



Zoning Staff Report

Date: June 14, 2022

Case Number: SP-22-008

Council District: 7

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: James Schrader

Site Location: 6300 Shady Oaks Manor Drive

Acreage: 6.37 acres

Request

Proposed Use: Mini-warehouse and auto repair

Companion Case: ZC-21-083

Request: To: Amend site plan for PD 780 and PD 1311 Planned Development for all uses in “G” General Commercial and mini-warehouses to include auto repair; site plan included

Recommendation

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

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Project Description and Background

The subject property is located along the north side of Shady Oaks Manor Drive, just east of the intersection of Northwest Loop 820 Freeway and Quebec Street. “PD 780” Planned Development for all uses in “F” General Commercial plus hotel & “PD 1311” Planned Development for all uses in “G” General Commercial and mini-warehouse, site plan approved.

The applicant is requesting to amend the approved site plan to change the configuration of mini-warehouses and add a Caliper Collision Auto Repair. The applicant has submitted a site plan showing a total of five (5) self-storage buildings with a mix of one/two story height. A detention pond is located in the western corner of the property. The eastern property contains auto repair. The applicant intends to meet supplemental auto related requirements. The site plan indicates that a 6-foot tall wrought-iron fence will be installed along the perimeter of the site with gated access from Shady Oaks Manor Drive and the Northwest Loop 820 Freeway. Access from Shady Oaks Manor Drive will need to be coordinated with the City’s Transportation & Public Works Department and access from the freeway will require TxDOT approval. Approval of the zoning site plan does not guarantee approval of these proposed access points.

Surrounding Zoning and Land Uses

North (across NW Loop 820) “G” Intensive Commercial / vacant (restaurant/retail on surrounding properties)
East “F” General Commercial / vacant
South “D” High-Density Multifamily / multifamily apartment complex
West “PD 780” / hotel

Recent Zoning History

- ZC-07-125: Established “PD780” Planned Development for all uses in “F” General Commercial plus hotel on property to the west
- SP-16-012: Amended “PD780” site plan to add a second hotel
- ZC-21-083: From “G” Intensive Commercial and “PD780” Planned Development for all uses in “F” General Commercial plus hotel to “PD/G” Planned Development for all uses in “G” General Commercial plus mini-warehouse; site plan included (subject property)

Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.

The following organizations were notified: (emailed April 22, 2022)

Organizations Notified	
East Lake Worth NA	Streams and Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	Lake Worth ISD

** Not located in close proximity to a registered Neighborhood Association*

Site Plan Comments

Zoning and Land Use

- All zoning comments have been addressed with the current site plan.

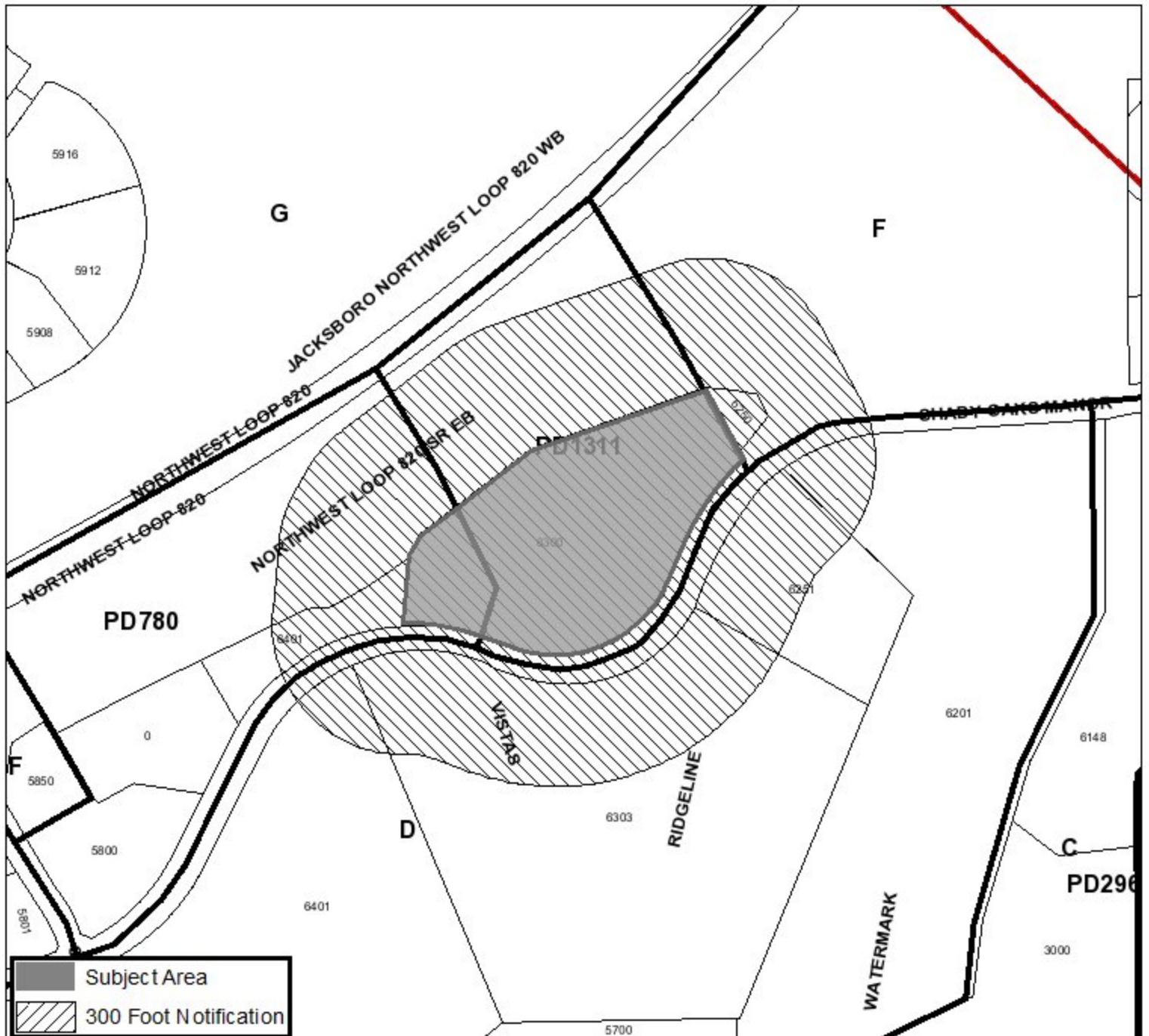
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)





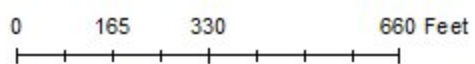
SP-22-008

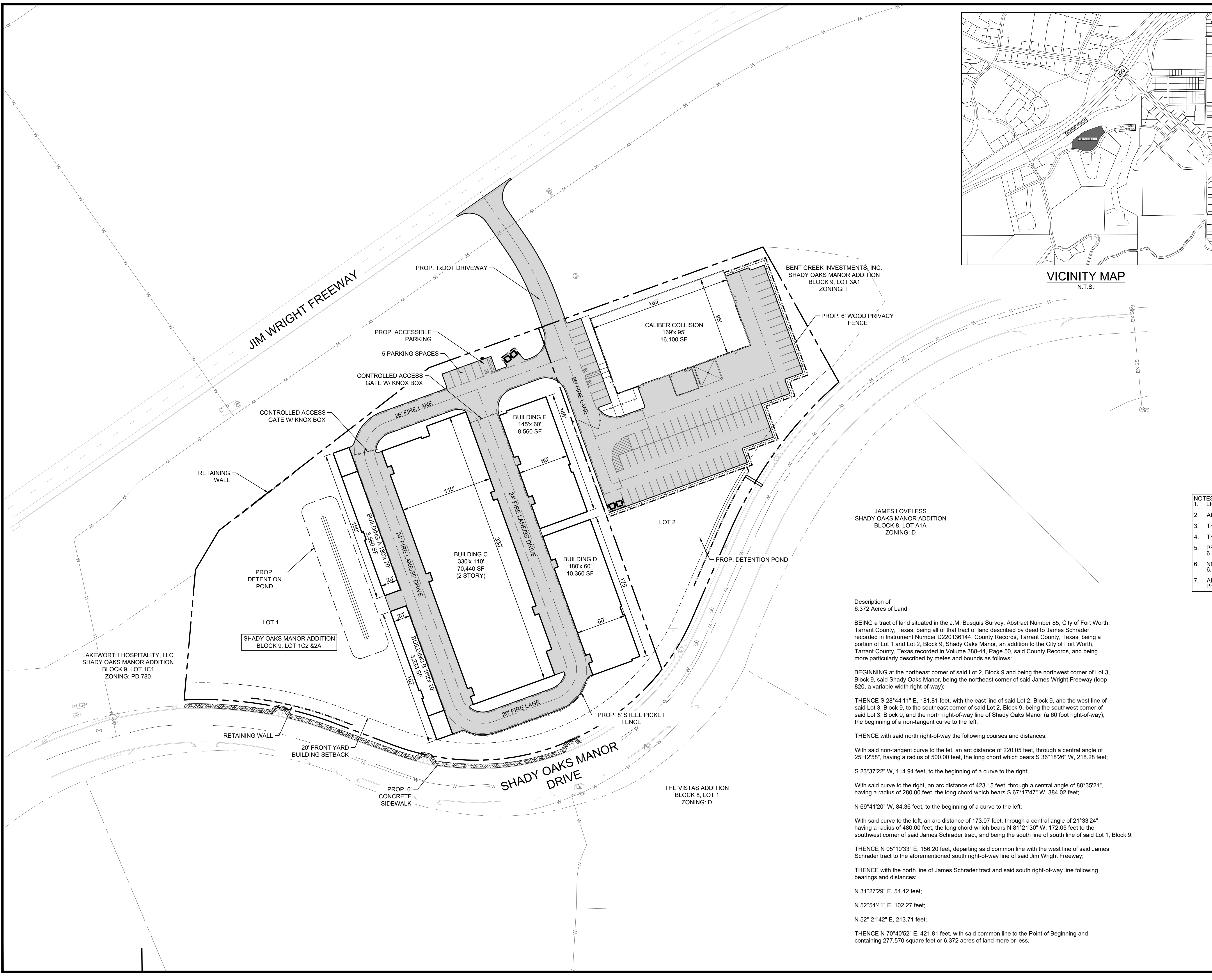
Area Zoning Map

Applicant: James Schrader
 Address: 6300 Shady Oaks Manor Drive
 Zoning From: PD 780 & PD 1311
 Zoning To: Site plan for mini-warehouses and auto repair
 Acres: 6.37215283
 Mapsco: 46Y
 Sector/District: Far West
 Commission Date: 5/11/2022
 Contact: 817-392-8047



 Subject Area
 300 Foot Notification

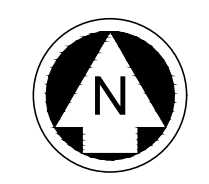




NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FORT WORTH	817-392-8100
CITY OF FORT WORTH WATER DEPT.	817-392-4477

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



0 50' 100'
SCALE: 1" = 50'

LEGEND

- PROP. CONCRETE SIDEWALK
- PROP. CONCRETE DRIVEWAY



- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
 - ALL STRIPING TO BE PAINTED WHITE UNLESS NOTED OTHERWISE.
 - LIGHTING WILL COMPLY WITH CITY OF FORT WORTH ORDINANCES.
 - THE PROPOSED DEVELOPMENT SHALL COMPLY WITH DEVELOPMENT STANDARD OF CHAPTER 6 OF THE CITY OF FORT WORTH'S ZONING ORDINANCE.

BUILDING GROSS FOOTAGE
BUILDINGS A-E 36,163 SF
CALIBER COLLISION 16,100 SF

BUILDING HEIGHTS
BUILDINGS A-B 11'-0"
BUILDING C 25'-0"
BUILDINGS D-E 12'-0"
CALIBER COLLISION 12'-0"

- NOTES:
- LIGHTING WILL COMPLY WITH CITY OF FORT WORTH ORDINANCES.
 - ALL SIGNAGE SHALL CONFORM WITH SECTION 6.4 SIGNS.
 - THE PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 - PROPOSED DUMPSTER ENCLOSURE SHALL COMPLY WITH SECTION 6.300 OF THE CITY OF FORT WORTH ZONING ORDINANCE.
 - NO MINIMUM PARKING STANDARD APPLIES TO THIS SITE PER SECTION 6.201 OF THE CITY OF FORT WORTH ZONING ORDINANCE.
 - ALL LIGHTS SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES AND SHALL BE SHIELDED FULL CUTOFF LIGHTING.

Description of
6.372 Acres of Land

BEING a tract of land situated in the J.M. Busquis Survey, Abstract Number 85, City of Fort Worth, Tarrant County, Texas, being all of that tract of land described by deed to James Schrader, recorded in Instrument Number D220136144, County Records, Tarrant County, Texas, being a portion of Lot 1 and Lot 2, Block 9, Shady Oaks Manor, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Volume 388-44, Page 50, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said Lot 2, Block 9 and being the northwest corner of Lot 3, Block 9, said Shady Oaks Manor, being the northeast corner of said James Wright Freeway (loop 820, a variable width right-of-way);

THENCE S 28°44'11" E, 181.81 feet, with the east line of said Lot 2, Block 9, and the west line of said Lot 3, Block 9, to the southeast corner of said Lot 2, Block 9, being the southwest corner of said Lot 3, Block 9, and the north right-of-way line of Shady Oaks Manor (a 60 foot right-of-way), the beginning of a non-tangent curve to the left;

THENCE with said north right-of-way the following courses and distances:

With said non-tangent curve to the left, an arc distance of 220.05 feet, through a central angle of 25°12'58", having a radius of 500.00 feet, the long chord which bears S 36°18'26" W, 218.28 feet;
S 23°37'22" W, 114.94 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 423.15 feet, through a central angle of 88°35'21", having a radius of 280.00 feet, the long chord which bears S 67°17'47" W, 384.02 feet;
N 69°41'20" W, 84.36 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 173.07 feet, through a central angle of 21°33'24", having a radius of 480.00 feet, the long chord which bears N 81°21'30" W, 172.05 feet to the southwest corner of said James Schrader tract, and being the south line of south line of said Lot 1, Block 9;

THENCE N 05°10'33" E, 156.20 feet, departing said common line with the west line of said James Schrader tract to the aforementioned south right-of-way line of said Jim Wright Freeway;

THENCE with the north line of James Schrader tract and said south right-of-way line following bearings and distances:

N 31°27'29" E, 54.42 feet;

N 52°54'41" E, 102.27 feet;

N 52°21'42" E, 213.71 feet;

THENCE N 70°40'52" E, 421.81 feet, with said common line to the Point of Beginning and containing 277,570 square feet or 6.372 acres of land more or less.

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

THOMAS BARTKOWSKI 99976 04/14/2022
TYPE OR PRINT NAME PE # DATE

NO.	DATE	REVISION

DIRECTOR OF PLANNING & DEVELOPMENT

DATE: _____

HERITAGE 820 MINI-STORAGE

ZONING CASE NO. ZC-21-083

PD SITE PLAN EXHIBIT

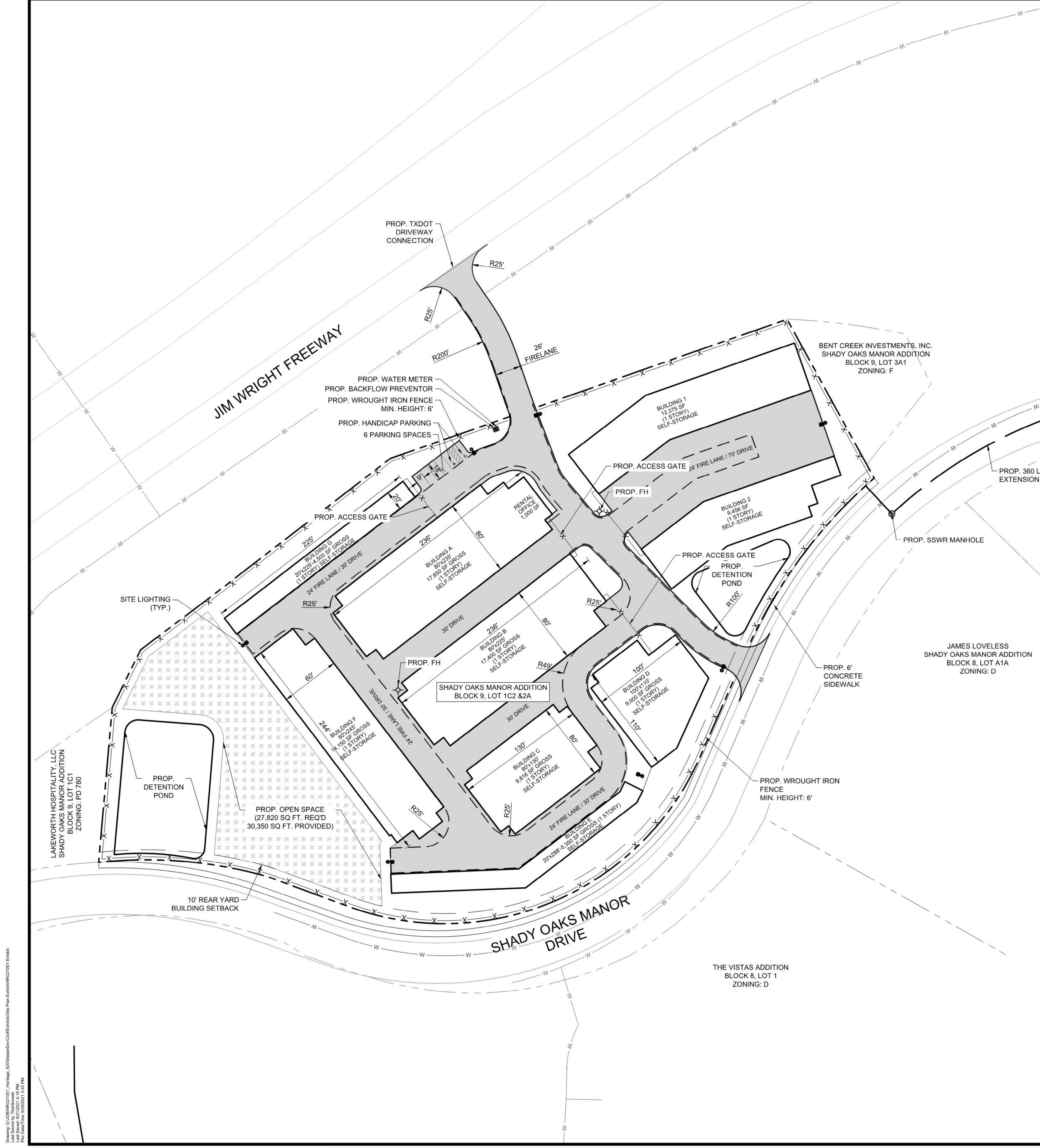
FORT WORTH, TARRANT COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
600 W 6TH STREET, SUITE 170, FORT WORTH, TEXAS 76102
FORT WORTH PHONE: 817.953.2777

DRAWN: MCS	DATE	PROJECT #	SHEET
DESIGNED: TB	MARCH 2022	HRG21001	C1
REVIEWER: TB			

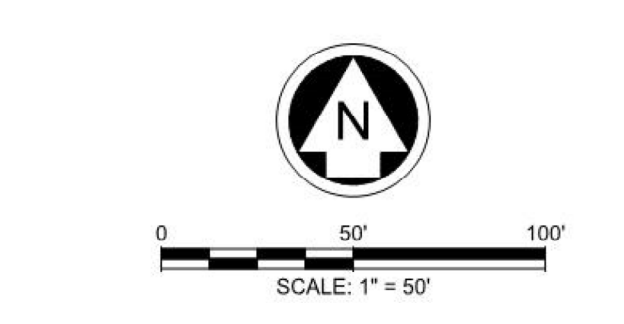
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 Plot Date: 3/14/2022 2:28 PM



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BUILDING GROSS FOOTAGE	
BUILDINGS A-G	77,166 SF
BUILDINGS 1-2	25,397 SF
TOTAL	102,563 SF

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NO.	DATE	REVISION

DIRECTOR OF PLANNING & DEVELOPMENT

DATE: _____

HERITAGE 820 MINI-STORAGE

ZONING CASE NO. ZC-21-083

PD SITE PLAN EXHIBIT

FORT WORTH, TARRANT COUNTY, TEXAS

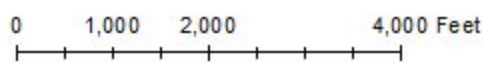
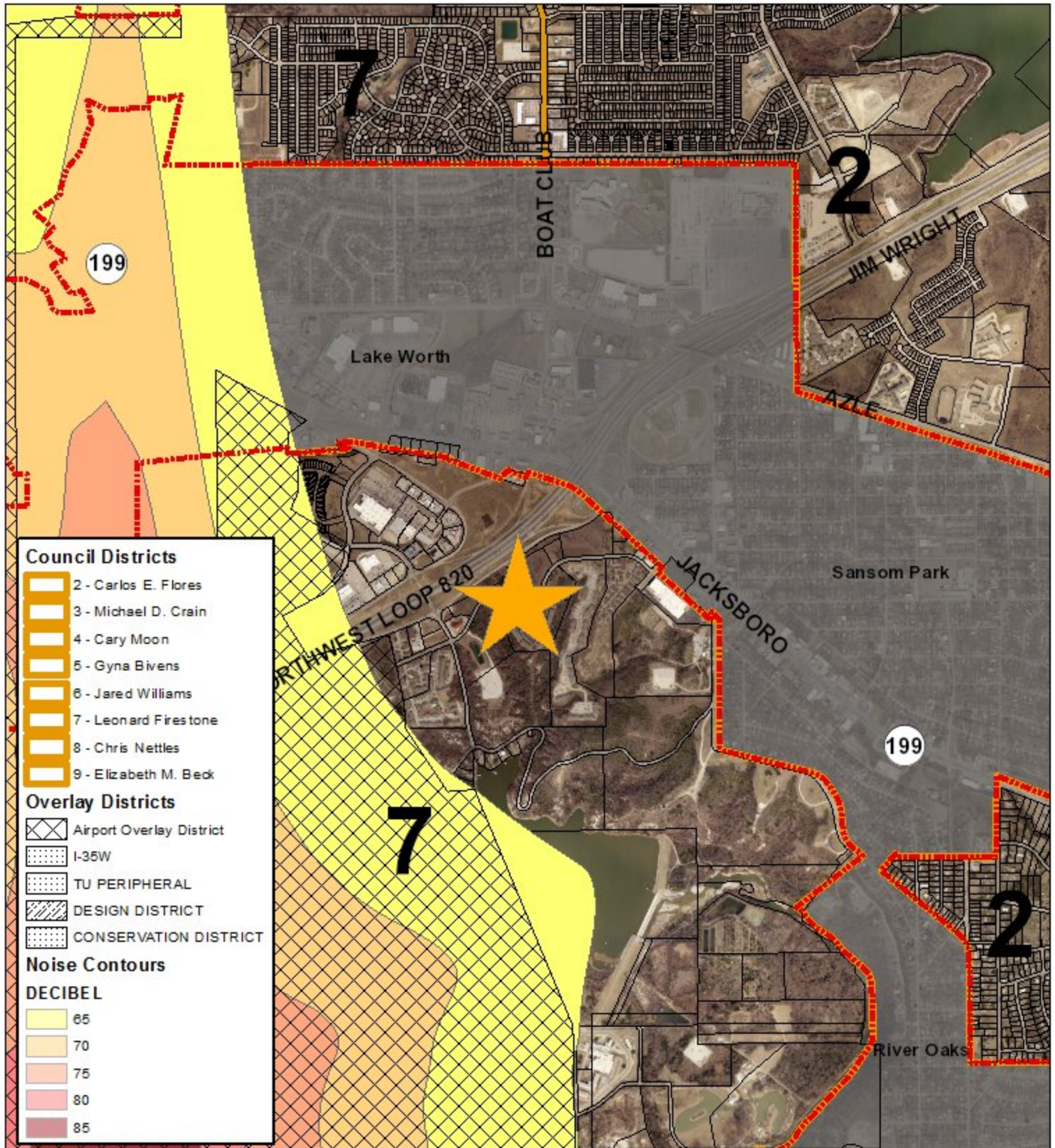
PELTON
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
600 W 6TH STREET, SUITE 170, FORT WORTH, TEXAS 76102
FORT WORTH PHONE: (817) 953-2777

DRAWN: MCS	DATE: JUNE 2021	PROJECT #	SHEET
DESIGNED: TB		HRG21001	C1
REVIEWER: TB			

Drawing: G:\08\1802\1001_Heritage_820\Main\DWG\Civil\SitePlan_E\18021001_SitePlan.dwg
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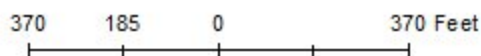
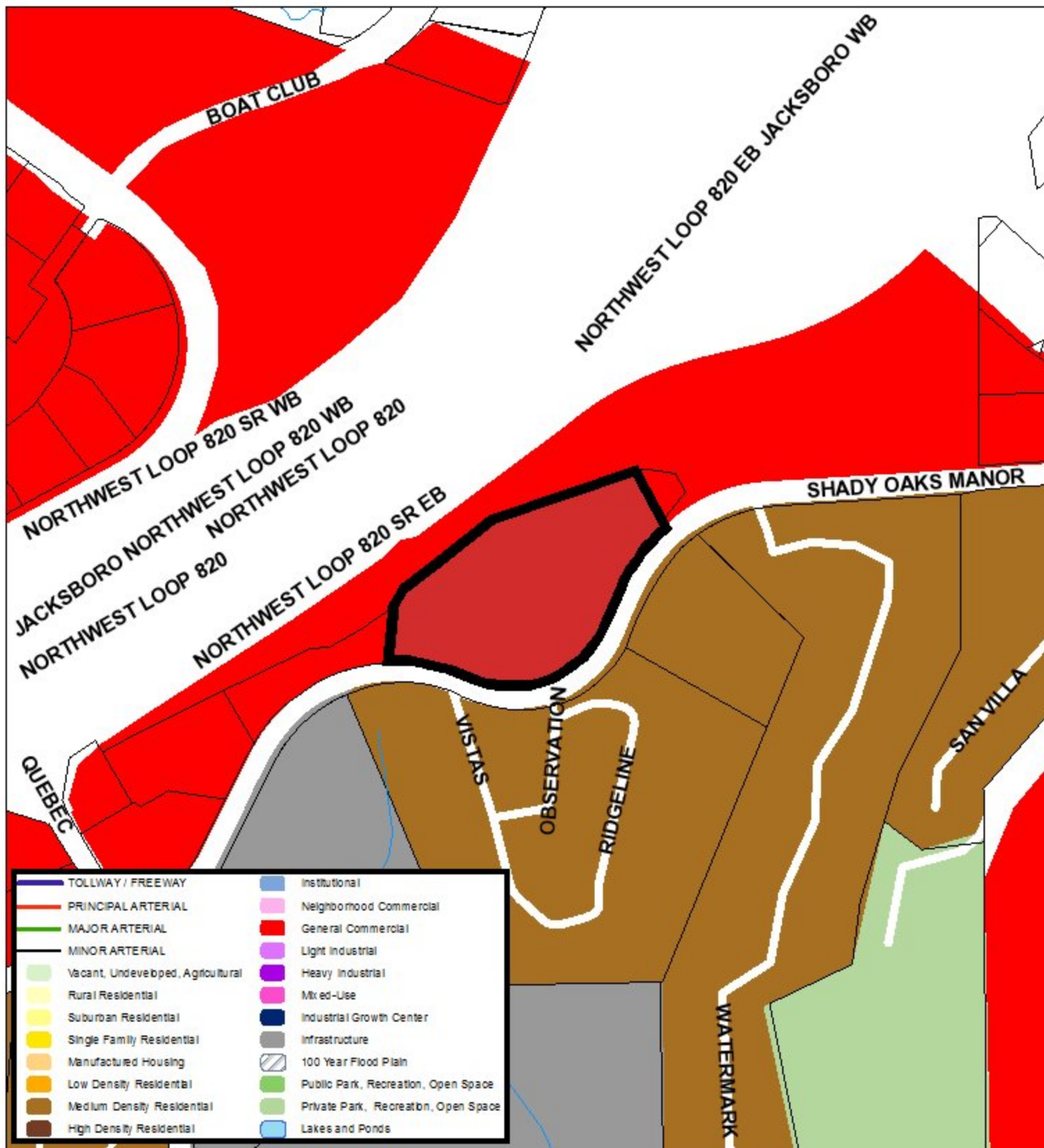
Area Map





SP-22-008

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



0 237.5 475 950 Feet

