



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
July 9, 2013

**Council District** 4

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Service Plus Automotive Repair & Maintenance, LLC

**Site Location:** 3300 Block N. Tarrant Prkwy/8509 Old Denton Road Mapsco: 35G

**Proposed Use:** Minor Auto Repair, Tires Sales and Service and Inspections

**Request:** From: "AG" Agricultural

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus minor auto repair, oil change, and emissions testing, no outside storage; site plan included

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

**Comprehensive Plan Consistency:** Requested change is not consistent.  
**(Technical Inconsistency)**

**Background:**

The proposed site is located north of Tarrant Parkway and west of Old Denton Road, less than a half mile east of IH35. The request is to change the zoning from "AG" Agricultural to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus minor automotive use, oil change, and emissions testing; site plan included.

Automotive Repair is permitted by right in General Commercial and Industrial districts. The applicant has elected to request a PD/E with site plan to provide greater review through the site plan process and to ensure the underlying zoning is compatible with surrounding commercial and multifamily uses.

The site plan proposes eight bay doors, four on the west and east sides, and 26 parking spaces for employees and customers.

The remainder of the block is included in the PD/E zoning. When development occurs, it will permit all uses in the E zoning district, however a site plan would be required to go through the zoning process.

**Site Information:**

Owner: Service Plus Automotive Repair & Maintenance, LLC  
3541 Saratoga Downs Way  
Fort Worth, Texas 76244

Agent: Peloton Land Solutions/Jay Reissig

Acres: 1.74 acres  
 Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

- North "AG" Agricultural / vacant
- East "E" Neighborhood Commercial / vacant and convenience store
- South "PD-710" Planned development for multifamily with development guidelines / multifamily and vacant
- West "G" Intensive Commercial / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: PP-11-015 Monterra by Hillwood approved by the City Plan Commission July 27, 2011 property to the south; PP-10-008 HCA Health approved by the City Plan Commission May 26, 2010 subject property to the west

**Site Plan Comments:**

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

1. Monument sign located within the 20 front yard setback. No permanent structures permitted within the front yard. A waiver is requested for the sign in the front setback.

**Zoning Commission recommended a waiver to the item noted above.**

**Transportation/Public Works (TPW) site plan comments**

No comments have been submitted at this time.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
N. Tarrant Parkway	Major Arterial	Principal Arterial	Yes (under construction)
Old Denton Road	Two way residential	Major Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

- Arcadia Park Estates
- Fort Worth ISD
- North Fort Worth Alliance

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zone change from "AG" Agricultural to "PD/E" plus minor auto repair, state inspections, oil change and emissions testing, site plan included. Surrounding land uses are vacant to the north, east and west with multifamily to the south.

The proposed new automotive facility may be two platted lots, with the remaining tract to be platted with future commercial uses. Because the proposed auto use is adjacent to a major arterial, the requested use **is compatible** with proposed surrounding development.

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as Mixed Use. The proposed auto uses are not consistent with the Mixed Use designation because Mixed Use is intended to be pedestrian oriented with a minimal emphasis on vehicles.

The zoning change request **is not consistent** with the Comprehensive Plan (Technical Inconsistency) nor is the proposed layout of the site typical for a mixed use development. The area is primarily vacant to the north and west with a potential hospital to be developed to the west.

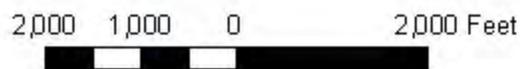
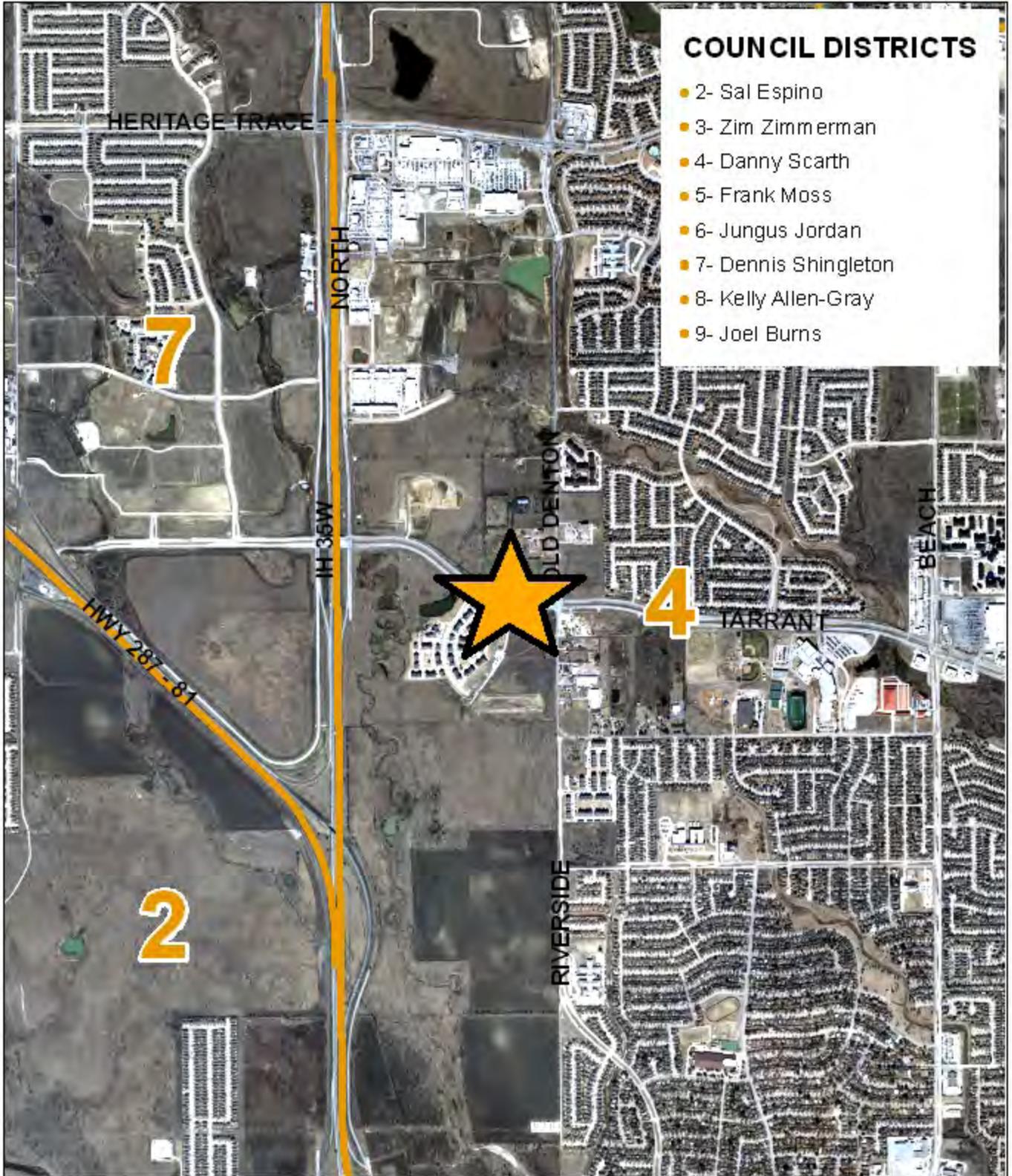
However, the property is located less than a half mile east of IH 35 just west of Old Denton Rd on North Tarrant Parkway, which is designated as a future principal arterial in the Thoroughfare Plan. A principal arterial is a proper location for more intense uses. The proposed auto use does not directly affect a residential use. In addition, the area is designated as mixed use and in this area the different uses such as health care, multi family and retail are not included within a single building but instead are dispersed within the development area.

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 from the Zoning Commission meeting

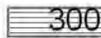
## Location Map



## Area Zoning Map

Applicant: Polaris Ltd.  
 Address: 3300 blk N. Tarrant Pkwy/8509 Old Denton Rd.  
 Zoning From: AG  
 Zoning To: PD for E uses plus auto repair  
 Acres: 1.77  
 Mapsco: 35G  
 Sector/District: Far North  
 Commission Date: 06/12/2013  
 Contact: 817-392-2495

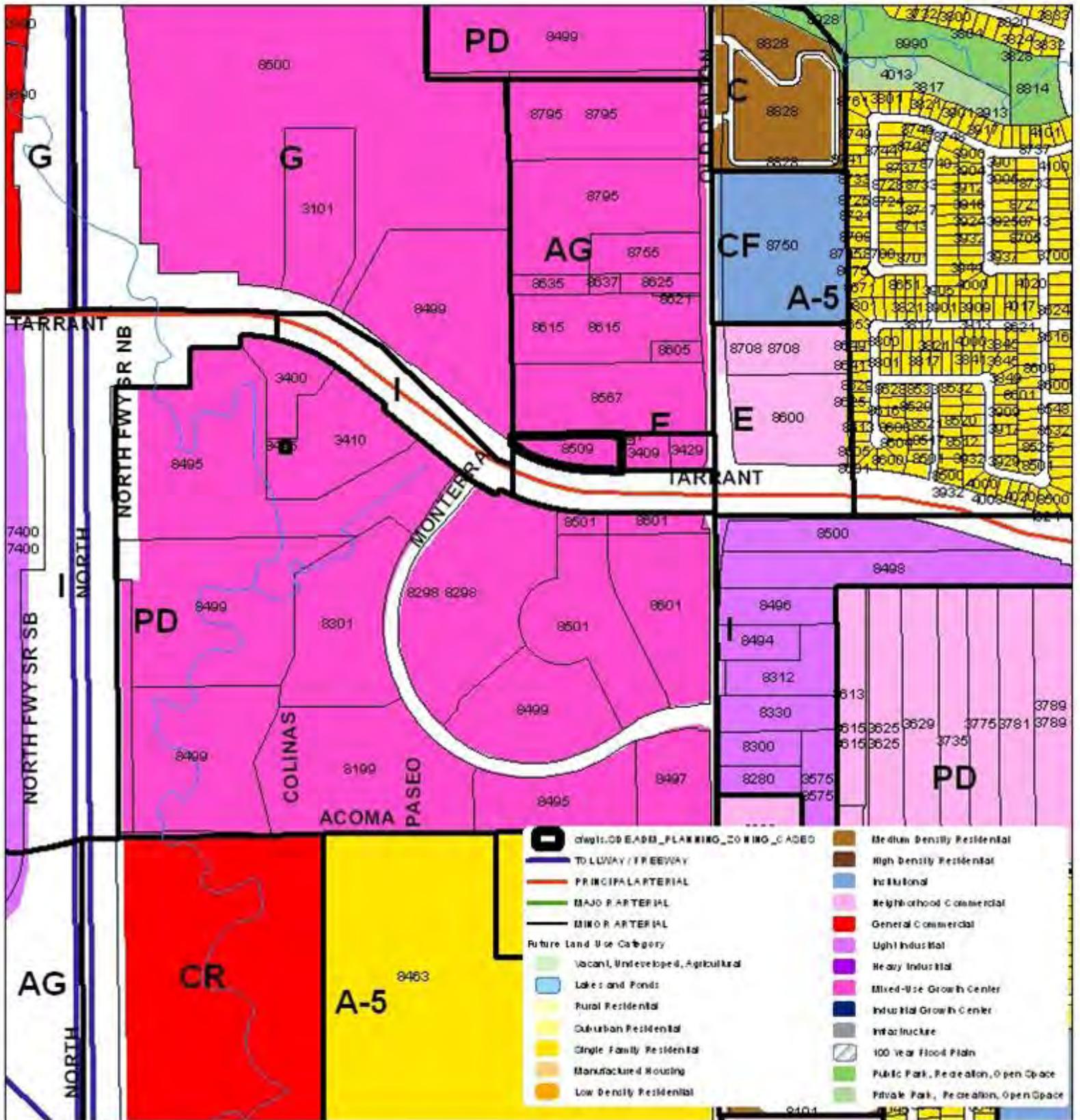


 300 Ft. Notification Buffer





### Future Land Use



## Aerial Photo Map



story, 5500 square foot professional office building. Mr. Davis said they did reach out to neighborhood leaders and Councilman Jordan.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. West. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<i>ZC-13-080</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	
Rusty Smith	5330 Columbus Trail	In		Opposition	Sent letter in

**11. ZC-13-081 Service Plus Automotive Repair and Maintenance, LLC (CD 4)- 3300 Block North Tarrant Parkway/8509 Old Denton Road (E A Shultz Survey, Abstract 1439, Tract 1 and 1A, 1.75 Acres): from “AG” Agricultural to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus minor auto repair, oil change, and emissions testing with no outside storage; site plan included**

Gerald Chunn, 4017 Deepwood Street, Colleyville, Texas explained to the Commissioners this is their second zoning request; the first one was in the Heritage area which was going to take too long to get the infrastructure in place. Mr. Chunn mentioned they spoke with Hillwood and the Heritage HOA and have not received any opposition.

Mr. Edmonds asked about the waiver to the placement of the monument sign. Mr. Chunn said yes they will be asking for a waiver. Mr. Edmonds asked to identify the proposed sign on the site plan and Mr. Chunn displayed it on the overhead. Mr. Edmonds asked about the size of the signs and Mr. Chunn responded it will be no taller than 8 feet and 6 feet wide.

Mr. West asked about the proposed development to the west. Mr. Chunn said to the west and north is Alliance Emergency Care, a 150,000 sq. ft. hospital expected to begin construction this summer. Mr. West asked if he has had any contact with the multifamily complex to the south. Mr. Chunn said Hillwood owns the property and did visit with them last week.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

**12. ZC-13-083 City of Fort Worth Planning & Development (CD 4&7) – Generally bounded by Ray White Road, Chatsworth Lane, Corral Drive, Wall price Keller & Broiles Lane (see addresses in case file, 78.31 Acres): from Unzoned to “A-5” One-Family**

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners the three subdivisions have been under discussion for annexation since 2007. This was pulled from the annexation plan in 2009, waited a year and put back on in 2010 and 2011.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 8-0.