



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 9, 2014

Council District 9

Zoning Commission Recommendation:
Approval as Amended to include wrought iron fence with masonry columns and to remove two driveways by a vote of 8-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Will Ed Wadley

Site Location: 120 University Drive Mapsco: 62W

Proposed Use: Outdoor storage/Buildings

Request: From: "E" Neighborhood Commercial
To: "PD-458" Planned Development for all uses in "E" Neighborhood Commercial for additional acreage and open air storage buildings; site plan included.

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

Comprehensive Plan Consistency: Requested change is **not consistent. (Significant Deviation)**

Background:

The applicant is requesting a zoning change from "E" Neighborhood Commercial to "PD-458" Planned Development for E uses to include warehousing and outdoor storage of rental equipment for construction, banquets, catering and events. The request will result in the expansion of the adjacent Taylor Rentals.

This will include materials, equipment, linens, utensils and supplies, outdoor display and storage of equipment, tools and other materials. Hours of operation are 7:00 a.m. to 5:30 p.m. Monday thru Saturday. No storage of materials shall be above the height of the fence. No lighting shall directly shine on the adjacent property. All booms and lifts will be stored in the lowered or retracted position.

The site plan indicates two storage buildings; open sides with no overhead doors. One is proposed for 6,230 sq. ft. and two future buildings at 8,010 sq. ft. & 1,780 sq. ft.

Site Information:

Owner: Will Ed Wadley
220 University Drive
Fort Worth, Texas 76107
Agent: Burgess & Nipple, Inc/Joseph Reue
Acreage: 1.29 acres
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

- North "PD-174" Planned Development / auto dealership
- East "PD-928" Planned Development / auto sales
- South "PD-458" Planned Development / outdoor storage of equipment and sales
- West "PD-458" Planned Development / outdoor storage of equipment and sales

Recent Relevant Zoning and Platting History:

Zoning History: PD-174 approved by City Council 12/02/08 for PD/E uses plus auto sales & rental with site plan, subject property to the north; PD-928 approved by City Council 02/07/12 for PD/E uses plus auto service center & car wash with site plan, subject property to the east; PD-458 approved by City Council 10/08/02 for PD/E uses plus outdoor storage, equipment rentals, warehousing equipment, showroom for rental equipment, etc., with site plan, subject property to the south and west

Platting History: NA

Site Plan Comments:

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

Transportation/Access

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

Public Notification:

The following organizations were notified:

Organizations Notified	
University Park Owners Assn, Inc.*	Linwood*
Monticello	Westside Alliance
Cultural District Alliance	Fort Worth ISD

closest neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to include property into "PD-458" Planned Development for E uses plus related uses for an equipment rental facility, to add outdoor storage and add two buildings. Surrounding land uses are primarily auto sales and inventory to the north and east, and office with outside storage of rental equipment.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as General Commercial. The requested zoning change for warehousing and outdoor storage is considered an industrial use and not consistent with the following Comprehensive Plan policies:

- 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)

Based on the lack of conformance with the future land use map and policies stated above the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

However, the zoning request involves the expansion of a previously approved equipment rental use. The submittal of a site plan may mitigate any concerns from the neighborhood.

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



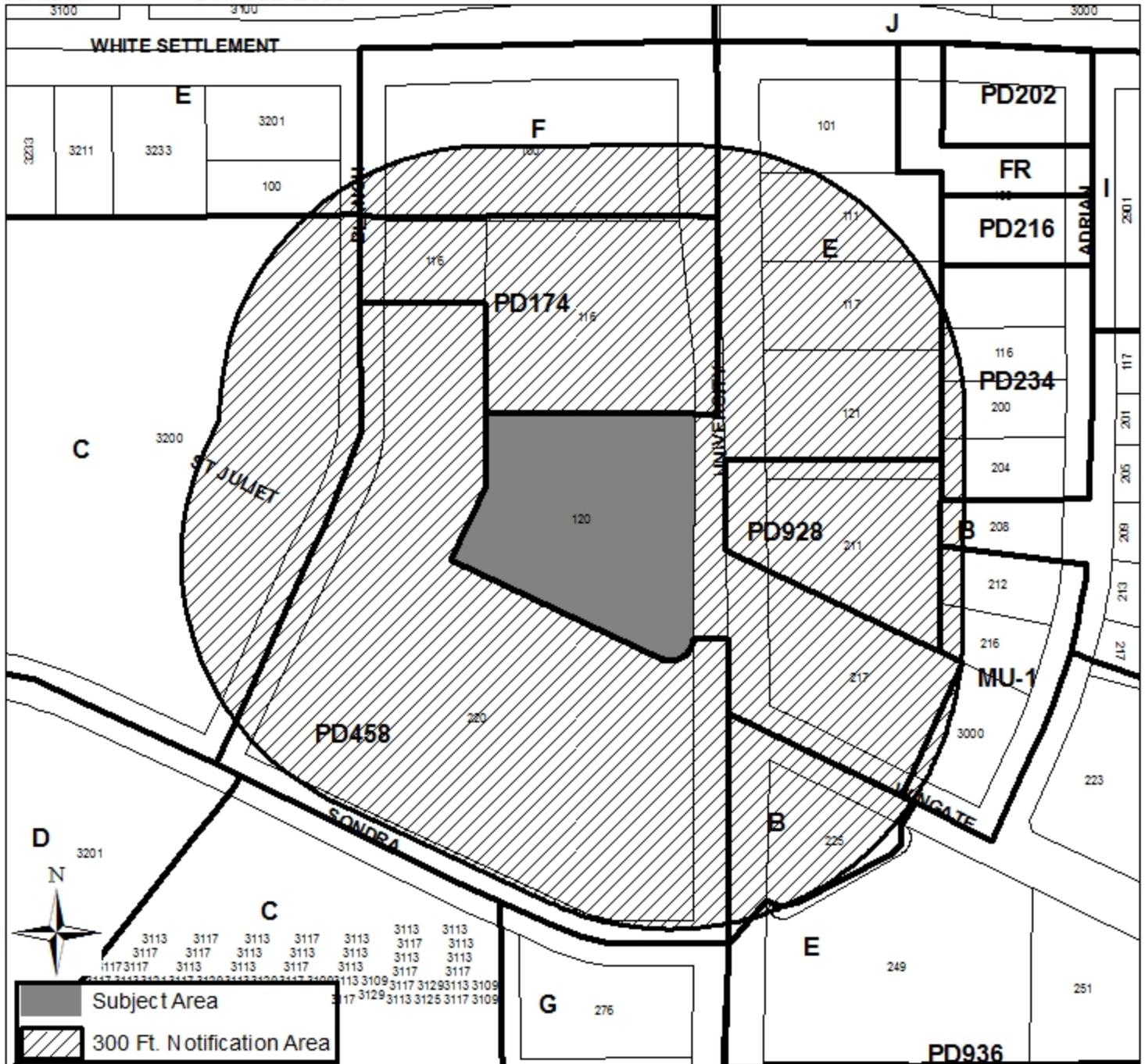
2,000 1,000 0 2,000 Feet



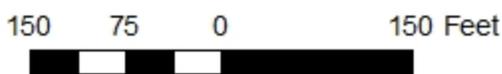
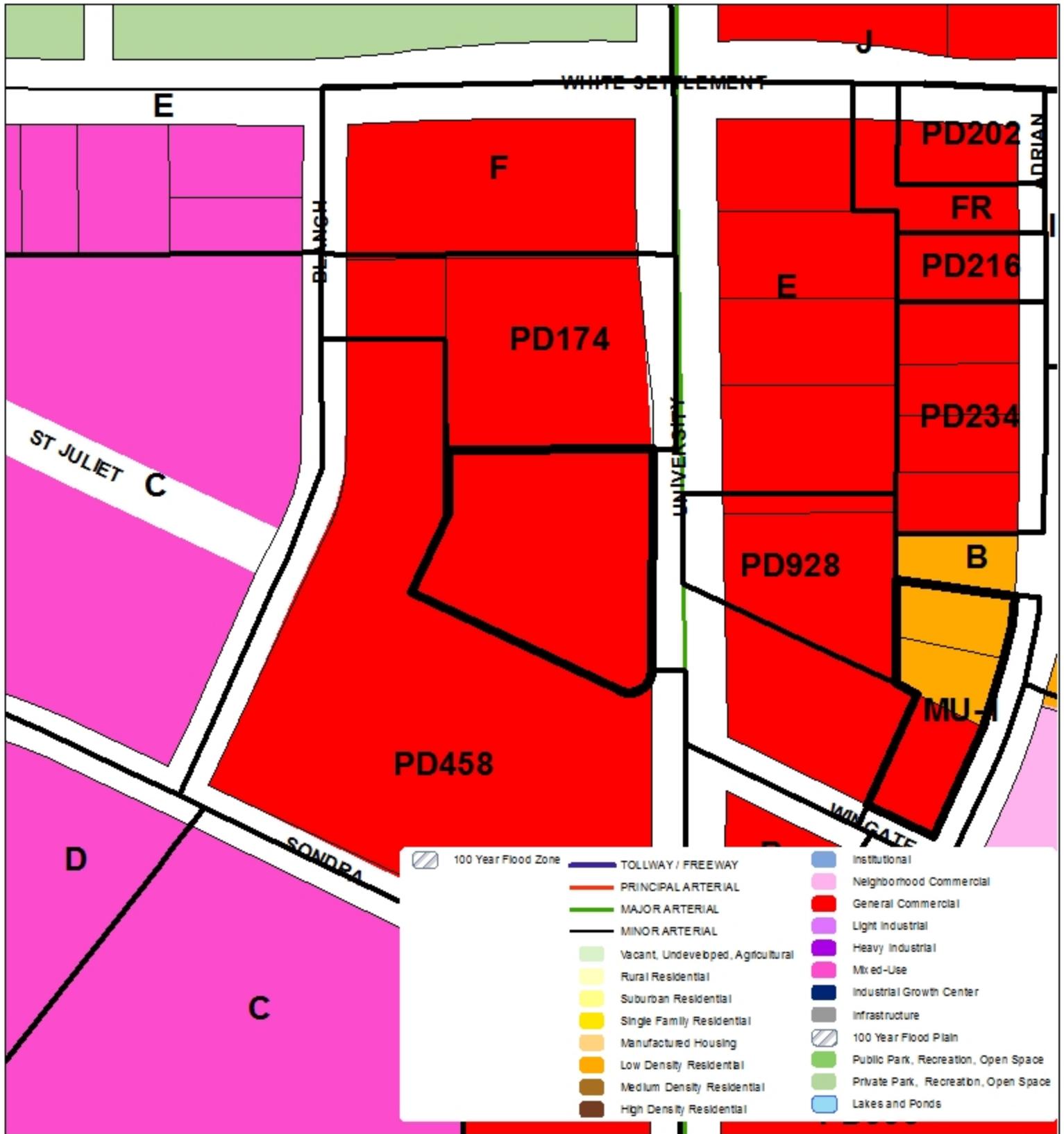


Area Zoning Map

Applicant: Will Ed Wadley
Address: 120 University Drive
Zoning From: E
Zoning To: PD/E plus storage facilities
Acres: 1.296833
Mapsc0: 62W
Sector/District: Arlington Heights
Commission Date: 8/13/2014
Contact: 817-392-2495



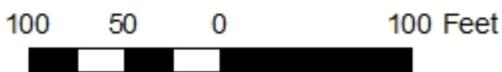
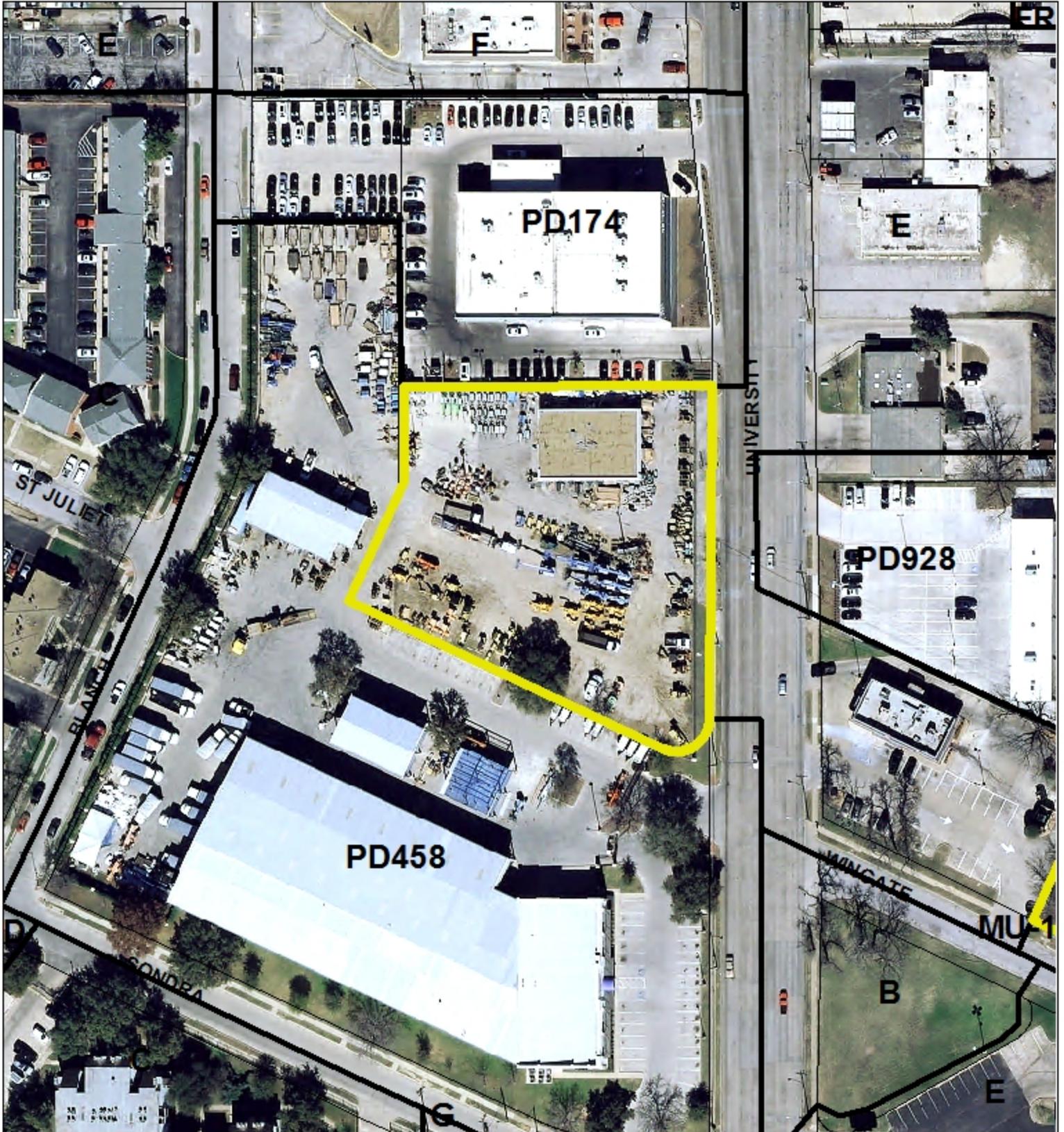
Future Land Use



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 18, 2014.



Aerial Photograph



 100 Year Flood Zone

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 18, 2014.



Roy & Jessica Thompson	12508 Viewpoint	In	Opposition		Signed petition
Alejandro Banda	12517 Viewpoint	Out	Opposition		Signed petition
Samuel Perry	12521 Viewpoint	Out	Opposition		Signed petition
Michael Hermosillo	12512 Viewpoint	In	Opposition		Signed petition
Brian & Cynthia Gallegoz	12528 Viewpoint	Out	Opposition		Signed petition
Demetrius & Trina Allen	12532 Viewpoint	Out	Opposition		Signed petition
Ryan & Lauren Reames	12524 Panorama	Out	Opposition		Signed petition
Kenneth & Melanie Akwar	12528 Panorama	Out	Opposition		Signed petition
Earl Blue III	12532 Panorama	Out	Opposition		Signed petition
Glenda Schroeder	12604 Panorama	Out	Opposition		Signed petition
Ivette Carolona	12608 Panorama	Out	Opposition		Signed petition
Clark Tomlinson	12612 Panorama	Out	Opposition		Signed petition
Jesse Gregg	12621 Panorama	Out	Opposition		Signed petition
Elizabeth Castaneda	12400 Panorama	Out	Opposition		Signed petition
Linn Goodman	12628 Panorama	Out	Opposition		Signed petition

8. ZC-14-096 Will Ed Wadley (CD 9) – 120 University Drive (Westgate Addition, Block 3R, Lot AR-2, 1.29 Acres): from “E” Neighborhood Commercial to “PD-458” Planned Development for all uses in “E” Neighborhood Commercial for additional acreage and open air storage buildings; site plan included.

Joseph Reue, 10701 Corporate Drive, Suite 290, Stafford, Texas representing Will Ed Wadley explained to the Commissioners they are requesting a zoning change for warehouse and storage buildings to house rental equipment for various occasions. Taylor Rental to the south has expanded its business and would like to add two open air buildings, one being 6200 sq. ft. and the future building would be about 8,000 sq. ft., to house a variety of rental equipment. Mr. Reue mentioned that Taylor has two existing storage buildings just to the south that are open air with no electricity.

Mr. Genua brought up the access from University Dr. and the chain link fence. He asked if vehicles will be allowed in this area. Mr. Reue said it is an exit only gate; the buildings are set up to be wide enough for vehicular traffic to exit. They are proposing to move the fence and provide some shrubs and trees to screen the fence.

Ms. Burghdoff mentioned the two drive ways that remain. Mr. Reue said they do not plan to use them and could remove them but were not planning to.

Mr. Flores asked if they have spoken with the neighborhood. Mr. Reue said he has not spoken with anyone neither has the applicant.

Phillip Poole, 2918 Wingate, Fort Worth, Texas spoke in opposition. Mr. Poole mentioned they did the actual PD for Taylor Rental and there were requirements in place for the screening fence with brick columns. Mr. Poole wants them to address the fencing along University so as to be in line with the rest of the business that has wrought iron fences with brick columns.

In rebuttal, Mr. Reue said he did speak with the applicant and they are not opposed to removing the chain link fence and extend the wrought iron fence with columns along University.

Ms. Reed asked if they could remove the driveway cuts. Mr. Reue said they would remove them.

Mr. Edmonds asked about the landscaping. Mr. Reue said they will have shrubs and four trees that will be in front of the wrought iron fence.

Motion: Following discussion, Ms. Reed recommended Approval as Amended of the request to require wrought iron fence with brick columns and remove two driveway cuts, seconded by Mr. Northern. The motion carried unanimously 8-0 with Mr. Hollis being absent.

<i>Document received for written correspondence</i>				<i>ZC-14-096</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Phillip Poole	2918 Wingate	In		Opposition	Spoke at hearing

9. SP-14-007 Uplift Education (CD 8) – 3700 Mighty Mite Drive (Mason Heights, Block 1, Lot 3, 10.04 Acres): Amended site plan for PD-916 to expand school buildings

Brian Nelson, 350 N. St. Paul, Dallas, Texas representing Uplift Education explained to the Commissioners the reason for the site plan is to increase the building size to about 74,000 for the high school.

Ms. Conlin asked why they need a bigger sign than is allowed. Mr. Nelson said they don't need that big of a sign. Mr. Nelson said there is an existing monument sign they would like to keep.

Motion: Following brief discussion, Ms. Conlin recommended Approval as Amended the request and to Deny the sign waiver request, keeping the existing sign, seconded by Ms. Reed. The motion carried unanimously 8-0.

10. ZC-14-097 Legacy Capital Investment, Gibson D. Lewis, & Jennifer Dennis, et. al. (CD 9) – Generally portions of the 2300-2400 blocks of McLemore, Race, Akers, Marshall, Gillis and Belknap (John Little Survey, Abstract Nos. 958 & 959, Mrs. EA Self Addition, Lots 16-26 & 33-37, Gib Lewis Addition, Lot 1 & 2, McGinnis Tract, Lot A, 14.30 Acres): from “A-5” One-Family, “B” Two-Family, “C” Medium Density Multifamily, “I” Light Industrial,