



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2015

Council District 5

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: One spoke in opposition Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: A-1 Alarm and Service Corporation

Site Location: 4901 Mansfield Highway Mapsco: 93N

Proposed Use: Oil Change, Tire Repair, and Auto Inspection

Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus oil change, tire repair, and auto inspection; site plan included

Land Use Compatibility: Requested change is compatible.

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

Background:

The proposed site is located on Mansfield Hwy and the corner of Collette Little. The applicant is proposing to change the zoning from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus oil change, tire repair, and auto inspection; site plan included.

The proposed site is located along Mansfield Hwy, which is considered a major arterial. Intense commercial uses are appropriate along highways. The site is also separated from nearby manufactured housing and multifamily by Collette Little Rd. The bay doors will be facing west and noise is buffered by a triangular trip of undeveloped land. Additionally, the intensity of automotive work allowed is minimal compared to standard automotive repair such as, transmission repair, auto and body work, and other intense repair activities.

At the Zoning Commission hearing, a neighboring property owner mentioned concern about the driveway access onto Collette Little. Staff verified that the applicant had met with TPW staff who agreed that the property would not be allowed another driveway onto Mansfield Hwy. and therefore the access must be from Collette Little Rd.

Site Information:

Owner: A-1 Alarm and Service Corporation
5716 Valley Stream Way

Fort Worth, TX 76244
 Agent: Jewell Management LLC, Yvette Kent
 Acreage: 0.37 acres
 Comprehensive Plan Sector: Southeast
 Surrounding Zoning and Land Uses:
 North "FR" General Commercial; "MH" Manufactured Housing / vacant, manufactured housing
 East "E" Neighborhood Commercial / vacant, church
 South City of Forest Hill / commercial, convenient store
 West "E" Neighborhood Commercial / vacant

Site Plan Comments:

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

There are no TPW comments at this time

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Mansfield Hwy	Major Arterial	Principal Arterial	No
Collett Little	Minor Arterial	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Southeast Fort Worth Inc.	Streams & Valleys, Inc
Trinity Habitat for Humanity	Fort Worth ISD

*Not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus oil change, tire repair, and auto inspection; site plan included. Surrounding land uses vary with commercial to the south, a church to the east, with multifamily and manufactured housing to the north. Major arterials generally allow for heavier commercial uses, and there are several automotive uses currently active along Mansfield Hwy near this location.

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

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed "PD/E" plus oil change, tire repair, and auto inspection zoning is not consistent with the following Comprehensive Plan policy:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg 39)

The site is located on Mansfield Hwy, which is a large arterial that may be appropriate for more intensive uses. However, automotive uses are generally more intense than the current neighborhood commercial future land use. Based on the lack of conformance with the future land use map, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Attachments:

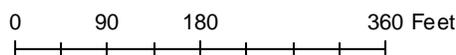
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

Area Map

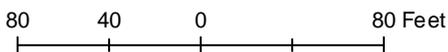
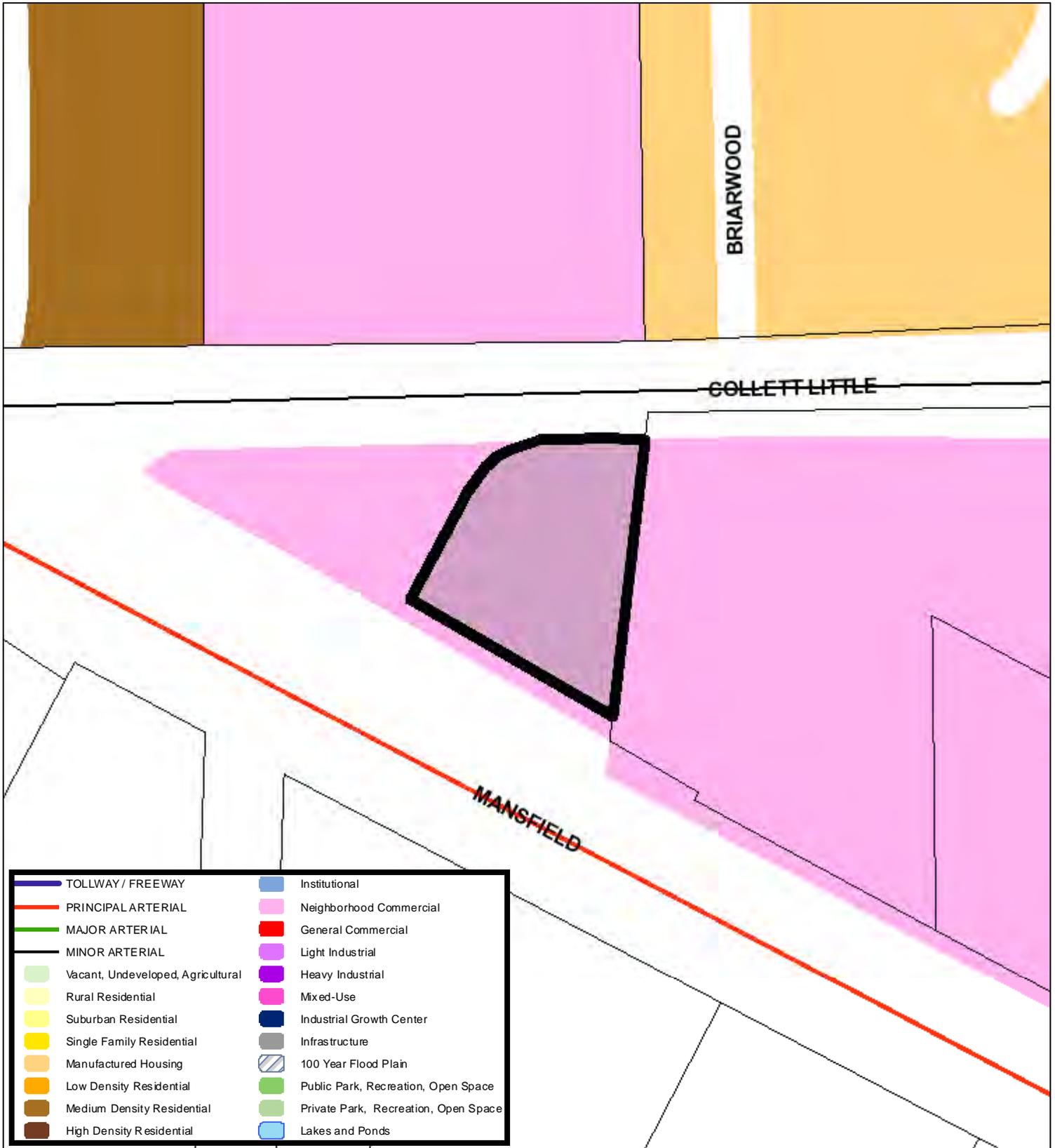


Area Zoning Map

Applicant: A1 Alarm & Service Corporation
 Address: 4901 Mansfield Highway
 Zoning From: E
 Zoning To: PD for E uses plus auto repair
 Acres: 0.37050482
 Mapsco: 93N
 Sector/District: Southeast
 Commission Date: 5/13/2015
 Contact: 817-392-8043



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.





ZC-15-044

Aerial Photo Map



0 50 100 200 Feet



George Barnes, 5300 Helmick, Fort Worth, Texas spoke in opposition. Mr. Barnes mentioned some property in Como that is already zoned CF around the 5200 block of Carver. Mr. Genua asked how far away that property is. Mr. Barnes said about a quarter of a mile, north of Vickery.

Jim Hubbard, 5800 Helmick, Fort Worth, Texas spoke in opposition. He owns the property adjacent to this property.

In rebuttal Mr. Baird said they would still like to request a 60 day continuance.

Motion: Following brief discussion, Mr. Reeves recommended a Denial of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-15-043
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Dorothy Debose	5713 Humbert	Out		Support	Spoke at hearing
Kevin Hudson	5612 Farnsworth	Out	Opposition		Spoke at hearing
Israel Silves/ Representative for Hubbard Family	5806 Helmick	In	Opposition		Spoke at hearing
George Barnes	5300 Helmick	Out	Opposition		Spoke at hearing
Jim Hubbard	5800 Helmick	In	Opposition		Spoke at hearing
Multiple people signed petition in opposition see case file.					

7. ZC-15-044 A-1 Alarm and Service Corporation (CD 5) – 5901 Mansfield Highway (Poppy Acres, Block 1, Lot 2, 0.37 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus oil change, tire repair, and auto inspections; site plan included

Yvette Kent, 5424 Wellesley Avenue, Fort Worth, Texas representing A-1 Alarm & Service Corporation explained to the Commissioners the request to change it to PD/E for a business like Jiffy Lube. A picture was displayed of what the facility might look like.

Ms. McDougall asked if there would be other services performed and the hours of operation. Ms. Kent said minor car repair, tires, oil change but no cars will be stored outside. The hours are from 9 am to 9 pm.

Mr. Edmonds mentioned Collette Little Rd. and asked where Briarwood Rd. goes to. Ms. Kent said that street goes into the manufactured home park.

Vickie Iliffe-Weston, 4951 Collette Little Road, Fort Worth, Texas spoke in opposition. She mentioned Briarwood is the entrance into the Mobile Home Park. Her concerns are Collette

Little Road, traffic, the business not having a sprinkler system and that access should be from Mansfield Hwy. Mr. Flores mentioned to Ms. Weston that the site is constricted and has poor ingress and egress to the site. Ms. Weston said she is concerned about traffic along Collette Little Road.

In rebuttal Ms. Kent said she work with TPW about access and they will share an exit on to Mansfield Hwy. with the VFW if needed.

Ms. Conlin asked about the landscaping. Ms. Kent said they have greenery around the front of building but cannot put trees in the easement.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-15-044</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Vicki Iliffe-Weston	4951 Collett Little	In	Opposition		Spoke at hearing

8. ZC-15-045 Newport Holdings Inc. (CD 5) – 10731 Mosier Valley Road and 10650 Tube Drive (Valley Vista Addition, Block 3, Lot 2B, 5.09 Acres): from “AG” Agricultural and “C” Medium Density Multifamily to “C” Medium Density Multifamily

Bryan Klein, 7075 Twin Hills Avenue, Dallas, Texas representing Newport Holdings Inc., explained to the Commissioners the property is vacant and land locked. Originally this area was proposed to be open space. They are proposing multifamily.

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

9. ZC-15-046 City of Fort Worth Planning & Development (CD 3) Tanglewood & Overton Park NA – Generally bounded by Overton Park Drive East, Autumn, Colonial Hills NA and Villages of Stonegate HOA (see addresses in case file, 208.42 Acres): from “A-5” One-Family to “A-7.5” One-Family and “A-10” One-Family

Cara Kennemer, 3208 Chaparral Lane, Fort Worth, Texas representing Tanglewood NA explained to the Commissioners they are requesting to increase the size of the lots to A-10 & A-7.5. She explained what prompted this request and that they gathered over 100 signatures to rezone the area.

Ted Lange, 3308 Bellaire Park Court, Fort Worth, Texas spoke in support and asked that their area be included in the rezoning. Mr. Genua explained they would have to file the same petition as Tanglewood in order to change the zoning.