



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2020

Council District 7

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

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Eagle Mountain Saginaw ISD

Site Location: 10201 Warehouse Way Acreage: 18.96

Proposed Use: Expansion for a Maintenance Transportation & Warehouse Facility

Request: From "PD 803"

To: Amend "PD 803" allow for expansion to the Bus Maintenance Transportation & Warehouse Facility; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The site is located on the west side of Saginaw Boulevard, a commercial connector on the Master Thoroughfare Plan, north of Hicks Field Road. The applicant is requesting the subject property be amended to allow for an expansion of the existing Bus, Warehouse and Maintenance Facility. The current PD limited the square footage allowed based on the previously approved site plan. The applicant is intending to meet all of the previously approved development regulations for the PD. Below are the currently approved regulations for the PD.

- Allow a total of 61,935 square feet of building area, consisting of 12,795 square feet of Bus Maintenance/Transportation and 49,140 square feet of Maintenance/Warehouse.
- Allow a 9' minimum ceiling for industrial uses.
- Allow an 8' high fence.
- Allow a chain-link fence adjacent to the Texas Electric Service Company Right-of-Way/Easement (south property line).
- Allow industrial use associated with a Bus Maintenance Facility and Warehouse.
- Allow diagonal parking for buses.
- Allow 224 parking spaces.
- Allow outdoor storage for equipment and vehicles.

- Allow site lighting throughout the property. Site lighting will consist of pole mounted fixtures and fixtures attached to structures. Site lighting shall be designed as to not be a nuisance to adjacent property owners.
- Allow wall signage in Industrial ("I") use District.
- Allow 56 trees.
- Allow 2" minimum caliper trees.
- Allow 20' minimum tree spacing.
- Provide 3 gallon shrubs.

Site Information:

Surrounding Zoning and Land Uses:

North "D" High Density Multifamily "F" General Commercial/ undeveloped
 East "F" General Commercial / undeveloped
 South "I" Light Industrial / undeveloped
 West D" High Density Multifamily / undeveloped

Zoning History: ZC-08-043; PD 424 to PD/I; effective 5/9/08; subject site
 ZC-01-053; from unzoned to PD//SU; effective 7/12/01; subject site and surrounding

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

(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.)

Public Notification:

300 foot Legal Notifications were mailed on June 19, 2020.

The following organizations were notified: (emailed June 16, 2020)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

*Not located near any registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to amend to PD to add additional square footage. The surround land is vacant.

The proposed use **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far Northwest

The 2020 Comprehensive Plan designates the subject property as Light Industrial. The use meets the below policies within the following Comprehensive Plan:

- Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
- 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.

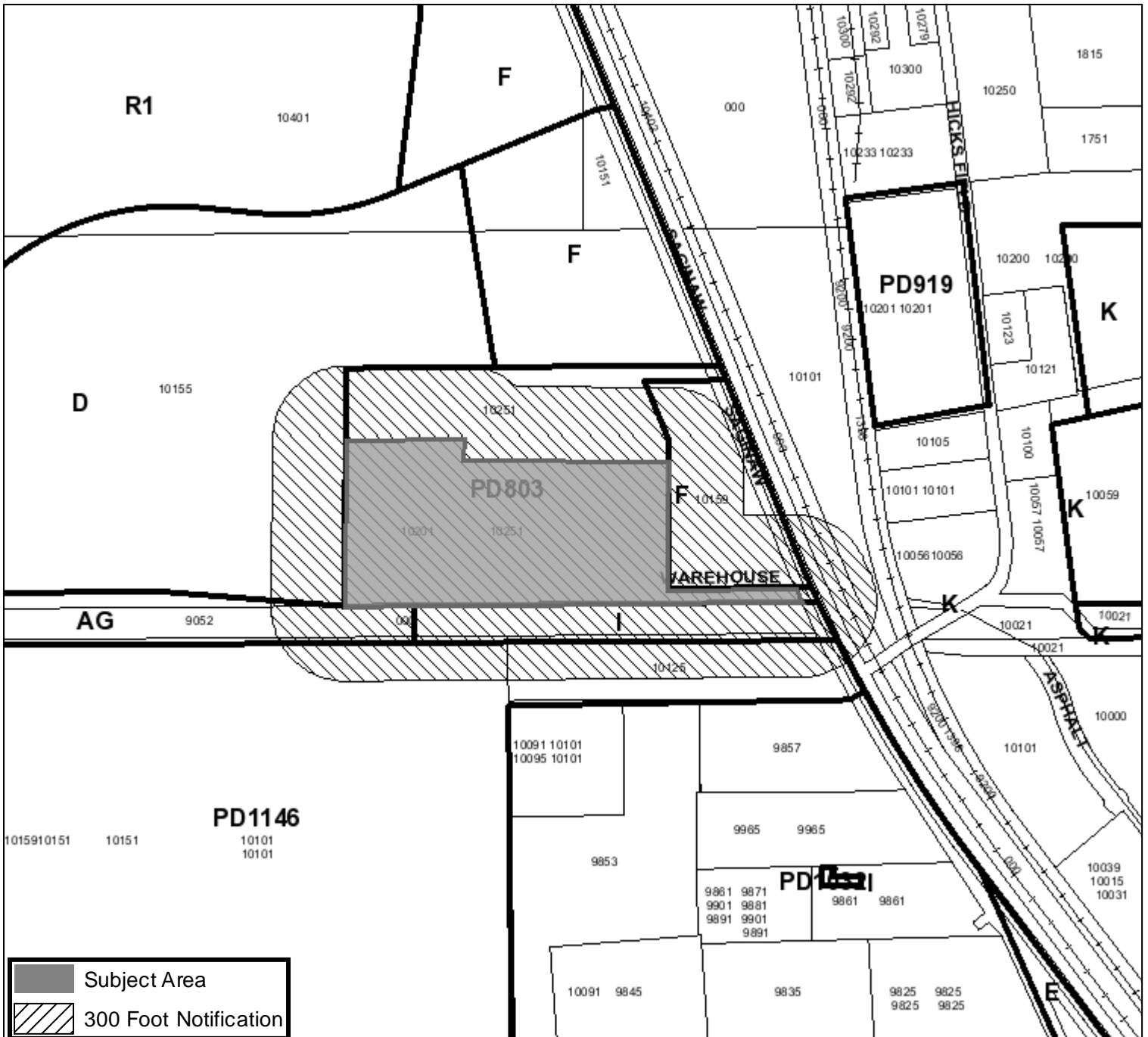
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.



Attachments:

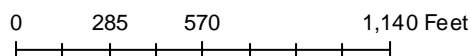
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

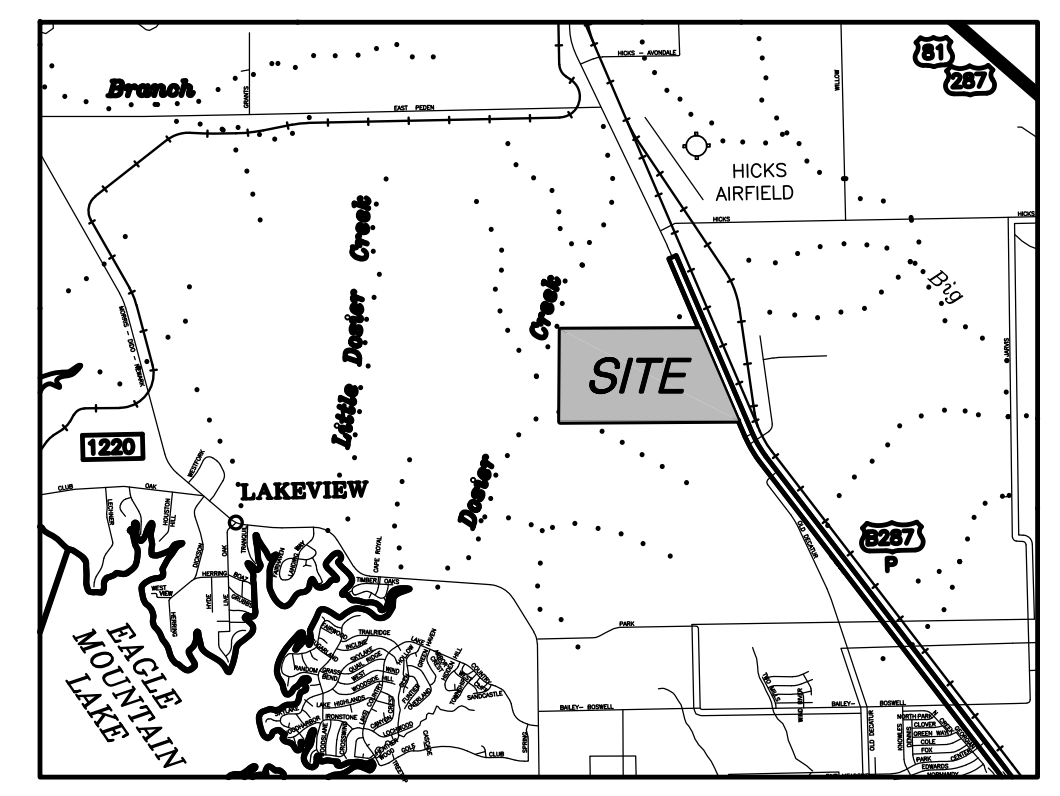
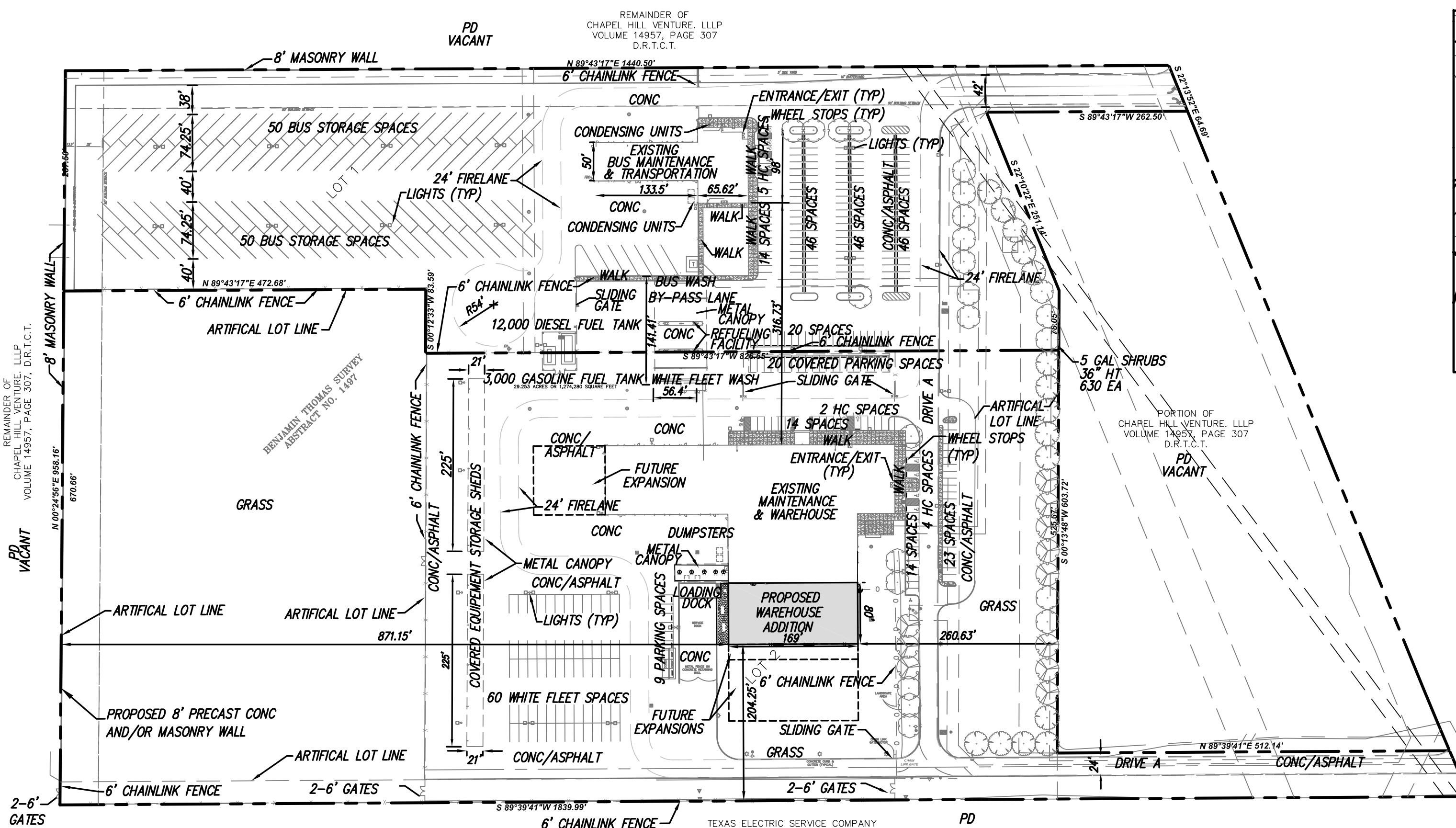
Area Zoning Map

Applicant: Eagle Mountain -Saginaw ISD
 Address: 10201 Warehouse Way
 Zoning From: PD 803
 Zoning To: Amend PD to allow warehouse building addition; site plan included
 Acres: 18.95556854
 Mapsco: 18Z&19W
 Sector/District: Far Northwest
 Commission Date: 7/8/2020
 Contact: 817-392-8043



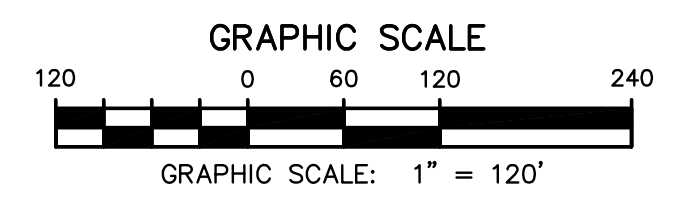
	Subject Area
	300 Foot Notification





VICINITY MAP
N.T.S.

tnp



LANDSCAPE REQUIREMENTS FOR ZONING

DESCRIPTION	SQUARE FEET	COUNT
GROSS SITE AREA	1,227,720.17	28.18
LESS STRUCTURES	131,419	3.02
LESS EASEMENT	39,055.04	0.90
LESS ARTIFICIAL LOT LINES	342,519.70	7.86
TOTAL NET AREA	714,726.43	16.41
REQUIRED LANDSCAPE AREA (4% OF NET SITE)	30,818.94	0.71
1 TREE PER 500 SF	-	62
1 SHRUB PER 50 SF	-	617
PROVIDED LANDSCAPE		
3 CAL. SHRUBS @ 30" O.C. MIN	-	630
2 CAL. TREES @ 20" O.C. MIN	-	56
ADDITIONAL TREES FOR OVERPARKING		
2" CAL. TREES @ 20' O.C. MIN.	-	14
TOTAL TREES PROVIDED	-	70
2" CAL. TREES @ 20' O.C. MIN.	-	

PLANT KEY				
LARGE TREES	COMMON	BOTANICAL	CAL	SPACING
	CEDAR ELM	Ulmus crassifolia	2" CAL	20' OC MIN.
	CHINKAPIN OAK	Quercus muehlenbergi	2" CAL	20' OC MIN.
	RED OAK	Quercus shumardii	2" CAL	20' OC MIN.

SITE PLAN NOTES

1. ALL SIGNING, LIGHTING, AND EXTERIOR BUILDING MATERIALS WILL CONFORM TO THE CURRENT "I" ZONING DISTRICT.
2. A PERMANENT IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY CURRENT "I" ZONING DISTRICT.
3. SITE LIGHTING SHALL CONSIST OF POLE MOUNTED & STRUCTURE MOUNTED FIXTURES. FOOT-CANDLES - 1.02 AVG, 24.8 MAXIMUM. HEIGHT 27.5 MAXIMUM.
4. CONDENSING UNITS SHOWN ON THE SITE PLAN SHALL BE SCREENED FROM PUBLIC RIGHT-OF-WAY PER SCREENING REQUIREMENTS.

PD ZONING SUMMARY

SITE INFORMATION

AREA	29.253 Ac.
ZONING TYPE	"PD-424"
EXISTING LAND USE	MAINTENANCE, TRANSPORTATION, & WAREHOUSE FACILITY
PROPOSED LAND USE	MAINTENANCE, TRANSPORTATION, & WAREHOUSE FACILITY
ADDRESS:	10201 WAREHOUSE WAY FORT WORTH, TEXAS

BUILDING/PARKING DATA

TOTAL BUILDING AREA	131,419 SF
BUILDING 1	12,982 SF
BUS MAINTENANCE	6,792 SF
TRANSPORTATION	6,190 SF
BUILDING 2	118,437 SF
MAINTENANCE	25,970 SF
WAREHOUSE	23,200 SF
WAREHOUSE ADDITION	13,520 SF
FUTURE PLANNED WAREHOUSE ADDITIONS	55,747 SF
TOTAL NUMBER OF EMPLOYEES	183
NUMBER OF EMPLOYEES (WITHOUT WAREHOUSE)	180
NUMBER OF WAREHOUSE EMPLOYEES ONLY	3
TOTAL PROVIDED PARKING	252
PARKING FOR WAREHOUSE	4 (MINIMUM)
PARKING	182
TOTAL REQUIRED PARKING	83
125% MAXIMUM ALLOWED	103
PARKING FOR WAREHOUSE (1:4 EMPLOYEES)	4 (MINIMUM)
PARKING (1:500 SF)	79
TOTAL ACCESSIBLE SPACES	11

OWNER/APPLICANT:
EAGLE MOUNTAIN-SAGINAW I.S.D.
1200 OLD DECATUR ROAD
FORT WORTH, TEXAS 76179
817.232.0880
CONTACT: CLETE WELCH

PREPARED BY:
TEAGUE NALL & PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: PHILIP C. VARUGHESE, P.E.

DATE PREPARED:
JUNE 2020

ZONING CASE NUMBER: ZC-20-087

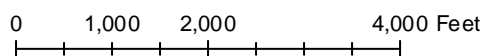
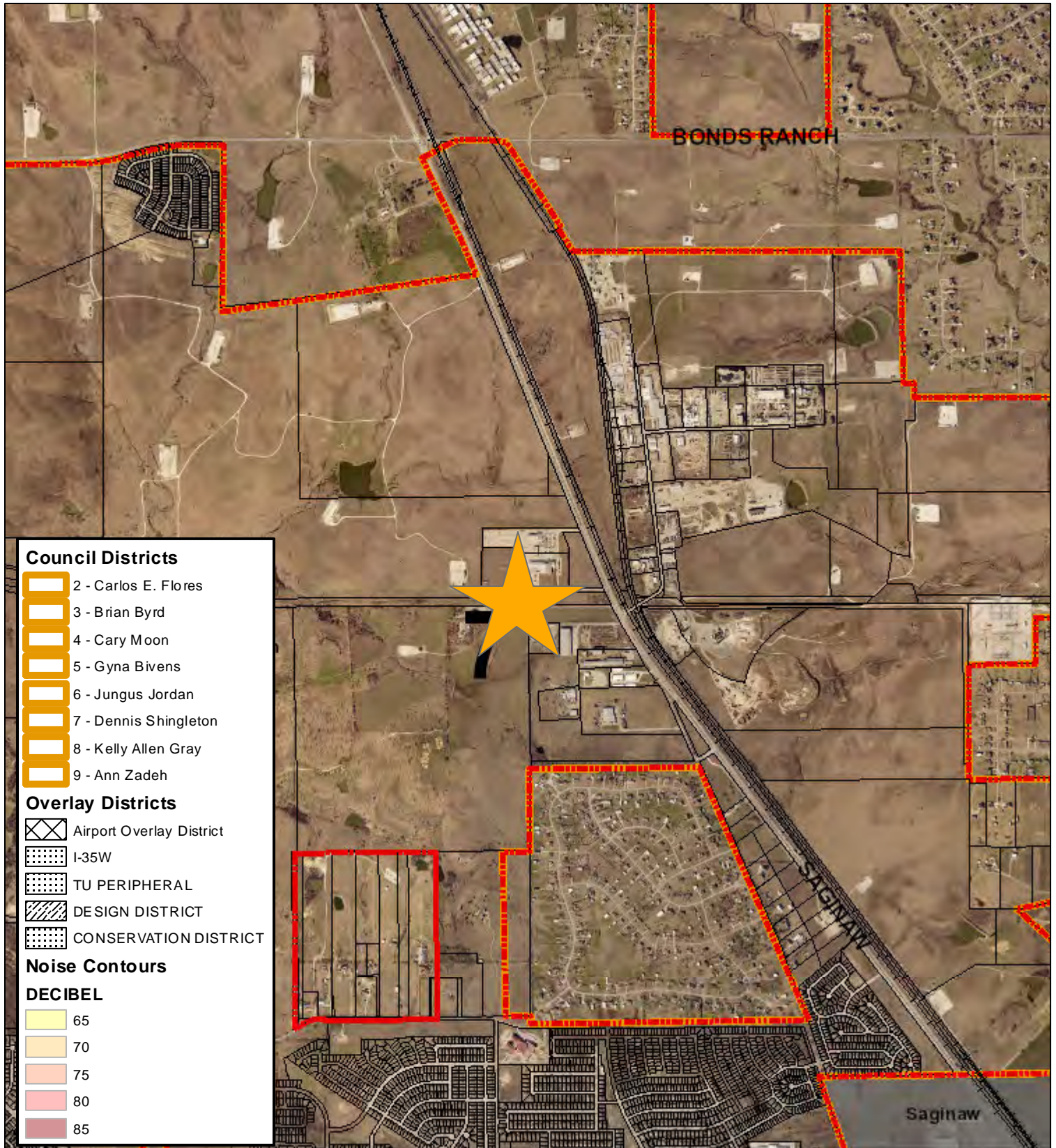
**SITE PLAN FOR
EMS ISD-MAINTENANCE TRANSPORTATION,
& WAREHOUSE FACILITY
EAGLE MOUNTAIN - SAGINAW I.S.D.
CITY OF FORT WORTH, TEXAS**

B. THOMAS SURVEY, ABSTRACT 1497
TARRANT COUNTY, TEXAS
LOT 1 & 2, BLOCK 1
TOTAL ACREAGE: 29.253

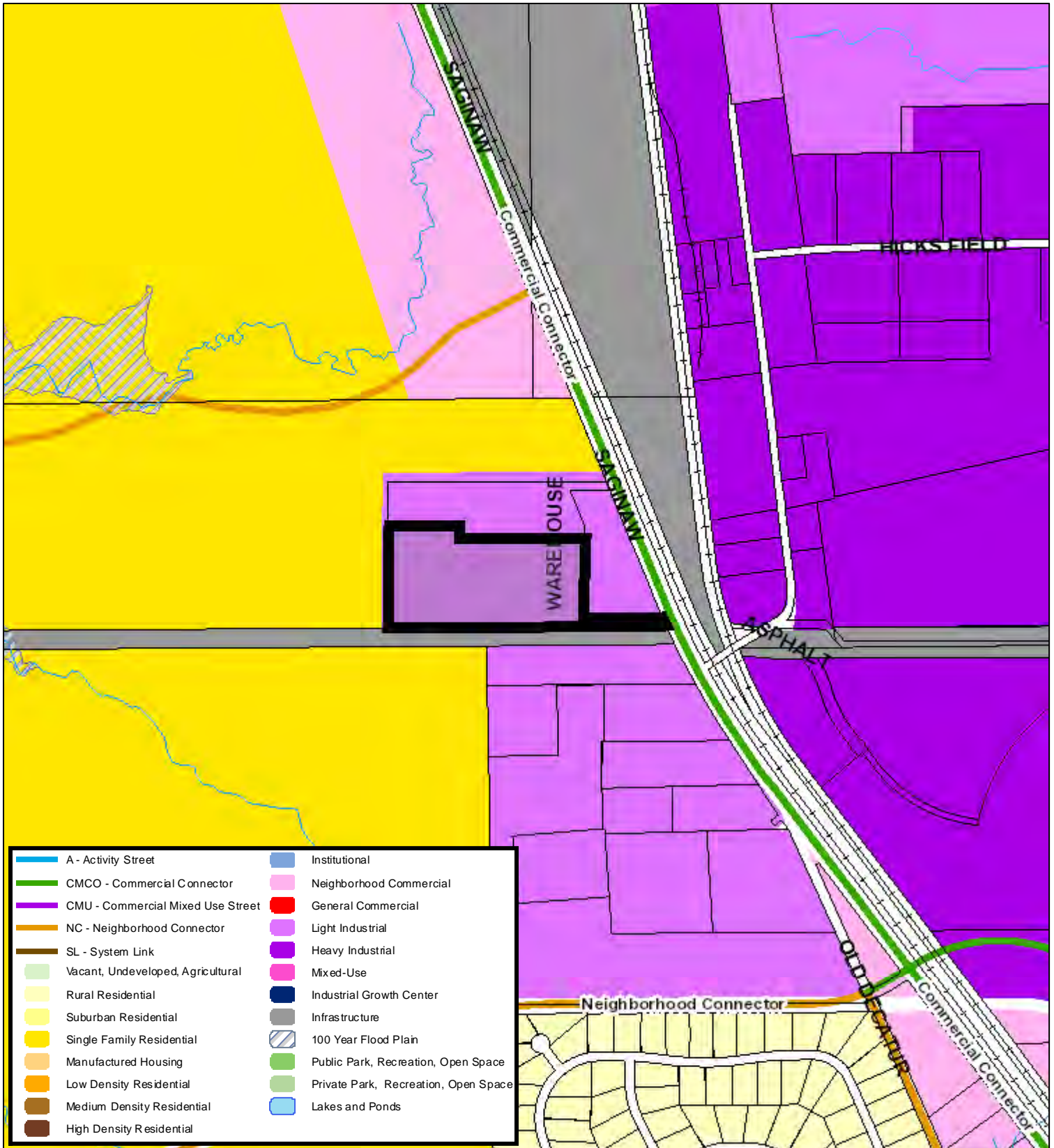
DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

Area Map



Future Land Use

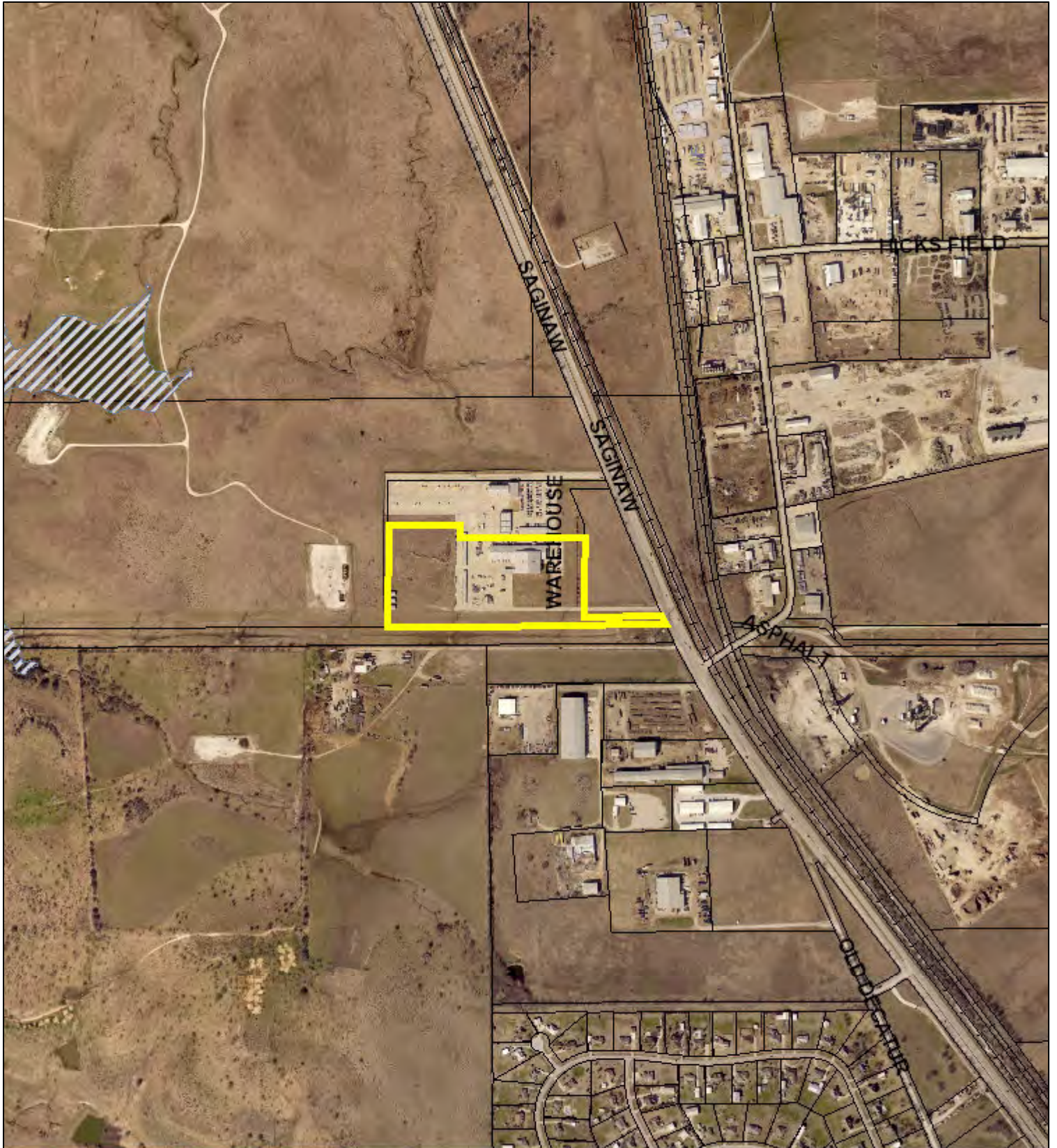


875 437.5 0 875 Feet

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 5, 2019.



Aerial Photo Map



0 550 1,100 2,200 Feet

