



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-040

Council District: 6

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: SDS3, LLC

Applicant: Kate, Rhett & Lucas Heartsill

Site Location: 5773 W. Risinger Road

Acreage: 5.26 ac

Request

Proposed Use: Mini-warehouses

Request: To: Amend "PD 1236" to include attached signage, [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 11-0**

Project Description and Background

The property is located at the southwest corner of W. Risinger Road and SH 121T/Chisholm Trail Parkway. SH 121T/Chisholm Trail Parkway lies along the eastern boundary, with W. Risinger Road being the site’s northern boundary, and Brewer Boulevard on the site’s western edge. The land between the Chisholm Trail Parkway and Brewer Boulevard is a mix of commercial zoning adjacent to W. Risinger Road. Residential uses including single family and multifamily are noted further to the north, west, and south.

Chisholm Trail Parkway is covered by a scenic corridor that limits detached freeway signs that would normally be allowed; signs attached to buildings are not impacted. The site was rezoned in 2019 from its based “G” Intensive Commercial zoning to a “PD” Planned Development to allow mini-warehouses. While the tollway had been constructed at this point, concerns remained over the types and amount of signage allowed, so the “PD” was approved without allowing any signs attached to the buildings. The applicant is requesting to amend the “PD” and remove the attached signage restriction, allowing attached signs that would otherwise meet the sign ordinance. The subject site has visibility from both the north- and south-bound lanes of SH 121T. Despite the current sign restrictions, the applicants have added unpermitted banners on the northern building, facing Risinger Road, and have attached signage to the western fence.



Images from Google Street View

Surrounding Zoning and Land Uses

North “A-5”, “R1”, “C”, “G”, “PD 1422” for “R1” uses / single family, assisted living facility, City park, SH 121T, vacant land
East “C” / SH 121T, vacant land covered with floodplain,
South “G”, “PD 1298” for “CR & “C” uses / multifamily, gas wells, vacant land
West “A-5”, “E” / single family houses, private school

Recent Zoning History

ZC-19-037, from “G” to PD for G uses plus self storage facility, approved with restriction of no attached signage, 5/8/2019.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to amend the site’s “PD” Planned Development standards from not allowing any attached signage to allowing three attached signs. The proposed signs range from 122 square feet to 237 square feet, 4.5 feet by 27 feet and 5.5 feet by 43 feet respectively. The attached signs proposed are smaller than the size that would normally be allowed by right. While the surrounding uses are largely undeveloped or primarily residential uses, the adjacent commercial use to the west, partially covered by the scenic corridor, does have an attached sign on the building, as well as a detached monument sign in the northwest corner. Removing the attached signage restriction does not increase the land use intensity of the mini-warehouses, and the proposed sign locations would face an arterial roadway, adjacent commercial zoning, and a gas well. Any additional lighting from the signs are not anticipated to impact the nearby residential uses nor the drivers on SH 121T/Chisholm Trail Parkway. The proposed zoning amendment **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far Southwest Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as **General Commercial** on the Future Land Use Map, which is designed to have predominantly residential and commercial land uses to serve the larger community. The proposed rezoning **is consistent** with the Comprehensive Plan map designation.

The proposed zoning is not consistent with the following policies of the Comprehensive Plan:

- Preserve the character of rural and suburban residential neighborhoods.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- 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.
- (specific to the Far Southwest Sector) Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road., and the Walsh Ranch and Veale Ranch Growth Centers.

Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **March 27, 2026**.

Posted Notice

A sign was erected on the property on **March 17, 2026**.

Published Notice

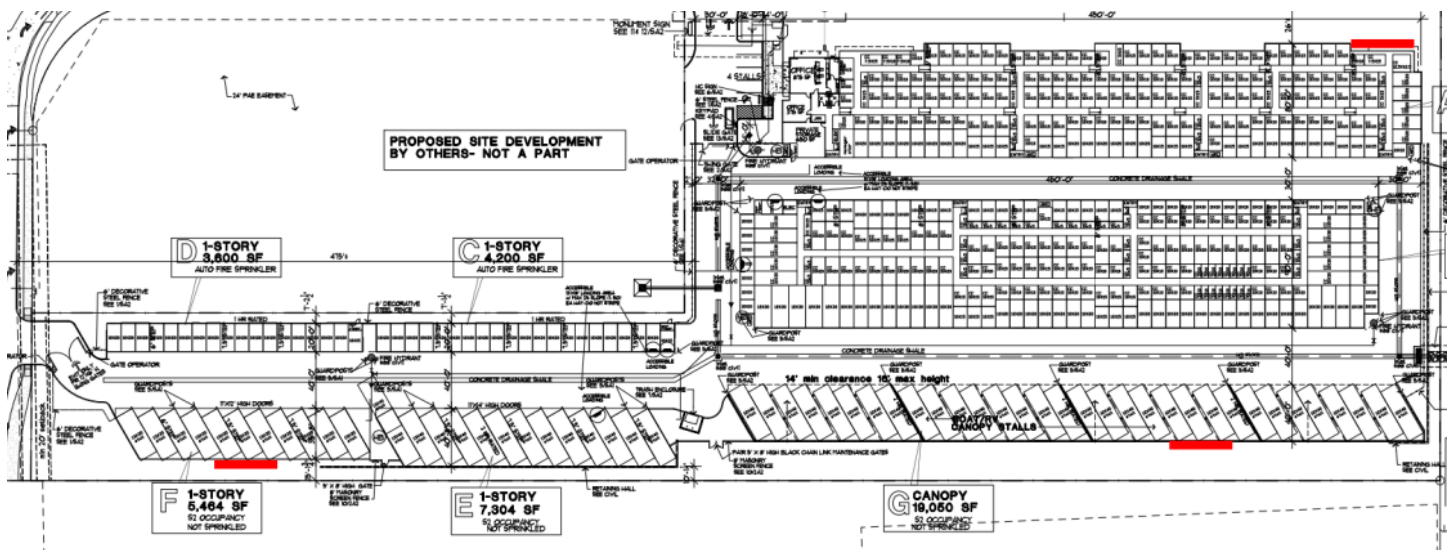
A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **March 27, 2026**:

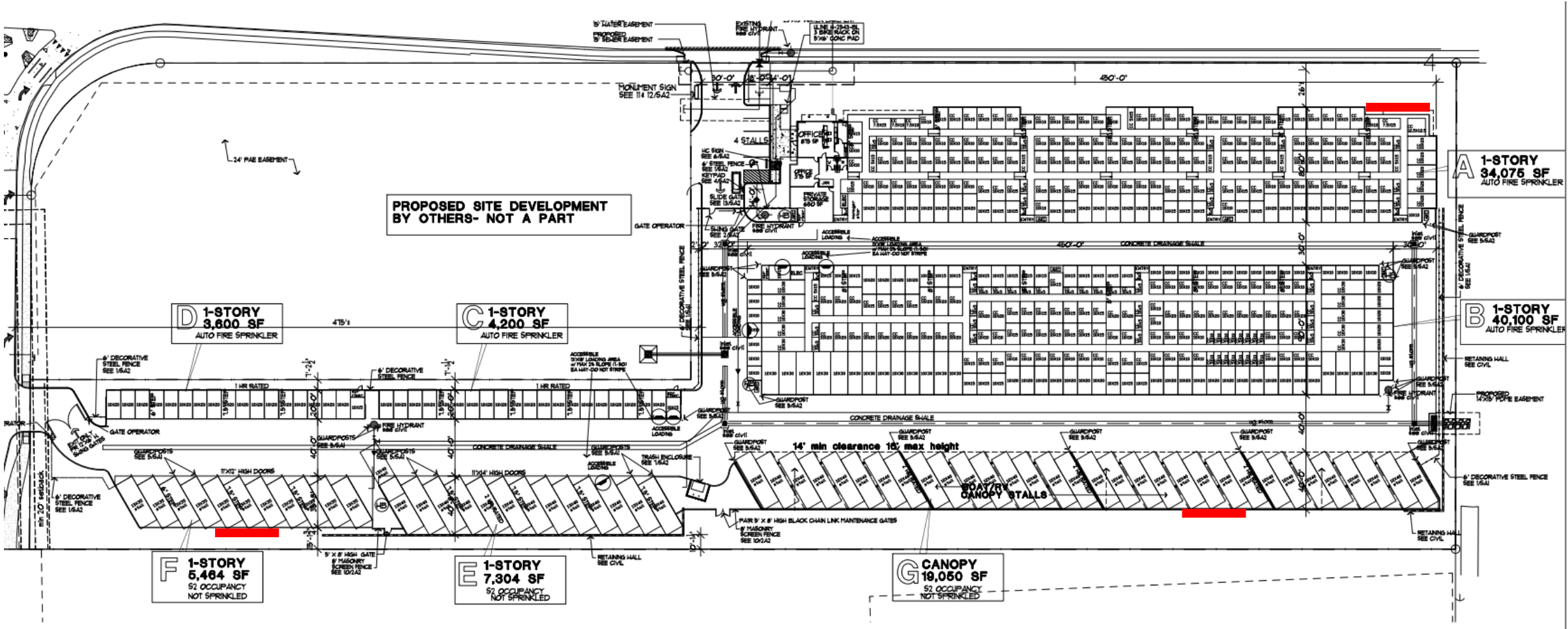
Organizations Notified	
Llano Springs HOA*	Chisholm Trail Ranch Residential Community HOA
Summer Creek South HOA	Villages of Sunset Pointe HA
District 6 Alliance	Trinity Habitat for Humanity
Streams and Valleys Inc	Crowley ISD

*Located in this registered Neighborhood Association



— Proposed Signage

Existing Silver Dollar Storage: Plan View

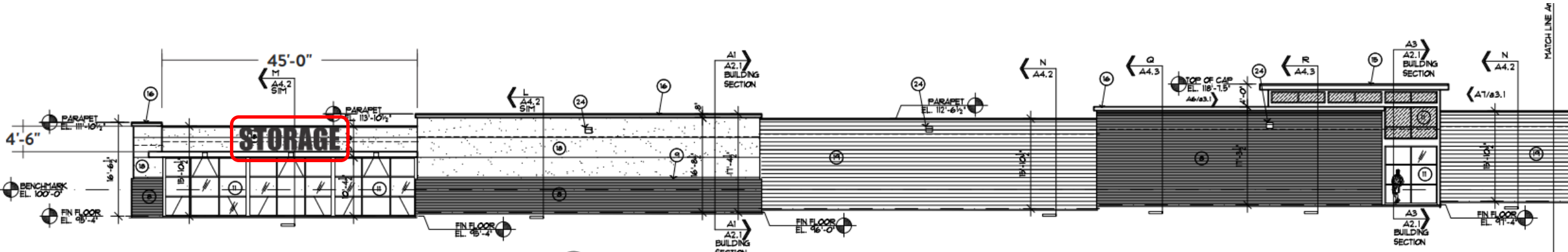


— Proposed Signage

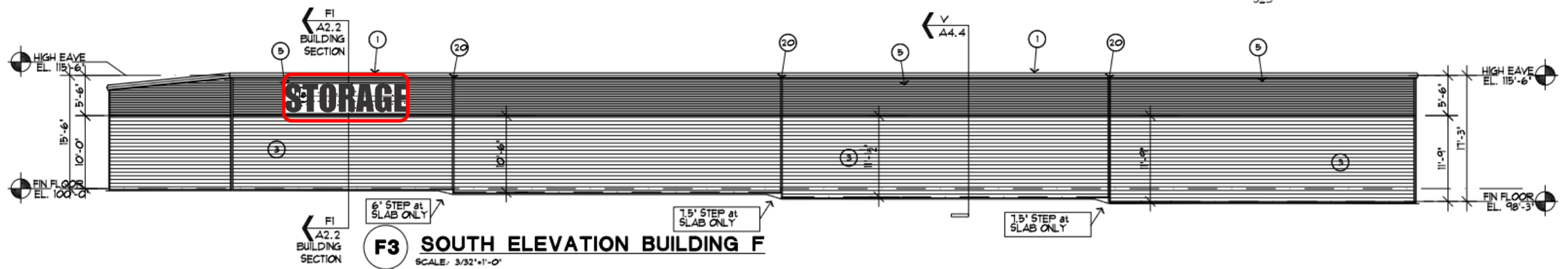
Chisholm Tollway



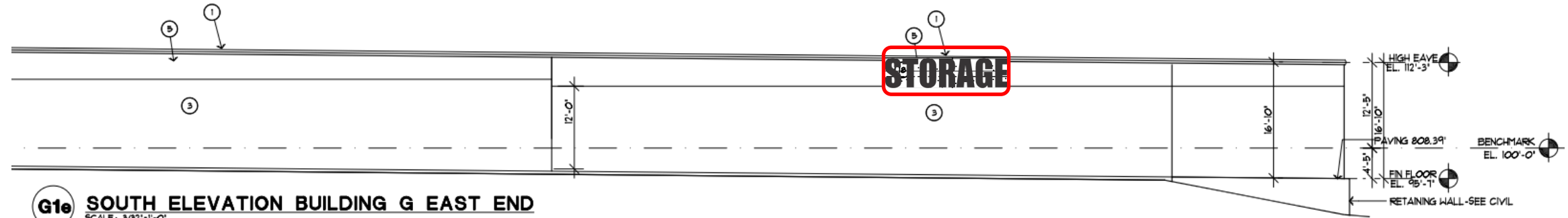
Existing Silver Dollar Storage: North & South Elevation



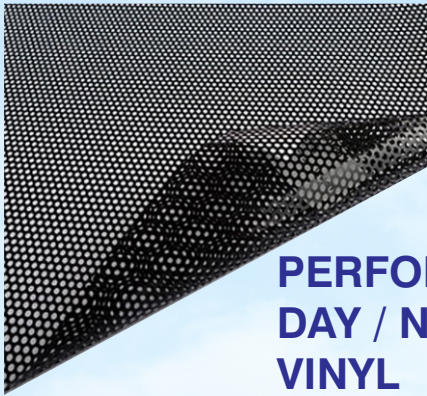
A1e NORTH ELEVATION BUILDING A EAST END
SCALE: 3/32"=1'-0"



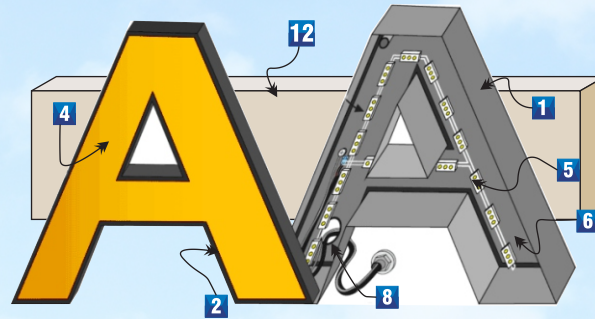
F3 SOUTH ELEVATION BUILDING F
SCALE: 3/32"=1'-0"



G1e SOUTH ELEVATION BUILDING G EAST END
SCALE: 3/32"=1'-0"



**PERFORATED
DAY / NIGHT
VINYL**



SCALE: 1"=1'

**SCOPE OF WORK:
FABRICATE & INSTALL (1) ONE SET OF
FRONT ILLUMINATED LED CHANNEL LETTERS**

LED CHANNEL LETTERS ON WIREWAY	
.040 5" ALUMINUM RETURNS	BLACK
3mm ALUPANEL BACKS	WHITE
3/16" ACRYLIC FACES	WHITE
1" JEWELITE TRIM CAP	BLACK
CLASS 2 LEDS & POWER SUPPLY	WHITE
WIRE-WAY	TAN
3M VINYL - PERFORATED DAY/NIGHT	BLACK

SURVEY REQUIRED

OPTION 1

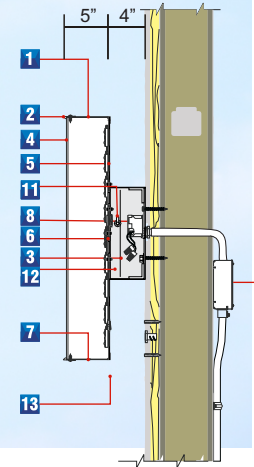
OPTION 2



PLEASE CHECK THE FOLLOWING:

- * SPELLING
- * CONTENT
- * MEASUREMENTS
- * COLORS
- * PLACEMENT

- 5" FABRICATED ALUMINUM LETTER RETURNS PAINTED BLACK
- 1" TRIM CAP BLACK
- NON-CORROSIVE INSTALLATION HARDWARE: SEE DETAIL
- 3/16" THICK #7328 FACES
- LED DIODE MODULE WHITE (MIN. 15' LEADS)
- .090 ALUMINUM BACKS
- 1/4" WEEP HOLES (2) TWO PER LETTER
- POWER SUPPLY INSIDE WIREWAY
- PRIMARY "3" BOX
- WATERPROOF FLEXIBLE CONDUIT FOR WIRING
- UL LISTED AND APPROVED 20AMP DISCONNECT SWITCH
- 4" DEEP WIREWAY PAINTED Sw7104 ELDER WHITE
-



NORTH ELEVATION -

ONE (1) SET -

**CITY AND LANDLORD APPROVAL
REQUIRED BEFORE PRODUCTION**

SCALE 3/32"=1'

CONCEPT DRAWING NOT FOR PRODUCTION



430 MID CITIES BLVD. HURST, TX 76054
817-576-4435 www.elitesignsoftexas.com

LANDLORD APPROVAL

THE UNDERSIGNED CONSENTS TO THE INSTALLATIONS AND MAINTENANCE OF THIS SIGN ON MY PROPERTY IN ACCORDANCE WITH THE AGREEMENT BETWEEN ELITE SIGNS, AND MY TENANT(S) AND ANY EXTENSION, RENEWALS, OR MODIFICATIONS THEREOF.

X _____
(Property Owner/Authorized Agent Signature) Date

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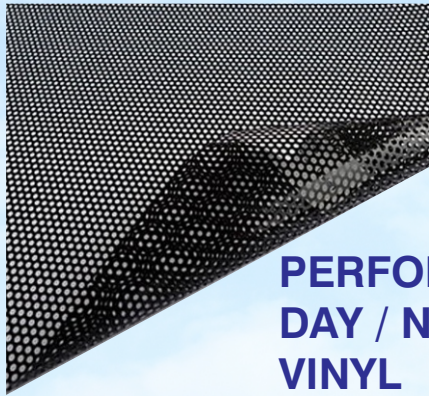
X _____
(Client Signature) Date

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PLEASE READ CAREFULLY BEFORE FINAL APPROVAL: REVIEW ALL FILES AND CHECK FOR ALL ERRORS. PLEASE REVIEW ALL SPELLING, MATERIAL AND COLOR SPECIFICATIONS, AND INSTALLATION NOTES. CHANGES AFTER APPROVAL AND THE START OF MANUFACTURING MAY INCUR ADDITIONAL CHARGES. BY SIGNING THIS PROOF YOU ARE ACKNOWLEDGING THAT YOU HAVE READ AND FULLY REVIEWED ALL DRAWINGS, PROPOSALS, AND ELITE SIGNS TERMS AND CONDITIONS.

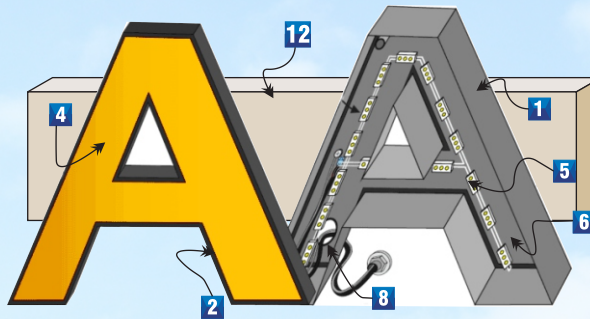
CLIENT: SILVER DOLLAR SELF STORAGE
ADDRESS: 5773 W. Risinger Rd. Fort Worth, TX
Date 02/26/26

ARTIST: hg
SALESMAN: VAN
EMAIL: kasey@elitesignsoftexas.com
Rev 1:
P1

Electrical Notes
Access to back of sign to be provided by customer. All other access required for wiring.
1. Primary electrical of 120V.
2. 4-box installed within 6 feet of sign.
Otherwise, customer is responsible for the power connected to the sign.



**PERFORATED
DAY / NIGHT
VINYL**



**SCOPE OF WORK:
FABRICATE & INSTALL (1) ONE SET OF
FRONT ILLUMINATED LED CHANNEL LETTERS**

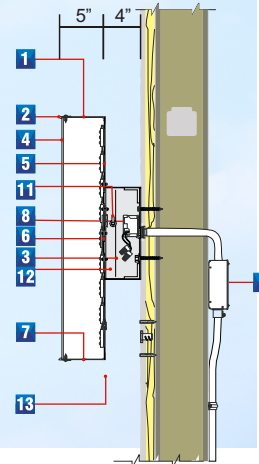
LED CHANNEL LETTERS ON WIREWAY	
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CLASS 2 LEDS & POWER SUPPLY	WHITE
WIRE-WAY	TAN
3M VINYL - PERFORATED DAY/NIGHT	BLACK

SURVEY REQUIRED



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- 3 NON-CORROSIVE INSTALLATION HARDWARE: SEE DETAIL
- 4 3/16" THICK #328 FACES
- 5 LED DIODE MODULE WHITE (MIN. 15' LEADS)
- 6 .090 ALUMINUM BACKS
- 7 1/2" WEEP HOLES (2) TWO PER LETTER
- 8 POWER SUPPLY INSIDE WIREWAY
- 9 PRIMARY 1" BOX
- 10 WATERPROOF FLEXIBLE CONDUIT FOR WIRING
- 11 UL LISTED AND APPROVED 20AMP DISCONNECT SWITCH
- 12 4" DEEP WIREWAY PAINTED Sw7104 ELDER WHITE
- 13



SOUTH ELEVATION -

ONE (1) SET -

**CITY AND LANDLORD APPROVAL
REQUIRED BEFORE PRODUCTION**

SCALE 3/32" = 1'

CONCEPT DRAWING NOT FOR PRODUCTION



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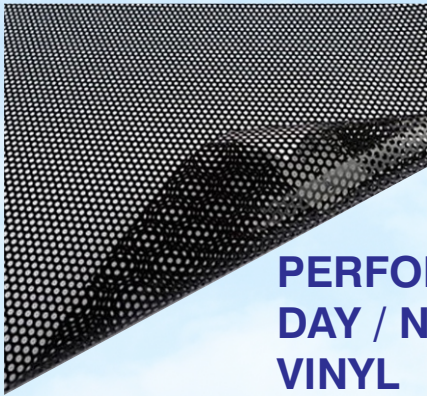
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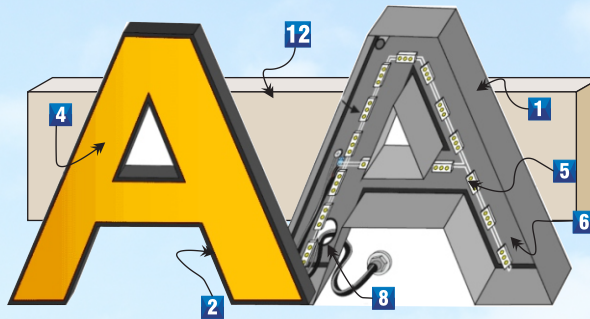
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 P2

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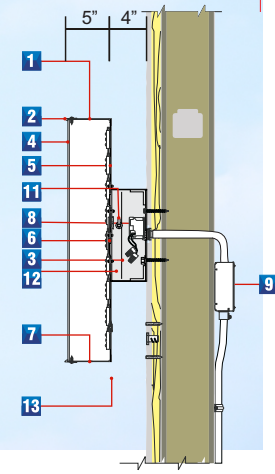
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3M VINYL - PERFORATED DAY/NIGHT	BLACK

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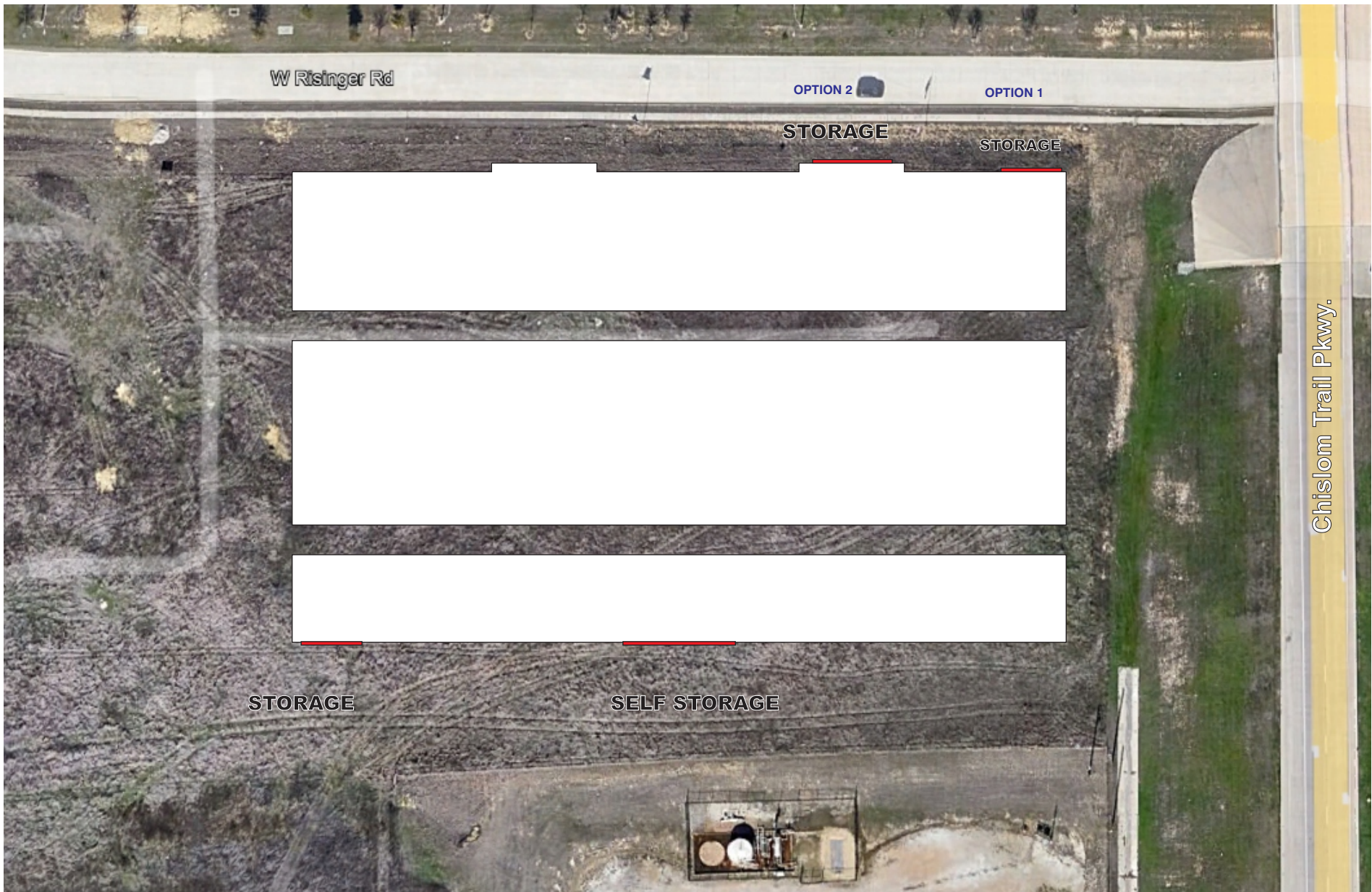
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CLIENT: SILVER DOLLAR SELF STORAGE Date 02/26/26
 ADDRESS: 5773 W. Risinger Rd. Fort Worth, TX

ARTIST: hg Rev 1:
 SALESMAN: VAN
 EMAIL: kasey@elitesignsoftexas.com P3

Electrical Notes
 Access to back of sign required for installation. Ensure proper clearances.
 1. Primary electrical of 120V.
 2. 4" box installed within 6 feet of sign.
 Otherwise, customer is responsible for the power connected to the sign.



SITE PLAN -

ONE (1) SET -

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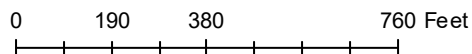
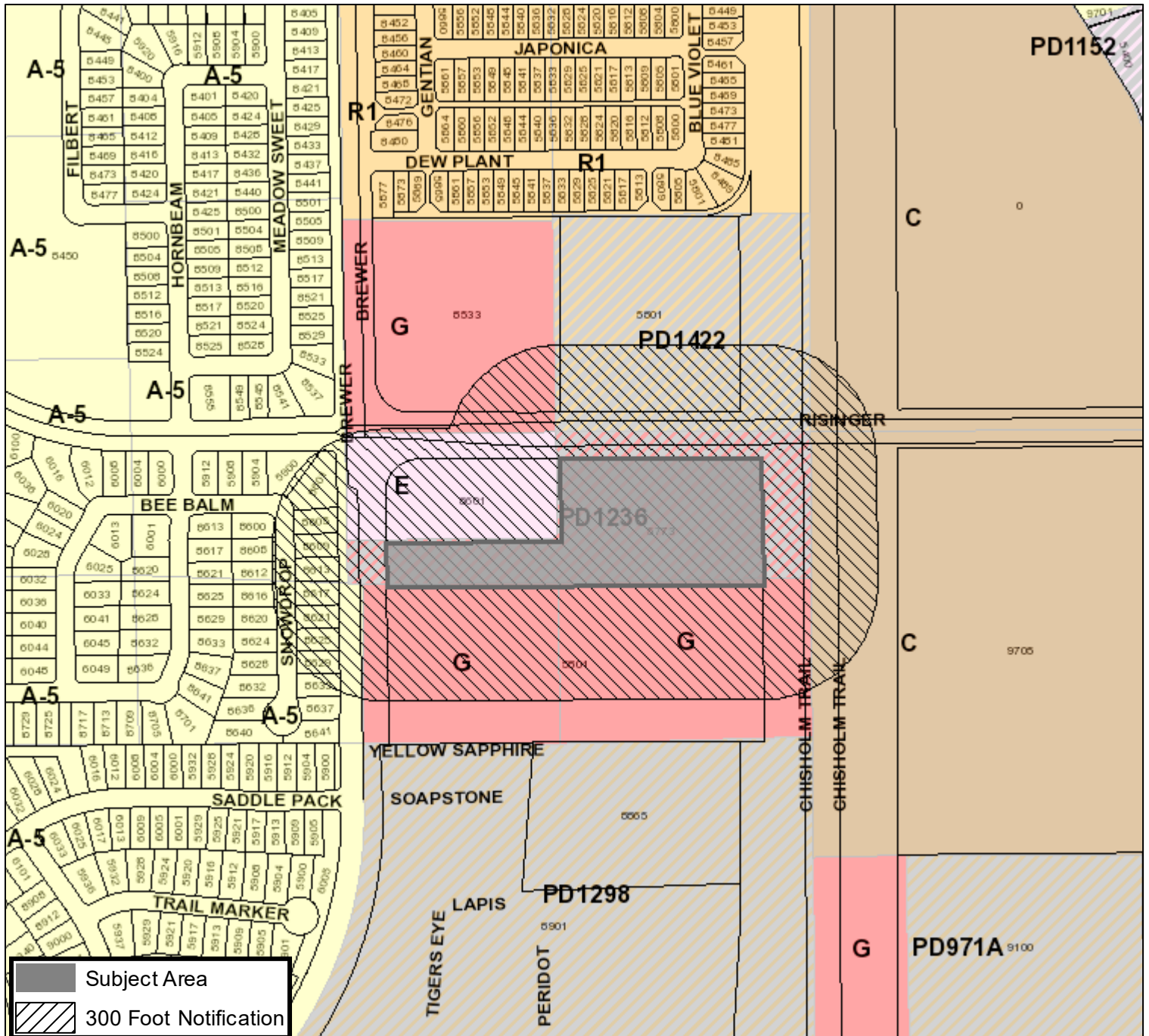
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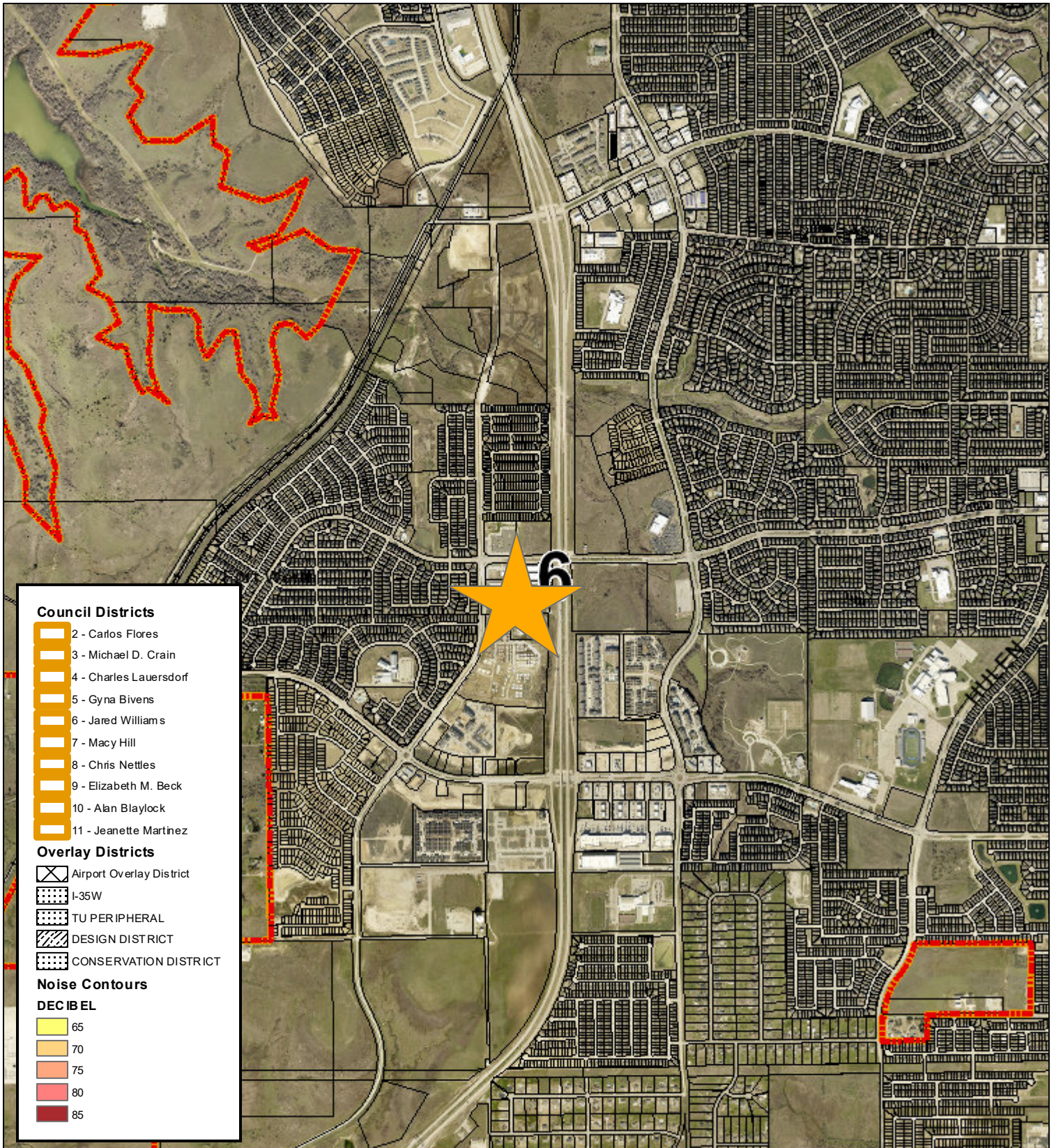
Electrical Notes
Access to back side of sign is required for final electrical connection.
1. Primary electrical of 120V.
2. J-box installed within 6 feet of sign.
Otherwise, customer is responsible for the power connected to the sign.

Area Zoning Map

Applicant: SDS3, LLC/Rhett Heartsill
 Address: 5773 W. Risinger Road
 Zoning From: PD 1236 for G uses plus self storage facility, without attached signage
 Zoning To: Amend "PD 1236" to include attached signage
 Acres: 5.26
 Mapsco: Text
 Sector/District: Far Southwest
 Commission Date: 4/8/2026
 Contact: 817-392-8190

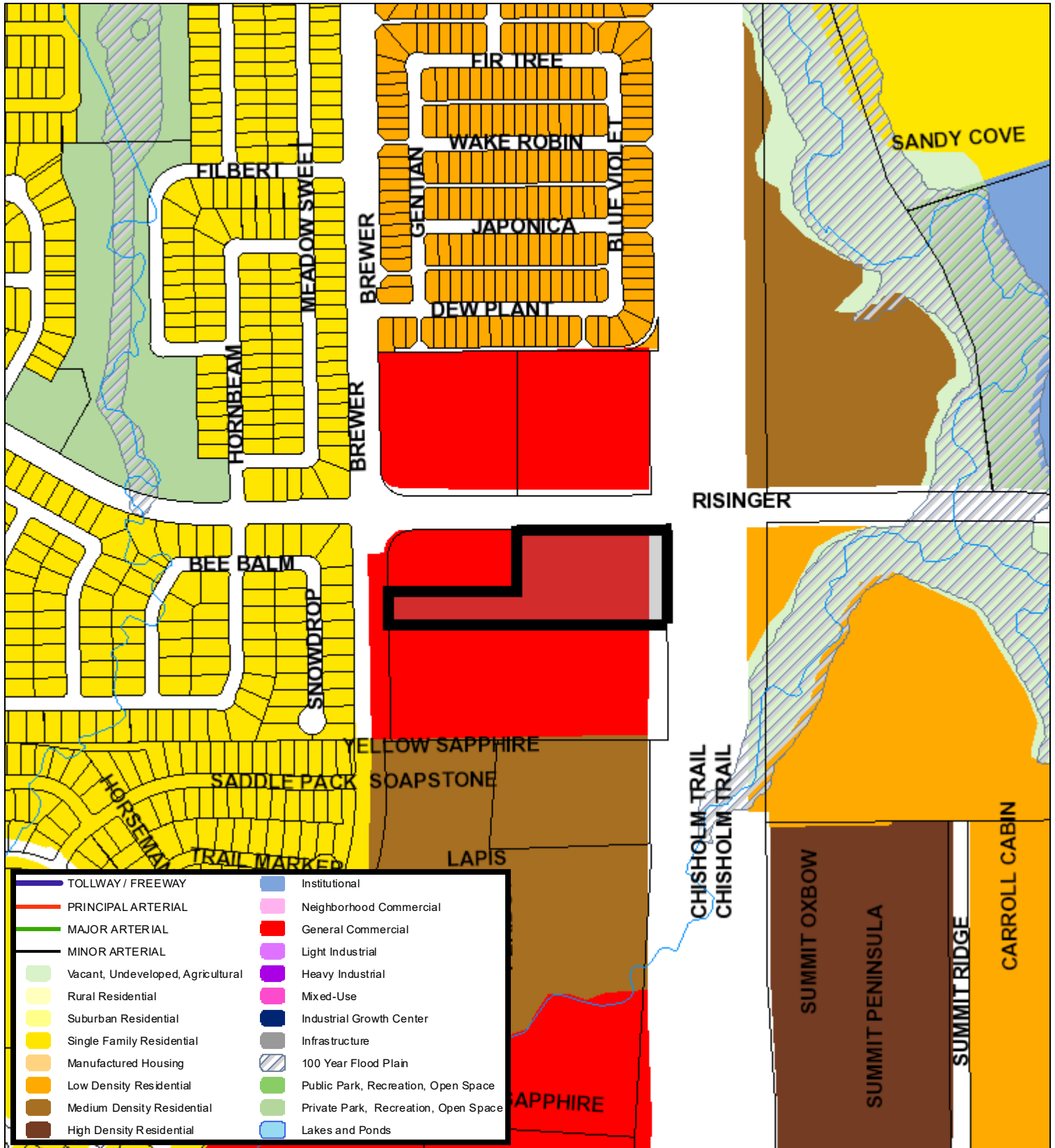


Area Map



0 1,000 2,000 4,000 Feet

Future Land Use

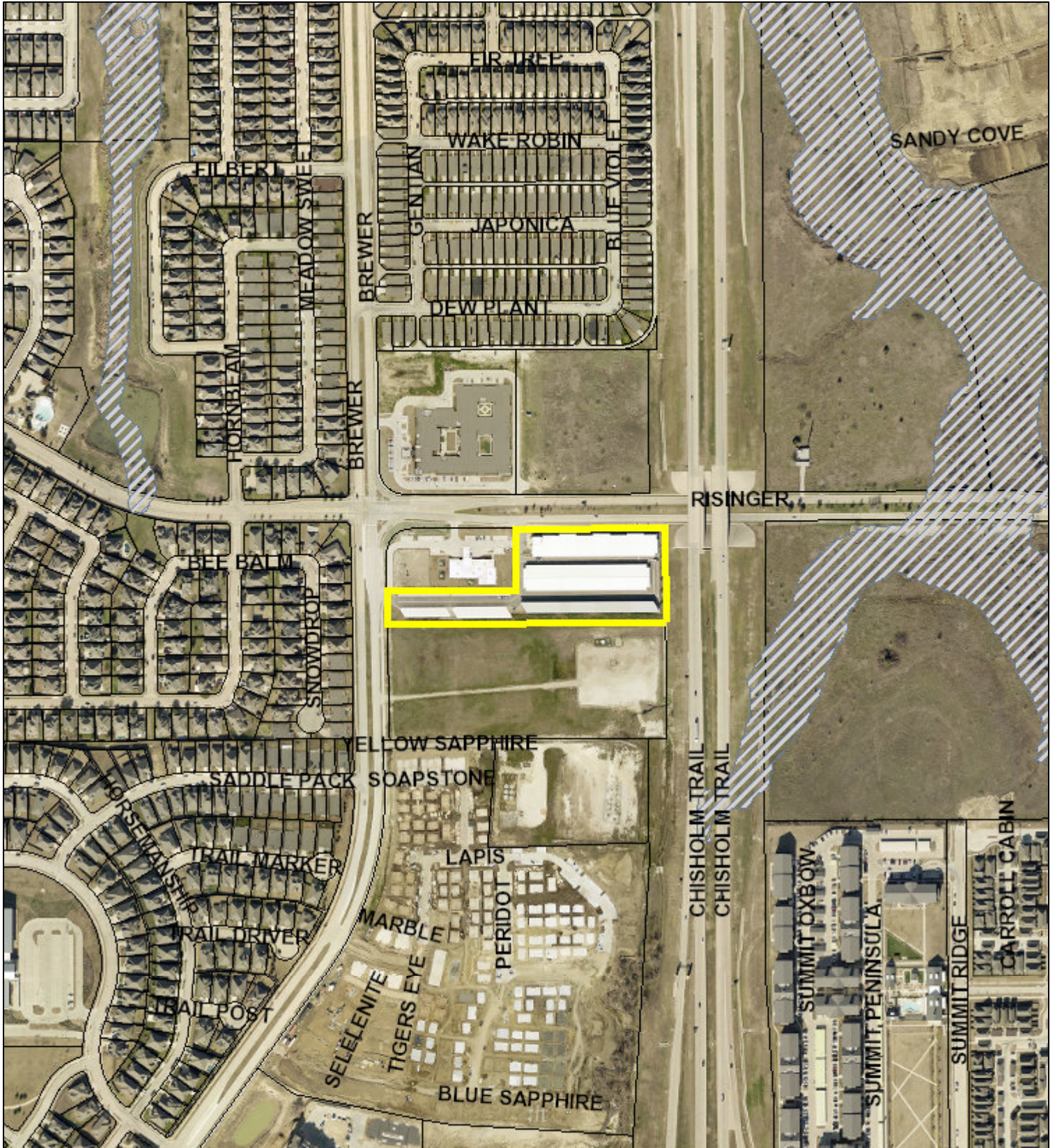


475 237.5 0 475 Feet

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



0 295 590 1,180 Feet

