



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
May 15, 2012

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** American Bank of Texas

**Site Location:** 275 University Drive Mapsco: 62WX

**Proposed Use:** Indoor Storage of Automobiles

**Request:** From: "E" Neighborhood Commercial  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus indoor storage of automobiles; site plan waiver requested.

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

**Comprehensive Plan Consistency:** Requested change is **not consistent**.

**Background:**

The proposed site is located on the corner of University Drive and Bristol Road near White Settlement Road. The applicant is proposing a zoning change from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus indoor storage of automobiles; site plan waiver requested.

The applicant will use the existing building, previously used as a catering business, for the storage of a private collection of classic and antique automobiles. The proposed new use would have minimal impact to the surrounding area because of the nature of the proposed zoning and the vehicles would be stored inside the main structure. The parking located east of the building provides a buffer to the adjacent residential and will not be used for the storage of vehicles. The existing building is oriented away from University Drive. The intended storage would result in minimal activity, noise, or other negative impacts to the neighborhood.

University Drive is considered a major arterial which supports more intense commercial uses. The area has become a center for import automobile dealerships and repair. However, the future land use is designated as mixed-use growth center, which promotes higher density and a mix of uses.

**Site Information:**

Owner: American Bank  
PO Box 1234  
Sherman, TX 75091

Agent: Wayne Winters  
Acreage: 1.69 acres

Comprehensive Plan Sector: Arlington Heights  
 Surrounding Zoning and Land Uses:  
 North "E" Neighborhood Commercial / restaurant  
 East "B" Two-Family / single-family, duplex  
 South "E" Neighborhood Commercial / Sonic restaurant, duplex  
 West "G" Intensive Commercial / auto parts sales, automotive oil change

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: Not filed

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
University Drive	Major Arterial	Major Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

Linwood NA	Monticello
University Park Owners Assn. Inc.	Linwood Redevelopment Association
Cultural District Redevelopment Initiative	Fort Worth ISD
Westside Alliance	

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zone change from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E", plus, indoor storage of private collection of classic and antique automobiles; site plan waiver requested. Surrounding land uses vary, with restaurants to the north, and south, residential directly to the east and auto parts sales and minor repair just west.

University Drive is considered a major arterial at this location, which supports various intense commercial uses including multiple import automobile dealerships. The warehousing of private vehicles will have minimal impact on the surrounding businesses and residential uses.

As a result, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the site as Mixed-use Growth Center. The potential benefits of mixed-use growth centers are reduced reliance on single-occupancy vehicles, a healthier walking environment, and sense of place. Warehousing facilities fall outside these parameters and intent of growth centers. The proposed PD/E zoning is not consistent with the following Comprehensive Plan policies.

- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use map (pg. 37).
- Encourage mixed-use projects in mixed-use growth centers, transit-oriented developments, and urban villages (pg. 37).
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38).

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

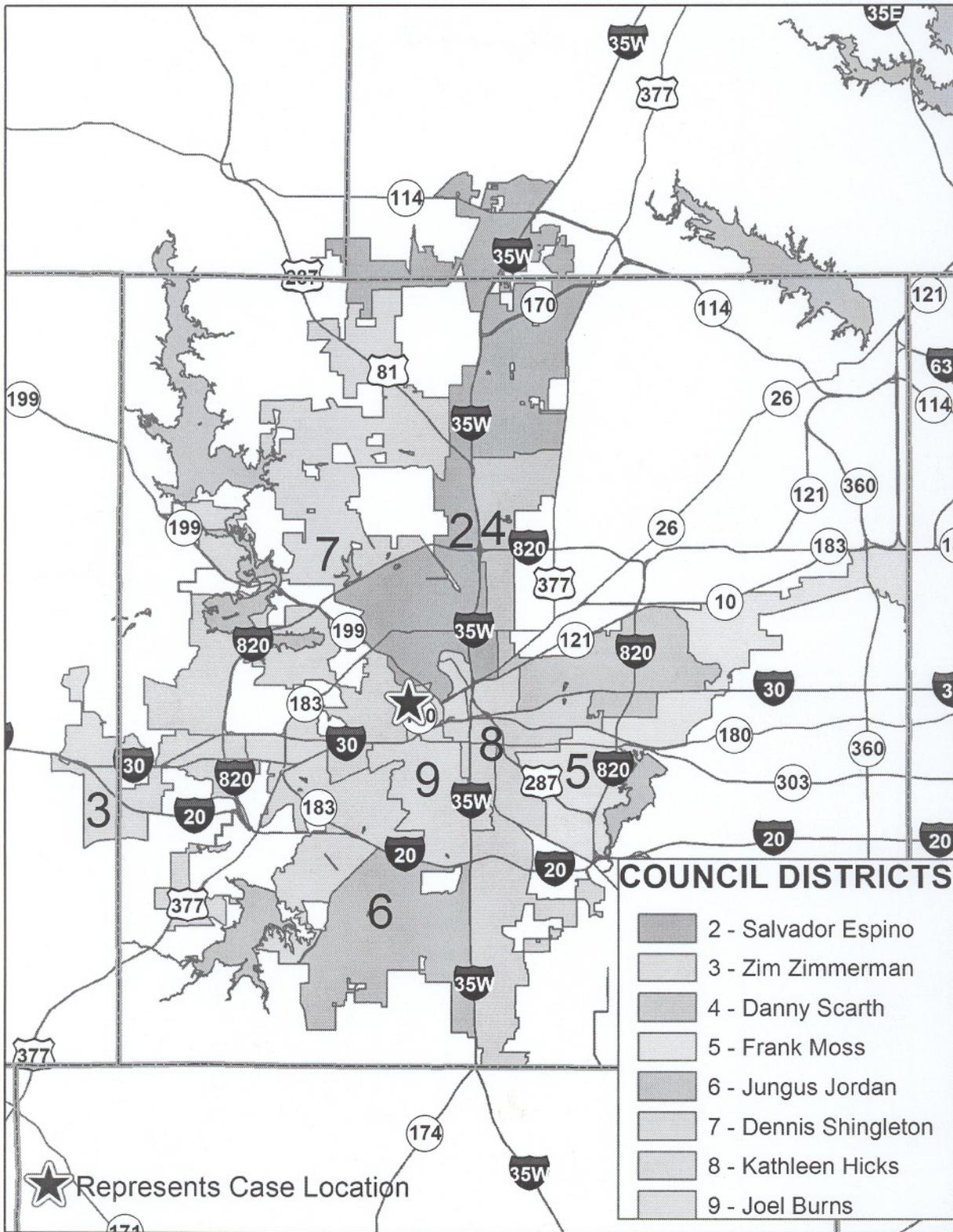
**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

# FORT WORTH

ZC-12-040

## Location Map

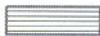


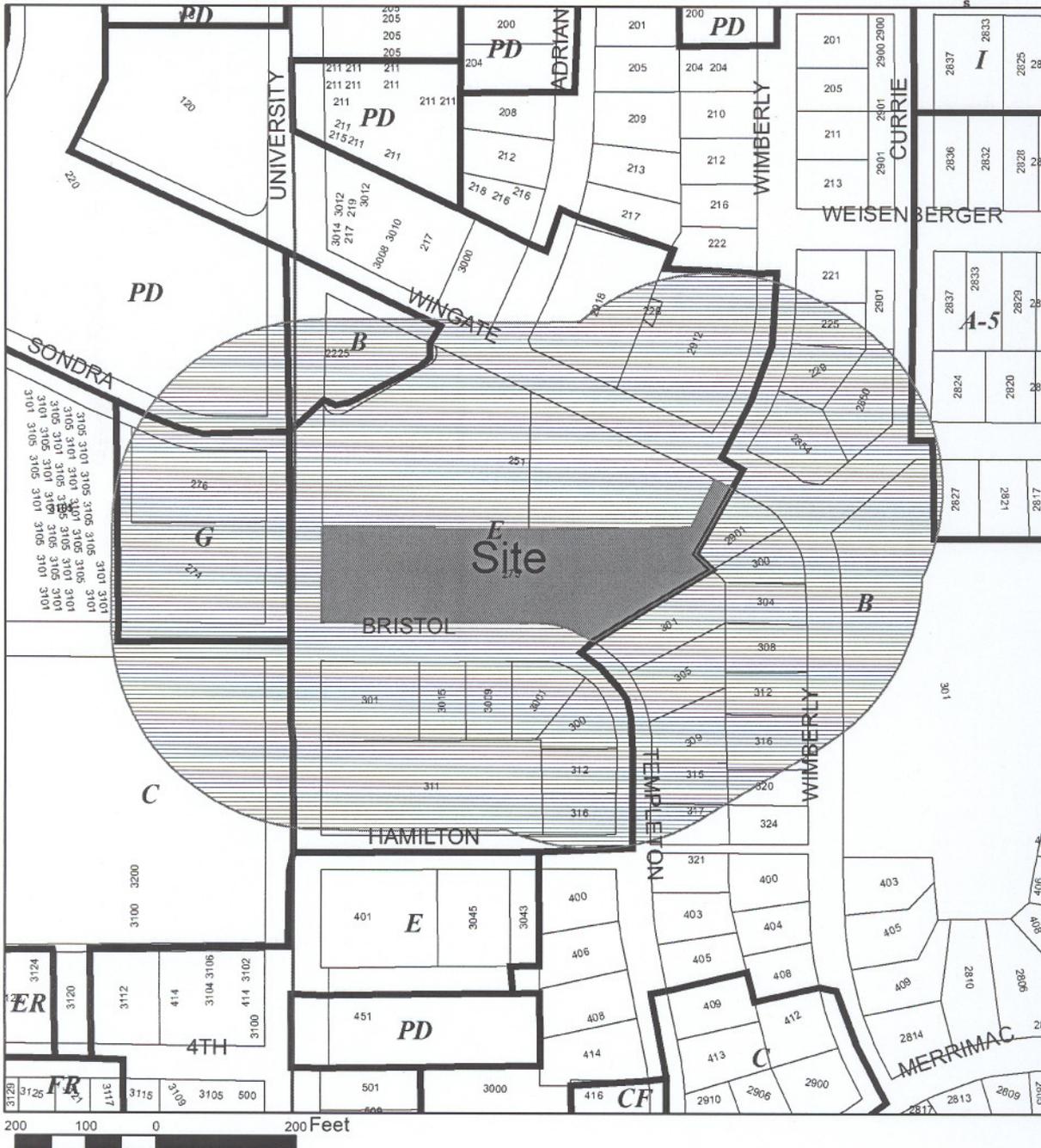


ZC-12-040

# Area Zoning Map

Applicant: American Bank of Texas  
 Address: 275 University Drive  
 Zoning From: E  
 Zoning To: PD for E uses plus indoor vehicle storage  
 Acres: 1.72248553  
 Mapsco: 62WX  
 Sector/District: Arlington Heights  
 Commission Date: 05/09/2012  
 Contact: 817-392-8043

 300 Ft. Notification Buffer



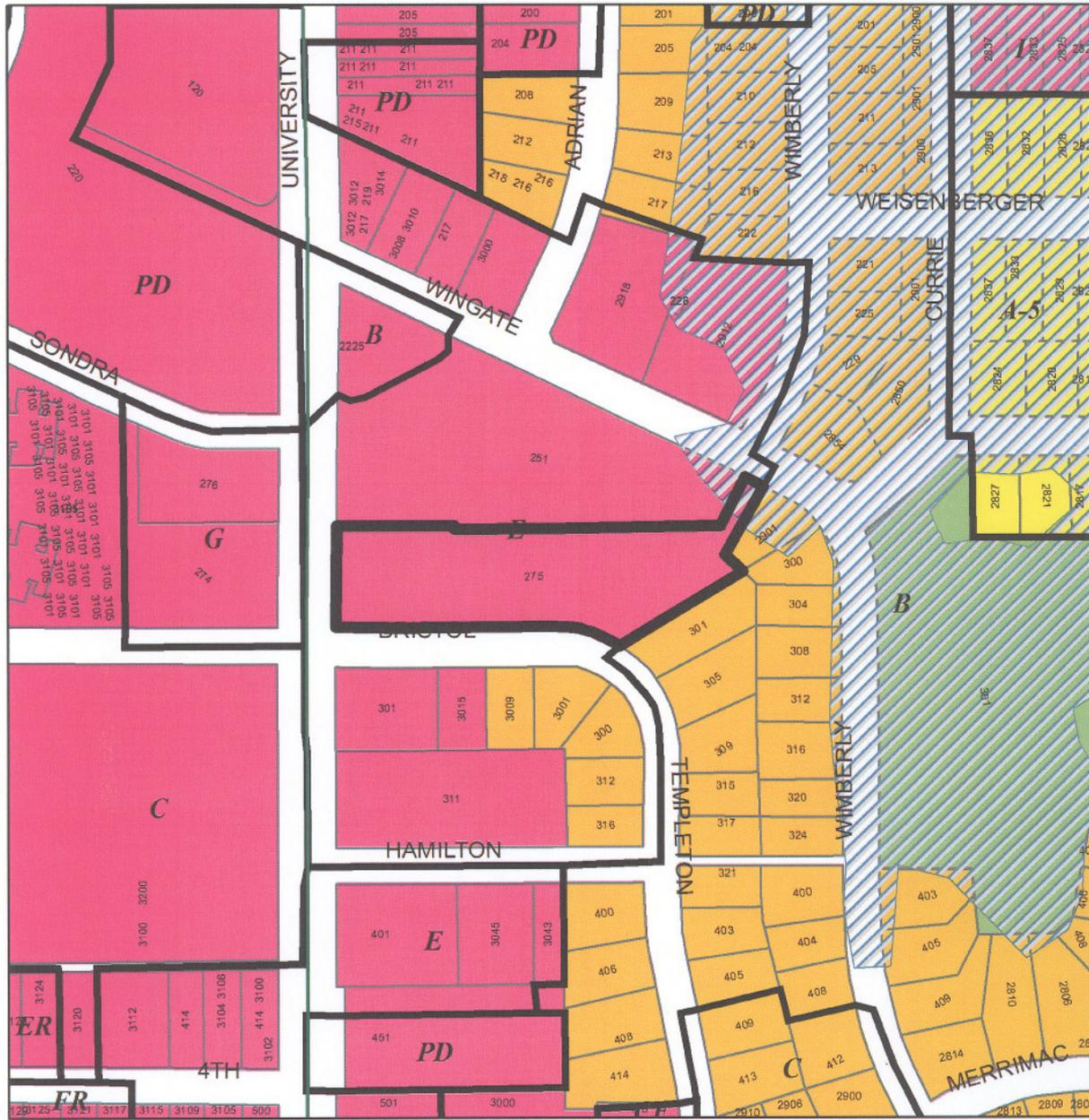
200 100 0 200 Feet



275 University Drive

# Future Land Use

ZC-12-040



- |                                   |                          |                             |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial  | CFWGIS.SDE.TRN_RAILROADS    |
| Rural Residential                 | General Commercial       | CFWGIS.SDE.CAD_addresses    |
| Suburban Residential              | Light Industrial         | Freeways/Toll Roads         |
| Single Family Residential         | Heavy Industrial         | Proposed Freeway/Toll Road  |
| Manufactured Housing              | Mixed-Use Growth Center  | Principal Arterial          |
| Low Density Residential           | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential        | Infrastructure           | Major Arterial              |
| High Density Residential          | Lakes and Ponds          | Proposed Major Arterial     |
| Institutional                     | Public Park, Open Space  | Minor Arterial              |
|                                   | Private Park, Open Space | 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 March 06, 2012



## Aerial Photo Map

