

**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
June 5, 2012

Council District 4

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

Opposition: none

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

Owner / Applicant: Dan Vo

Site Location: 6705 Meadowbrook Drive Mapsco: 80A

Proposed Use: Site Plan for Vo's BP Auto Service Center

Companion Cases: ZC-04-305

Background:

The applicant is submitting a revised site plan as required by PD-612 for "PD/SU" Planned Development Specific Use for All Uses in "E" Neighborhood Commercial; plus automotive repair with no alcohol sales and no outside storage of vehicles for repair after business hours.

The applicant intends to construct a 900 s.f. addition to the northwest side to the existing auto service center and gas station. A revised site plan is required because the new construction will increase the ground coverage by structures more than five (5) percent. This proposed addition will be utilized for auto repair and storage and will be screened by the existing building and a wood gate.

Site Information:

Owner: Dan Vo
1709 Capin Dr.
Arlington, TX 76018

Agent: C.R. Bonilla
Acreage: 0.48 ac
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North "PD/E" Planned Development for "E" Neighborhood Commercial plus one auto parts store selling new parts. Site plan waived / commercial
- East "CF" Community Facilities / church
- South "A-5" One-Family / single-family
- West "PD/E" Planned Development for "E" Neighborhood Commercial plus one auto parts store selling new parts. Site plan waived / commercial

Site Plan Comments:

The site plan as submitted is in general compliance with the zoning regulations.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-305 Approved by City Council 12/14/04 to PD/SU Planned Development Specific Use for All Uses in "E" Neighborhood Commercial; plus automotive repair. No alcohol sales, no outside storage of vehicles for repair after business hours (SP-04-053).

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Meadowbrook Drive	Collector	Collector	No

Public Notification:

The following Neighborhood Associations were notified:

Ryanwood NA
 Handley NA
 East Fort Worth Business Assoc.
 Historic Handley Development Corp.

Ryanwood West Citizens on Patrol
 Neighborhoods of East Fort Worth
 Crowley ISD

Attachments:

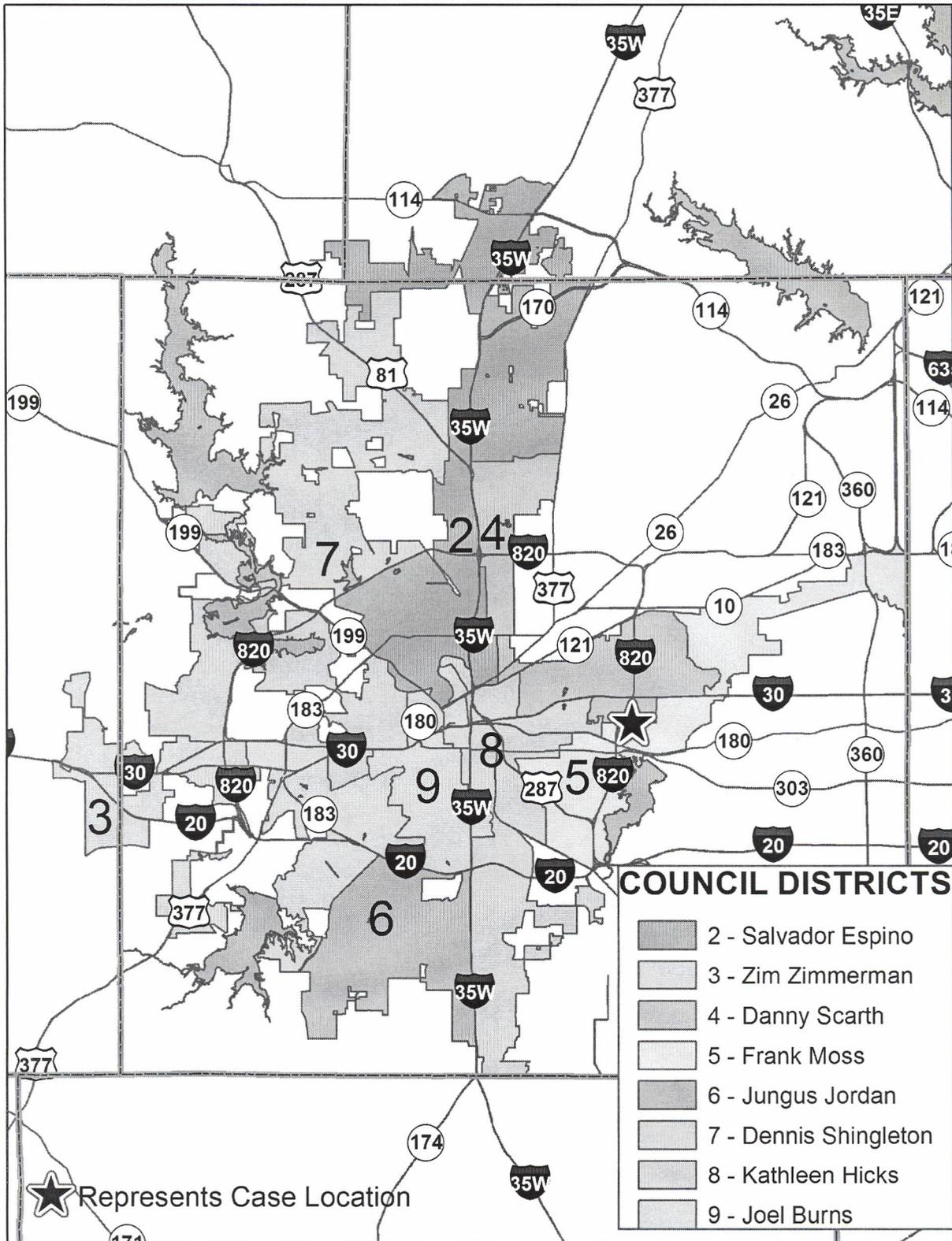
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Amended site plan
- Original site plan
- Minutes of the Zoning Commission meeting

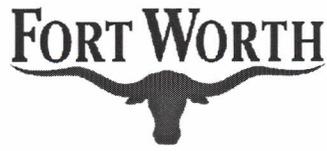
FORT WORTH



SP-12-005

Location Map



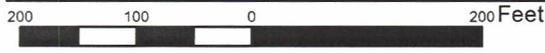


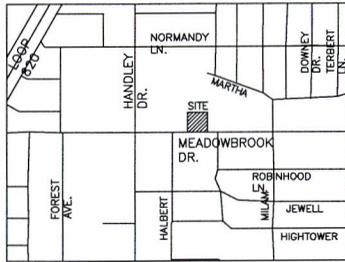
SP-12-005

Area Zoning Map

Applicant: Dan Vo
 Address: 6705 Meadowbrook Drive
 Zoning From: PD 612
 Zoning To: Site Plan amendment for PD 612
 Acres: 0.48271365
 Mapsco: 80A
 Sector/District: Eastside
 Commission Date: 05/09/2012
 Contact: 817-392-8043

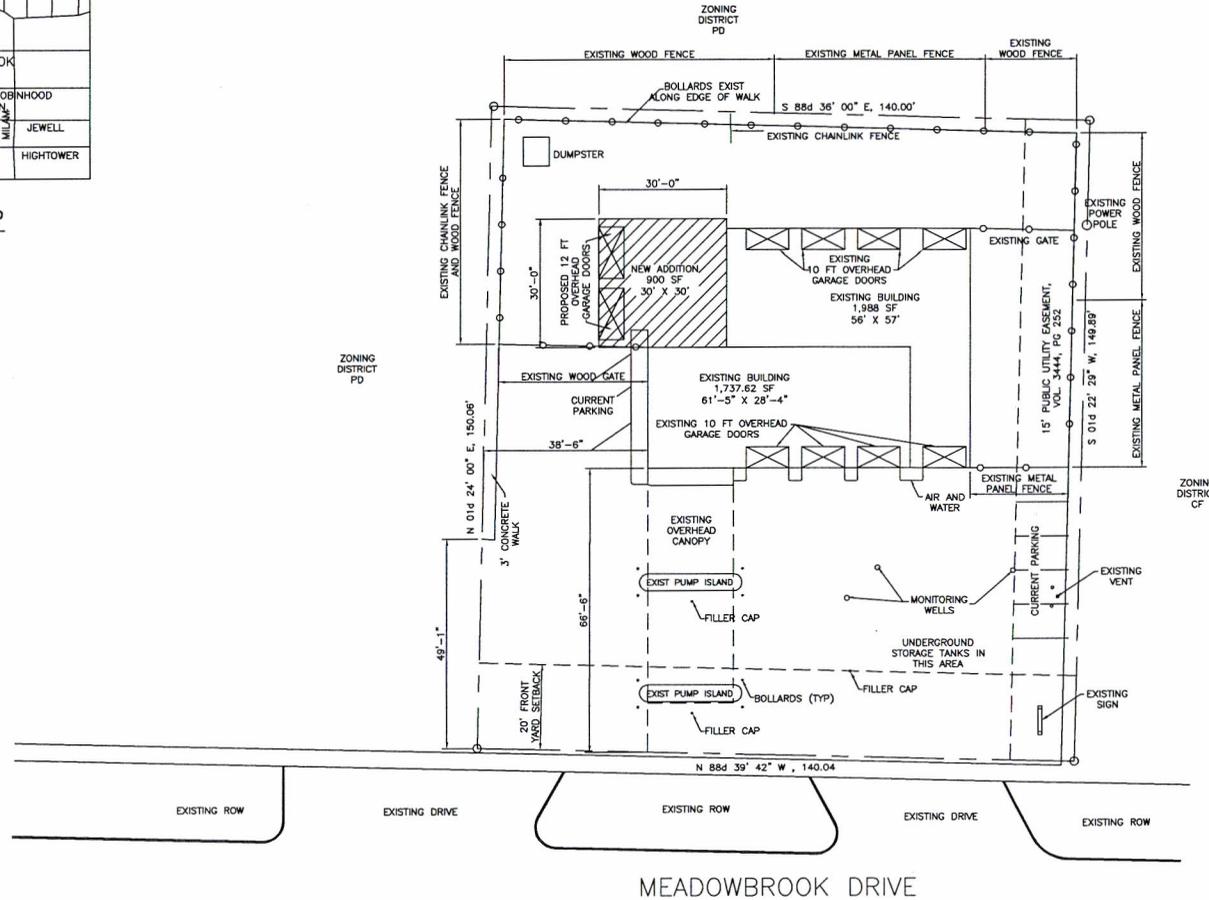
 300 Ft. Notification Buffer





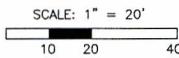
VICINITY MAP

**RECOMMENDED
FOR APPROVAL**



MEADOWBROOK DRIVE

SITE PLAN



LEGAL DESCRIPTION:
21,001.42 SQ. FT., RECTOR COLLINS SURVEY
ABSTRACT NUMBER 351
CITY OF FORT WORTH
TARRANT COUNTY, TX

VOLUME 9808, PAGE 1170, DEED RECORDS,
TARRANT COUNTY

OWNER/APPLICANT:
DAN VO
6705 MEADOWBROOK DRIVE
FORT WORTH, TX 76112

ZONING:
PD, PROPOSED ZONING "PD-SU"
ALL USES IN "E" PLUS A SERVICE STATION WITH A
AUTOMOTIVE REPAIR

PROPOSED ADDITION WILL COMPLY WITH ALL LANDSCAPING
AND FORESTRY REQUIREMENTS

DIRECTOR OF PLANNING AND
DEVELOPMENT

PROJECT	SCALE	DATE
	1"=20'	4/5/12
NEW ADDITION	DRAWING NUMBER	REV.
	VO AUTOMOTIVE	1

VO AUTOMOTIVE
6705 MEADOWBROOK DR.
FORT WORTH, TX

5-P-19-005

Current Site Plan

PROJECT IDENTIFICATION

TITLE OF PROJECT:
VO'S AUTOMOTIVE SERVICE

ADDRESS:
6769 MEADOWBROOK DRIVE
FORT WORTH, TEXAS 76127

OWNER / DEVELOPER:
DAN VO
7128 CAPLIN DRIVE
ARLINGTON, TEXAS 76010
817-436-5196

DESIGN / BUILDER:
MUELLER AND COMPANY
8300 E. H. 20
FORT WORTH, TEXAS 76106
817-444-1026

LEGAL DESCRIPTION:
2,061.42 SQ. FT. RECTOR COLLINS SURVEY
ABSTRACT NUMBER 351
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

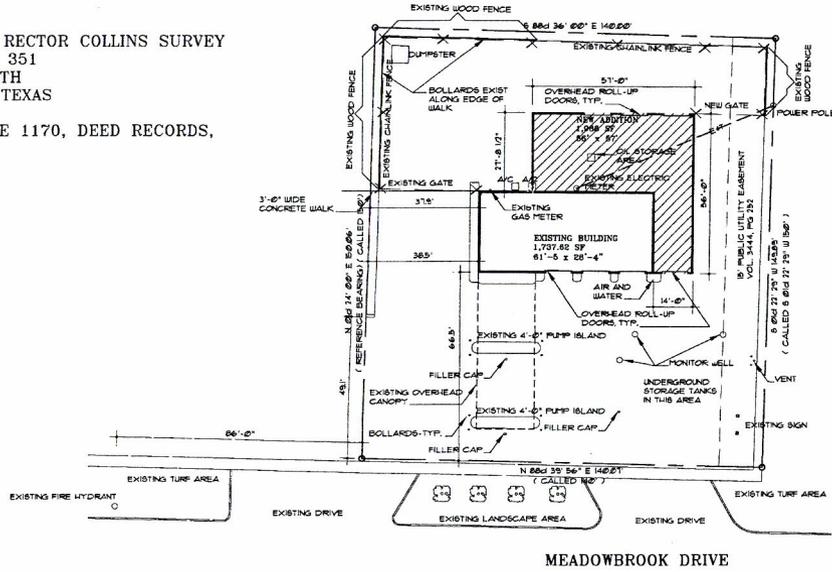
ZONING:
CURRENTLY ZONING "R1", PROPOSED ZONING "PD-SU"
ALL USES IN "R1" PLUS A SERVICE STATION WITH
AUTOMOTIVE REPAIR

SITE PLAN CASE NUMBER:
PD-SP-04-053

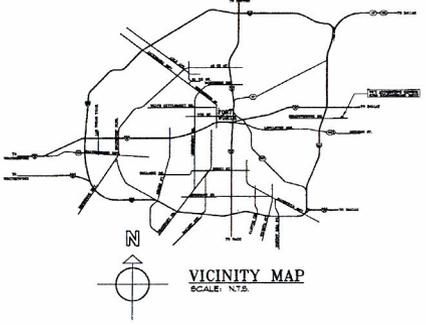
Zoning Restrictions:
NO OUTSIDE STORAGE OF VEHICLES
WHEN BUSINESS IS CLOSED
NO ALCOHOL SALES ALLOWED
ON PREMISES

LEGAL DESCRIPTION:
21,001.42 SQ. FT. RECTOR COLLINS SURVEY
ABSTRACT NUMBER 351
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

VOLUME 9806, PAGE 1170, DEED RECORDS,
TARRANT COUNTY



1 SITE PLAN
1" = 20' - 0"



DIMENSIONED SITE PLAN AND SITE IMPROVEMENTS

STRUCTURES DATA:
NUMBER OF STORIES: ONE STORY
GROSS FLOOR AREA: AS SHOWN ON PLAN
SITE DIMENSIONS: AS SHOWN ON SITE PLAN
EXTERIOR CONSTRUCTION: METAL PANEL
LOCATION OF ENTRANCES AND EXITS TO BUILDINGS: AS SHOWN ON PLAN

SITE IMPROVEMENT DATA:
LOCATION OF PROPOSED DRIVEWAYS: EXISTING TO REMAIN

SURFACE MATERIAL DATA:
TYPES OF SURFACING: EXISTING ASPHALT AND CONCRETE DRIVES AND PAVING
EXISTING LANDSCAPE AREAS TURF AND SHRUBS

DUMPSTER LOCATION: ONE LOCATION AS SHOWN ON SITE PLAN
LANDSCAPE AREAS: AS SHOWN ON SITE PLAN
EXISTING FENCE: AS SHOWN ON SITE PLAN
LAND AREA INFORMATION: AS SHOWN ON SITE PLAN
LIGHTING: EXISTING CANOPY AND BUILDING BOFFIT LIGHTING TO REMAIN
SIGNAGE: EXISTING POLE MOUNTED SIGN TO REMAIN
FIRE HYDRANT LOCATION: AS SHOWN ON SITE PLAN

LANDSCAPING PLAN

PERIMETER LANDSCAPING: EXISTING TO REMAIN

ZC-04: 305
PD-SP-04: 053 - Corrected

DIRECTOR OF DEVELOPMENT: *John A. Fayard*
DATE: *8-11-05*



VO'S AUTOMOTIVE SERVICE
SITE PLAN

Revised 8-8-05

DECEMBER 8, 2004

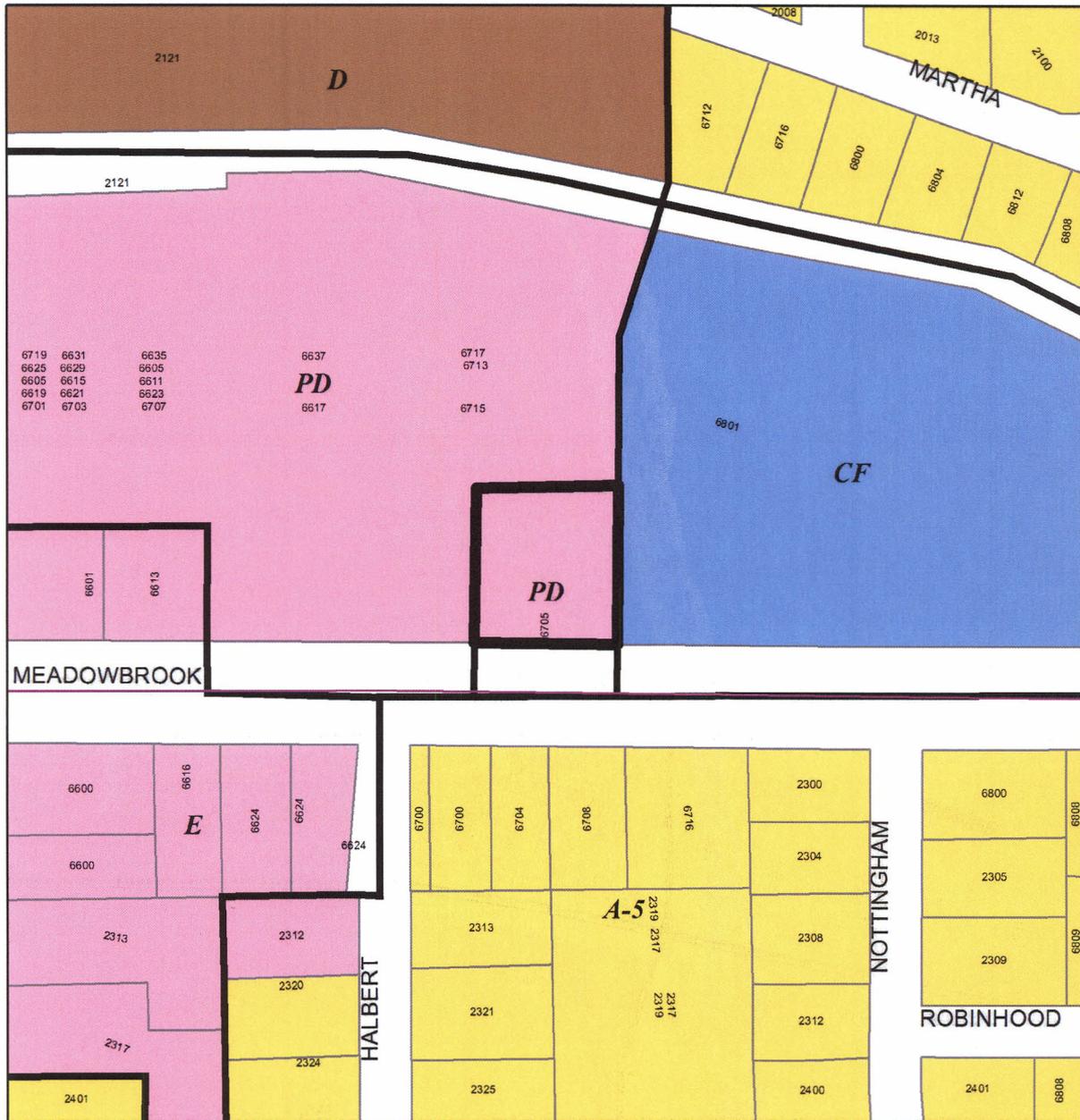
FORT WORTH



6705 Meadowbrook Drive

Future Land Use

SP-12-005



- 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

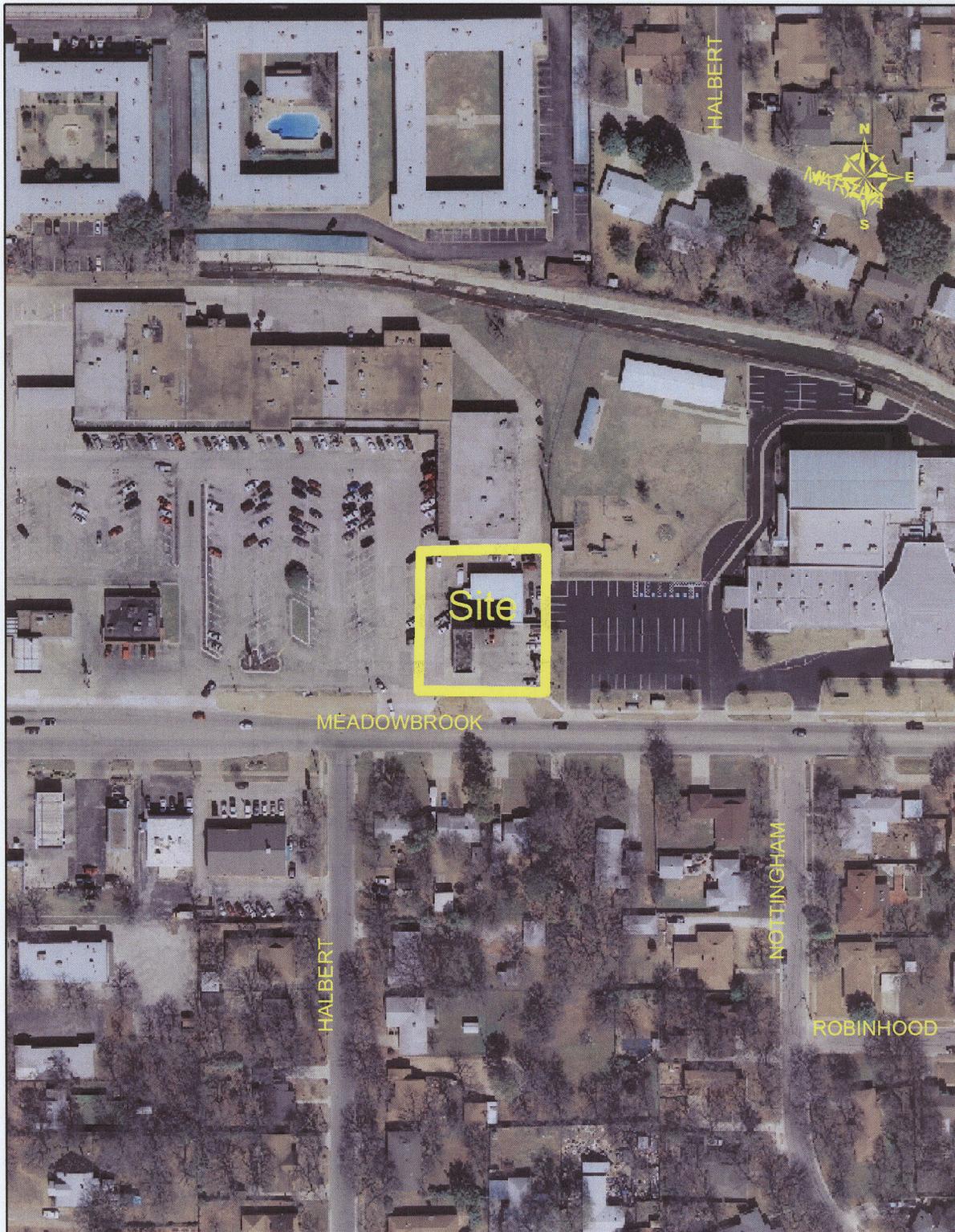
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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 March 06, 2012



Aerial Photo Map



7. SP-12-005 Dan Vo (CD 4)- 6705 Meadowbrook Dr. (Tung Addition, Block 1, Lot 2, 0.48 Acres): to: Amend “PD-612” site plan to add 900 sq. ft.

Chris Bonilla, 8540 Charleston Avenue, Fort Worth, Texas representing Dan Vo explained to the Commissioners they would like to request a 30 day continuance in order to speak with the neighborhood.

Ms. Reed asked if he had received any opposition. Mr. Bonilla said no. Ms. Reed asked if he still wanted to continue the case. Mr. Bonilla mentioned last month his son represented for him and was grilled about not talking to the neighborhood. He didn’t want to repeat that. Mr. Bonilla went on to mention the owner has a very good standing with the neighborhood. They are adding 900 sq. ft. to the building to provide for two bay doors that will be located behind the screen fence.

Ms. Conlin mentioned they have not heard from the neighborhood and would like for him to present the case.

Mr. Bonilla explained the request again to amend the site plan and add two bay doors, approximately 900 square feet, to be located behind the screening fence

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>SP-12-005</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Billie Moore	2312 Halbert	In		Support	Sent letter in

8. ZC-12-043 Forestar USA/Real Estate Group (CD 6)- 8808 W. Cleburne Rd. (Summer Creek Ranch, Block 247R, Lot 1A, 7.97 Acres): from “A-5” One-Family to “PD/F” Planned Development for all uses in “F” General Commercial with the exception of a tattoo parlor, cocktail lounge, private or teen club, bar and tavern, no auto repair allowed within 200’ of the intersection of South Hulen and McPherson; site plan waiver requested.

Brent Murphree, 5225 Village Creek Drive, Suite 200, Plano, Texas representing Forestar USA/Real Estate Group explained to the Commissioners the request to amend PD-508. Mr. Murphree mentioned in 2003, 23 acres were zoned PD/F with exclusions and 132 acres were zoned A-5. A preliminary plat was processed for the entire site in which only half has been developed as single-family. They are getting interests to develop the commercial property. The southern tract south of McPherson is too small to develop. They want to revise the boundary of the PD for possibly some large retail development. Mr. Murphree said they have met with the HOA and Councilman Jordan.

Ms. Spann asked what type of businesses they were considering. Mr. Murphree said a large grocery store, but the current zoning configuration was too small. Ms. Spann asked if they have