



# Zoning Staff Report

Date: September 14, 2021

Case Number: ZC-21-083

Council District: 7

## Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: James Eric Shrader / Thomas Bartkowski

Site Location: 6300 Shady Oaks Manor Drive      Acreage: 6.37 acres

### Request

Proposed Use: Mini-Storage Facility

Request: 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

### Recommendation

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

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

Staff Recommendation: **Approval**

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

Correspondence: **Letter of no objection from NASJRB staff**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Site Plan Comments](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

## 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. This majority of this site is currently zoned “G” Intensive Commercial. A 1.06-acre portion of land at the western corner of the property is zoned “PD780” Planned Development for all uses in “F” General Commercial plus hotel.

PD780 was approved in 2007 for 4.54 acres of land, including this 1.06-acre portion of the subject property. The La Quinta Inn & Suites Hotel at the corner of Shady Oaks Manor Drive and Quebec Street was constructed in 2008, and then PD780 was amended in 2016 to permit construction of a second hotel. Neither site plan showed any proposed development on the 1.06 acres of land included in this request.

The applicant is requesting to change the zoning of the entire site to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse. Mini-warehouse use is not allowed in the “G” Intensive Commercial district except though PD zoning. Typically, a Conditional Use Permit (CUP) would be the appropriate tool for adding a single use that is not allowed in a base zoning district, but the Zoning Ordinance specifies that mini-warehouse use must be applied via PD zoning.

Mini-warehouses typically have minimal impact to surrounding areas due to their height, appearance, operational characteristics, and traffic generation. The applicant has submitted a site plan showing a total of nine (9) self-storage buildings that are all one-story in height. A 1,000-square foot office space is also proposed within one of the buildings. Approximately 30,000 square feet of open space is proposed in the western corner of the property as well as a detention pond. 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

## Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.

The following organizations were notified: (emailed July 26, 2021)

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

*\*Neighborhood Association located closest to the subject property*

## Development Impact Analysis

### Land Use Compatibility

---

The applicant is proposing to rezone this site from a combination of Planned Development PD780 and “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-storage. Nearly all surrounding properties are zoned for commercial use with the exception of the multifamily properties to the south, across Shady Oaks Manor Drive. There is existing commercial development along both sides of the Northwest Loop 820 Freeway corridor and well as Jacksboro Highway to the east.

This site is located approximately 2,000 feet east of the NASJRB Overlay District. However, NASJRB staff reviewed this proposal and had no objection, stating that “mini-storage/warehousing within proximity of the installation keeps density residential/hotels/people gathering centers from further edging closer, and that’s the best choice for the long-term viability and mission sustainment of the installation in our urban environment.”

The proposed zoning is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far West

---

The 2021 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map, which is intended to include “Retail, services, offices and mixed uses serving occasional needs for a larger market area.” This site is located along an existing commercial corridor and is immediately adjacent to the Northwest Loop 820 Service Road.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

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

## Site Plan Comments

---

### **Zoning and Land Use**

- The site plan is in general compliance with the Zoning Ordinance regulations.
- Proposed building height and setbacks comply with the maximum and minimum requirements, respectively. The site is not within 250 feet of any one- or two-family district and therefore does not have a minimum parking requirement. Notes are provided on the site plan stating the project will comply with Lighting Code, Sign Code, Landscaping, and Urban Forestry.

### **Transportation Public Works (TPW)**

- TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities. Provide TPW a copy of the approved TXDOT access permit prior to execution of the CFA (Community Facilities Agreement).
- Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
- Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details in IPRC plan set (single-family) or UR site plan (multi-family) for gates. All gates shall be equipped with a knock-box or other approved fire access apparatus that is reviewed and approved by the Fire Department. (Gates must be located 3 vehicle lengths from the ROW)

### **Fort Worth Fire Department (FWFD)**

- 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 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth also has adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at [www.fortworthtexas.gov/Fire/](http://www.fortworthtexas.gov/Fire/) (click on Bureau of Fire Prevention)

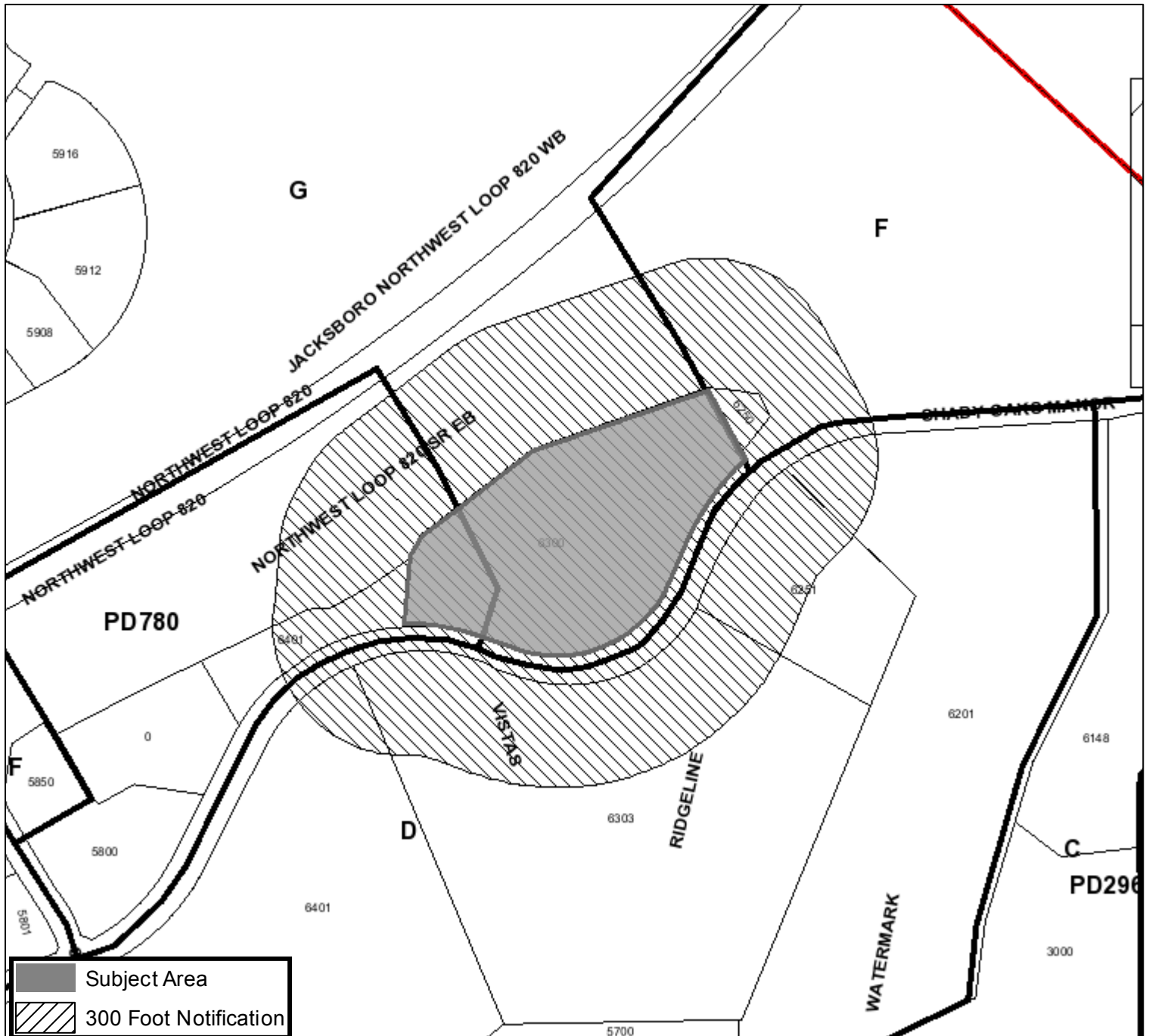
***(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)***



ZC-21-083

# Area Zoning Map

Applicant: James Schrader  
Address: 6300 Shady Oaks Manor Drive  
Zoning From: PD780 & G  
Zoning To: PD/G Planned Development for all uses in "G" plus mini-warehouse  
Acres: 6.37215283  
Mapsc0: 46Y  
Sector/District: Far West  
Commission Date: 8/11/2021  
Contact: 817-392-4985



0 165 330 660 Feet



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



VICINITY MAP  
N.T.S.

- 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-G	77,166 SF
BUILDINGS 1-2	25,397 SF
<b>TOTAL</b>	<b>102,563 SF</b>

- 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.

**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 06/21/2021  
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: JUNE 2021	PROJECT #	SHEET
DESIGNED: TB		HRG21001	C1
REVIEWER: TB			

Description of Land  
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, an 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 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;

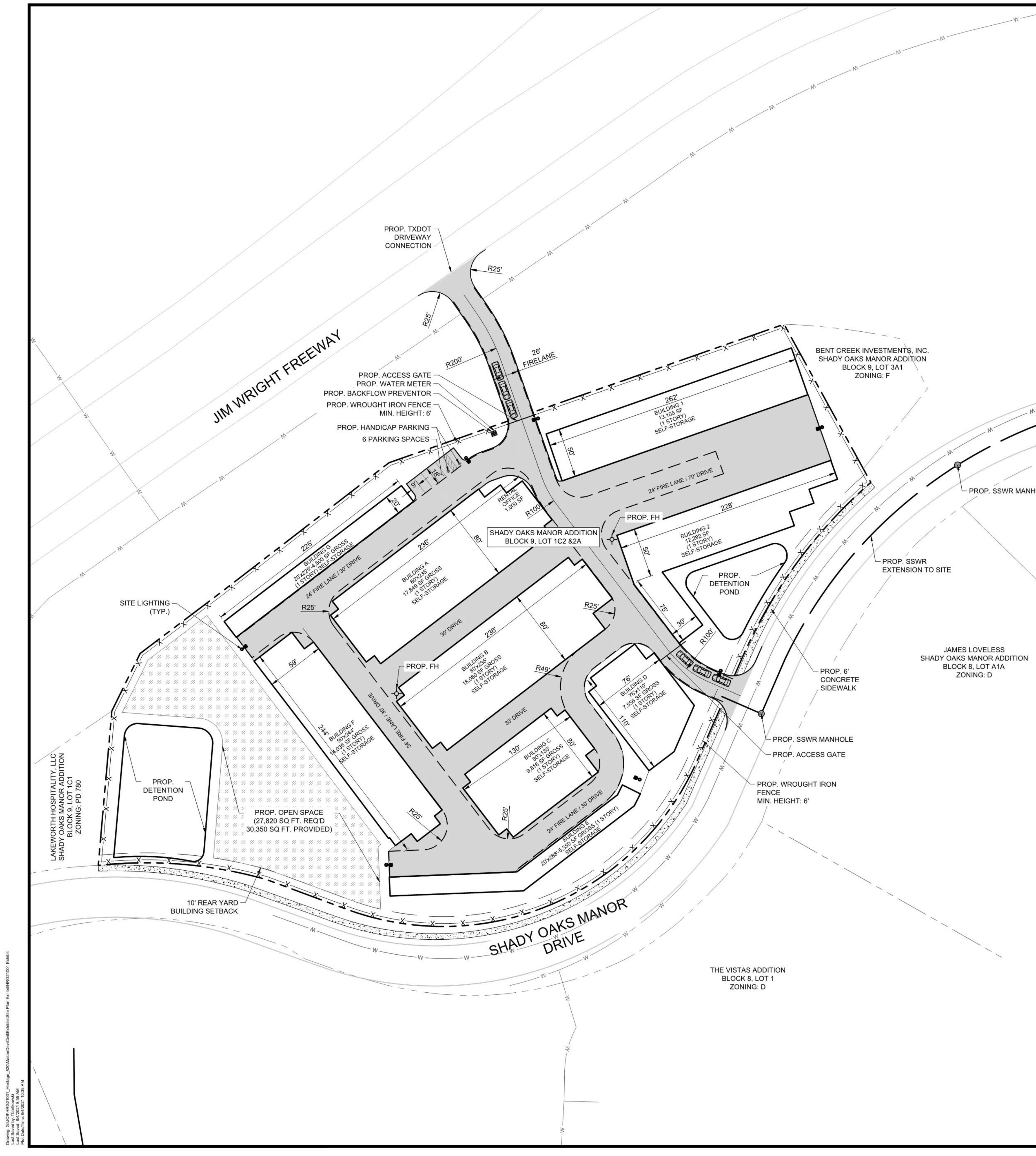
THENCE with the north line of James Schrader tract and said south right-of-way line following bearings and distances:

N 31°27'29" E, 54.42 feet;

N 52°54'41" E, 102.27 feet;

N 52°21'42" E, 213.71 feet;

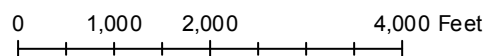
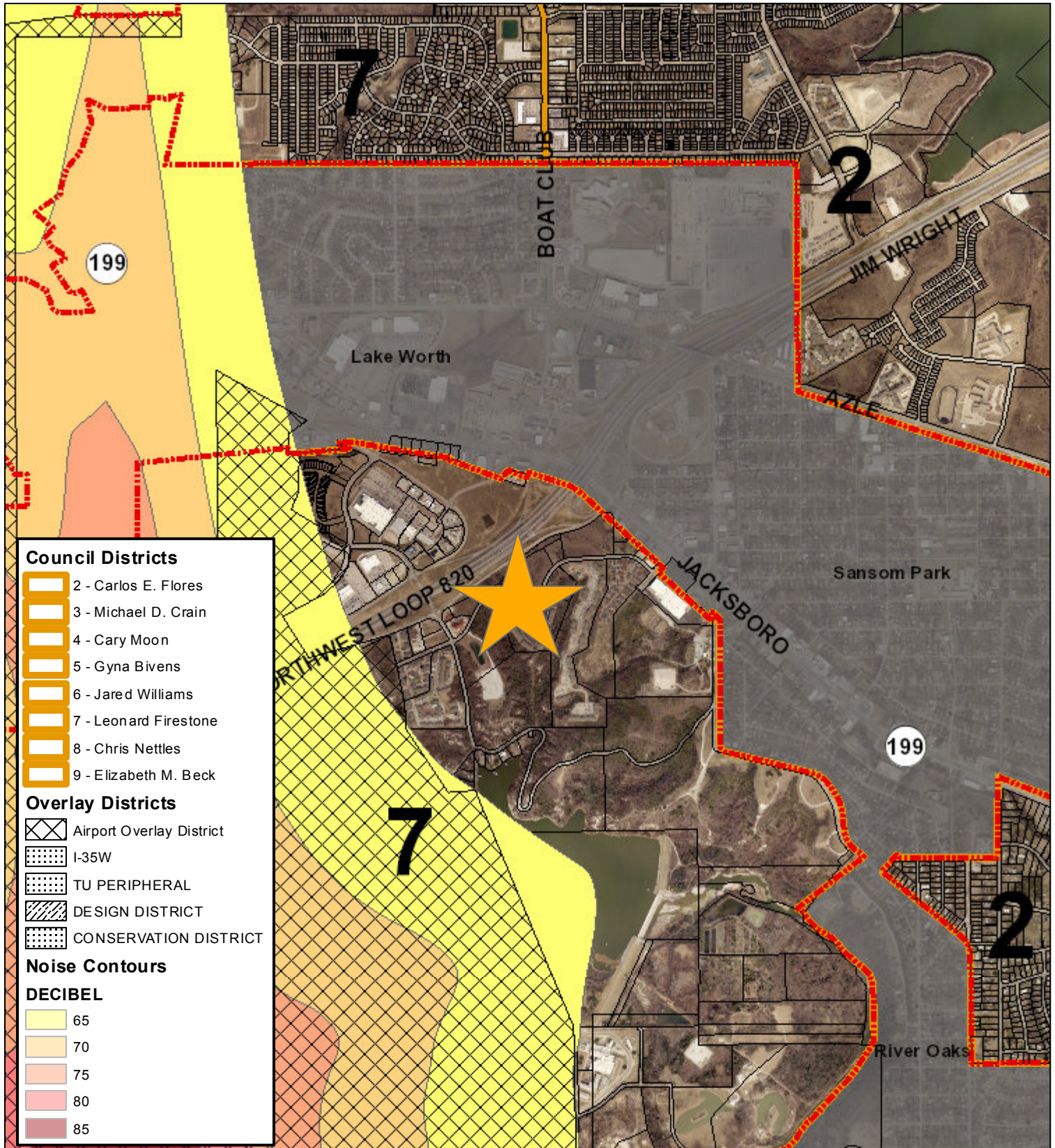
THENCE N 70°40'52" E, 421.81 feet, with said common line to the Point of Beginning and containing 277,570 square feet or 6.372 acres of land more or less.



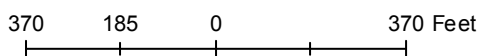
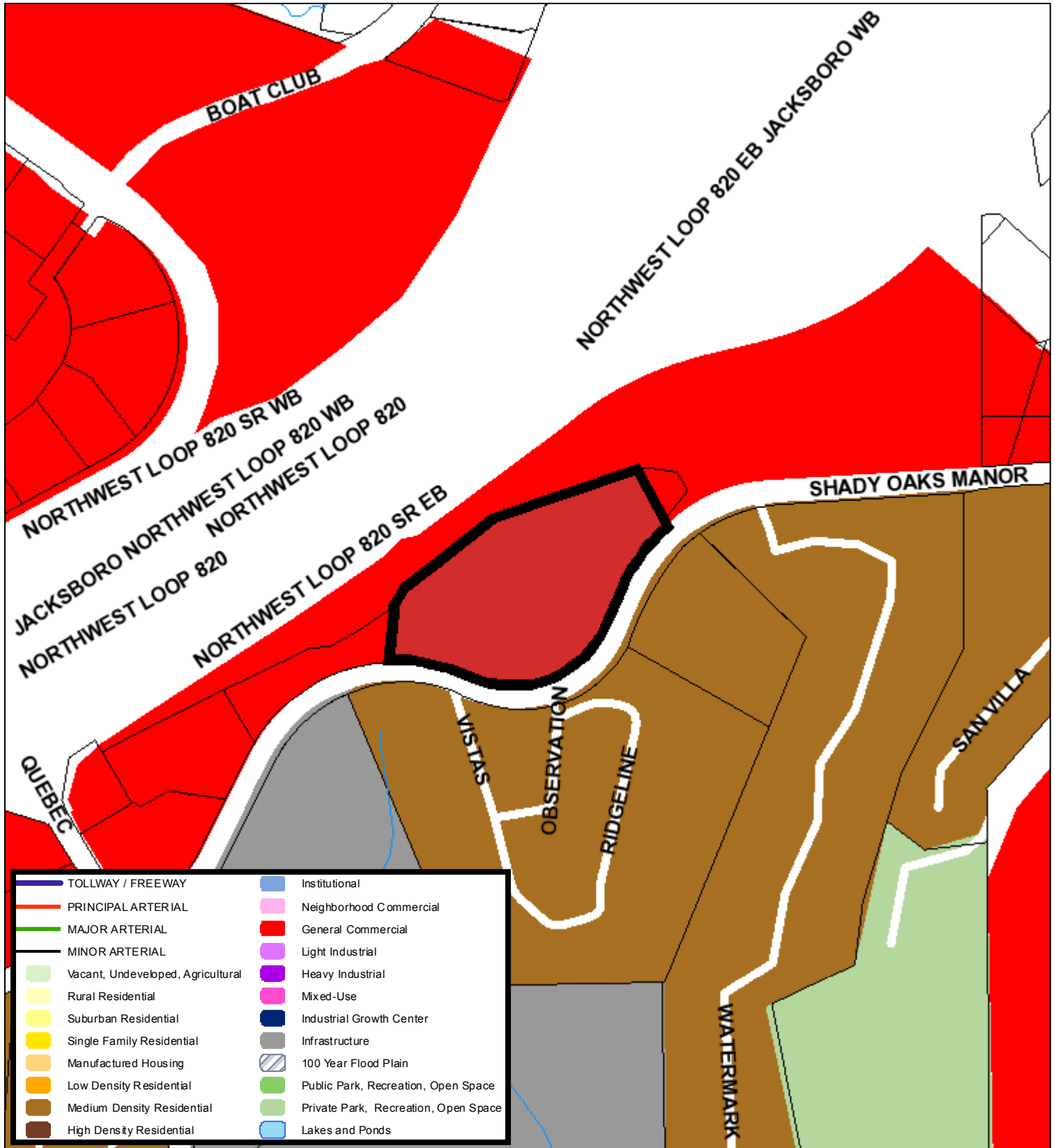
Drawing: G:\06\1402\1001 - Heritage\_820\Main\Drawings\SitePlan\HRG21001.dwg  
 User: tbartkowsk  
 Plot Date: 06/21/2021 10:35 AM  
 Plot Scale: 1" = 50'



## Area Map



### 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

