



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 3, 2015

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: One letter submitted

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

Owner / Applicant: **Hulen Street Retail**

Site Location: 5701 S. Hulen Street Mapsco: 89S

Proposed Use: **Auto Parts Store**

Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus auto parts store; site plan included

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

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

Background:

The applicant is requesting a zoning change from E Neighborhood Commercial to PD/E Planned Development for E uses plus auto parts store. The property is east of S. Hulen Street, a principal arterial, and north of LedgeStone, a residential street. The applicant is proposing a one story building, approximately 7150 square feet for an auto parts store. The property may not receive direct access from Hulen Street, requiring the use or acquisition of cross access easements from adjacent properties to utilize existing driveways.

In past zoning requests for PD/E plus auto parts store, language was added to post signage visible from all areas of the property disallowing any type of work on vehicles in the parking lot.

The property is currently platted as one vacant lot with an access easement at the rear of the property. It is currently being re-platted into two lots. A driveway provides access from LedgeStone and the driveways of the adjacent of the businesses connect, providing alternative access points.

Requirement	E	Proposed PD
Front Yard	0 when fronting an arterial, otherwise 20 ft. minimum	Complies
Height	3 stories or 35 ft.	Complies
Parking	4 spaces per 1,000 sf	Complies with max. count

Supplemental Setback	20 ft. adjacent to an A or B district	Complies however (20 ft. easement and driveway to be constructed in this area)
Signage	Monument sign permitted	Will comply
Exterior Construction Material	All buildings with metal siding facing a public street shall have at least two exterior architectural features for articulation, such as front porches, gables, awnings, or other exterior siding materials.	Complies
Bike parking	1 rack for 0-40 spaces	Complies

Site Information:

Owner: Hulen Street Retail
1223 N. Rock Rd
Wichita, Kansas 67206

Agent: Jim Schell

Acreage: 0.89 acres

Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / vacant and commercial
East "B" Two-Family / duplexes
South "E" Neighborhood Commercial / drive-thru restaurant
West "C" Medium Density Multifamily / multifamily

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: FS-14-166 Hulen Retail, Block 1, Lots 3R2A-1 & 3R2A-2 not recorded

Site Plan Comments:

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

TPW comments:

1. Access easements shall comply with the requirements of Section 31-106 (Street Standards) I (Access Easement Design Standards (Public Access Easements, Reciprocal access Easements, Private Drives or Ways) of the Subdivision Ordinance. Access easements are privately maintained but constructed to city street standards that are open to unrestricted and irrevocable public access and serve two or more lots each having a minimum of 100 feet of frontage as their primary means of access.
2. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

Platting Comments:

1. Since this lot does not have direct access to Hulen Street, a public access easement must be provided.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
S. Hulen St	Principal Arterial	Principal Arterial	No
Ledgestone	Two-way residential	Two-way residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Overton South NA *	Streams & Valleys Inc
Trinity Habitat for Humanity	Crowley ISD
	Fort Worth ISD

closest neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change “PD/E” Planned Development for E uses plus auto parts store; site plan included. Surrounding land uses are vacant and a grocery store to the north, duplexes to the east, drive-thru restaurant to the south, multifamily to the west.

Due to the location on a principal arterial and the retail function of the surrounding uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial. Auto part stores are first permitted by right in the “FR” General Commercial district. The requested zoning change is not consistent with the following Comprehensive Plan policies:

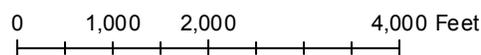
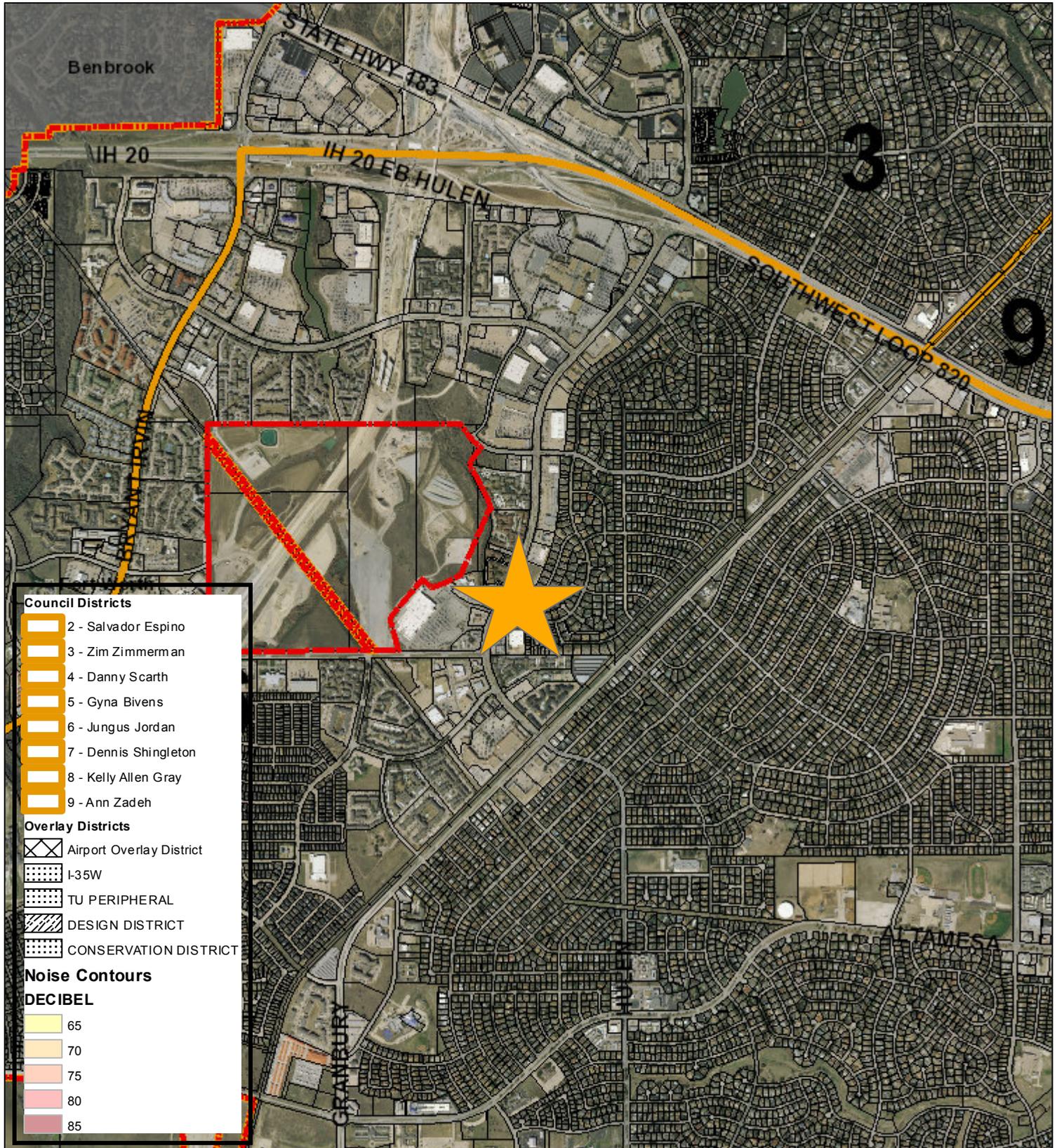
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)

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

Attachments:

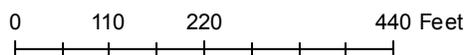
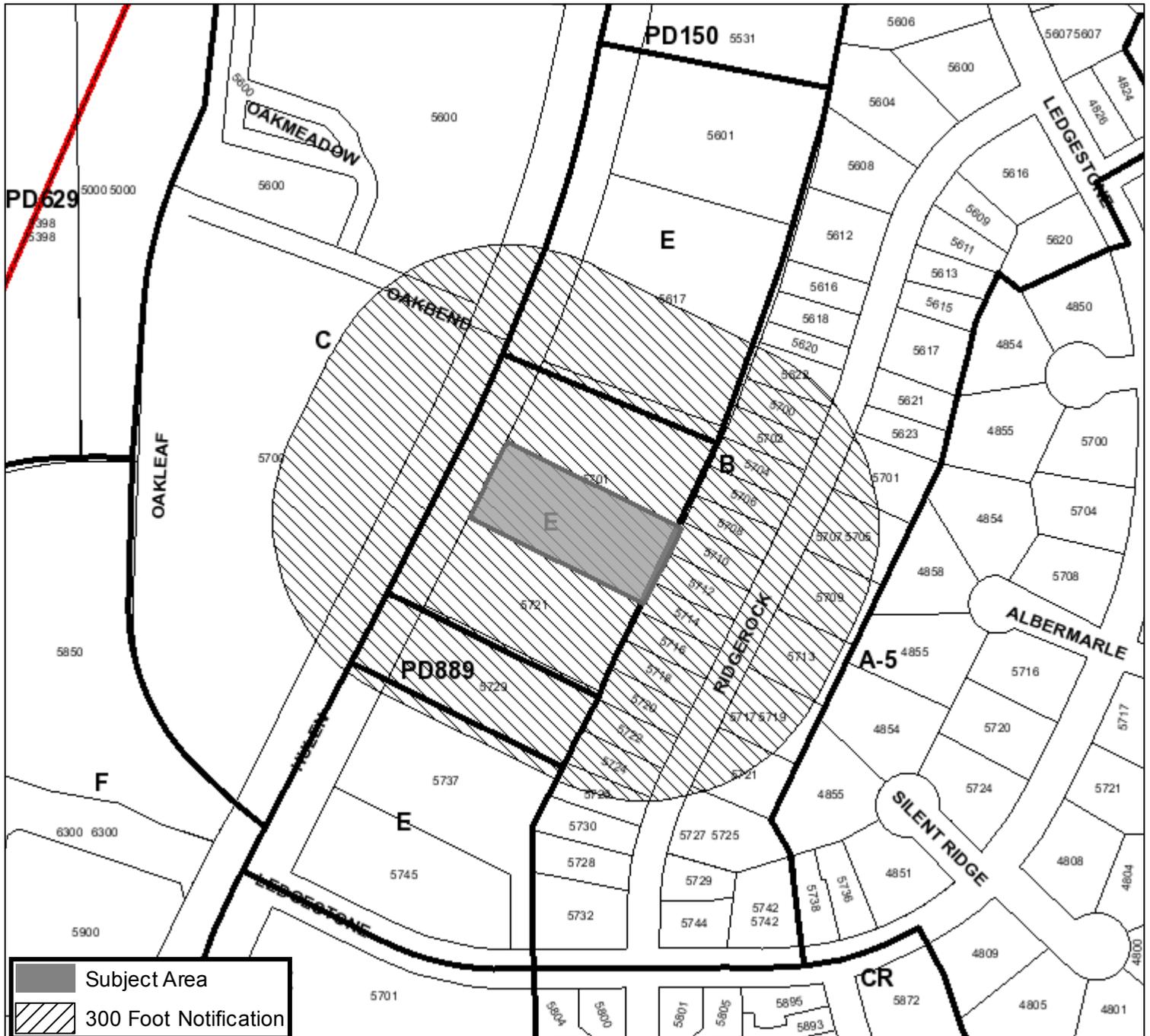
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

Area Map

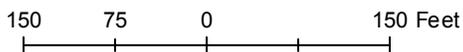
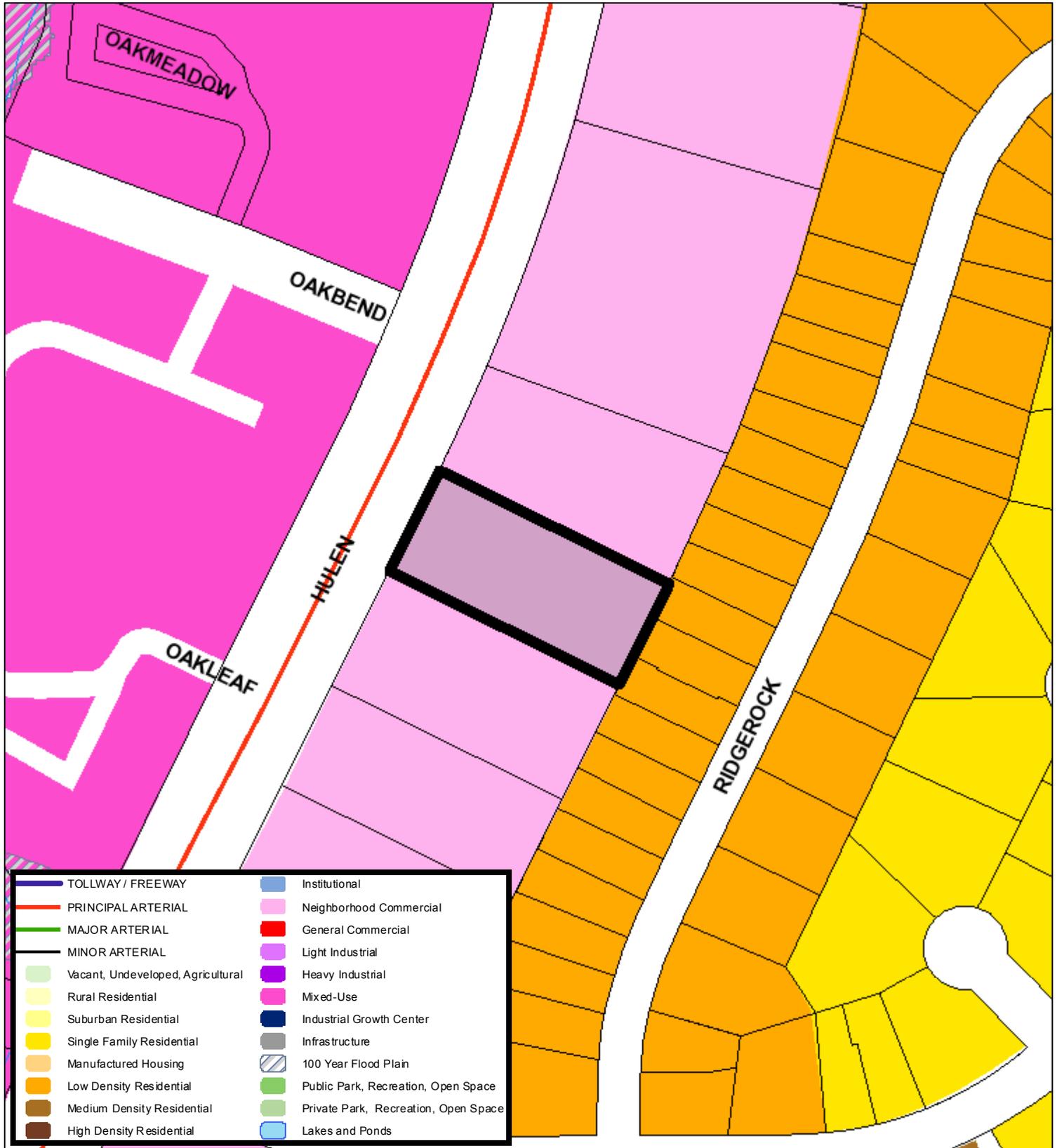


Area Zoning Map

Applicant: Hulen Street Retail
 Address: 5701 S. Hulen Street
 Zoning From: E
 Zoning To: PD for all E uses plus retail auto parts sales
 Acres: 0.89933459
 Mapsco: 89S
 Sector/District: Wedgwood
 Commission Date: 1/14/2015
 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 Photo Map



0 100 200 400 Feet



Todd Watson/Fossil Creek Assoc.	NA	Out		Support	Sent letter in
---------------------------------------	----	-----	--	---------	----------------

14. ZC-14-177 Hulen Street Retail GP (CD 6) 5701 S Hulen Street (Hulen Retail, Block 1, Lot 3R2-A-1, 0.89 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto parts store; site plan included

Jim Schell, 600 W. 5th Street, Fort Worth, Texas representing Hulen Street Retail GPO and Auto Zone explained to the Commissioners the request to rezone to PD/E plus auto parts store. Mr. Schell said access will come through the back of the lot, a revised site plan was submitted to add comments and address any waivers that may be needed.

Mr. Genua asked how the property will be accessed. Mr. Schell said it will be through driveways that loop to the back with reciprocal access agreements.

Motion: Following brief discussion, Ms. Moore recommended Approval of the request, seconded by Mr. Reeves. The motion carried unanimously 8-0.

15. ZC-14-178 Sundance Plaza Buildings, LLC (CD 9) 400 Commerce Street (Fort Worth Original Town, Block 52, Lot 2R, 0.42 Acres): from “H” Central Business District and “H/DD” Central Business District/Demolition Delay to “H/HC” Central Business District/Historic & Cultural Overlay

Ms. Murphy called the case.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.

16. ZC-14-180 City of Fort Worth Planning & Development Department Pine Tree Estates (CD 7) 11100-11200 Blocks Freedom Way and 11100-11300 Blocks Golden Triangle Circle (see case file for addresses, 19.93 Acres): from “A-5” One-Family and “MH” Manufactured Housing to “PD/R1” Planned Development for all uses in “R1” with development standards; site plan waiver requested

Ms. Murphy called the case.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-14-180
Name	Address	In/Out 300 ft notification area	Position on case	Summary