



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 3, 2020

Council District 5

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Cockrell Hill Partners, Inc.

Site Location: 3400 - 3600 blocks FM 157 Acreage: 8.78

Proposed Use: Mini-Warehouse

Request: To: Amend PD 1248 to add mini-warehouse use; site plan included for mini-warehouse use only

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located north of Trinity Boulevard and west of Highway 157. The applicant is requesting to amend PD 1248 Planned Development for all uses in "I" Light Industrial excluding sexually oriented businesses, to add mini-warehouse use; site plan included for the mini-warehouse use only. The site plan indicates a 3-story, approximately 55 feet in height, 256,500 gross sq. ft. drive thru mini-warehouse facility.

The site is heavily treed and may require mitigation through Urban Forestry should the proposed use be approved. There is a gas well site just south of the subject area and outside of the 300 ft. setback.

Properties on either side of Highway 157 are generally zoned "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial and PD Planned Development and used for industrial uses, including a pipeline facility directly to the south. The subject site was platted many years ago as single family lots but never constructed.

Site Information:

Surrounding Zoning and Land Uses:

- North PD 292 Planned Development / auto auction
- East PD 705 Planned Development / vacant
- South "AG" Agricultural, "J" Medium Industrial / pipeline facility
- West "J" Medium Industrial / auction parking lot

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. The site plan indicates a proposed monument sign in the projected setback. (**waiver required**)

(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.)

Recent Relevant Zoning History:

Zoning History: PD1248 Planned Development for "I" Light Industrial uses excluding sexually oriented businesses; site plan waived, subject area, eff. 09/28/19

Public Notification:

300 foot Legal Notifications were mailed on January 22, 2020.

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

Organizations Notified	
East Fort Worth Inc.	Steams and Valleys Inc.
Trinity Habitat for Humanity	Hurst Euless Bedford ISD

Not within a registered neighborhood organization.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing to amend PD 1248 Planned Development to add mini-warehouse use. Surrounding land uses consist of auto auction to the north and west, gas well and pipeline facility to the south and vacant land to the east.

Due to the existing industrial uses to the north and west, gas well to the south, the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency-Eastside**

The 2019 Comprehensive Plan designates the site as Neighborhood Commercial. The proposed zoning is not consistent with the following Comprehensive Plan policies:

- 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.

Based on lack of conformance with the future land use map and policy as stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan. However, this area was recently rezoned to "I" Light industrial and should be looked at when the next updates are made making the Comprehensive Plan determination as **being consistent**.

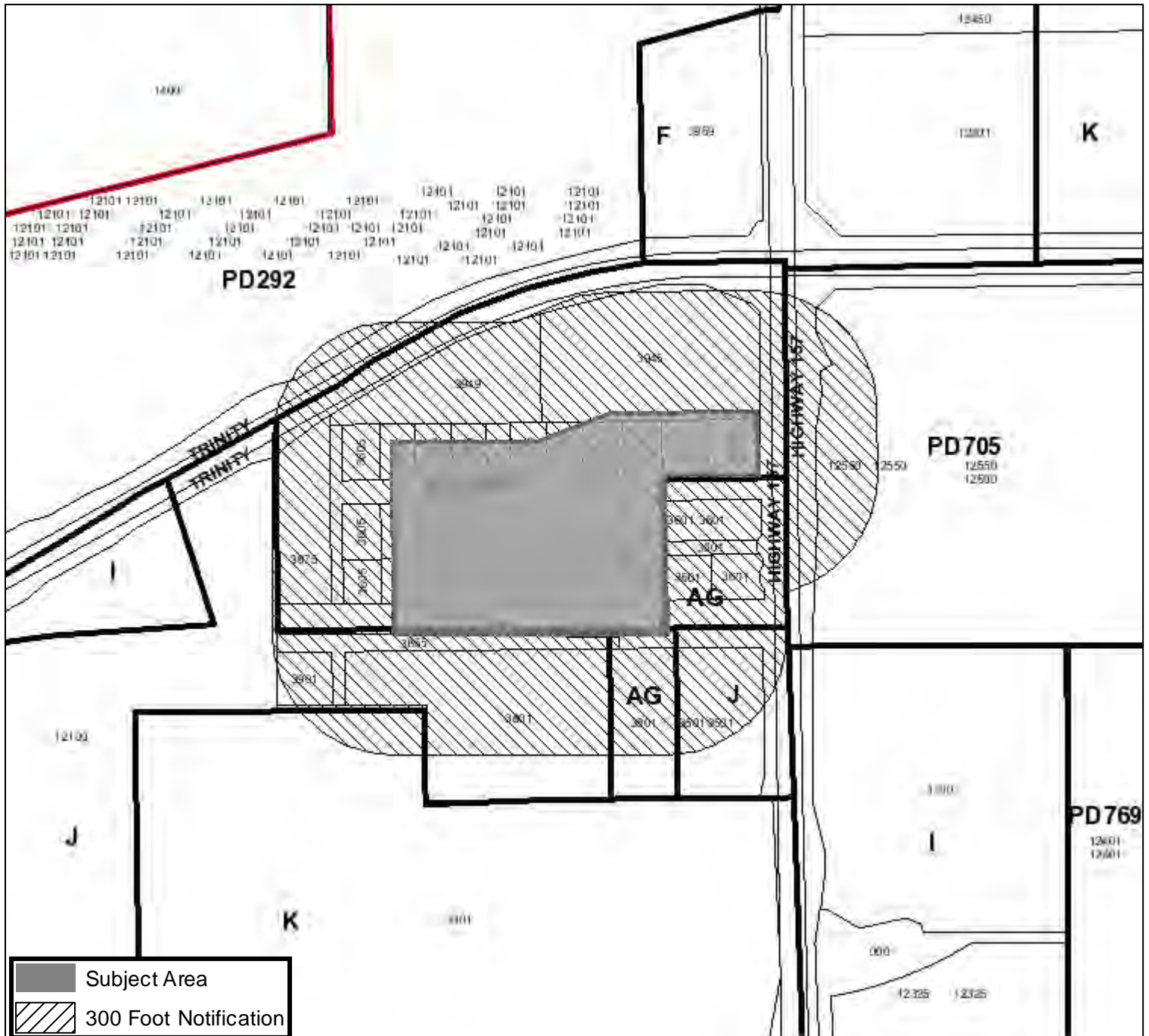
Attachments:



- Area Zoning Map with 300 ft.
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

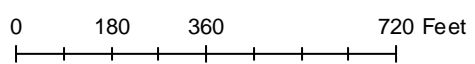


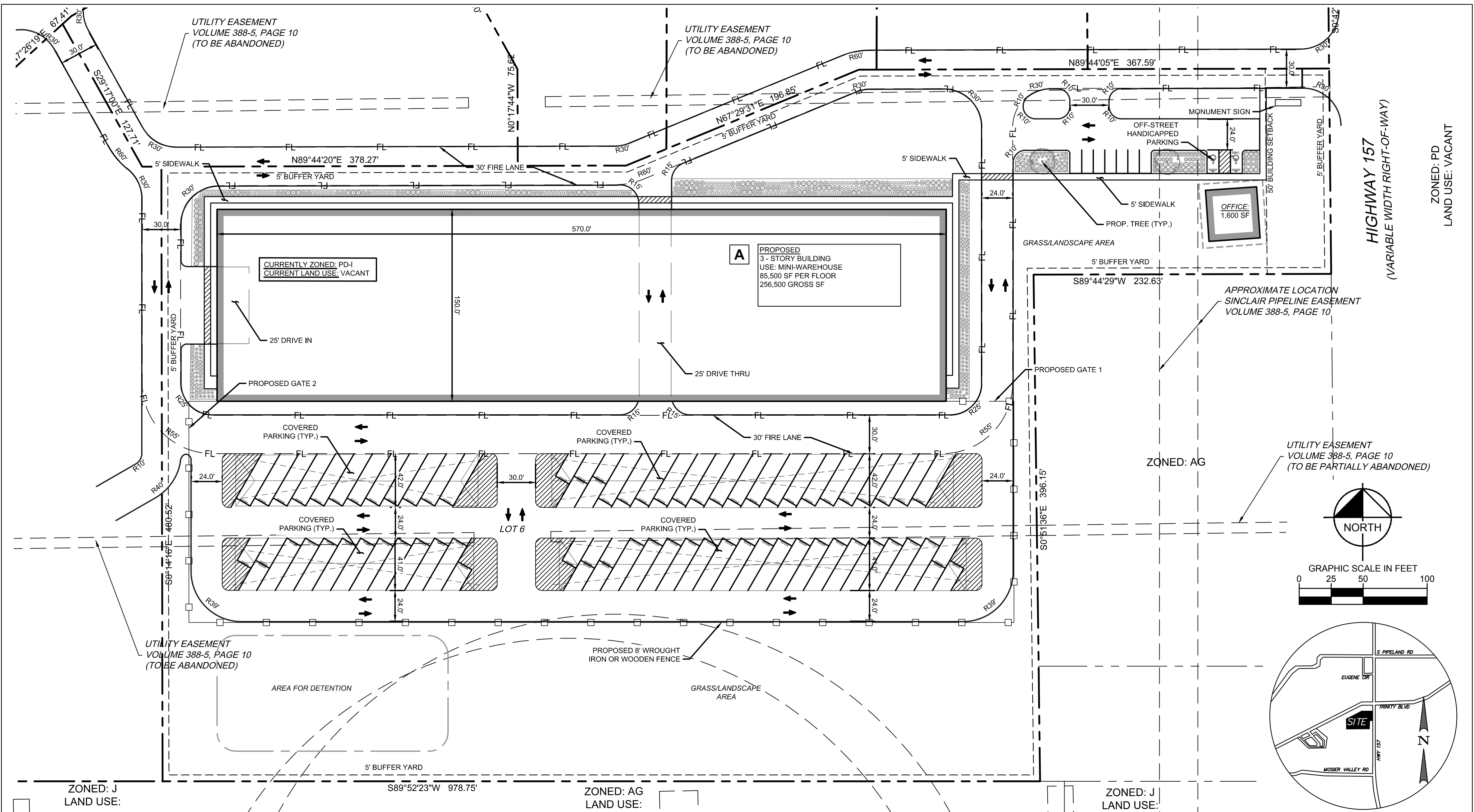
Area Zoning Map

Applicant: Cockrell Hill Partners, Inc.
 Address: 3400 - 3600 blocks FM 157
 Zoning From: PD 1248 for certain I uses
 Zoning To: Amend PD 1248 to add mini-warehouses
 Acres: 8.784758
 Mapsco: 55 ST
 Sector/District: Eastside
 Commission Date: 2/12/2020
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification





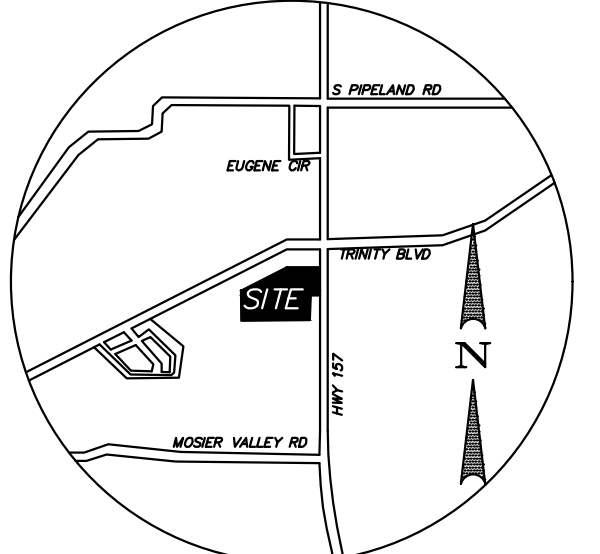
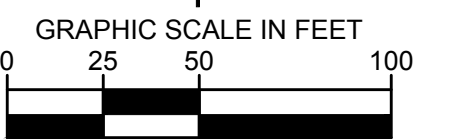
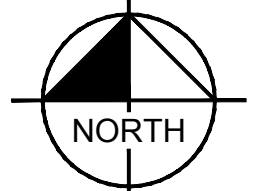
CURRENTLY ZONED: PD-1
CURRENT LAND USE: VACANT

A
PROPOSED
3 - STORY BUILDING
USE: MINI-WAREHOUSE
85,500 SF PER FLOOR
256,500 GROSS SF

OFFICE
1,600 SF

APPROXIMATE LOCATION
SINCLAIR PIPELINE EASEMENT
VOLUME 388-5, PAGE 10

UTILITY EASEMENT
VOLUME 388-5, PAGE 10
(TO BE PARTIALLY ABANDONED)



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE	
TOTAL SITE AREA (ACRES)	8.532
OFFICE BUILDING (SF)	1,600
BUILDING A (SF)	90,450
TOTAL GROSS FLOOR AREA (SF)	271,350
BUILDING HEIGHT (FT)	55
COVERED PARKING HEIGHT**	18'-20'
MAXIMUM BUILDING HEIGHT (FT)	55 OR 3 STORIES
REQUIRED BUILDING SETBACK (FT)	50
REQUIRED BUFFERYARD WIDTH (FT)	5

**Proposed carports will be made out of metal framing and metal hip roof.

PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED	2.5 SPACE PER 1,000 SF OFFICE FLOOR AREA
TOTAL OFFICE FLOOR AREA (SF)	1,600
PARKING REQUIRED (2.5 SPACE/1,000 SF)	4
TOTAL HANDICAPPED PARKING REQUIRED	1
SURFACE PARKING PROVIDED	7
HANDICAPPED PARKING PROVIDED	2
TOTAL PARKING PROVIDED	9

- SITE NOTES:**
- ALL STREETS ARE TO BE PAVED WITH DIRECT ACCESS TO AN ALL-WEATHER PAVED HARD SURFACED PUBLIC STREET, PRIVATE STREET, OR AN ACCESS EASEMENT APPROVED BY THE PUBLIC SAFETY DEPARTMENTS AND THE CITY ENGINEER.
 - ALL LIGHTING WILL CONFORM TO LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - BUILDING LIGHTING TO BE DIRECTED AWAY FROM AND DOWNWARD OF ANY ADJACENT RESIDENTIAL DISTRICT.
 - TRASH RECEPTACLES WILL BE PROVIDED INSIDE WAREHOUSE BUILDINGS.
 - EXTERIOR WALLS OF THE MINI-WAREHOUSE ARE TO BE COMPOSED OF MASONRY MATERIALS SUCH AS BRICK, SPLIT FACE BLOCK, ARCHITECTURALLY FINISHED TILT WALL, STUCCO, OR EIFS.
 - SECONDARY EXTERIOR MATERIALS CONSIST OF NON-MASONRY MATERIALS INCLUDING ACCENT METAL OR ALUMINUM. SECONDARY MATERIAL SHALL NOT COMPROMISE MORE THAN 10% OF EACH FACADE ELEVATION.
 - EXCEPT FOR BRICK OR STONE, SURFACES SHALL BE PAINTED IN SUBTLE, NEUTRAL OR EARTH TONE COLORS, SPECIFICALLY INCLUDING WITHOUT LIMITATION WHITE, TAN, BROWN, AND GRAY. TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.
 - PROJECT REQUESTS A WAIVER FOR A PROPOSED MONUMENT SIGN WITHIN THE 50' BUILDING SETBACK.

OWNER: COCKRELL HILL PARTNERS, INC
DEVELOPER: RELIABLE COMMERCIAL CONSTRUCTION, INC
APPLICANT/ENGINEER: KIMLEY-HORN AND ASSOCIATES

12977 TRINITY BLVD SUITE 105 EULESS, TX 76040
1903 PEYCO DRIVE, NORTH ARLINGTON, TX 76001
CONTACT: OZIEL VIGIL PHONE: 817-467-0779
801 CHERRY ST. UNIT 11, SUITE 1300 FORT WORTH, TX 76102
CONTACT: BRANDON MIDDLETON, PE PHONE: 817-339-2275

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____
ALL STORAGE TRINITY

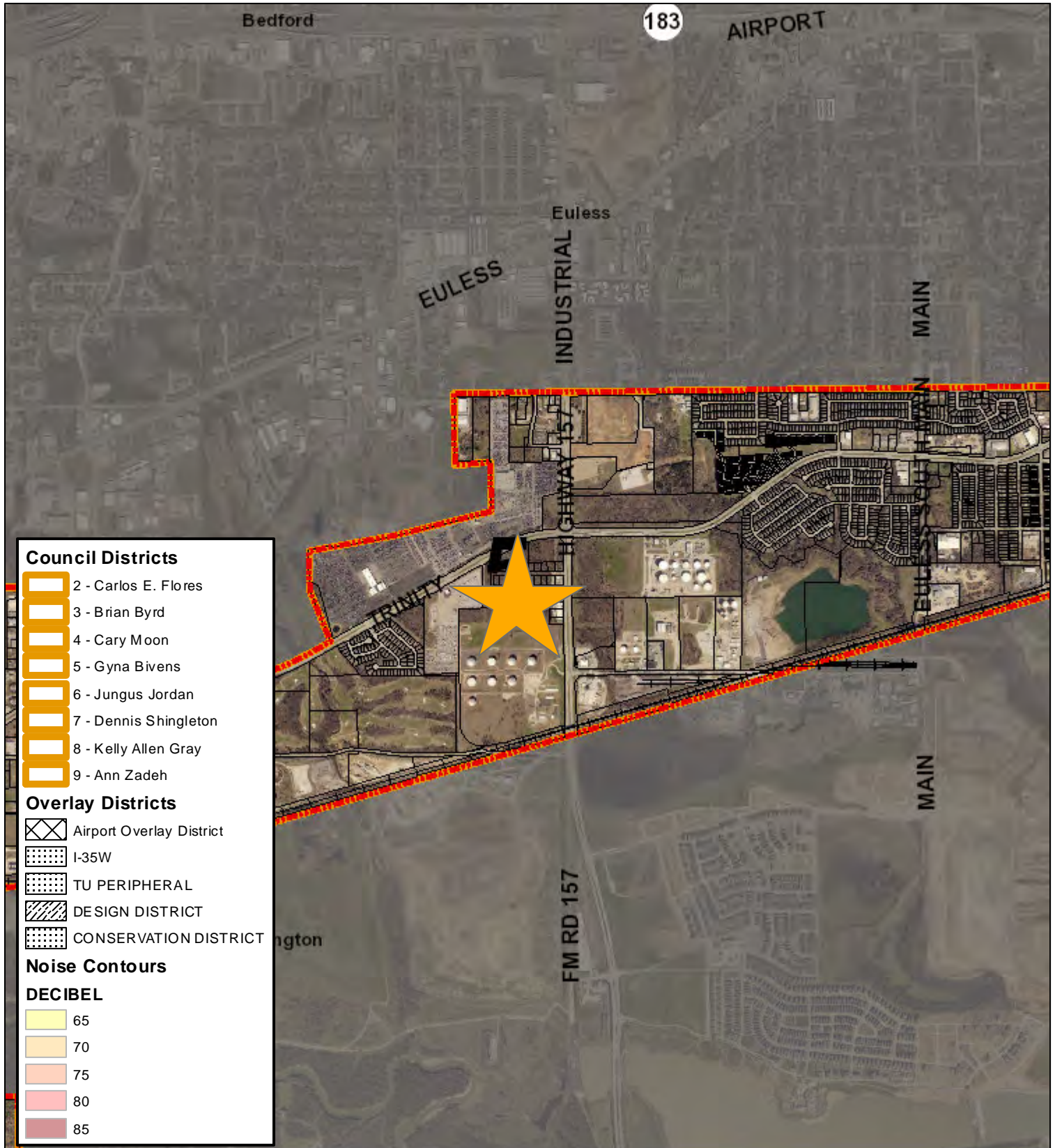
ZONING SITE PLAN
ZC-20-012
FORT WORTH, TX
JANUARY 2020



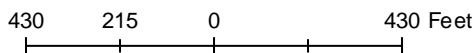
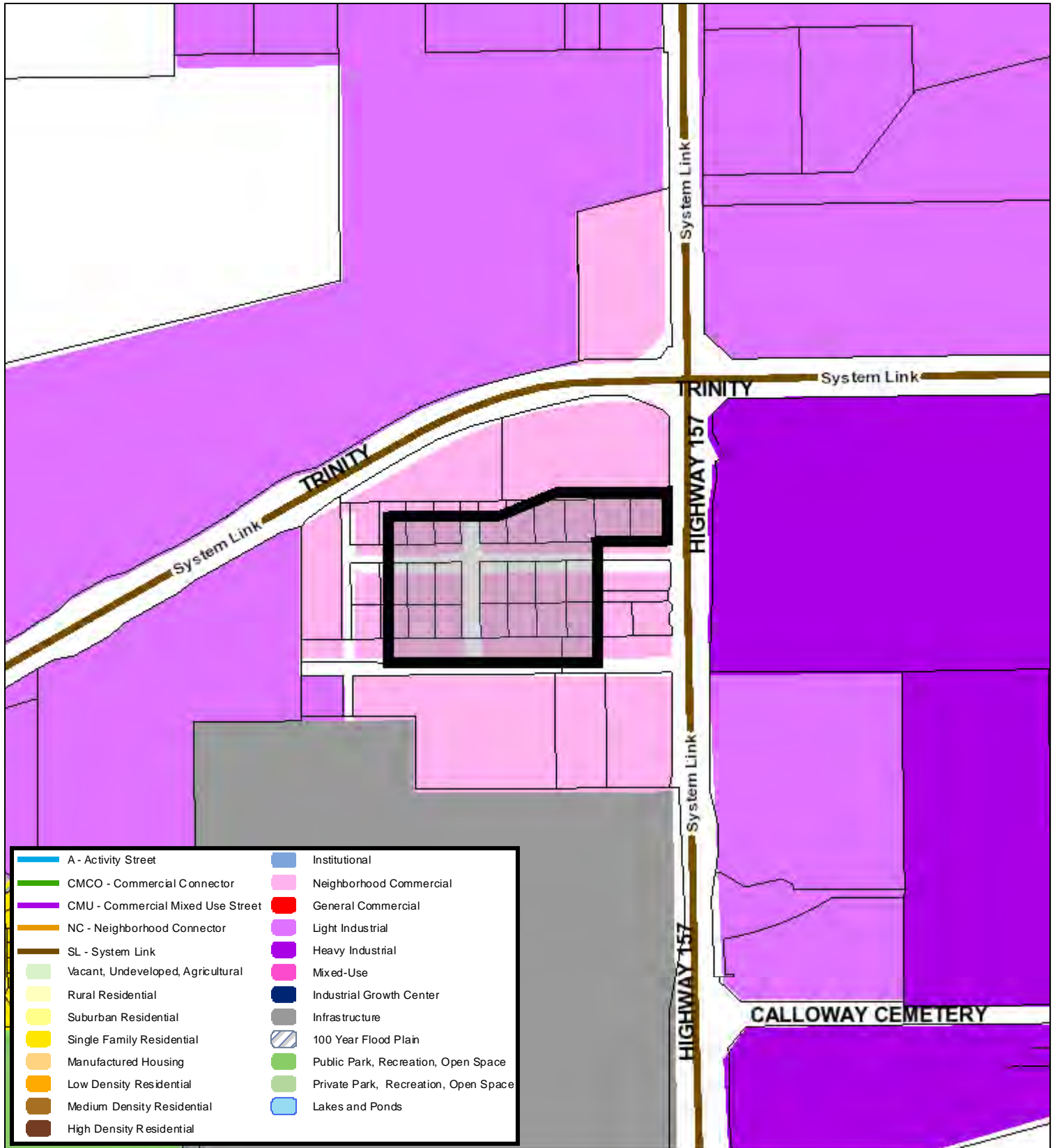
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928

DWG NAME: K:\FTW_EVAL\0812020710_ALL STORAGE 157 TRINITY CAD\PLANS\ZONING SITE PLAN_TRINITY 1 BUILDING.DWG
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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 5, 2019.



Aerial Photo Map



0 270 540 1,080 Feet

