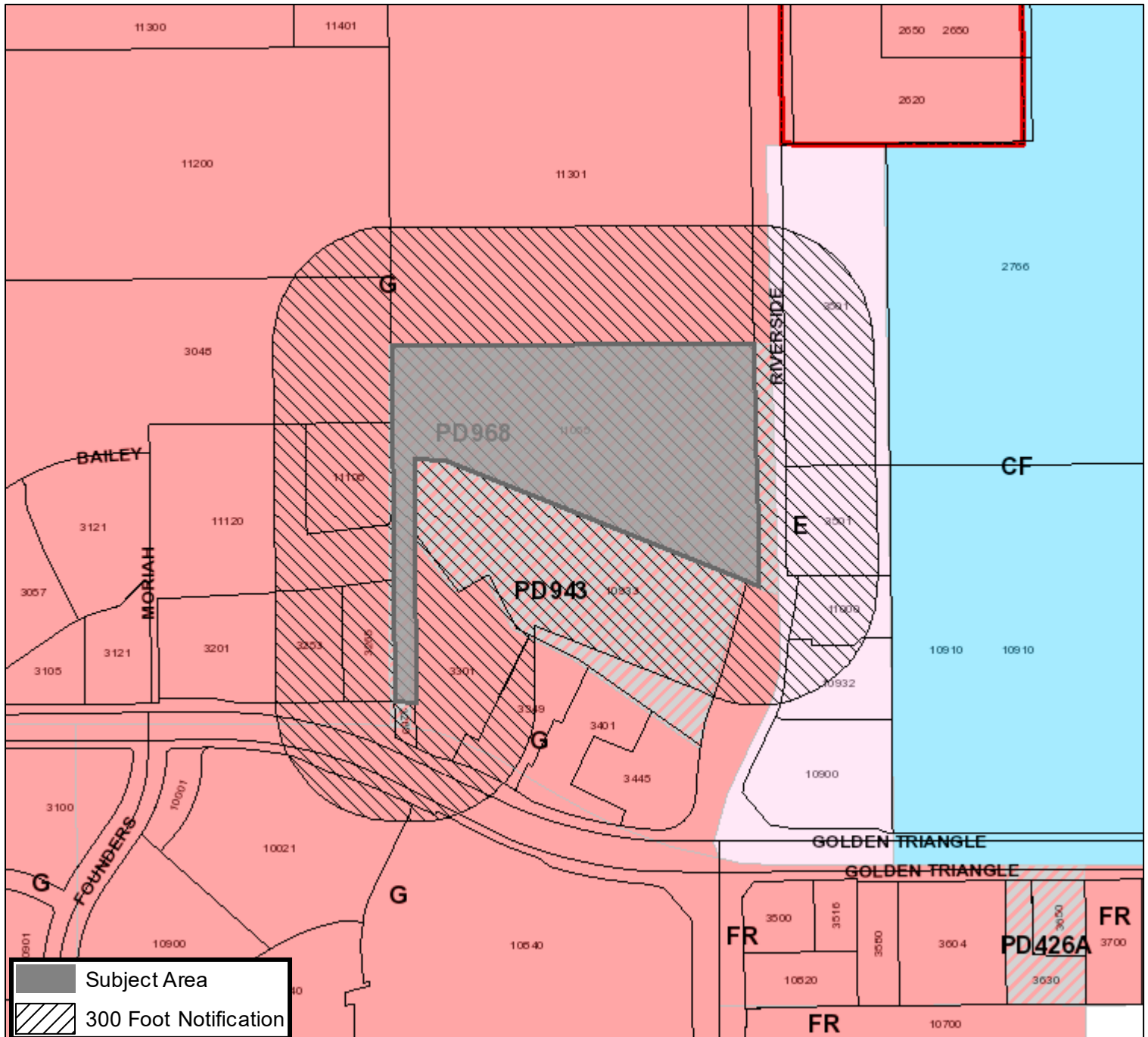


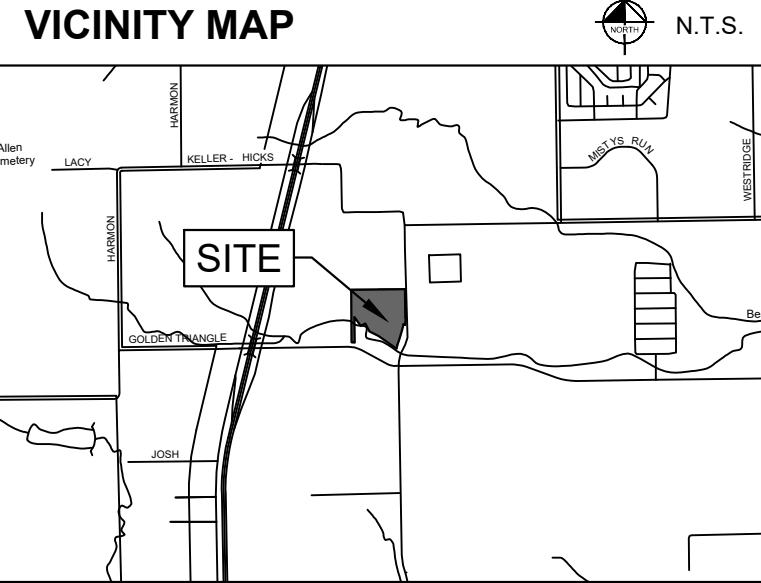
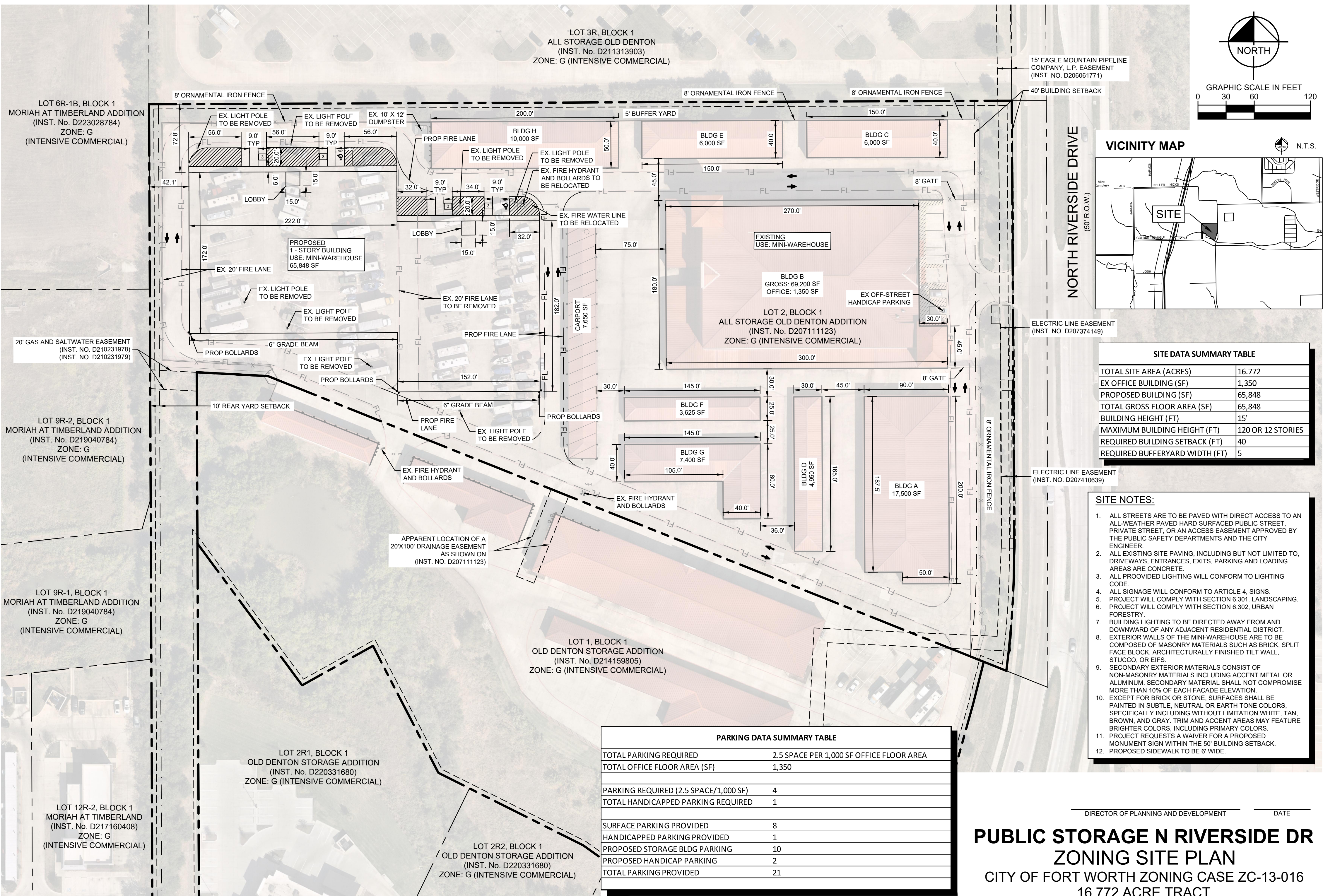


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Area Zoning Map

Applicant: PS LPT Property Investors/Brandon Middleton
Address: 11055 Riverside Drive
Zoning From: PD968 for all uses in G plus mini warehouse
Zoning To: amend site plan
Acres: 9.72641174
Mapsc0: Text
Sector/District: Far North
Commission Date: 1/10/2024
Contact: null





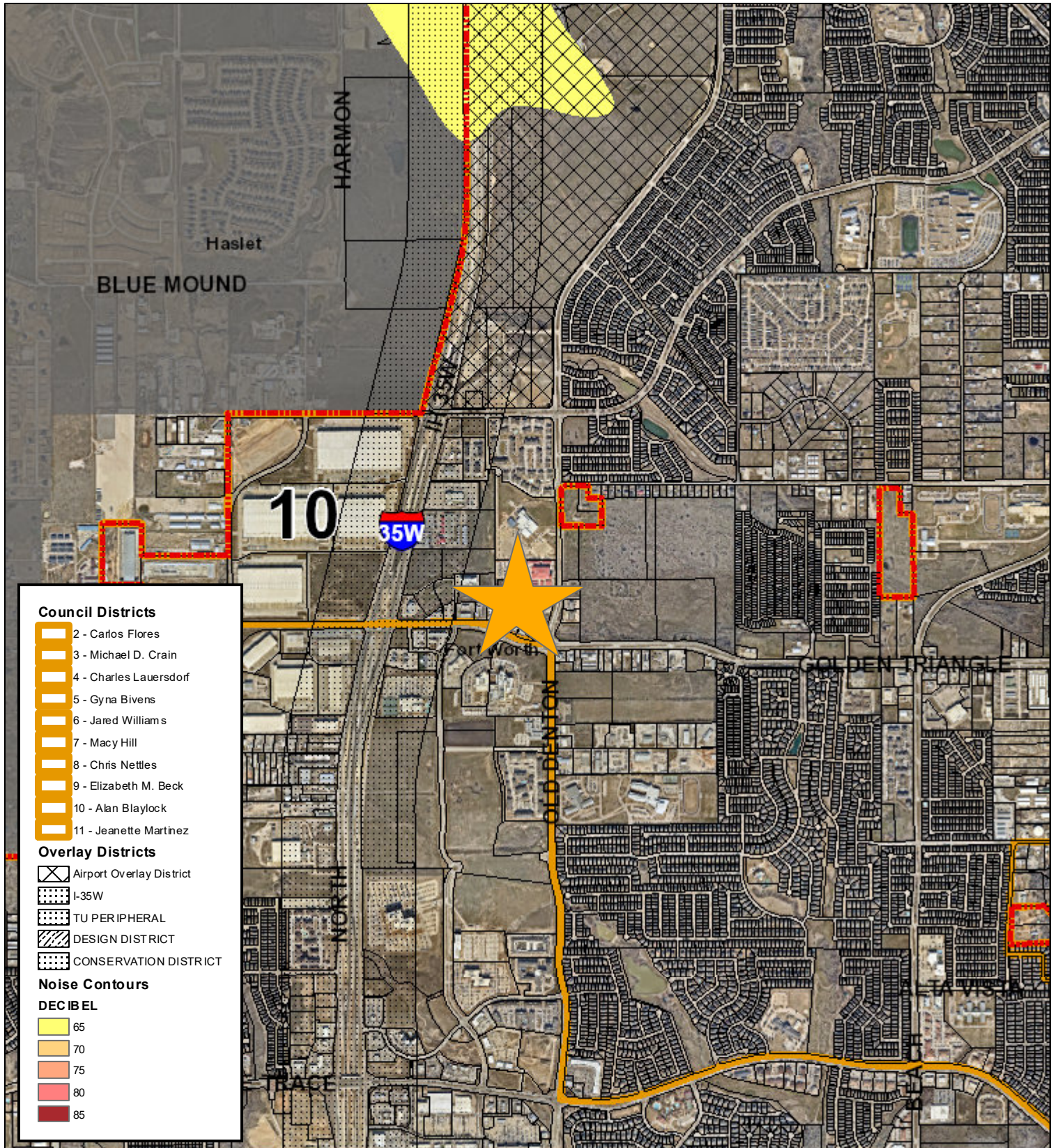
SITE DATA SUMMARY TABLE	
TOTAL SITE AREA (ACRES)	16.772
EX OFFICE BUILDING (SF)	1,350
PROPOSED BUILDING (SF)	65,848
TOTAL GROSS FLOOR AREA (SF)	65,848
BUILDING HEIGHT (FT)	15'
MAXIMUM BUILDING HEIGHT (FT)	120 OR 12 STORIES
REQUIRED BUILDING SETBACK (FT)	40
REQUIRED BUFFERYARD WIDTH (FT)	5

- 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.

PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED	2.5 SPACE PER 1,000 SF OFFICE FLOOR AREA
TOTAL OFFICE FLOOR AREA (SF)	1,350
PARKING REQUIRED (2.5 SPACE/1,000 SF)	4
TOTAL HANDICAPPED PARKING REQUIRED	1
SURFACE PARKING PROVIDED	8
HANDICAPPED PARKING PROVIDED	1
PROPOSED STORAGE BLDG PARKING	10
PROPOSED HANDICAP PARKING	2
TOTAL PARKING PROVIDED	21

PUBLIC STORAGE N RIVERSIDE DR
ZONING SITE PLAN
CITY OF FORT WORTH ZONING CASE ZC-13-016
16.772 ACRE TRACT
WILLIAM MCCOWAN SURVEY, A-999
11025 NORTH RIVERSIDE DRIVE
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
DECEMBER 4, 2023

Area Map

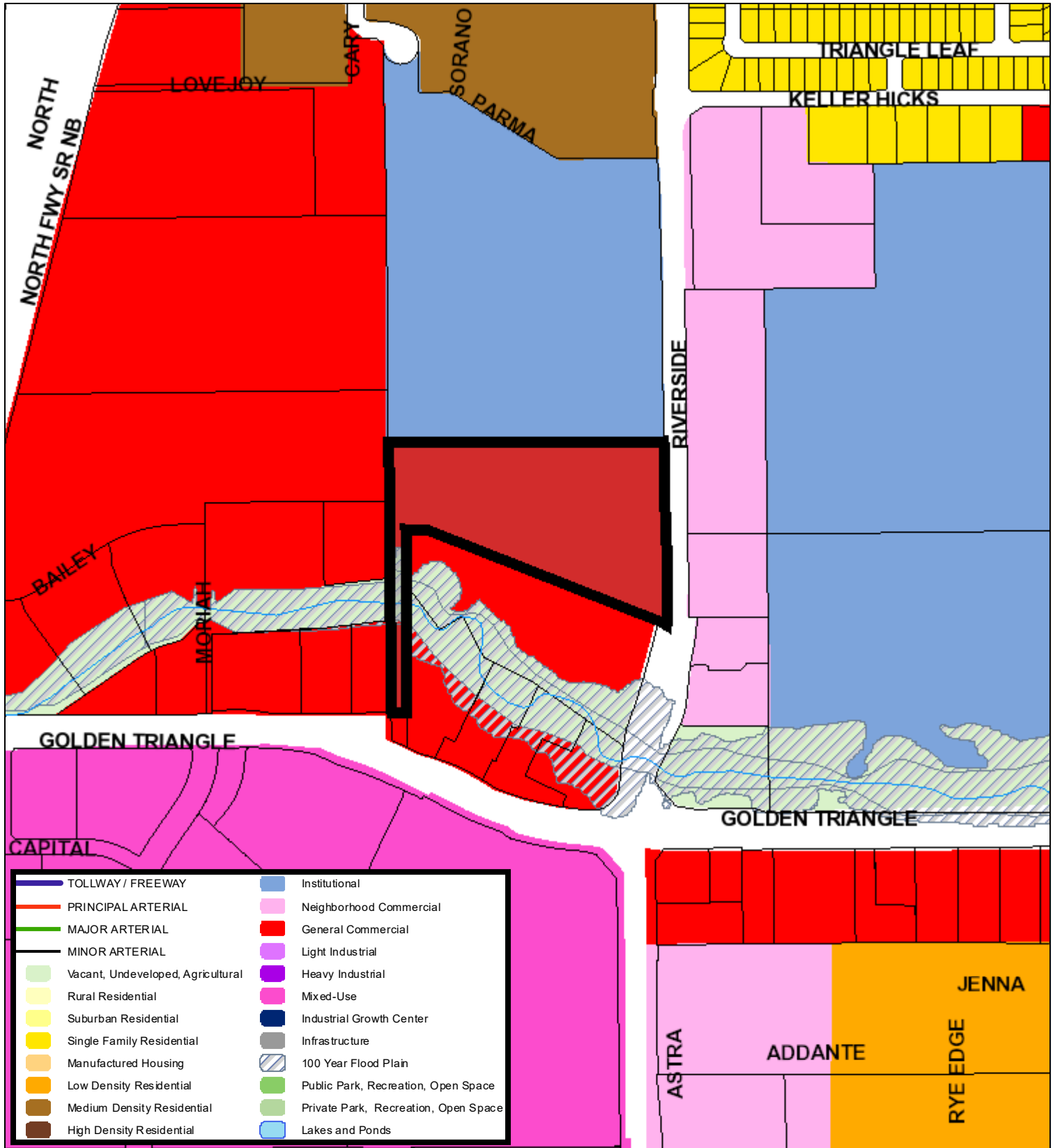


0 1,000 2,000 4,000 Feet



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Future Land Use



440 220 0 440 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

