



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 7, 2014

**Council District**     6

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Opposition:** none

**Owner / Applicant:**     **Steven W. Russell**

**Site Location:**             500 Old FM 1187                     MapSCO:     119L

**Proposed Use:**             **Auto Sales and Detailing**

**Request:**     From: "E" Neighborhood Commercial  
  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus auto sales and detailing as part of the sales business; site plan included

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

**Comprehensive Plan Consistency:**     Requested change **is consistent.**

**Background:**

The proposed site is located at the intersection of Old Highway 1187 and Rendon Crowley Road north of Spinks Airport and south of the THR/Huguley medical complex. The applicant is requesting to change the zoning from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus automotive sales and repair; site plan included for the operation of a truck sales lot.

The applicant intends to construct a building for office uses and minor automotive detailing, which may include changing oil, windshield wipers, installation of accessories and similar items for preparation for sale only. No auto repair including replacement of engine parts, body work, etc. will be conducted on the site. The remainder to the lot will be used for vehicle inventory. The applicant intends to have access from both Old Highway 1187 and Rendon Crowley Road. Rendon Crowley Road already contains an access driveway, however; the drive on Old FM 1189 is contingent upon city approval.

**Site Information:**

Owner:                             Steven W. Russell  
   9845 CR 603-C  
   Burlison, Texas 76028

Agent:                             Peyco Southwest Realty, Inc.-James Maibach

Acreage:                         1.18 acres

Comprehensive Plan Sector:     Far South

Surrounding Zoning and Land Uses:

North   "CF" Community Facilities / vacant, office  
East    "CF" Community Facilities / vacant  
South   "J" Medium Industrial / vacant

West "E" Neighborhood Commercial / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None.

Platting History: None

**Site Plan Comments:**

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

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

1. Sidewalks shall be required for all streets as per City of Fort Worth Standards.
2. TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW contingent upon TXDOT approval.
3. Driveway location must not interfere with intersection function. SHOW VISIBILITY.

*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)
Old Hwy 1187	Residential	Residential	No
Rendon Crowley Rd	County Road	Principal Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Garden Acres Area*	Burleson ISD

\*Within this neighborhood association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zone change to ""PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus automotive sales and repair; site plan included. Surrounding land uses are primarily vacant

The proposed site is located at the intersection of Old Highway 1187 and Rendon Crowley Road. Heavier commercial uses are appropriate at the convergence of major intersections. The zoning south of the site is industrial/ Spinks Municipal Airport. To the north are primarily the Huguley medical complex and similar medical uses. Other surrounding uses are rural in nature with medical and comparable commercial uses expected in the area.

As a result, the proposed zoning **is compatible** with surrounding land uses

**2. Comprehensive Plan Consistency**

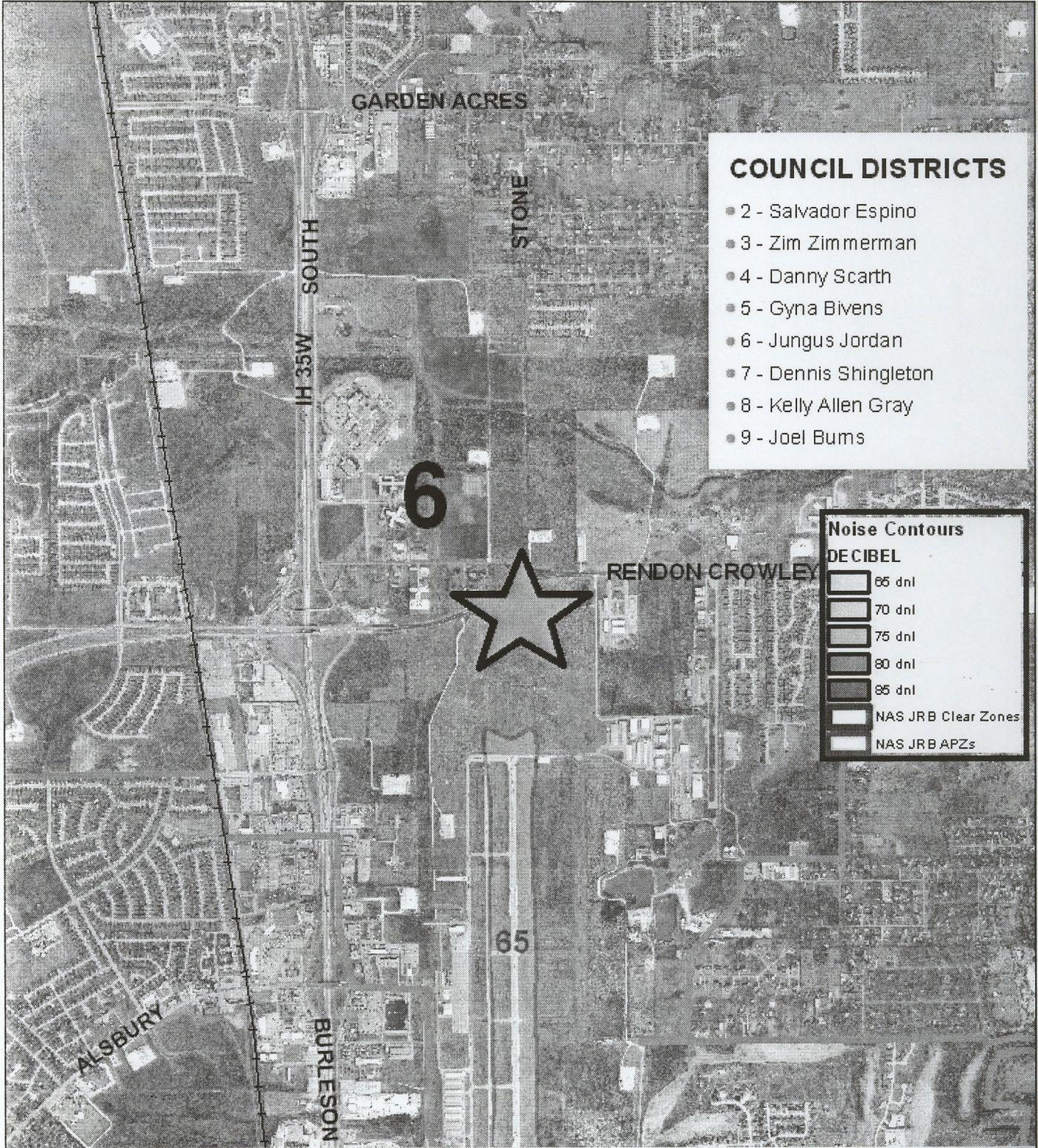
The 2013 Comprehensive Plan designates the subject property as General Commercial. The proposed zoning **is consistent** with the Comprehensive plan.

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



2,000 1,000 0 2,000 Feet





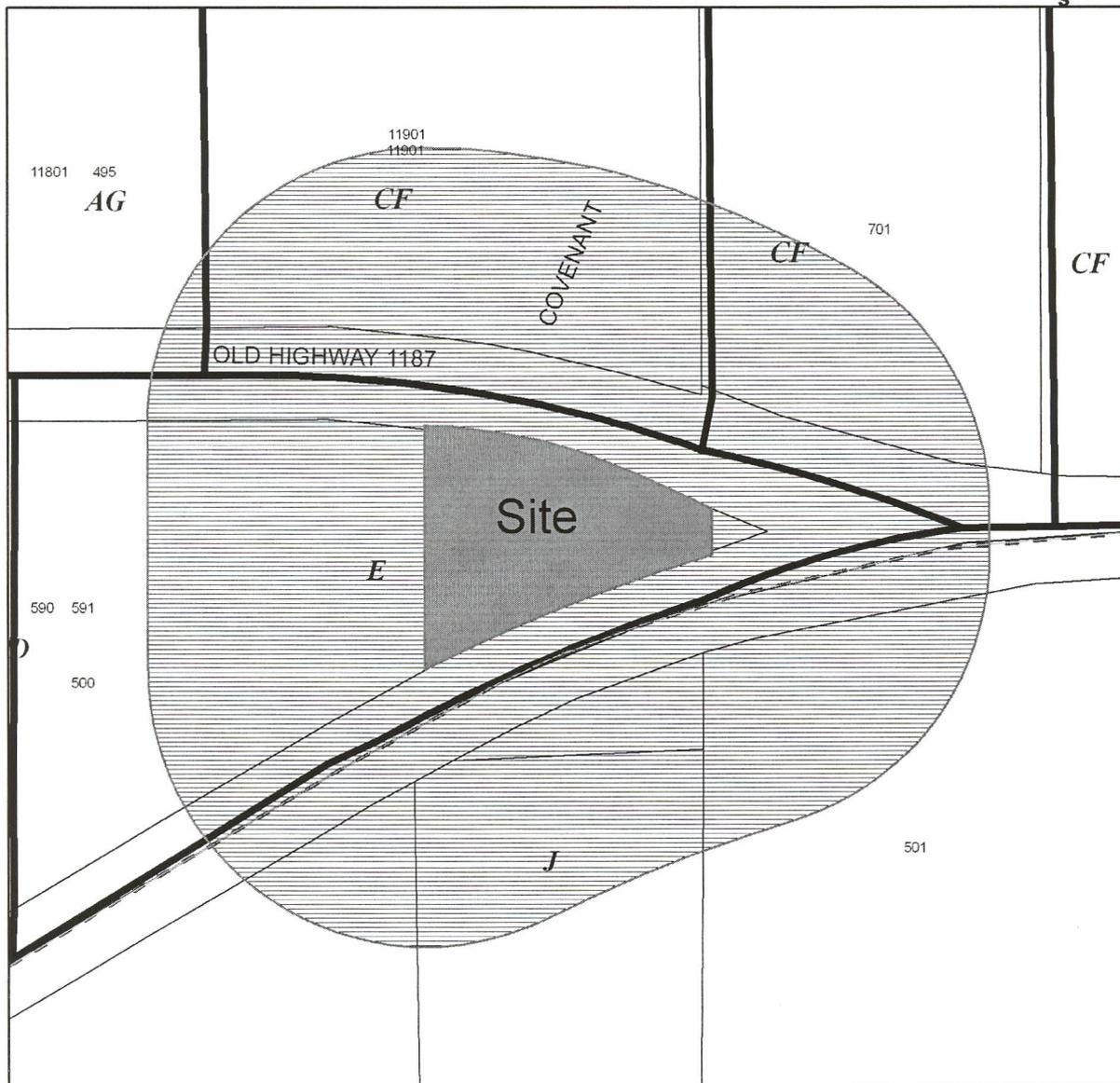
ZC-13-173

# Area Zoning Map

Applicant: Steven Russell  
Address: 500 Old FM 1187  
Zoning From: E  
Zoning To: PD for E uses plus auto sales  
Acres: 1.18382316  
Mapsc0: 119L  
Sector/District: Far South  
Commission Date: 12/11/2013  
Contact: 817-392-8043



300 Ft. Buffer



2C-13-173

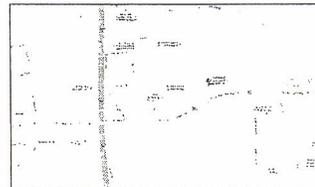
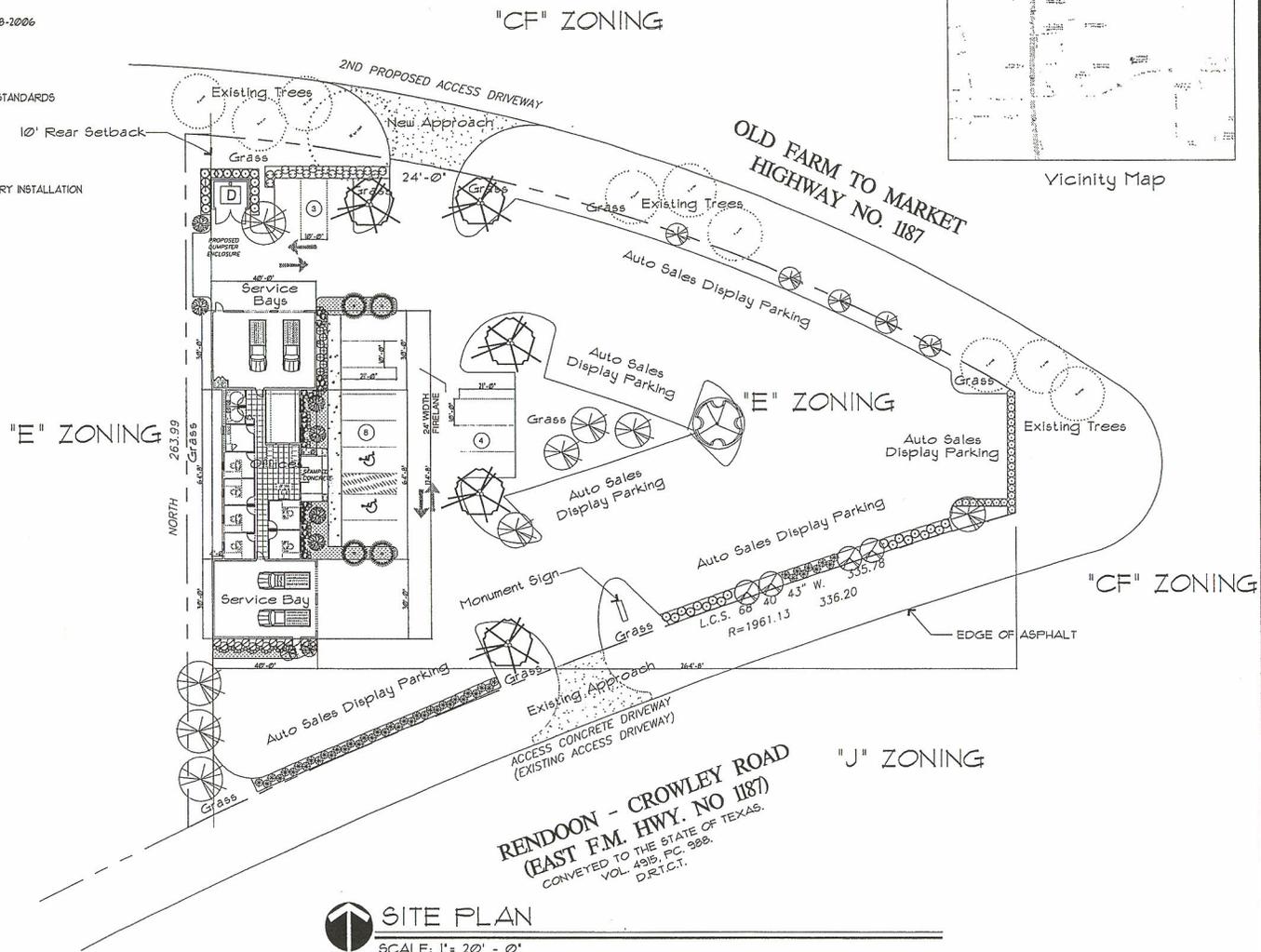
**GENERAL NOTES:**

- THIS SITE SHALL COMPLY WITH THE SECTION 6.301 LANDSCAPING, ORDINANCE # 11220-2006 URBAN FORESTRY AND ARTICLE 4 SIGN CODES
- ON-SITE DUMPSTER SHALL COMPLY WITH ALL SCREENING REQUIREMENTS SET FORTH BY THE CITY OF FORT WORTH LANDSCAPE & SCREENING ORDINANCES. DUMPSTER ENCLOSURE WILL BE A 6' TALL WOOD FENCE WITH OPAQUE GATES.
- SIDEWALKS SHALL BE REQUIRED FOR ALL STREETS AS PER CITY OF FORT WORTH STANDARDS

**SITE INFORMATION:**

SITE ACREAGE: 1170 AC.  
 SITE SQUARE FOOTAGE: 51,313.68 SF.  
 EXISTG. ZONING: "E" COMMERCIAL  
 PROPOSED ZONING: "PD"/"E", PLUS AUTO SALES AND ACCESSORY INSTALLATION

REQUIRED PARKING: 15  
 PROVIDED PARKING SPACES - 10' x 21' 15  
 WORK DONE IN SERVICE BAYS: DETAILING, ACCESSORY INSTALLATION



Vicinity Map

**RECOMMENDED FOR APPROVAL**

**SITE PLAN**  
 SCALE: 1" = 20' - 0"

**LEGAL DESCRIPTION:**  
 TRACT 1 OUT OF THE JOSEPH MARTIN SURVEY ABSTRACT NO. 1017 IN TARRANT COUNTY, TEXAS FORT WORTH, TEXAS.  
**OWNER:**  
 STEVEN RUSSELL, RUSSELL MOTOR COMPANY  
 9845 CR 603-C  
 Burleson, TX 76028  
 817-996-0712

DIRECTOR OF PLANNING AND DEVELOPMENT: DATE: \_\_\_\_\_  
 ZONING CASE NO. \_\_\_\_\_

REVISED	BY
12/03/13	END



GENERAL CONTRACTORS  
 LANDSCAPE ARCHITECTS  
 208 SOUTH WOODS COURT  
 ARLINGTON, TEXAS 76008  
 OFFICE: 817-880-1313  
 FAX: 817-880-2712  
 dalton@daltonlandscape.net



**SITE PLAN :**  
 RMC RUSSELL MOTOR CO.  
 500 OLD HIGHWAY 1187  
 FORT WORTH, TEXAS

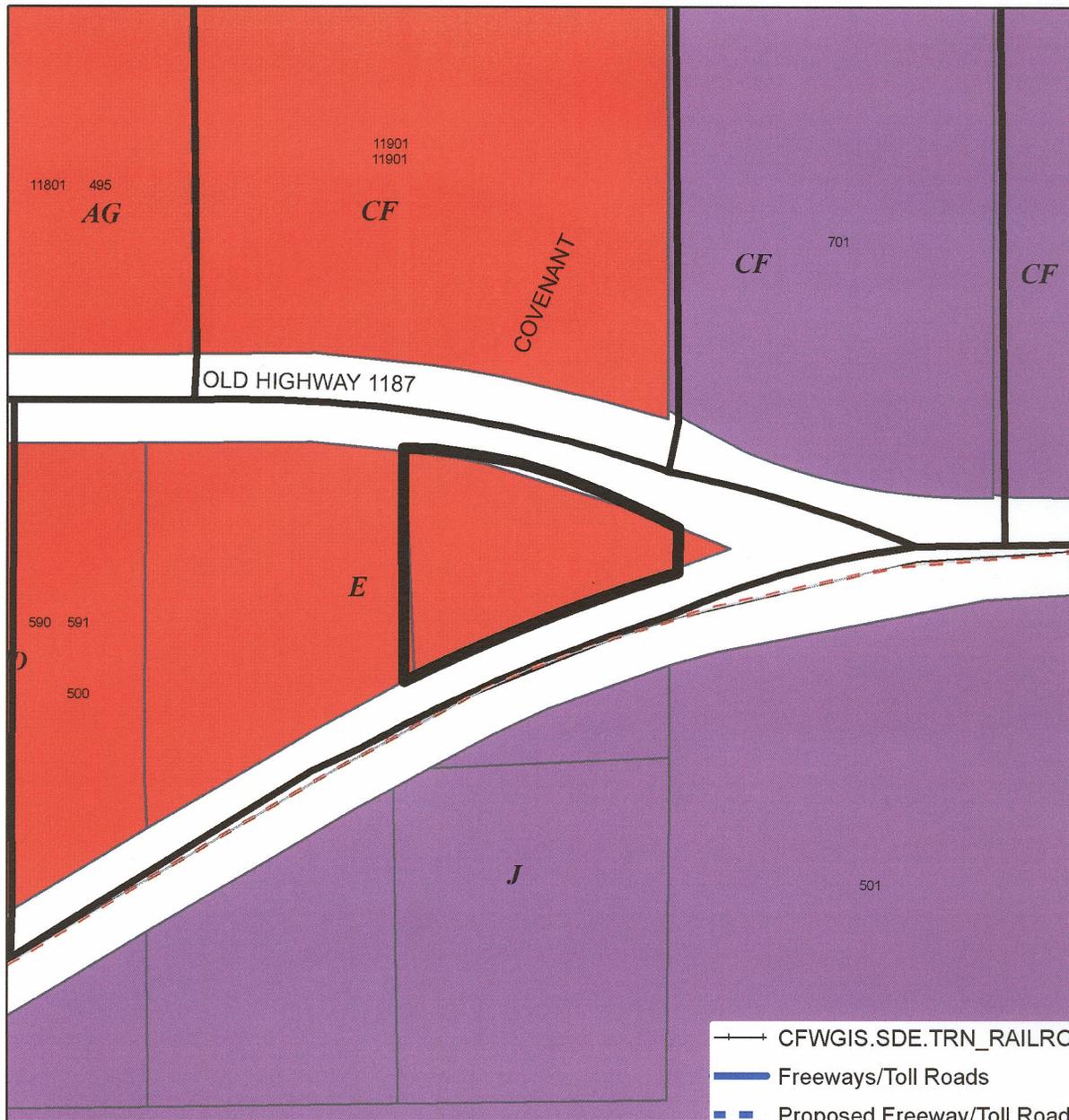
Drawn	END
Checked	END
Date	10/11/13
Scale	1" = 20' - 0"
Sheet	1318
Sheet	1 of 1



500 Old FM 1187

# Future Land Use

ZC-13-173



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

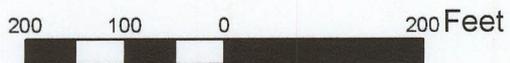
- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD\_ZONE**
- Floodplain



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 5, 2013.



## Aerial Photo Map



Susan and David Harbison	13525 Fishing Hole Lane	Out	Opposition		Signed petition
Laura Wise	NA	Out	Opposition		Signed petition
Alicia Welch	NA	Out	Opposition		Signed petition
Tom and Steve Martin	1520 Singleton Ct.	Out	Opposition		Signed petition
Ben Martin	NA	Out	Opposition		Signed petition
Ray Soucheck	13356 Austin Stone Drive	Out	Opposition		Signed petition
Cherie Martin	NA	Out	Opposition		Signed petition
Mary Wheeler	NA	Out	Opposition		Signed petition
Raymond and Robin Barr	NA	Out	Opposition		Signed petition
Darren Aper	1533 Western Willow Drive	Out	Opposition		Signed petition
Kevin Patton	Bassett Hound Drive	Out	Opposition		Signed petition
R. Shawn McCash	1349 Bassett Hound Drive	Out	Opposition		Signed petition

#### IV. New Cases

#### **2. ZC-13-173 Steven W. Russell (CD 6) – 500 Old Highway 1187 (Joseph Martin Survey, Abstract No. 1017, 1.18 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto sales and detailing as part of the sales business; site plan included**

Larry Wallace, 1703 North Peyco Drive, Arlington, Texas representing Steven Russell explained to the Commissioners the owner has a successful business in Mansfield on property he is leasing currently. Mr. Wallace mentioned several months ago they visited with District 6 Councilman Jordan and he didn't have any issues with the proposal. He said the lot is approximately 51,000 square feet at the intersection of Old FM 1187 and Rendon Crowley Road (FM 1187), north of Spinks Airport. The proposed use will be auto sales with display parking, two bays with two approaches from the north. He mentioned the bay to the north will be for make ready, detailing, auto wash and wax, window tinting and accessorizing vehicles to be sold. No auto general repair or body work will be performed on the premises. The south bay will be a picture and delivery room. It is a flexible design for other office, retail uses in the future in the event the uses change from auto sales and make ready. Mr. Wallace said the landscaping will be extensive, 30% of the lot will have tree canopy coverage.

James Maibach, 1703 North Peyco Drive, Arlington, Texas spoke in support. He mentioned Mr. Russell will continue to have his business in Mansfield and this will be a new location.

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

<i>Document received for written correspondence</i>				ZC-13-173
Name	Address	In/Out 300 ft	Position on case	Summary

		notification area		
James Maibach	1703 North Peyco	Out	Support	Spoke at hearing

**3. ZC-13-174 H. S. Churchill Trust (CD 2) 816 Churchill Road (Edward S. Ellis Survey, Abstract No. 462, 1.90 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “PD/SU” Planned Development/Specific Use for Mobile Home Park; site plan included**

Dennis Hopkins, 2131 North Collins Street, Arlington, Texas, representing H S Churchill Trust explained to the Commissioners they are requesting a postponement to the next hearing. He explained he sent out letters to surrounding property owners and neighborhood associations and have received no opposition. Mr. Hopkins explained the reason for the continuance is to allow time to work on the site plan comments.

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

**4. SP-13-007 Ultimate Properties/Dennis Young (CD 2) – 2846-2850 Western Center Boulevard (Spindor Addition, Block 1, Lots 1A & 1B, 4.60 Acres): Amend “PD-948” site plan to expand mini storage buildings**

April Young, 2306 Park Place, Fort Worth, Texas property owner explained to the Commissioners they are expanding to add more storage units.

Mr. Flores asked if they are climate controlled. Ms. Young indicated the ones in the middle have the capability of being climate controlled.

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

**5. ZC-13-175 Hulsey Properties LLC (CD 9) – 2119 Mistletoe Boulevard (Mistletoe Heights, Block 1, Lots 1 & 2, 0.24 Acres): from “I” Light Industrial to “UR” Urban Residential**

Jim Schell, 500 W. 7<sup>th</sup> Street, Suite 600, Fort Worth, Texas representing Hulsey Properties LLC explained to the Commissioners they are requesting a 90 day continuance. Mr. Schell explained the applicant wants to prepare some architectural renderings and make sure this is a feasible project.

Motion: Following brief discussion, Ms. Reed recommended a 90 day continuance, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<b>ZC-13-175</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification</b>	<b>Position on case</b>	<b>Summary</b>