

Front Yard setback	20 ft setback adjacent to A or B zoning/no permanent structures	same
Auto repair	NA	NA
Uses	Retail auto parts, supply, tire repair sales and service	Same plus oil change, emission & electrical testing, brake, fluids, filters, belts, plugs, battery maintenance
Parking	One space per 250 sq. ft. gross floor area up to 4,000	None required not within 250 ft of A-5 or B zoning
Signage	Pole sign	Pole sign (<i>waiver required</i>)

Site Information:

Owner: Chesapeake Land Development Co. LLC
6100 Western Ave
Oklahoma City, Ok 75118

Agent: Pink Consultants/Julianne McGee
Acreage: 1.26 acres
Comprehensive Plan Sector: Wedgewood

Surrounding Zoning and Land Uses:

- North "PD-175" Planned Development & "E" Neighborhood Commercial / gas well
- East "E" Neighborhood Commercial / strip center
- South "PD-175" Planned Development / vacant commercial building
- West "A-5" One-Family / Granbury Road and Fort Worth & Western RR

Recent Relevant Zoning and Platting History:

Zoning History: ZC-94-129, PD-175 Planned Development for E uses plus tire sales, service retail auto parts & supplies; approved by City Council January 1995, subject property

Platting History: None

Site Plan Comments:

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

1. There are two existing pole signs on the site. One is not indicated on the site plan. (A waiver request would be required to keep the existing pole sign).
2. No parking is required, however; the site plan indicates 72 parking spaces the maximum parking requirement for this project is 55 spaces, when exceeding the maximum count two additional trees will be required.

Compliance with the items noted above shall be reflected on the site plan or waivers to each item are required.

Transportation/Public Works (TPW) site plan comments:

No comments received at this time.

Comments made by TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute TPW acceptance of conditions; traffic code will be applied to the project.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
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Granbury Road	Major Arterial	Major Arterial	No
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Public Notification:

The following Neighborhood Associations were notified:

Wedgewood Square Business Assoc.
 Wedgewood Square NA
 Overton South NA
 South Hills

Foster Park
 District 6 Alliance
 Neighbors Working Together
 Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend PD-175 for E uses plus retail auto parts and supply, tire sales and service to add additional auto repair uses not permitted in this PD.

Chesapeake purchased the majority of the property in past years for gas production. A large gas well pad has been constructed at the corner of the area which will affect the future development. Other surrounding uses are vacant and commercial, including vacant commercial structures.

The proposed zoning **is not compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as neighborhood commercial. Automotive repair is considered a general commercial use. 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. (pg. 38)

The proposed zoning change request **is not consistent** with the Comprehensive Plan and the policy stated above. The auto use proximity to the future rail station also conflicts with the desired pedestrian oriented development necessary for the success of a rail station. Future land use amendments and rezoning cases are being prepared.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

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

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zim merman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet

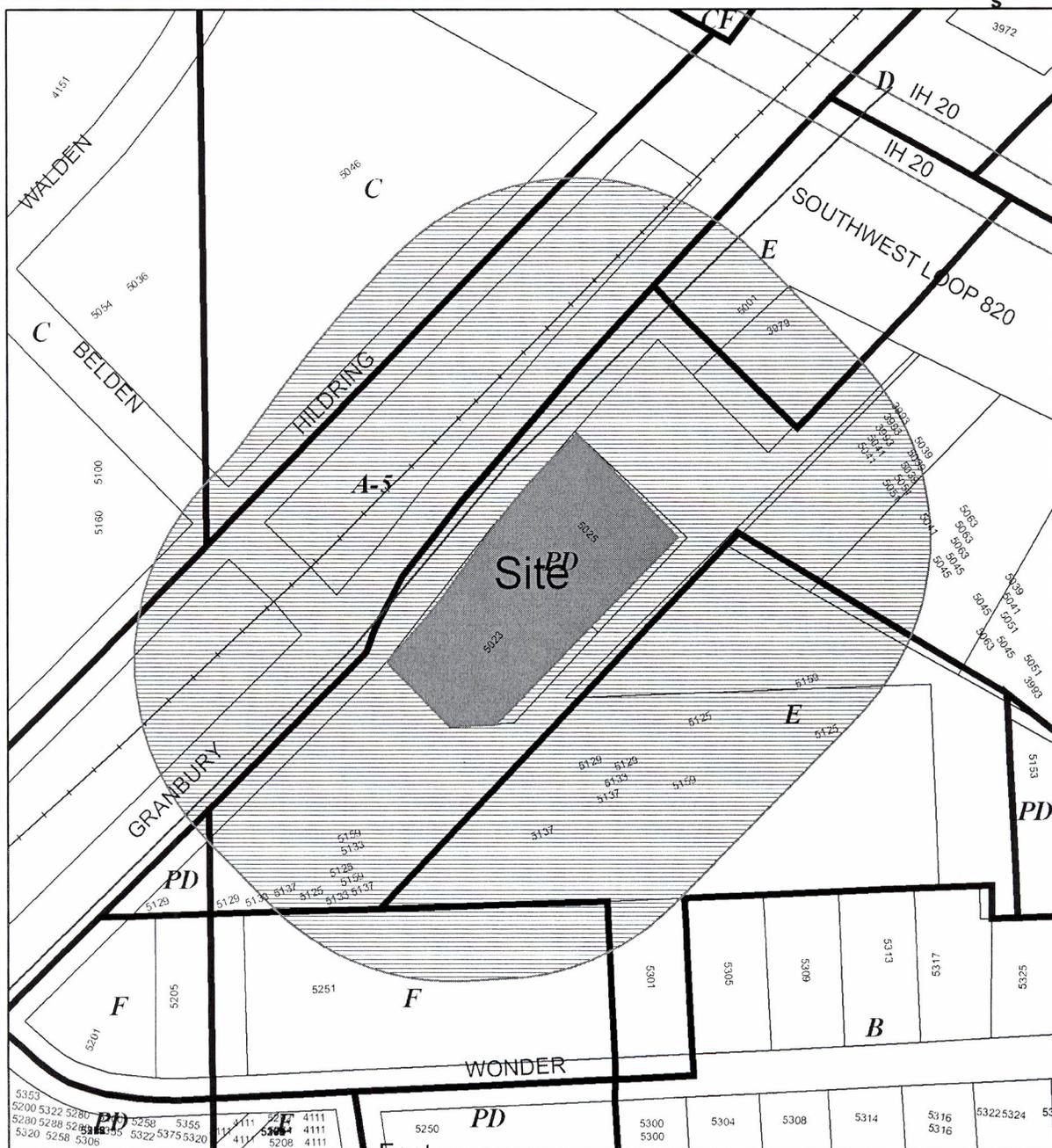


Area Zoning Map

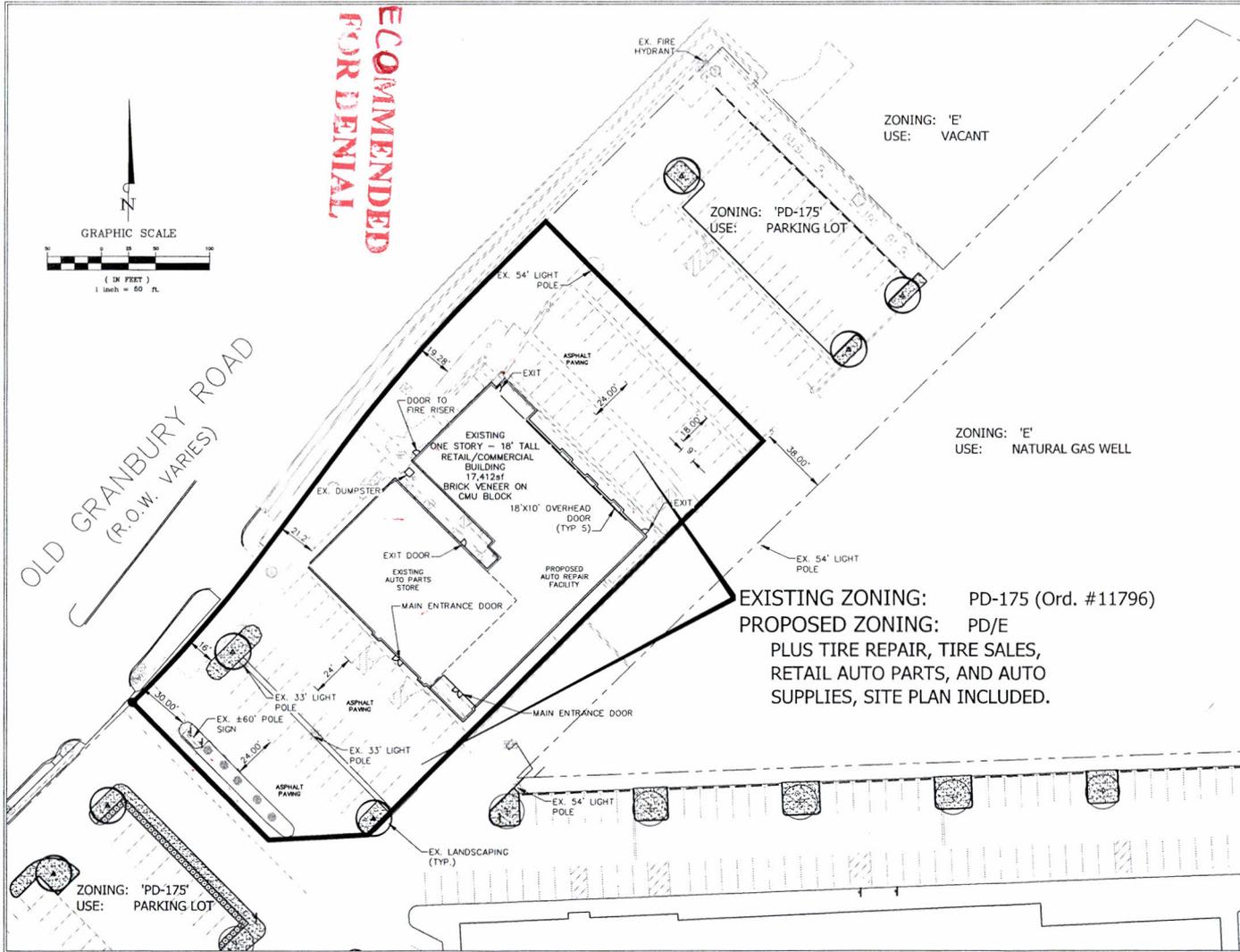
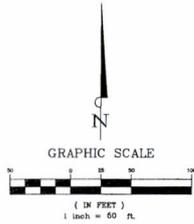
Applicant: Chesapeake Land Dev. Co., LLC
 Address: 5023 & 5025 Granbury Road
 Zoning From: PD 175
 Zoning To: PD for E uses plus specified auto repair uses
 Acres: 1.27
 Mapsco: 89Q
 Sector/District: Wedgwood
 Commission Date: 11/14/2012
 Contact: 817-392-2495



300 Ft. Notification Buffer



**RECOMMENDED
FOR DENIAL**



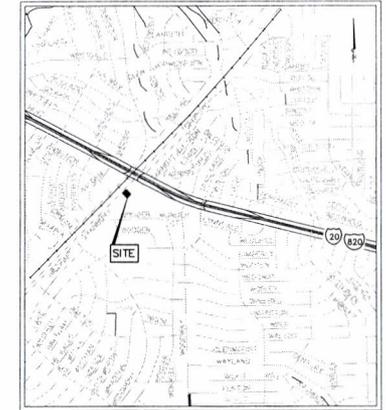
ZONING: 'E'
USE: VACANT

ZONING: 'PD-175'
USE: PARKING LOT

ZONING: 'E'
USE: NATURAL GAS WELL

EXISTING ZONING: PD-175 (Ord. #11796)
PROPOSED ZONING: PD/E
PLUS TIRE REPAIR, TIRE SALES,
RETAIL AUTO PARTS, AND AUTO
SUPPLIES, SITE PLAN INCLUDED.

ZONING: 'PD-175'
USE: PARKING LOT



VICINITY MAP
SCALE: N.T.S.

METES & BOUNDS DESCRIPTION:

BEGIN a portion of Block A, Westcliff, an addition to the City of Fort Worth, recorded in Volume 388-41, Page 34 in the Plat Records of Tarrant County, Texas, in the W. J. Morgan Survey, A-1092, in the City of Fort Worth, Tarrant County, Texas (all bearings based on the southeast right-of-way line of Old Granbury Road (R.O.W. VARIES) as shown on the plat of said Westcliff);

COMMENCING at a 1" iron rod found for the southwest corner of said Block A, some being the northwest corner of Lot E1, Block 19, Wedgwood Addition, an addition to the City of Fort Worth, recorded in Volume 388-138, Page 93 in the Plat Records of Tarrant County, Texas; some also being in the southeast right-of-way line of said Old Granbury Road;

THENCE North 45° 30' 00" East with said southeast right-of-way line of said Old Granbury Road, a distance of 437.24 feet to a PK nail found for the PLACE OF BEGINNING; same being the beginning of a curve to the left, having a central angle of 08° 54' 00", a radius of 684.37 feet and whose long chord bears North 41° 03' 00" East, a distance of 106.20 feet;

THENCE Northeastly, continuing along said southeast right-of-way line of said Old Granbury Road, curving to the left, for an arc distance of 106.31 feet to a PK nail found for the end of curve;

THENCE North 36° 36' 00" East, continuing along said southeast right-of-way line of said Old Granbury Road a distance of 70.00 feet to a PK nail found for the beginning of a curve to the right, having a central angle of 08° 44' 00", a radius of 951.23 feet and whose long chord bears North 40° 58' 00" East, a distance of 144.88 feet;

THENCE Northeastly continuing along said southeast right-of-way line of said Old Granbury Road, curving to the right, for an arc distance of 145.00 feet to a PK nail found for the end of curve;

THENCE North 45° 20' 00" East, continuing along said southeast right-of-way line of said Old Granbury Road, a distance of 31.14 to the northerly northeast corner of the herein described tract;

THENCE South 44° 40' 00" East, departing said southeast right-of-way line of Old Granbury Road, a distance of 171.61 feet to a point for corner;

THENCE South 44° 58' 10" West, a distance of 309.24 feet to a point for corner;

THENCE South 87° 07' 58" West, a distance of 55.58 feet to a point for corner;

THENCE North 44° 40' 00" West, a distance of 106.94 feet to the PLACE OF BEGINNING, and containing 1.269 acres of land.

PD SITE PLAN
and
ZONING EXHIBIT
for
1.269 ACRES
out of the
WESTCLIFF ADDITION
IN THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
OCTOBER 23, 2012

BANNISTER
ENGINEERING
714 Hunters Row Ct., Ste. 104 | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

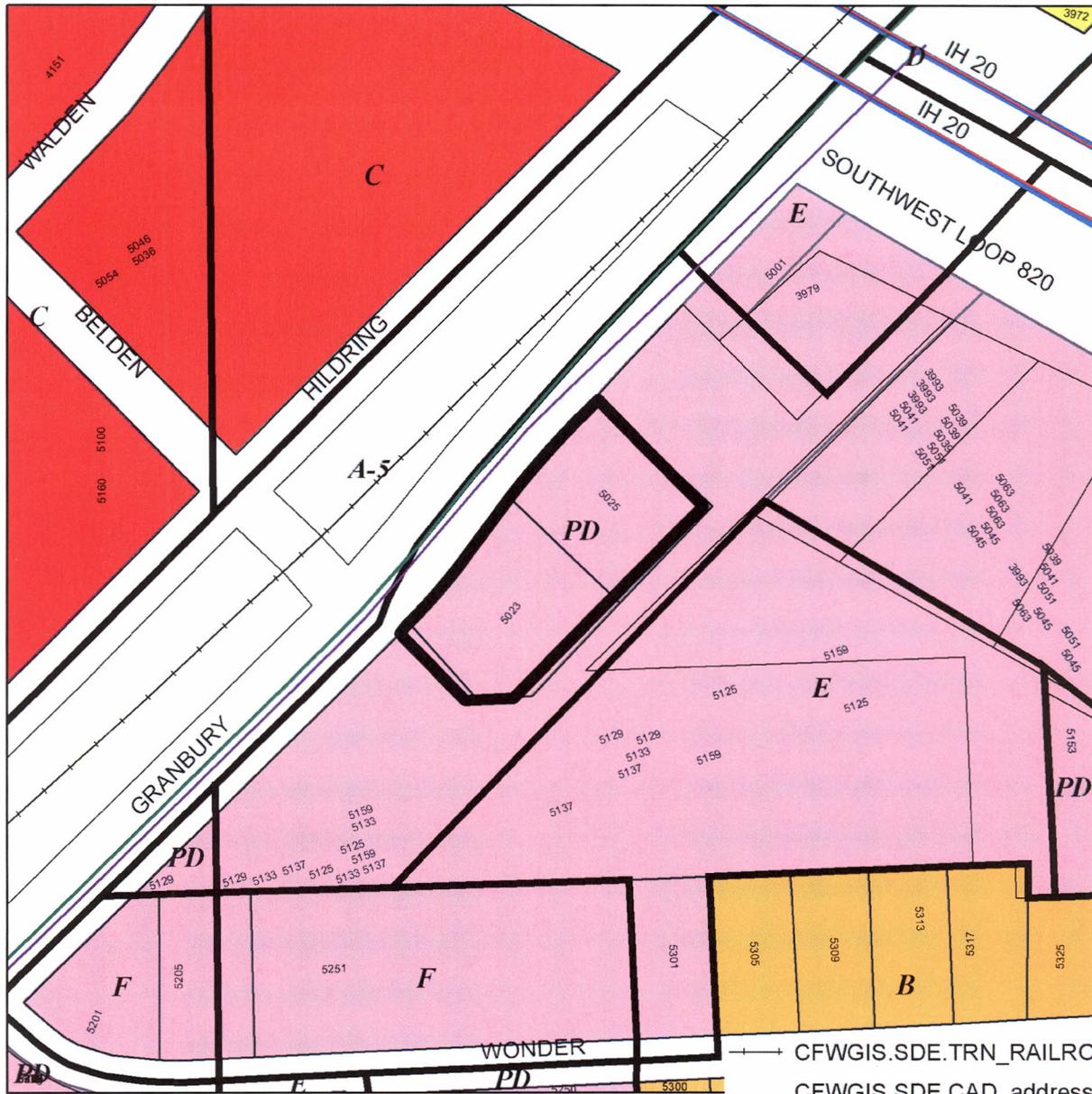
OWNER:
CHESAPEAKE LAND DEVELOPMENT CO., LLC
6100 N. WESTERN AVENUE
OKLAHOMA CITY, OK 73118-1044
CONTACT: JEFF WEIDES
PHONE: (817) 502-4664

*2C-18-117
Revised 10/23/12*



Future Land Use

ZC-12-117



CFWGIS.SDE.TRN_RAILROADS
CFWGIS.SDE.CAD_addresses

- 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

- 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, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.

Aerial Photo Map



200 100 0 200 Feet



Mr. Genua asked if the property has been platted. Mr. Ramirez said the public hearing is on Friday. Mr. Genua asked if all this land is under Pear ownership. Mr. Ramirez said the land in question is the other is owned by a different entity. Mr. Genua asked why not ask for ER. Mr. Ramirez said they wanted the flexibility.

Mr. Flores asked if he has had any communication with the Silver Ridge residential NA. Mr. Ramirez said they had a meeting with them on Monday.

Motion: Following brief discussion, Mr. Genua recommended a 30 day continuance of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

15. ZC-12-114 Trinity Bluff Development Ltd (CD 9)- 633-637 Samuels Avenue (M Baugh Survey, Abstract 106, 2.11 Acres): from "PD-489" Planned Development for all uses in "H" Central Business District excluding the following uses: message therapy, sexually oriented business, recreational vehicle park, cold storage or ice plant, gunsmithing, repair and sales, home improvement store, mini-warehouses, mortuary or funeral home, pawn shop, tattoo parlor, taxidermist shop, auto parts supply, retail, automotive repair, paint and body shop, car wash full or self service, vehicle sales or rental, including automobiles, motorcycles, boats or trailers. Building height shall be restricted to 20 stories. In addition a transitional height plane of 45 degrees shall apply to portions of a building above 45 feet or 3 stories, whichever is greater, for buildings along the northern boundary of cemetery; site plan waived to Amend "PD-489" Planned Development to remove the transitional height plane requirement; site plan waiver recommended

Ramon Guajardo, 4400 Northview Court, Aledo, Texas representing Trinity Bluff Development explained to the Commissioners the request to amend the transitional height plane requirement.

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

16. SP-12-009 Hope Lutheran Church and Foundation for Healthy Living (CD 4)- 2929 Precinct Line Road (River Trails All Storage Addition, Block A, Lots 4 & 5, 1.65 Acres): Amend "PD-627" to expand covered outdoor storage area

Coy Quine , 301 South Sherman, Suite 100, Richardson, Texas explained to the Commissioners they are expanding the outdoor storage area.

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

17. ZC-12-117 Chesapeake Land Development Co., LLC (CD 6)- 5023 – 5025 Granbury Road (Westcliff Addition, Portion of Block A, 1.26 Acres): from "PD-175" Planned Development for all uses in "E" Neighborhood Commercial plus retail auto parts, auto supplies and tire repair and sales; site plan waived to Amend "PD-175" Planned