



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 17, 2015

Council District 9

Zoning Commission Recommendation:
Approval as Amended to allow 16 ft. tall x 8 ft. wide monument sign by a vote of 9-0

Opposition: None submitted
Support: Linwood NA

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

Owner / Applicant: **Autobahn Realty Partners, Brimco Partnership**

Site Location: 101 and 111 University Drive Mapsco: 62W

Proposed Use: **Car Sales Inventory Lot**

Request: From: "E" Neighborhood Commercial

To: "PD/E Planned Development for all uses in "E" Neighborhood Commercial plus display of autos for sale as part of the adjacent new and preowned auto sales business. Used auto sales only is not permitted. Permanent canopies for shading of autos for sale shall be permitted. Improvements shall be made to the pavement before inventory may be placed. Provide minimum 6 ft. wrought iron fence along southern property line. Lot lighting shall be directed downward and shielded on the property. One 16 ft. tall x 8 ft. wide monument sign similar to that of the existing dealership may be installed on one of the properties. Site plan waiver recommended only for the auto sales inventory lot; any office or habitable structure shall require site plan approval

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

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

Background:

The proposed site is located at the corner of University Drive a major arterial and White Settlement Road a minor arterial. The applicant is proposing a zoning change to "PD/E" Planned Development for E uses plus display of new and preowned autos for sale as part of the adjacent auto dealer business only. The business has identified the need for permanent canopies for shading of the autos for sale. The neighborhood has requested that improvements be made to the pavement.

A minimum 6 ft. wrought iron fence will be installed along the southern property line. Lot lighting shall be directed downward and shielded on the property. The applicant has requested that one monument sign be permitted if they choose to. This sign would meet commercial sign code. A waiver to the site plan is being requested only for the lot because there will be no structures placed. However, any future structure such as an office shall require site plan approval, as requested by the neighborhood.

The PD language was specifically written to allow the existing auto dealer to expand onto this property as they desire. However, staff was concerned about creating a zoning district that could allow a future used

car lot at this high profile intersection if the dealer chooses to move from the site. Therefore, the PD language ties auto uses on this corner to the adjacent dealership property. The lot could be sold to any future dealer for new and preowned auto sales as part of the larger properties. The language specifies for new and preowned cars, but explicitly does not allow a used auto sales lot. Any other future use could follow the regulations of the base "E" Neighborhood Commercial district or request an amendment to the PD.

The applicant is requesting to install a sign on University Dr. that matches the existing sign. The existing sign is 16 h x 8 w instead of the standard code 8 h x 16 w. This will be included as part of the PD Development Standards if approved.

University Drive is considered a major arterial which supports more intense commercial uses. However, the future land use is designated as Mixed-Use Growth Center, which promotes higher density and less auto oriented uses.

This case will be heard by the City Council on February 17, 2015.

Site Information:

Owner: Autobahn Realty Partners, L. P.
 3000 White Settlement Rd
 Fort Worth, TX 76107
 Agent: Ray Oujesky
 Acreage: 0.82 acres
 Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "J" Medium Industrial / FWISD
 East "PD-202" Planned Development and "FR" General; Commercial Restricted / auto sales and service dealership
 South "E" Neighborhood Commercial / commercial
 West "PD-174" Planned Development / auto dealership

Recent Relevant Zoning and Platting History:

Zoning History: PD-174 Planned Development for E uses plus auto sales and rental with provisions, approved by City Council 12/12/08, subject property to the southwest; PD-202 Planned Development for E uses plus auto sales and service, approved by City Council 02/13/96, subject property to the east; PD-216 Planned Development for automobile service facility and auto storage, approved by City Council 08/12/97, subject property to the east; PD-928 Planned Development for E uses plus automotive service center and car wash for auto dealership, approved by City Council 02/17/12, subject property a few lots to the south

Platting History: None

Transportation/Access

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

Public Notification:

The following organizations were notified:

Organizations Notified	
Linwood NA	Trinity Habitat for Humanity
University Park Owners Assoc., Inc.	Streams & Valleys, Inc.
	Fort Worth ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E”, plus specific uses and requirements for an auto sales lot as part of the adjacent dealership. Surrounding land uses are the FortWorth ISD Admin Building to the north, commercial building to the south, auto dealership and service to the east, and fast food establishment and auto dealership to the west.

University Drive is considered a major arterial at this location, which supports various intense commercial uses. Two automotive uses (Audi dealership, Range Rover dealership and service) and a heavy equipment tool rental facility operate within a quarter mile of the proposed site.

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

2. **Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the site as General Commercial in which auto related uses are permitted. The proposed PD/E zoning is consistent with the following Comprehensive Plan policies.

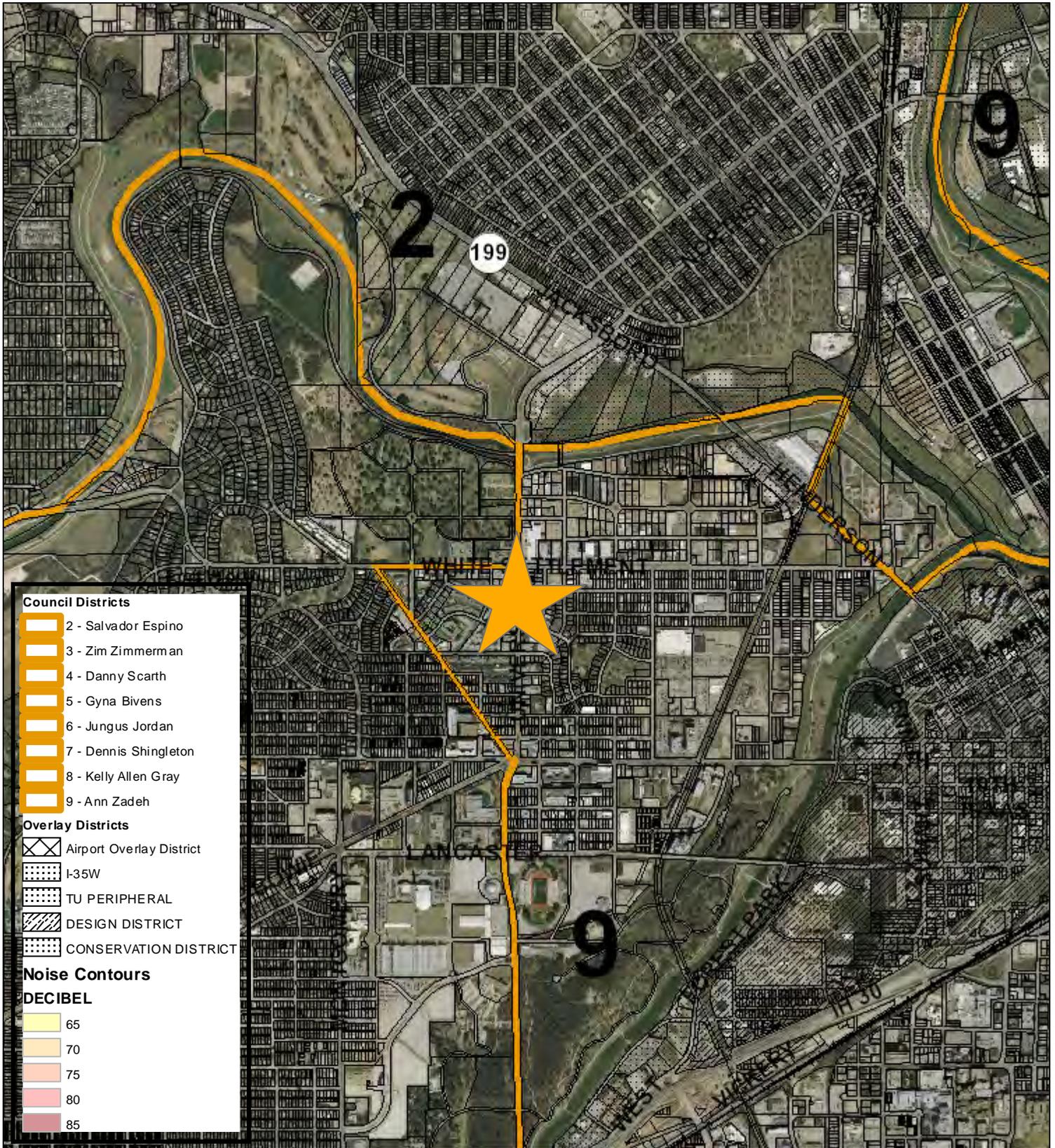
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38).

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

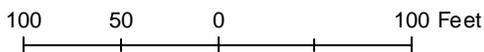
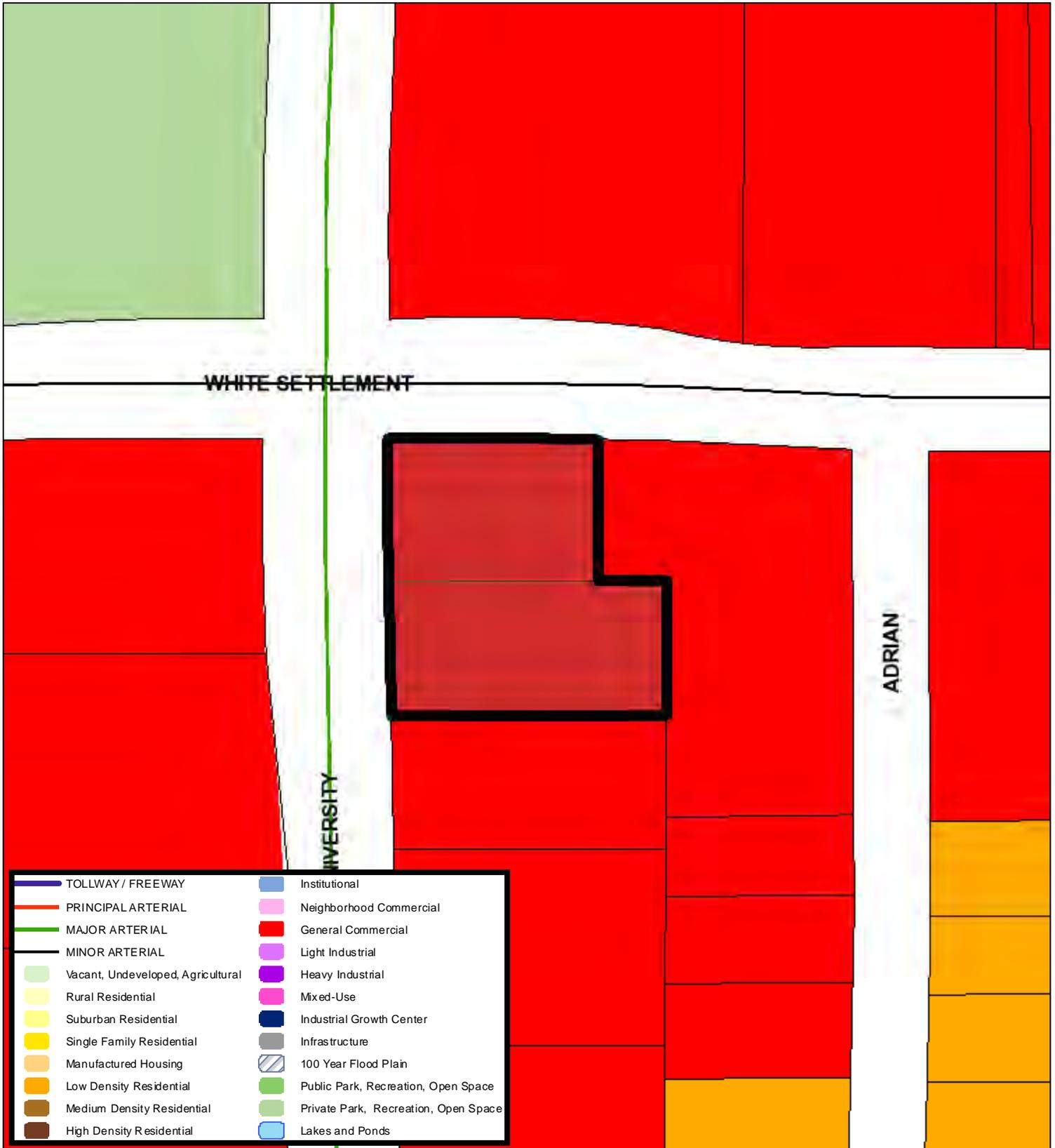
Attachments:

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

Area Map



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 62.5 125 250 Feet

