



Zoning Staff Report

Date: August 9, 2022

Case Number: ZC-22-056

Council District: 2

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Crossing at Marine Creek Et al

Site Location: 4400 block of Huffines Blvd

Acreage: 5.8

Request

Proposed Use: Miniwarehouse

Request: From: “F” General Commercial & “G” Intensive Commercial

To: “PD/F” Planned Development for all uses in “F” General Commercial uses plus mini-warehouse, site plan required

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency).**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

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Zoning Staff Report

Project Description and Background

10. Aerial Photograph

The proposed site is located east of Huffines Boulevard north of the Northwest Loop 820 access road. The applicant is proposing a zoning change to “PD/F” Planned Development for all uses in “F” General Commercial uses plus mini-warehouse and residence, site plan required.

The applicant intends to construct six (6) roughly 121,000 sf, of one story climate-controlled buildings and one residence for the manager of the facility. An 8’ masonry wall will also be constructed in-between the outer buildings. The proposed site is located across the street from a large truck rental facility to the west and in close proximity to Marine Creek Lake. The applicant intends to downzone the base zoning of the PD for the site from “G” Intensive Commercial to “F” General Commercial. Mini-warehouses are first allowed by right in industrial districts, however, many have opted to request PD’s and locate in close proximity to residential to capture this market. This is the case for this proposed development.

Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / vacant

East “G” Intensive Commercial / church

South “G” Intensive Commercial / Northwest Loop 820

West “PD/FR” for all uses in “FR” incl. large vehicle/trailer sales/storage & display and following associated uses for retrofitting large vehicle/trailers. Site plan required / large vehicle trailer storage

Recent Zoning History

- ZC-19-089; from “F” General Commercial and “G” Intensive Commercial to Add Conditional Use Permit to allow an outdoor equipment rental facility; site plan included (subject site, case was withdrawn)

Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.
The following organizations were notified: (April 22, 2022)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Inter-District 2 Alliance
Marine Creek Meadows HOA*	Caballito Del Mar HA
Far Greater Northside Historical NA	Streams and Valleys Inc
Trinity Habitat for Humanity	Lake Worth ISD
Castleberry ISD	Eagle Mountain-Saginaw ISD

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “PD/F” Planned Development for all uses in “F” General Commercial uses plus mini-warehouse and residence, site plan required. Surrounding uses vary with a church to the east, Northwest Loop 820 service road to the south, a truck rental facility to the west and vacant multifamily zoned land just north.

The proposed site is also located in close proximity to Marine Creek Lake. The proposed rezoning is intended to serve the numerous single-family and multifamily residences that are located nearby. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

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

Comprehensive Plan Consistency – Far Northwest

The adopted Comprehensive Plan designates the subject property as general commercial. The policy below applies to this development.

- 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.

The proposed zoning change request **is not consistent (Technical Inconsistency)** with the Comprehensive Plan and the policy stated above.

Zoning

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

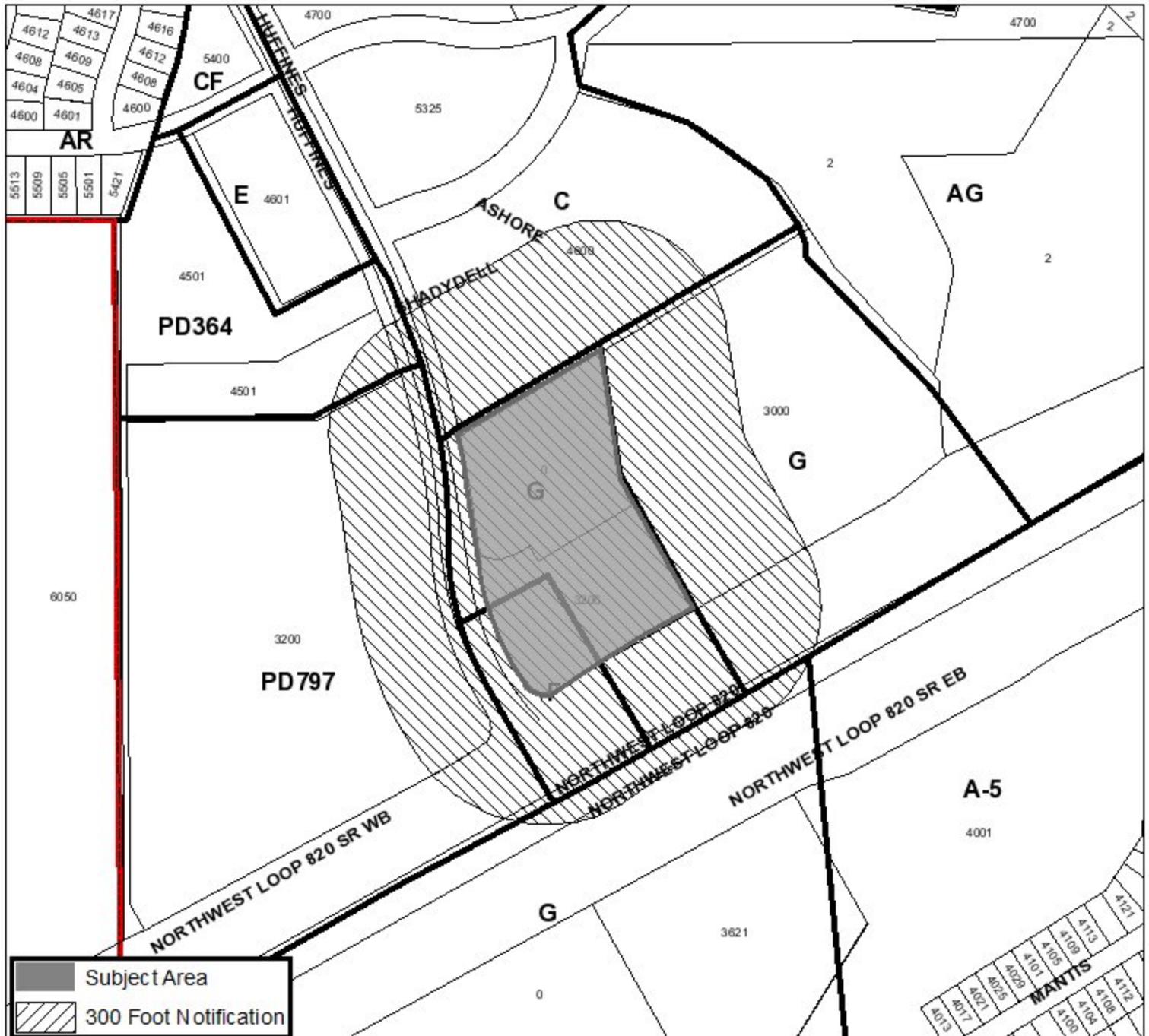
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



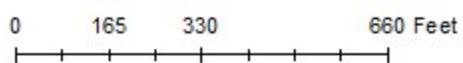
ZC-22-056

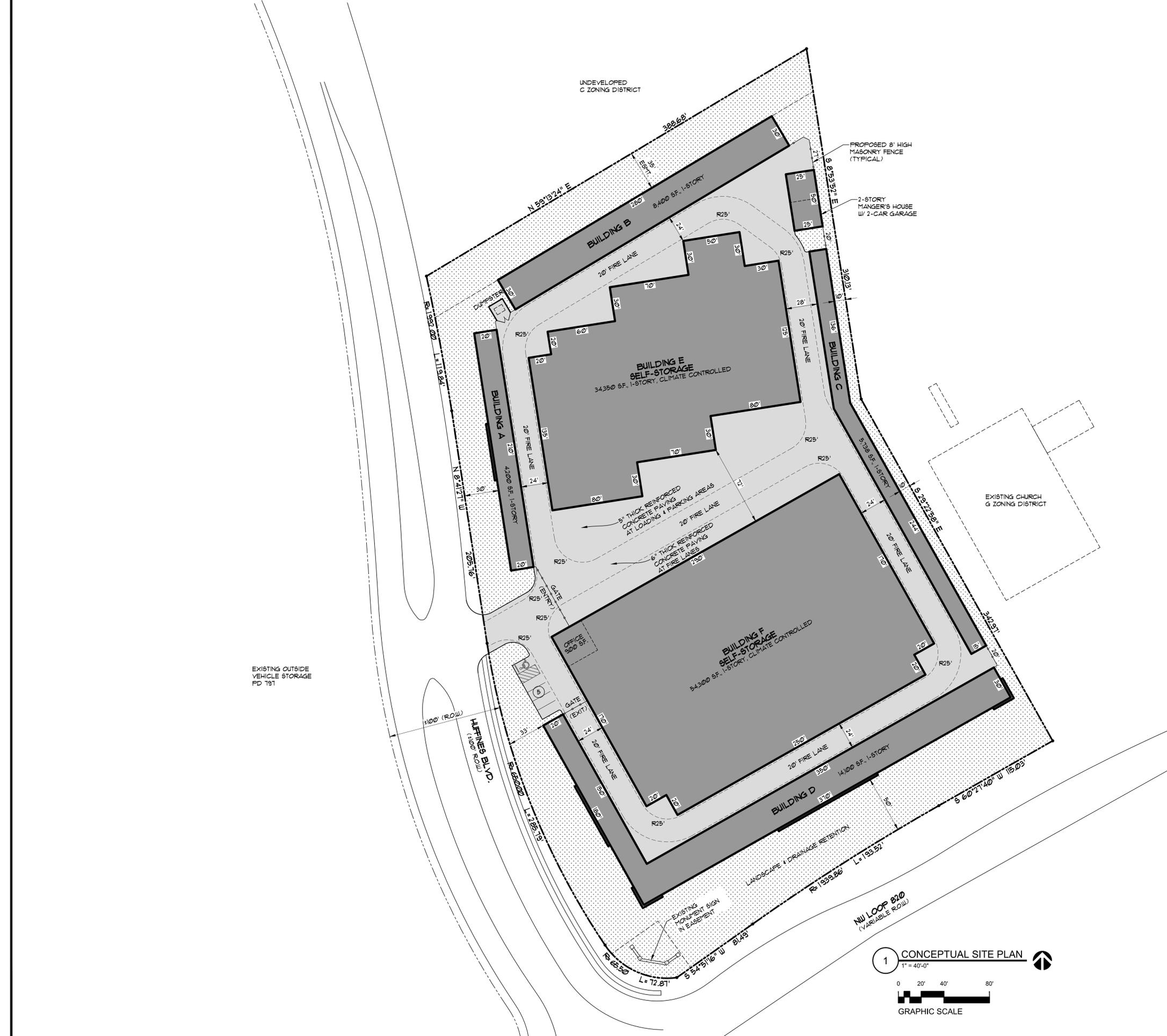
Area Zoning Map

Applicant: Crossing at Marine Creek Et al
 Address: 4400 block Huffines Blvd
 Zoning From: F, G
 Zoning To: PD for F uses plus mini-warehouses
 Acres: 5.85526761
 Mapsco: 47S
 Sector/District: Far Northwest
 Commission Date: 5/11/2022
 Contact: 817-392-8047



 Subject Area
 300 Foot Notification





0 VICINITY MAP
NOT TO SCALE

- CITY OF FORT WORTH DEVELOPMENT NOTES:
1. ALL AREA LIGHTING WILL CONFORM TO CITY'S OUTDOOR LIGHTING CODE.
 2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 3. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 4. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

SITE SUMMARY	
LAND USE	MINI-WAREHOUSE
LOT AREA	5.855 ACRES 255,044 SF.
PAVING AREA	70,100 SF. 27.5%
LANDSCAPE AREAS	63,856 SF. 25.0%
TOTAL STORAGE BLDGS. GROSS AREA	121,080 SF. 47.5%
MAXIMUM BUILDING HEIGHT	30'-0"
BUILDING MATERIALS	BRICK VENEER, METAL ROOF
PARKING PROVIDED (STORAGE)	5 SPACES (1 H.C. INCLD.)
MANAGER'S HOUSE AREA (2-STORY)	1,625 SF. (A/C)
MANAGER'S PARKING (GARAGE)	625 SF. (2 SPACES)

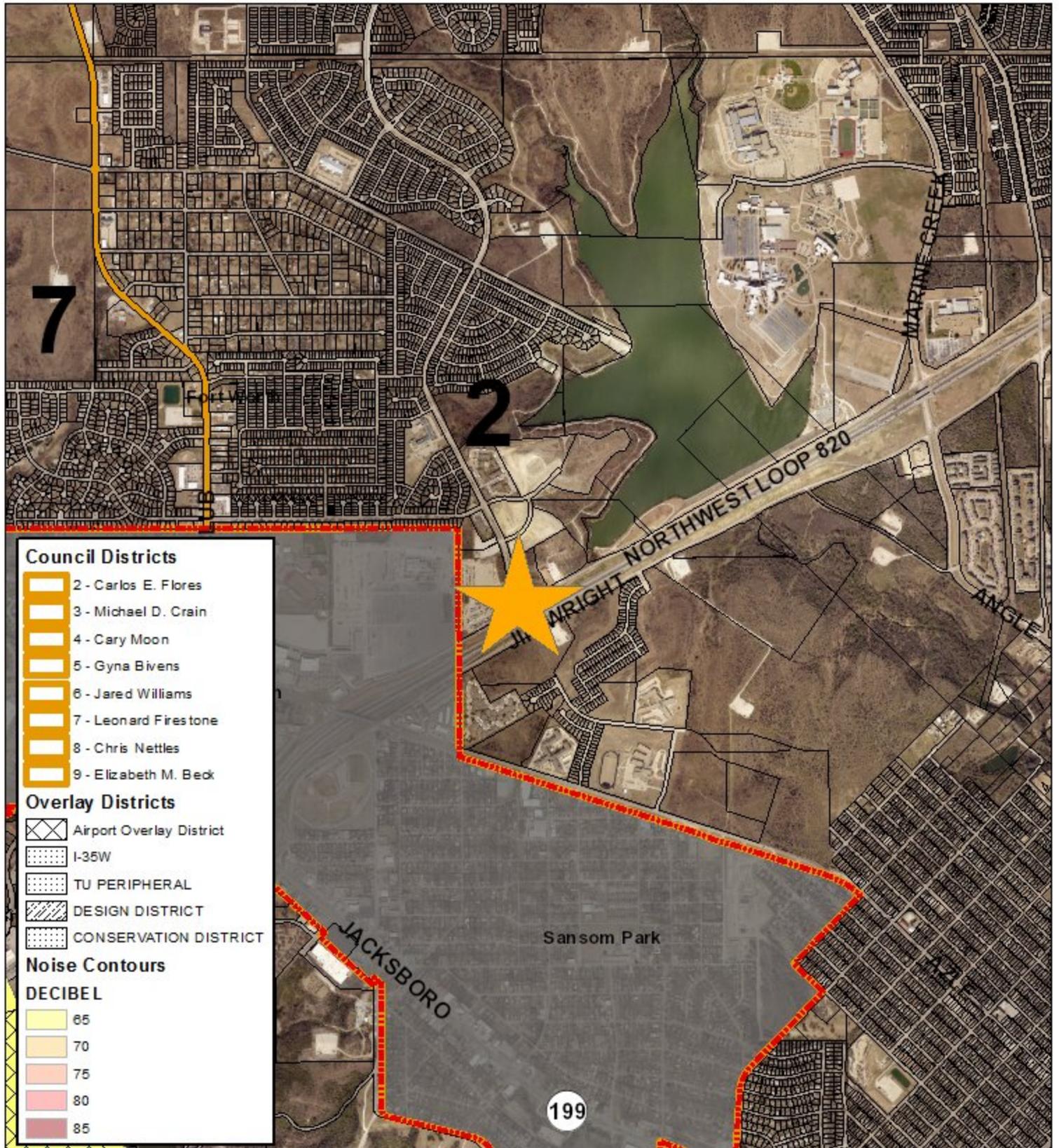
PRELIMINARY
NOT FOR CONSTRUCTION

1 CONCEPTUAL SITE PLAN
1" = 40'-0"



OWNER/DEVELOPER: 1ST. CHOICE STORAGE, INC. CONTACT: DANIEL BOSWELL PH: 817-504-2231 DWBOSWELL@PSG-DALLAS.COM 2040 CENTURY CENTER BLVD, #10 IRVING, TX 75062	DIRECTOR OF DEVELOPMENT SERVICES	DATE
PLANNING CONSULTANT: MASTERPLAN CONTACT: ANDREW RUEGG, MUEP, RAS PH: 214-998-0096 ANDREW@MASTERPLANTEXAS.COM 2301 MAIN ST., STE. 1280 DALLAS, TX 75201	1ST. CHOICE SELF-STORAGE FACILITY	
	CASE NUMBER: _____	
	LEGAL DESCRIPTION: 5.855 ACRE TRACT OF LAND SITUATED IN THE S.A. HATCHER SURVEY, ABSTRACT NO. 1953 CITY OF FORT WORTH TARRANT COUNTY, TEXAS	
DRAWN: JLL	REVIEWED: JLL	SHEET TITLE: CONCEPTUAL SITE PLAN
DATE: 04-04-2022	SCALE: AS NOTED	SHEET NO: A1.0

Area Map



Council Districts

-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85

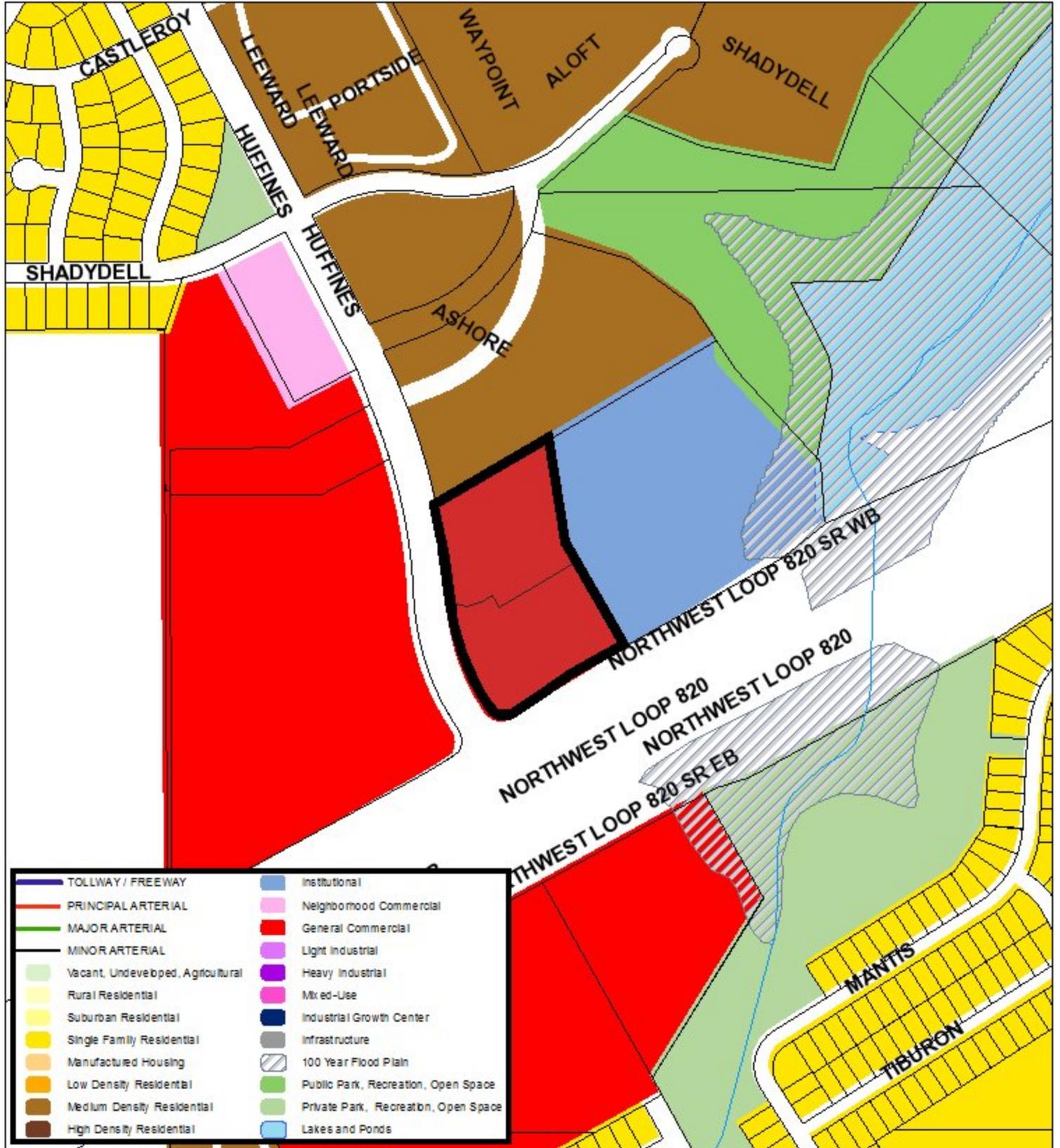


0 1,000 2,000 4,000 Feet



ZC-22-056

Future Land Use



390 195 0 390 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



0 245 490 980 Feet

