



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 2, 2011

Council District 6

Zoning Commission Recommendation:
Denied Without Prejudice by a vote of 7-0

Opposition: None

Continued Yes X No ___
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Richard Young

Site Location: 5700 McCart Avenue Mapsco: 90T

Proposed Use: Auto Detail

Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus auto detail; site plan required.

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent.

Background:

The applicant is requesting a zoning change from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus auto detail; site plan waiver requested. The proposed use is considered a "Car wash, full or self service", which is allowed by Special Exception through the Board of Adjustment in "FR".

The existing "E" Neighborhood Commercial zoning classification has been on this site since 1957. Automotive repair was allowed in the "E" until 1987. Currently most automotive uses have more stringent regulations to protect neighborhoods (i.e. SE for carwash, FR for automotive repair, and supplemental standards).

The previous use of the site was a Discount Tire. As a result, the building is configured with stalls, bay doors, and a multipurpose building. However, the proposed use would require a Change of Occupancy, triggering a review of current zoning standards. The applicant intends to wash and detail the vehicles in the inside the multipurpose area.

The case was heard by Council and continued by CM Jordan on March 8. On April 12, Council remanded the case to the Zoning Commission for notification, review and consideration of a site plan. The Zoning Commission continued the case last month to provide the applicant more time to prepare a site plan for review and notification. However, as of the time of this report, staff has not received a site plan and has had minimal communication from the applicant.

Site Information:

Owner: Richard Young
5700 McCart
Fort Worth, Texas 76133

Agent: Jack R. Lee
Acreage: 0.50 acres
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / restaurant, commercial
East "PD/E" plus car wash (PD 103) / gas station/car wash
South "A-5" One-Family / single-family
West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Public Notification:

The following Neighborhood Associations were notified:

District 6 Alliance

Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus auto detail; site plan waiver requested. Commercial uses are located north and east of the proposed site, while single-family is located directly to south and west. A detail shop contains both the washing and intense cleaning aspect of the car. It is intended to be located in areas with more intense zoning districts. The "E" zoning provides a buffer and transition to the adjacent neighborhood.

Based on surrounding land uses, the proposed zoning for this lot **is not compatible** at this location.

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as neighborhood commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Separate incompatible land uses with buffer or transitional uses. (pg. 38)

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan.

Attachments:

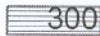
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- City Council meeting minutes
- Zoning Commission meeting minutes

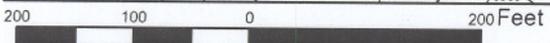
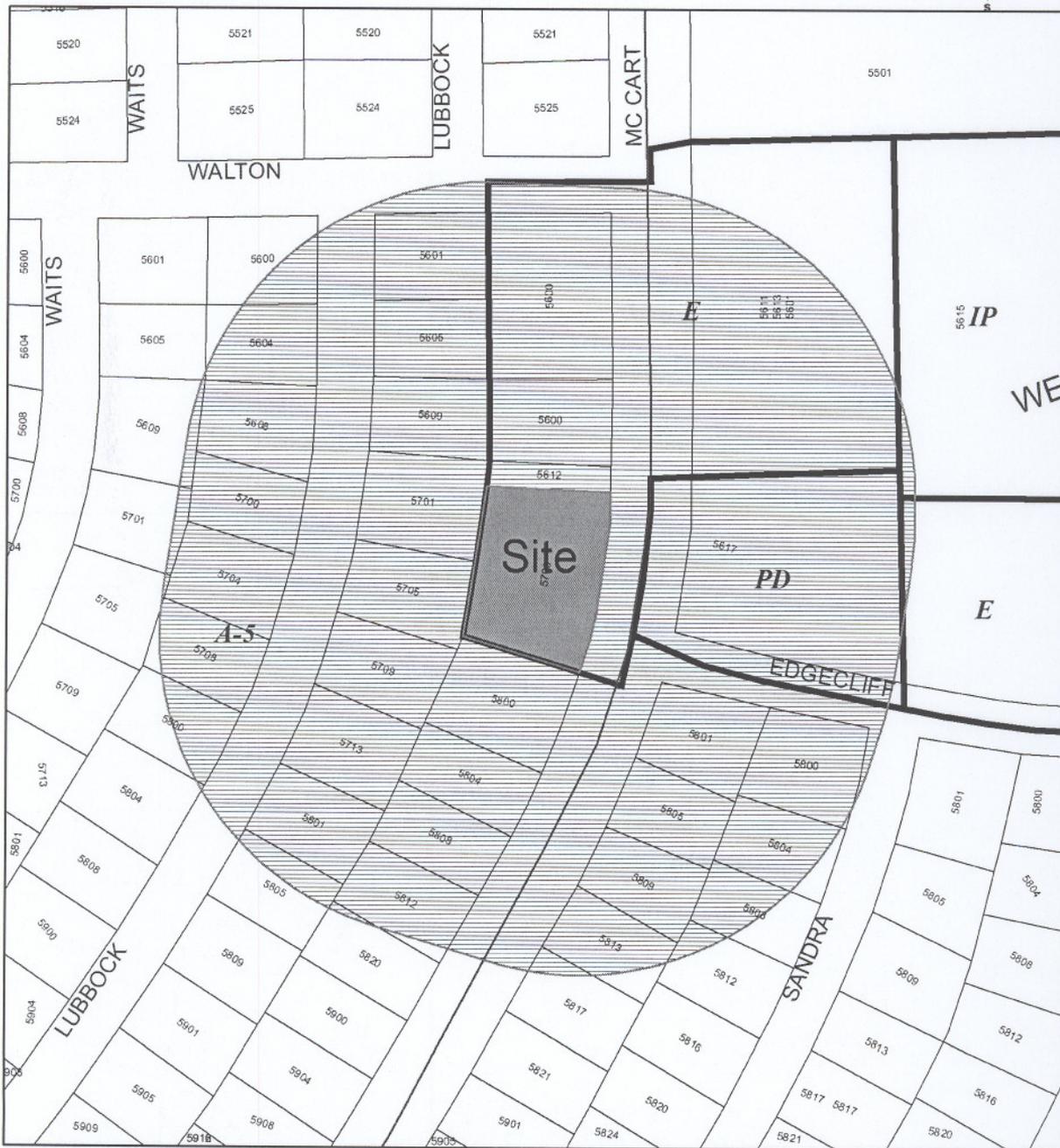


ZC-11-025

Area Zoning Map

Applicant: Richard Young
 Address: 5700 McCart Avenue
 Zoning From: E
 Zoning To: PD for all E uses plus auto detail
 Acres: 0.48
 Mapsco: 90T
 Sector/District: Wedgwood
 Commission Date: 02/09/2011
 Contact: 817-392-8043

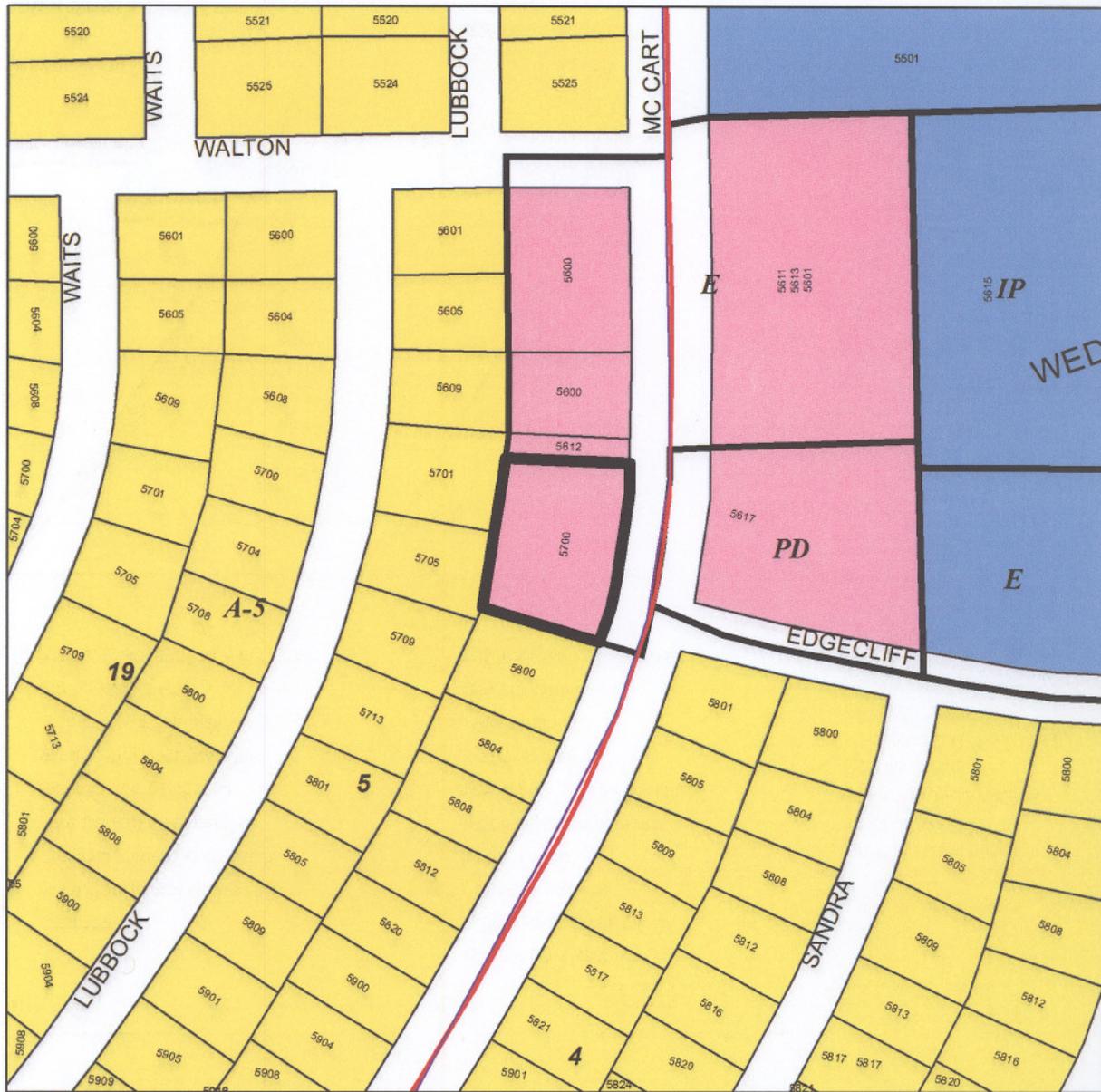
 300 Ft. Notification Buffer





Future Land Use

ZC-11-025



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on February 23, 2011



Aerial Photo Map



City of Fort Worth, Texas
Zoning Commission
June 08, 2011 – Meeting Minutes

DRAFT

Present:

Neftali Ortiz, Chair, District 2
Ann Zadeh, Vice Chair, District 1
Charles Edmonds, Jr., District 4
Stephanie Spann, District 6
Nick Genua, District 7
Ramon Romero, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Beth Knight, Senior Planner
Melinda Ramos, Assistant City Attorney

Absent:

Maurice Barnes, District 5
Jackson Wilson, District 3

I. Public Hearing – 10:01 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Edmonds, seconded by Ms. Spann, on a vote of 7-0, voted to approve the Zoning Commission minutes of the May 11, 2011 meeting.

Video on individual cases can be viewed at the following website.
http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-11-025 Richard Young (CD 6)- 5700 McCart Avenue (Southwest Hills Addition, Block 5, Lot 1RB, 050 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto detail;; site plan required.

No one was in attendance to represent the case, nor in favor or in objection.

Motion: Following brief discussion, Ms. Spann recommended a denial without prejudice of the request, seconded by Ms. Zadeh. The motion unanimously carried 7-0.

2. ZC-11-041A City of Fort Worth Planning & Development (CD 5)- 3530 U.S. 287/Martin Luther King Freeway and 3817 & 3819 Vaughn Boulevard (Masonic Home #1 Addition, Lot 11A, 11A1, & 11B, Block 14, Lot 12F, 4.26 Acres): from “B” Two-Family, and “I” Light Industrial to “A-7.5” One-Family