



Zoning Staff Report

Date: January 14, 2025

Case Number: ZC-24-143

Council District: 9

Conditional Use Permit

Case Manager: Brett Mangum

Owner / Applicant: Angelair LLC / David Dowling, Cadlib

Site Location: 2600 W. Pafford Street

Acreage: 0.308 acres

Request

Proposed Use: Mini-warehouses

Request: To: Add Conditional Use Permit (CUP) to allow mini-warehouses in "I" Light Industrial; Site Plan included

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is consistent**

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

The proposed site is in the southeastern part of Fort Worth, off McCart Avenue within Council District 9. The applicant is requesting a CUP for construction of two new mini-warehouses (self-storage units). These will be owned and operated by the same developer which owns the site to the west. Mini-warehouses are allowed by right in “J” Medium Industrial and “K” Heavy Industrial districts and only permitted within “I” and commercial zoning districts with approval of a Conditional Use Permit (CUP). The Site Plan shows no development waivers requested. A narrative was provided by the applicant as part of their submittal package:

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Revised 11/29/2022

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City’s Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

Proposal is to construct additional mini-warehouse buildings east of existing adjacent property under same use of mini-warehouse for same property owner which are no longer within the standards of zoning “I” light Industrial.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. While mini-warehouse is not permitted in the “I” zoning district by right, allowing one by CUP with a Site Plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.

- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Surrounding Zoning and Land Uses

- North “I” Light Industrial / outdoor storage & contractors yard
- East “I” Light Industrial / office & warehouse
- South “FR” General Commercial Restricted / former seminary housing
- West “I” Light Industrial / mini-warehouses

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.
The following organizations were emailed on November 27, 2024:

Organizations Notified	
Bluebonnet Hills NA	Fort Worth ISD
Rosemont NA*	Westcliff NA

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to construct two mini-warehouse buildings for self-storage on the site, which is surrounded by “I” Light Industrial zoning. The site is currently vacant, but surrounded by non-residential and quasi-industrial uses on all sides directly adjacent. Across W. Pafford Street to the south, which serves as a natural buffer is a housing complex formerly utilized by the local seminary. If housing is to be redeveloped on the tracts

to the south, self-storage would be a sensible use to have in close proximity to residential uses, as storage is limited in most modern homes.

The Site Plan shows no development waivers requested. The proposed zoning request for mini-warehouses **is compatible** with surrounding non-residential zoning. The proposed use and their operational characteristics would not create notable land use conflicts with the adjacent land or existing uses.

Comprehensive Plan Consistency – Southside Sector

The 2023 Comprehensive Plan designates the subject property as *future heavy industrial* on the Future Land Use Map. The requested Conditional Use Permit (CUP) for electrical power substation **is consistent** with the future land use map designation.

The proposed CUP **is consistent** with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- 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.

Site Plan Comments

Zoning and Land Use

All zoning comments below have been addressed as of 12/02/2024:

- Add case reference ZC-24-143
- Add vicinity map showing nearby major thoroughfares for reference
- Reorient north arrow
- Add signature line "Director of Development Services" with "Date" line below
- Label buildings/structures/pavement materials
- Add the following general notes:
 - This project will comply with Section 6.301, Landscaping.
 - This project will comply with Section 6.302, Urban Forestry.
 - All signage will conform to Article 4, Signs.
 - All provided lighting will conform to the Lighting Code.

Platting

No response provided

Water

Please see PDC notes from 3/7/2024 for potential water/sewer Issues and concerns.

If you are not going to use the .75 inch meter that is currently serving the lot, the tap will need to be "killed" at the main.

Park and Recreation

Workflow cleared by Lori Gordon, but no comments provided

Fire Department

FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)

Fire has no comments.

FYI: Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

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 that are available at the City Secretary's site for Ordinance #25388-03-2022.

Building Plan Review

No response provided

Transportation/Public Works Stormwater

Contact: sds@fortworthtexas.gov

Site is less than 1 acre.

There is deep potential high water that may exceed 2 ft in depth on site. No FEMA Floodplain on site. The site is adjacent to the City Flood Risk Regulatory Zone.

There is storm infrastructure adjacent to the site per TPW Plan Set S-0201.

Transportation/Public Works Engineering

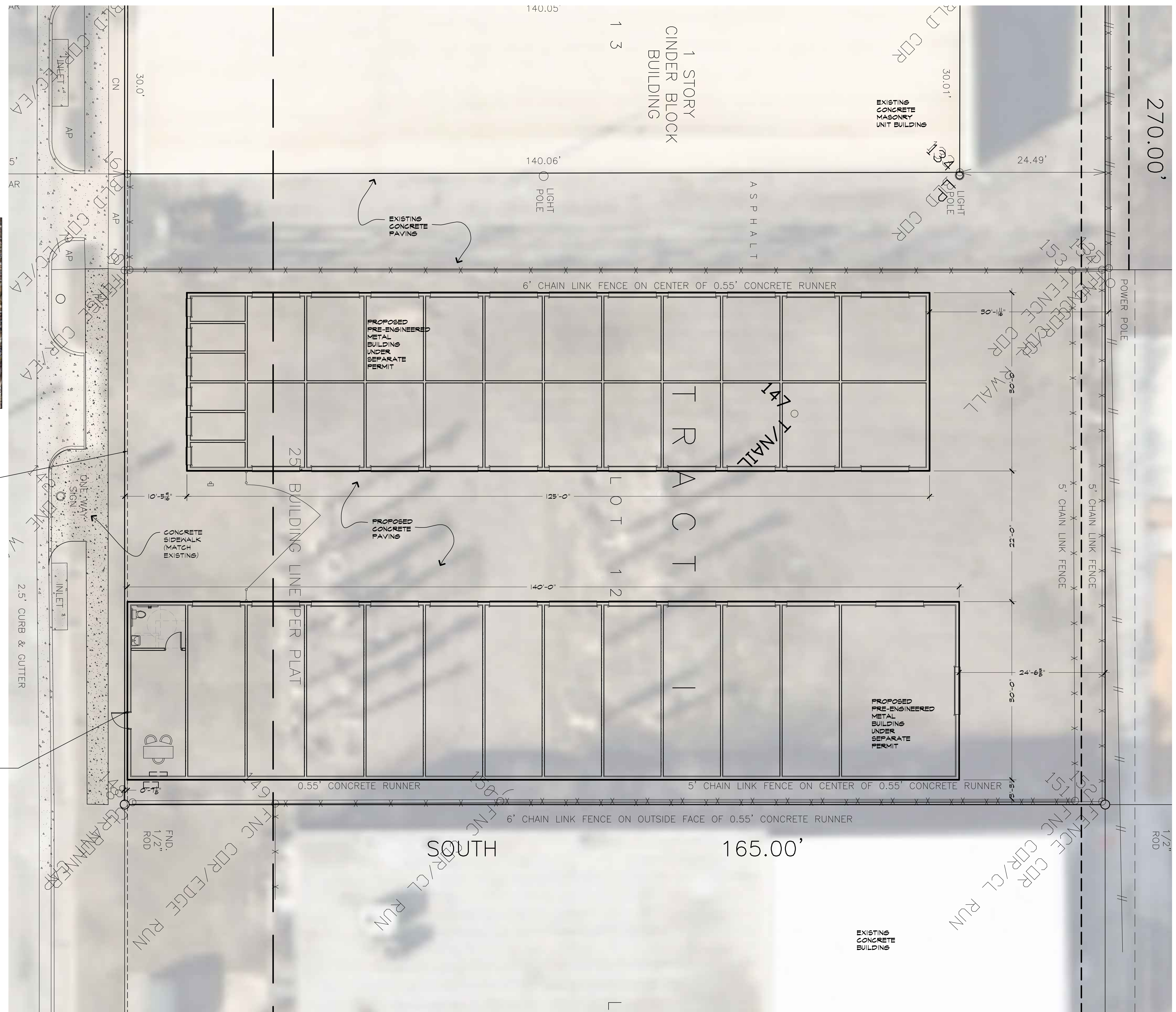
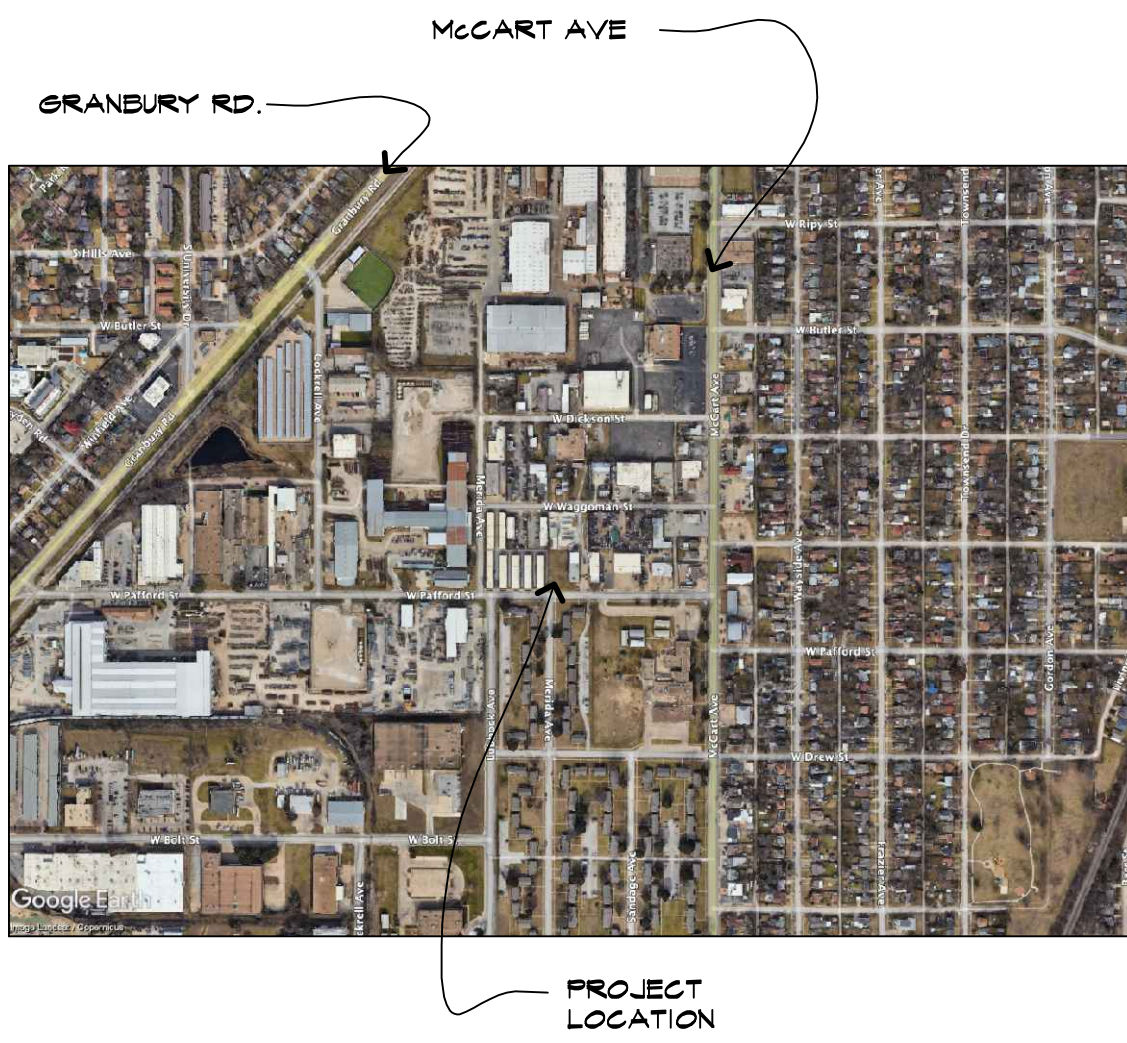
TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

Reminder: Sidewalks and streetlights are required for all public and private streets per City of Fort Worth Standards.

Reminder: Driveway locations are subject to the City of Fort Worth Access Management Policy

(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.)

CUP GENERAL NOTES:
 THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 ALL PROVIDED LIGHTINGS WILL CONFORM TO THE LIGHTING CODE.



PROJECTED PAFFORD ST FRONT YARD SETBACK

PROJECTED PAFFORD ST FRONT YARD SETBACK

1 ENLARGED SITE PLAN
 1/8" = 1'-0"

DIRECTOR OF DEVELOPMENT SERVICES _____
 DATE _____

CADLIB
 DESIGN / BUILD
 2707 S COOPER ST., STE 109
 ARLINGTON, TEXAS 76015
 VOICE - 882.274.4903
 WWW.CADLIB.COM

RELEASED FOR
 REGULATORY APPROVAL
 November 21st, 2024
 DESIGN AND DRAWINGS ARE SOLE
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CUP EXHIBIT
ZC-24-143
 FOR
A-THRIFTI SELF STORAGE
 2800 PAFFORD ST., FORT WORTH, TX 76110

CADLIB DESIGN / BUILD PROJECT #
 40206

DATE ISSUED
 November 21st, 2024

REVISIONS		
No.	DATE	DESCRIPTION

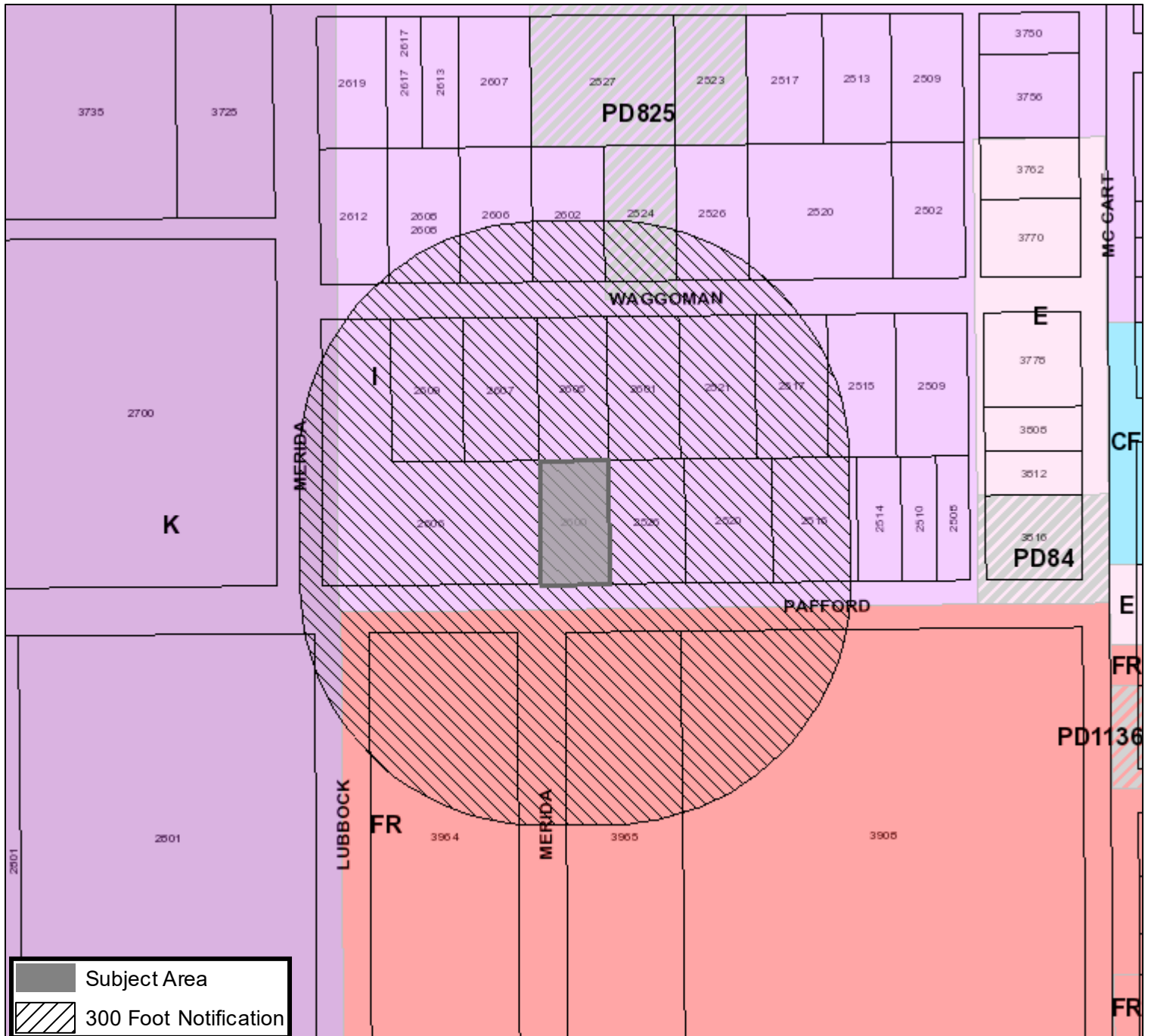
SHEET TITLE
ENLARGED ARCHITECTURAL SITE PLAN



SHEET NUMBER
AS102

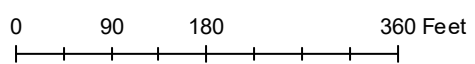


Area Zoning Map

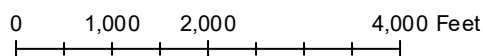
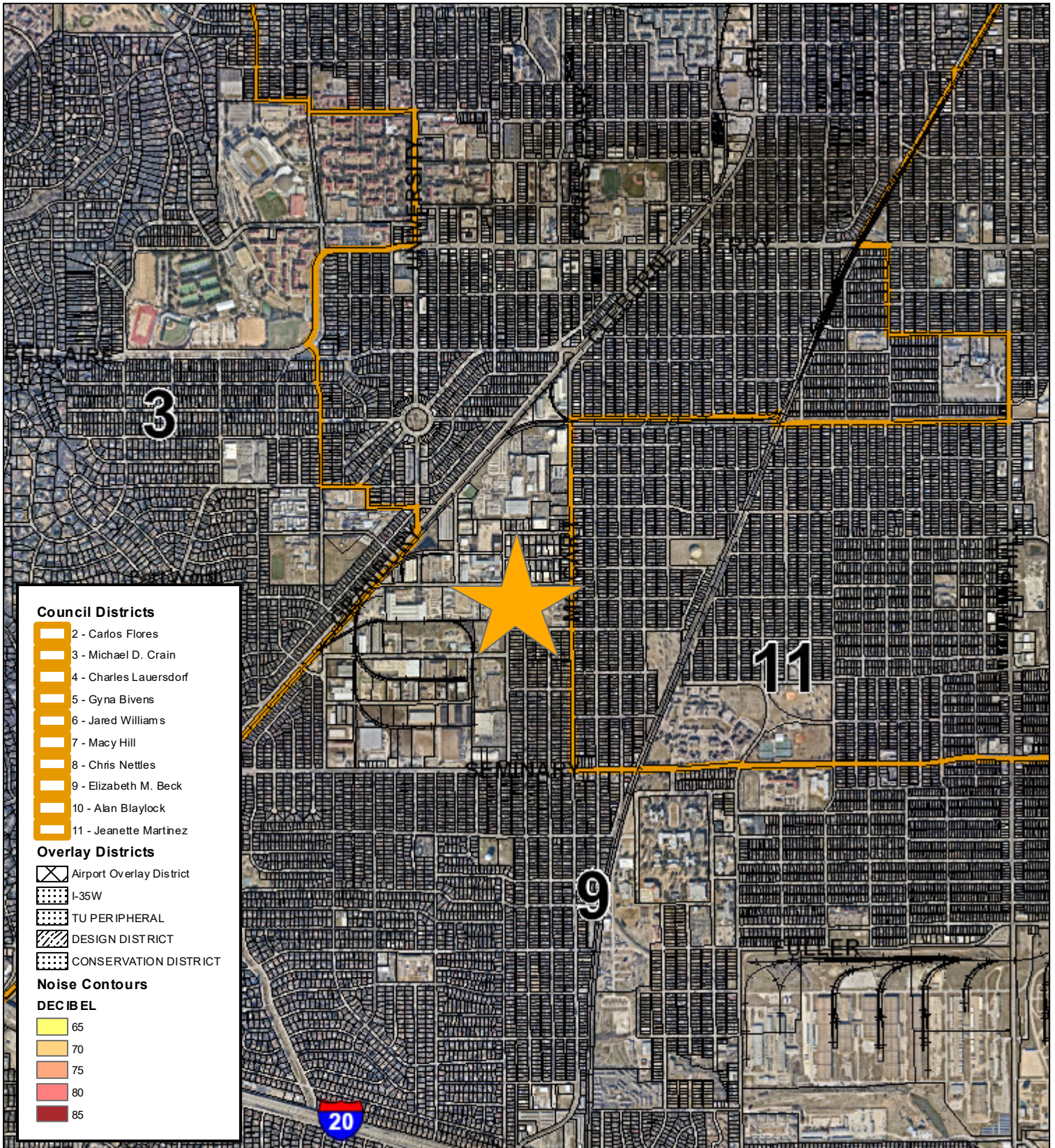
Applicant: Angelair LLC/James Knese/David Dowling
 Address: 2600 W. Pafford Street
 Zoning From: I
 Zoning To: J
 Acres: 0.30962432
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 12/11/2024
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



























Area Map



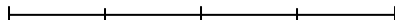
Future Land Use

WAGGOMAN

PAFFORD

 TOLLWAY / FREEWAY	 Institutional
 PRINCIPAL ARTERIAL	 Neighborhood Commercial
 MAJOR ARTERIAL	 General Commercial
 MINOR ARTERIAL	 Light Industrial
 Vacant, Undeveloped, Agricultural	 Heavy Industrial
 Rural Residential	 Mixed-Use
 Suburban Residential	 Industrial Growth Center
 Single Family Residential	 Infrastructure
 Manufactured Housing	 100 Year Flood Plain
 Low Density Residential	 Public Park, Recreation, Open Space
 Medium Density Residential	 Private Park, Recreation, Open Space
 High Density Residential	 Lakes and Ponds

75 37.5 0 75 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 45 90 180 Feet

