



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2020

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: FW2020 Land LLC

Site Location: 10200 Summer Creek Dr. Acreage: 8.16

Proposed Use: Increase the height & square footage of climate control building, relocate covered RV storage area

Companion Cases: ZC-19-154

Staff Recommendation: Approval

Background:

The site is located off of Summer Creek Drive south of McPherson Boulevard; the western lot line is adjacent to Chisholm Trail Parkway. In 2019, the zoning was changed from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse facility; site plan included. The applicant is proposing to amend the following items of the existing PD (Planned Development) self-storage site plan:

- Reconfigure the placement and sizes of structures and drive aisles on site.
- Change from two separate climate controlled buildings to one climate controlled building.
- Increase the height of the large climate controlled storage building from 1 story to 3 stories.
- Increase the climate controlled storage building footprints from 66,714 square feet combined (52,314 and 14,400 for each building individually) to 90,000 square feet footprint in one building with a total square footage of 270,000.
- Remove the three detached self storage buildings along the north property line. The three along the south property line remain with slight changes to square footage.
- Change the shape and location of the RV/boat covered storage.
- Decrease the size of the office.
- Increase the number of parking spaces.
- Show the wrought iron fence around the site.
- Change location of the dumpster enclosure.

The RV/Boat Storage areas are covered, carport-type structures that are open on all sides.

The area on the west side of Building A, facing Chisholm Trail Parkway is a covered exterior loading and unloading area with automatic doors to the interior corridors. Most of the loading and unloading should be done in the secured interior area of Building A where the drive-through is depicted by dash marks.

Site Information:

Surrounding Zoning and Land Uses:

- North "G" Intensive Commercial / retail
- East "A-5" One-Family / vacant under construction and residential
- South "G" Intensive Commercial / school
- West "G" Intensive Commercial / Chisholm Trail Parkway

Zoning History: ZC-19-154 "G" Intensive Commercial to "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse facility; site plan included; effective 12/29/19; (subject site)

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 September 25, 2020.

The following organizations were notified: (emailed September 22, 2020)

| Organizations Notified | |
|-------------------------------|-------------------------|
| Panther Heights NA | Summer Creek Ranch HOA |
| District 6 Alliance | Streams And Valleys Inc |
| Trinity Habitat for Humanity | Crowley ISD |

Not within a registered neighborhood association.

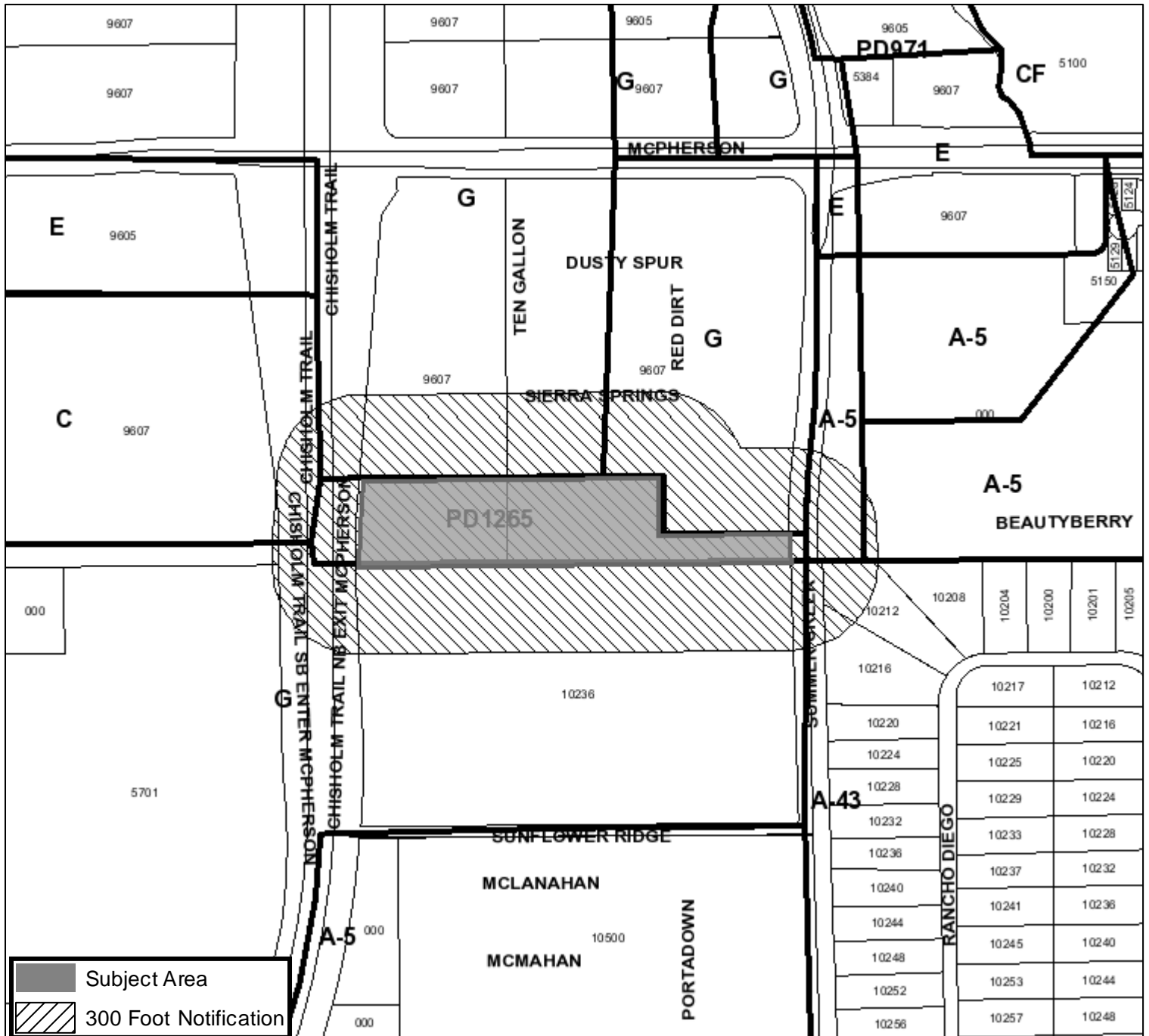
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph
- "Chisholm Trail Ranch Self-Storage PD-1265" Area Zoning Map

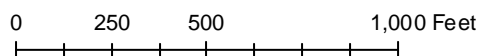


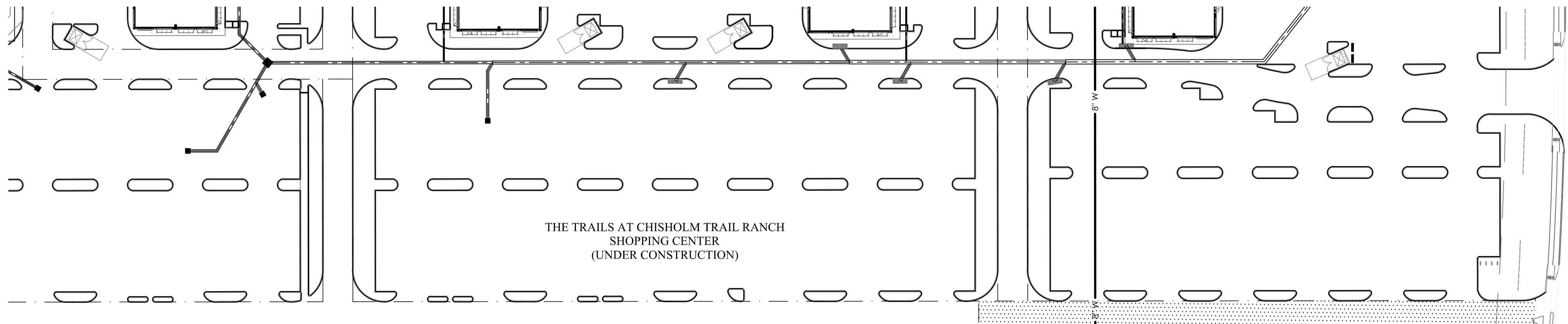
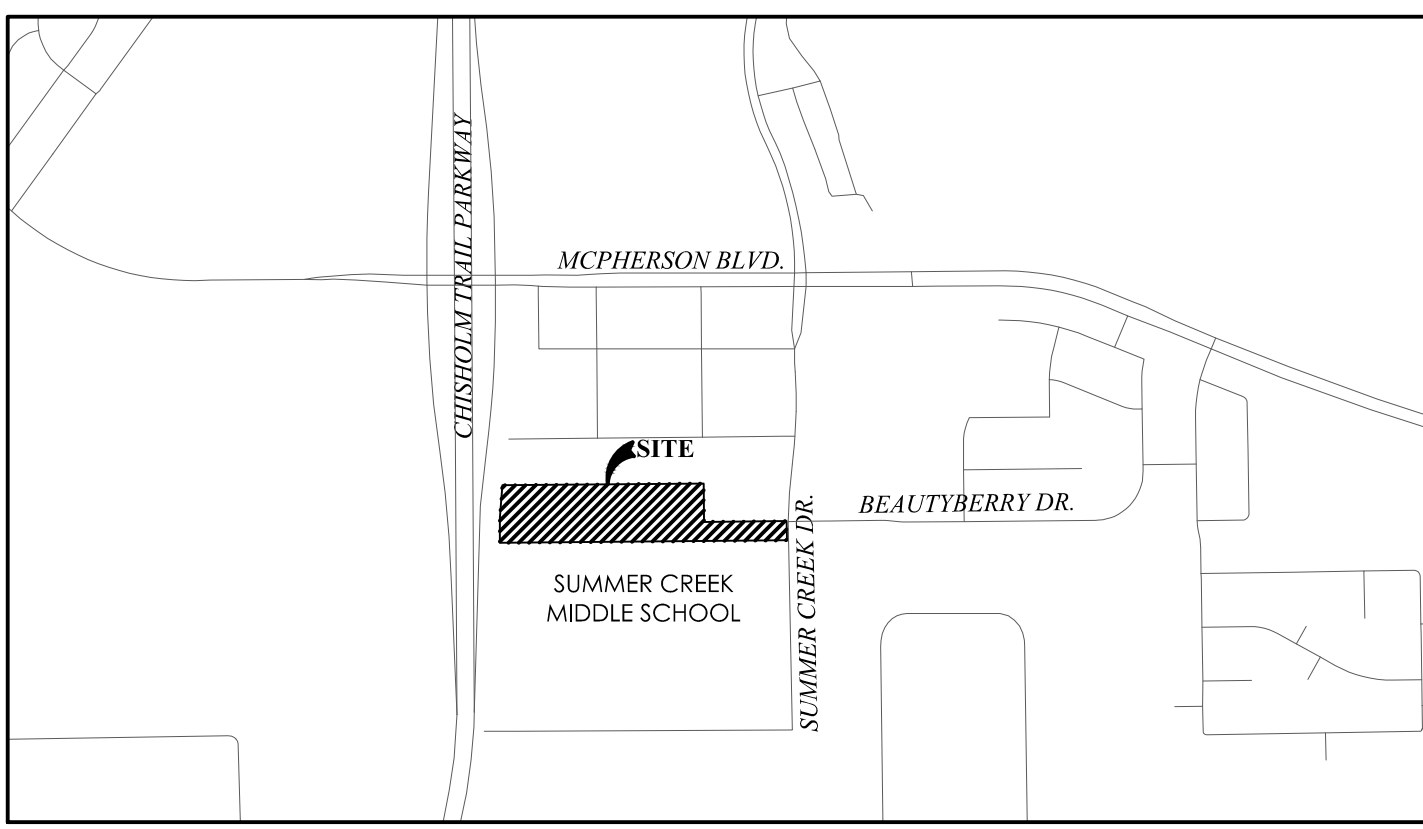
Area Zoning Map

Applicant: FW2020 LLC
 Address: 10200 Summer Creek Drive
 Zoning From: PD 1265
 Zoning To: Amend site plan for PD 1265
 Acres: 8.16545637
 Mapsco: 102Z
 Sector/District: Far Southwest
 Commission Date: 10/14/2020
 Contact: 817-392-2806

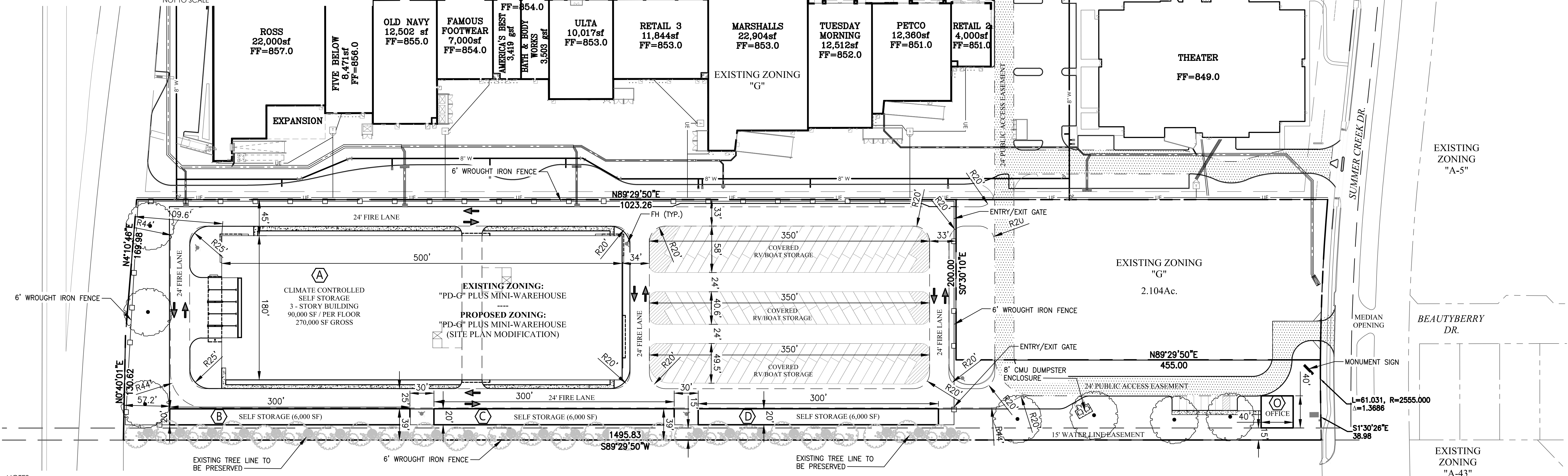


| | |
|--|-----------------------|
| | Subject Area |
| | 300 Foot Notification |



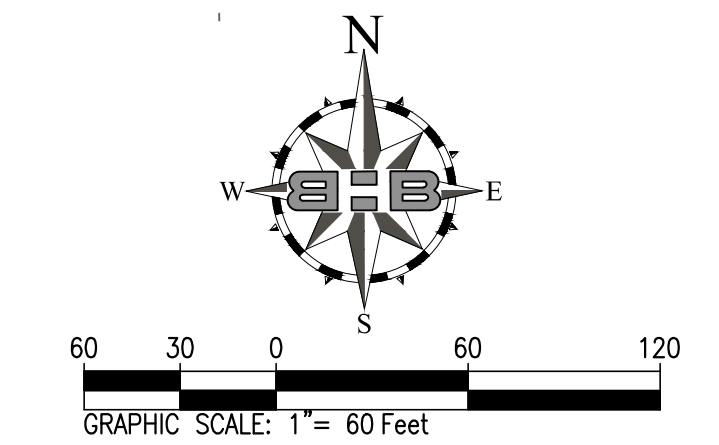
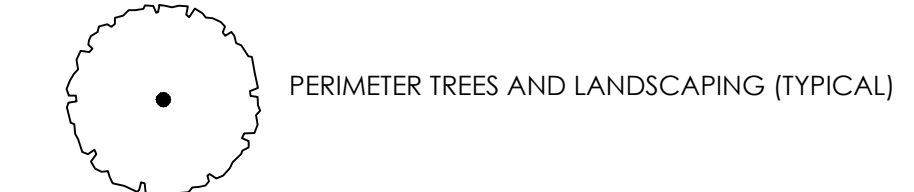


PROJECT LOCATION
NOT TO SCALE



- NOTES**
1. THIS SITE PLAN WILL COMPLY WITH LANDSCAPING REGULATIONS, 6.301.
 2. THIS SITE PLAN WILL COMPLY WITH URBAN FORESTRY, 6.302.
 3. THIS SITE PLAN WILL COMPLY WITH SIGNAGE REGULATIONS, 6.409, FOR ONE DETACHED MONUMENT SIGN - ON SUMMER CREEK DRIVE.
 4. NO SIGNAGE DISPLAYED ALONG CHISHOLM TRAIL PARKWAY.
 5. ANY PARKING LOT LIGHTING WILL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.
 6. ALL DRIVES AND COVERED RV/BOAT STORAGE AREAS SHALL BE PAVED.

| SITE DATA | |
|--|----------------------------|
| EXISTING ZONING | "PD-G" PLUS MINI-WAREHOUSE |
| PARKING SPACES REQUIRED (4 SPACES PER 1,000 SQ.FT. FOR OFFICE RETAIL ONLY) | 7 SPACES |
| NEW PARKING SPACES PROPOSED | 8 SPACES |
| ACCESSIBLE PARKING (REQ./PROVIDED) | 1/1 |
| SITE PLAN MODIFICATION FOR MINI-WAREHOUSE | |



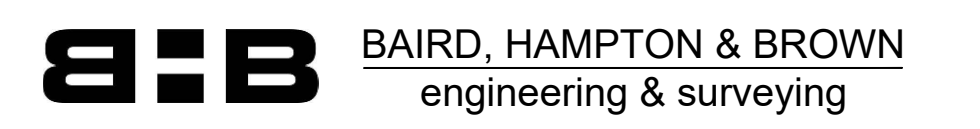
SITE PLAN
8.165 ACRES
CHISHOLM TRAIL RANCH
SELF STORAGE
at
SUMMER CREEK DRIVE
October 5, 2020

OWNER:
FM 2020 LAND, LLC
5701 SEVILLE CT.
PLANO, TX 75093
CONTACT: JESSE MANN
PHONE: 972-839-8600

DEVELOPER:
DUNAWAY ASSOCIATES
550 BAILEY AVE. STE. 4000
FORT WORTH, TX 76107
CONTACT: BARRY HUDSON
PHONE: 817-995-9703

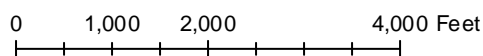
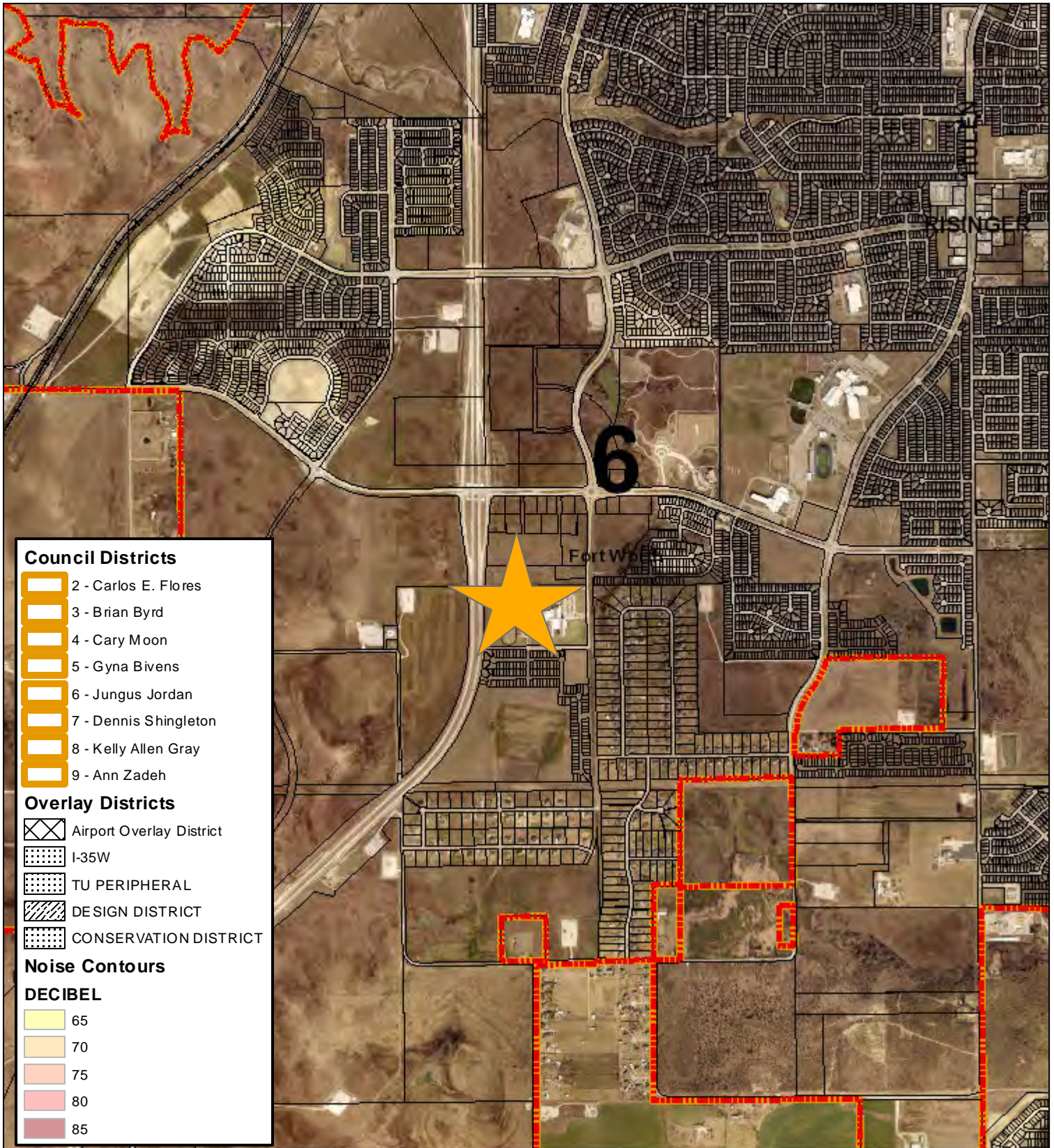
REFERENCE ZONING CASE #: ZC-19-154 (PD-1265)
PD SITE PLAN CASE #: SP-20-026

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

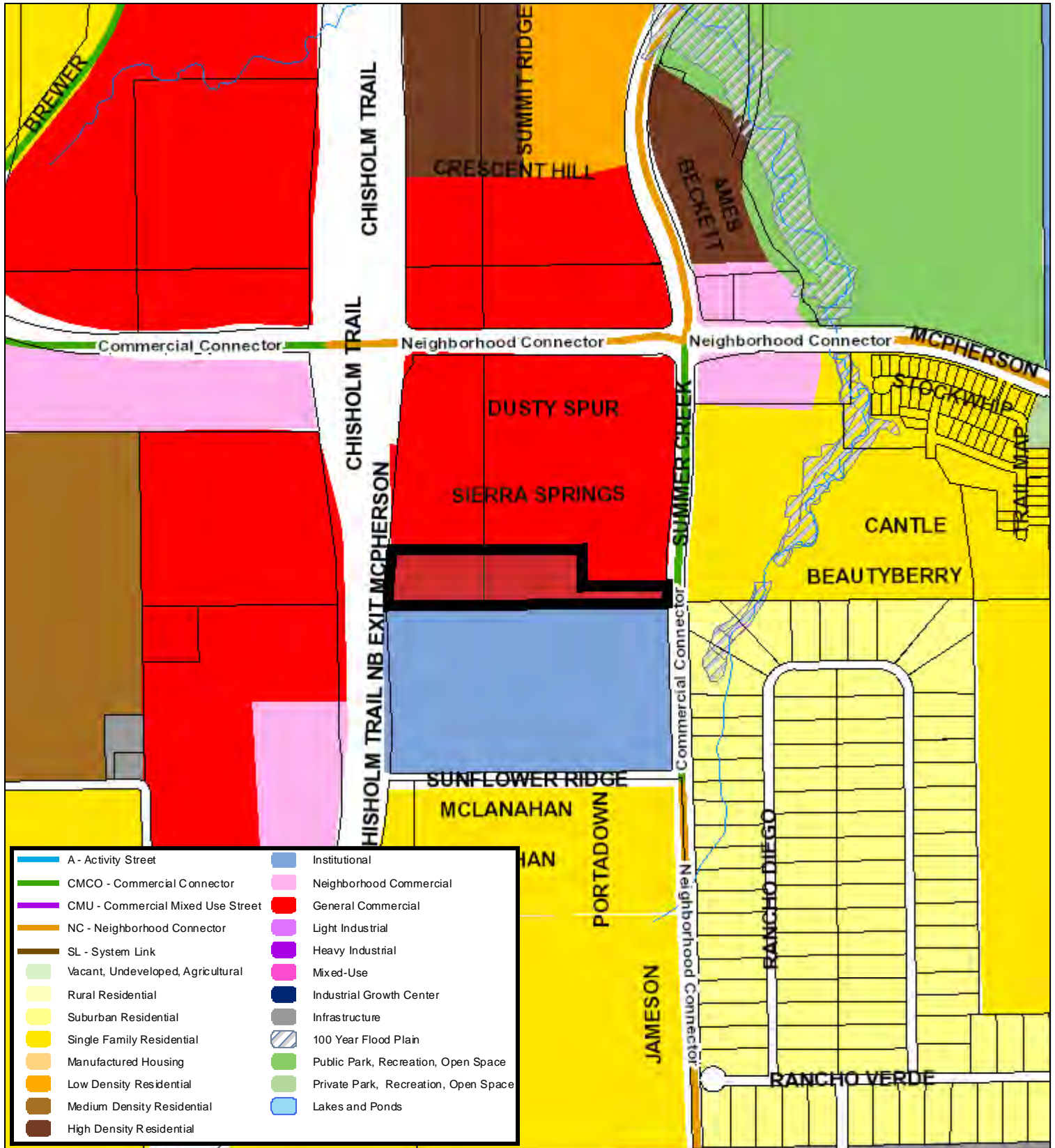


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(817)338-1277 | mail@bhbrinc.com | TBPE Firm #44 | TBPLS Firm #1001190

Area Map



Future Land Use



720 360 0 720 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



0 445 890 1,780 Feet

