



**SITE PLAN AMENDMENT  
STAFF REPORT**

**City Council Meeting Date:**  
June 2, 2015

**Council District** 9

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> None submitted <b>Support:</b> None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Autobahn Realty Partners

**Site Location:** 116, 200, 204 Adrian Drive Mapsco: 62W

**Proposed Use:** Site plan for PD-234 for expansion of auto service repair garage

**Companion Cases:** ZC-04-131/PD-234

**Background:**

The applicant is providing a site plan as required by PD-234 for FR uses. The site plan SP-04-043 indicates overflow parking with an 8 ft. masonry fence for the Land Rover Dealership. The proposed structure is approximately 7,280 sq. ft., with a maximum eave height of 24 ft., consisting of a pre-engineered metal building with metal panels and stucco finish, facing Adrian Drive. The site plan also indicates a proposed 4,480 sq. ft. canopy which will connect the two structures.

PD216 was approved in 1997 for PD/SU to add an automobile service facility to the approved automobile storage with a waiver to the site plan. It was approved with bay doors facing the residential district. The proposed addition (bay doors) will also be facing the residential district and will require a waiver to the supplemental standards.

**Site Information:**

Owner: Autobahn Realty Partners  
 3000 White Settlement  
 Fort Worth, TX 76107

Agent: Speed Fab Crete/Mitch Hanzik

Acreage: 0.608 acres

Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "PD-234" Planned Development / existing service center  
 East "B" Two-Family / single-family  
 South "B" Two-Family / single-family  
 West "E" Neighborhood Commercial / fire station

**Site Plan Comments:**

The site plan as submitted is in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. The proposed service repair bay doors face a one or two-family zoning district, which is not permitted. **(waiver required)**

**Zoning Commission recommended a waiver to the bay doors facing an A or B zoning district.**

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

TPW (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)  
No comment has been made at this time.

**Platting site plan comments**

(Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)  
No comment has been made at this time.

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-013, PD-1032 effective 03/02/15 for PD/E for display of autos for sale with development standards; site plan waived; subject property to the northwest; PD-216 effective 08/12/97 for auto storage facility, site plan required; subject property to the north.

Platting History: NA

**Transportation/Access**

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

**Public Notification:**

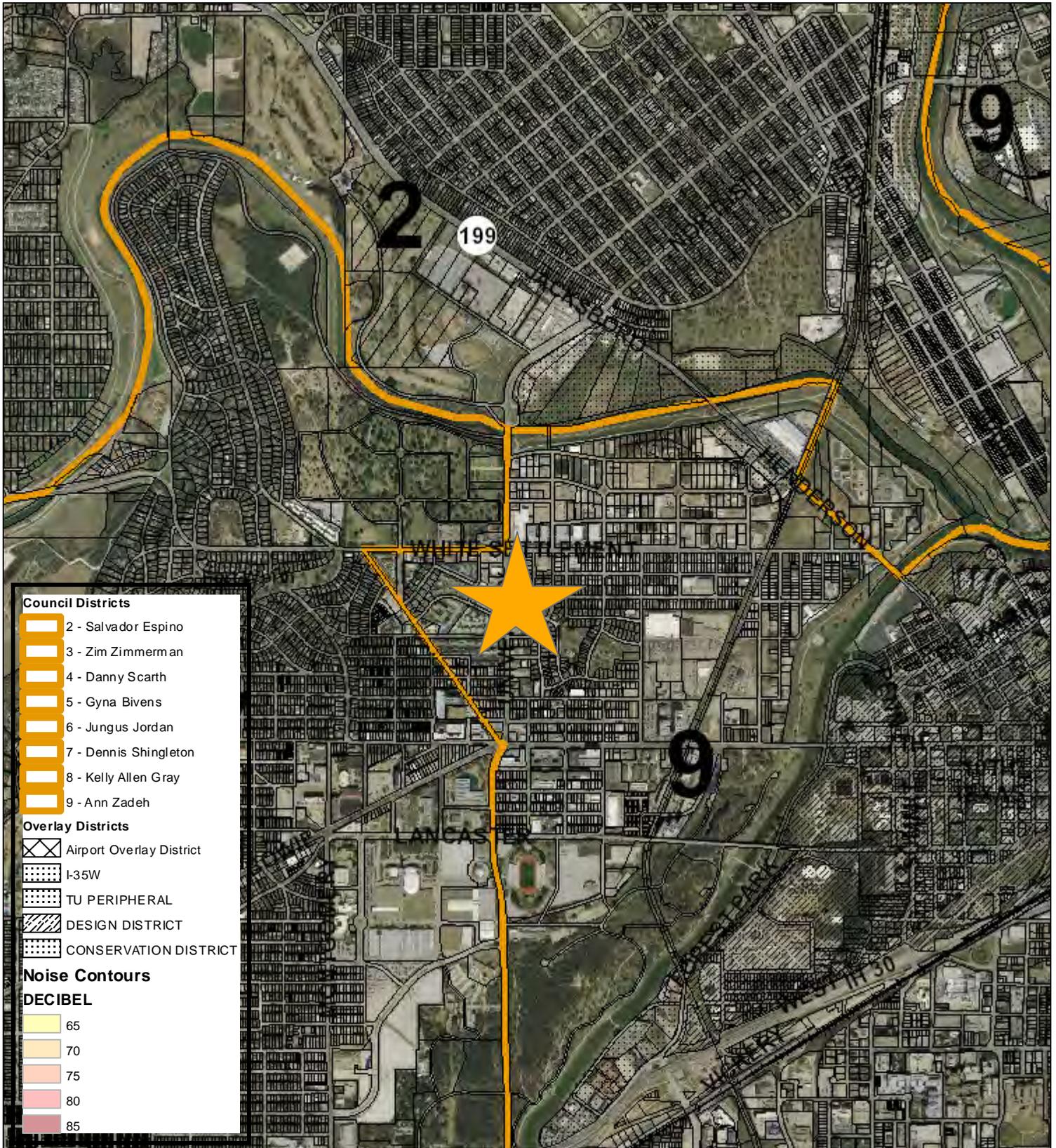
The following Neighborhood Associations were notified:

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

**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

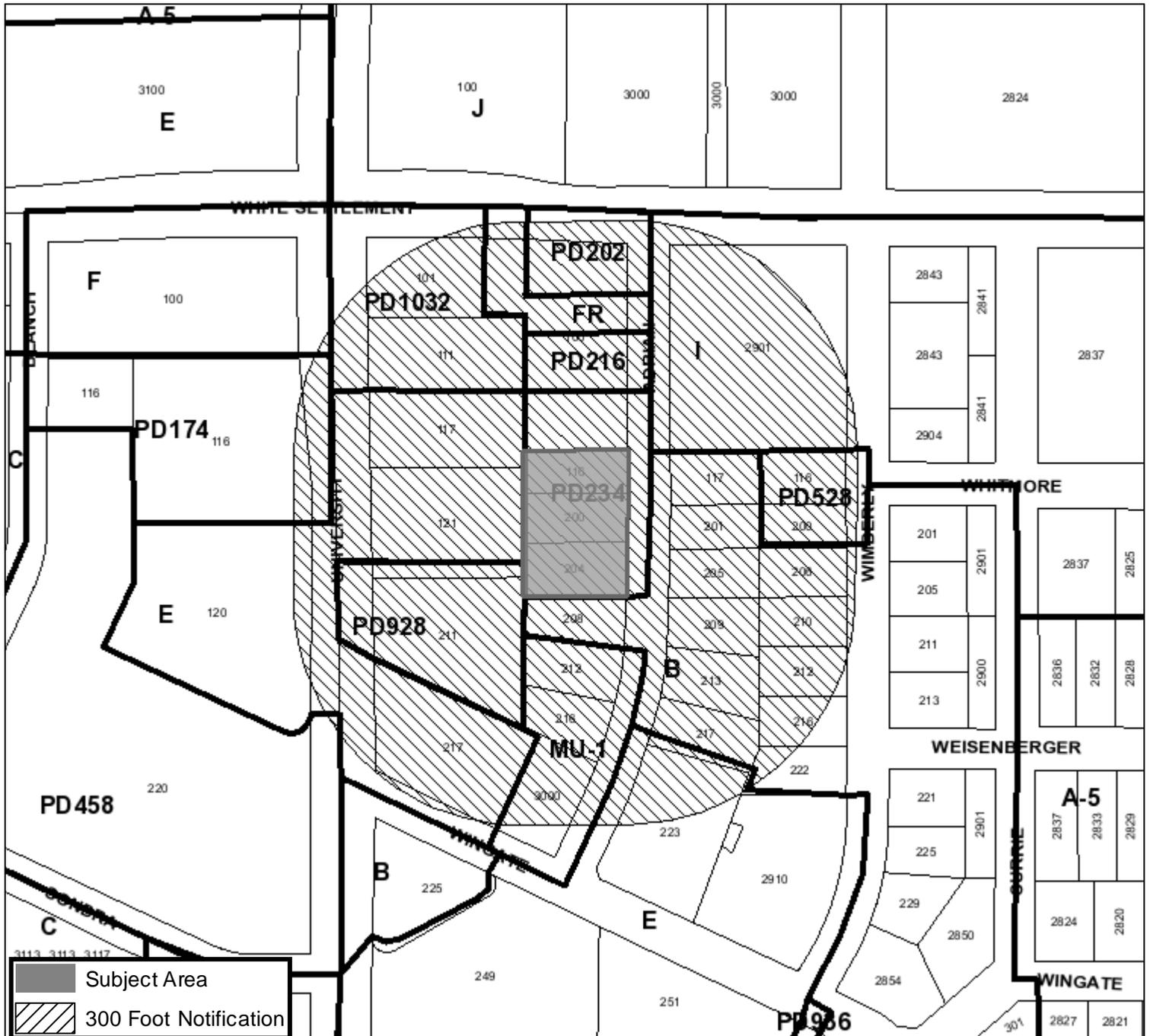
## Area Map



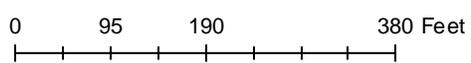


# Area Zoning Map

Applicant: Autobahn Realty Partners  
 Address: 116, 200, and 204 Adrian Drive  
 Zoning From: PD 234  
 Zoning To: Site Plan for PD 234  
 Acres: 0.60841022  
 Mapsco: 62W  
 Sector/District: Arlington Heights  
 Commission Date: 5/13/2015  
 Contact: 817-392-2495

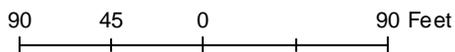
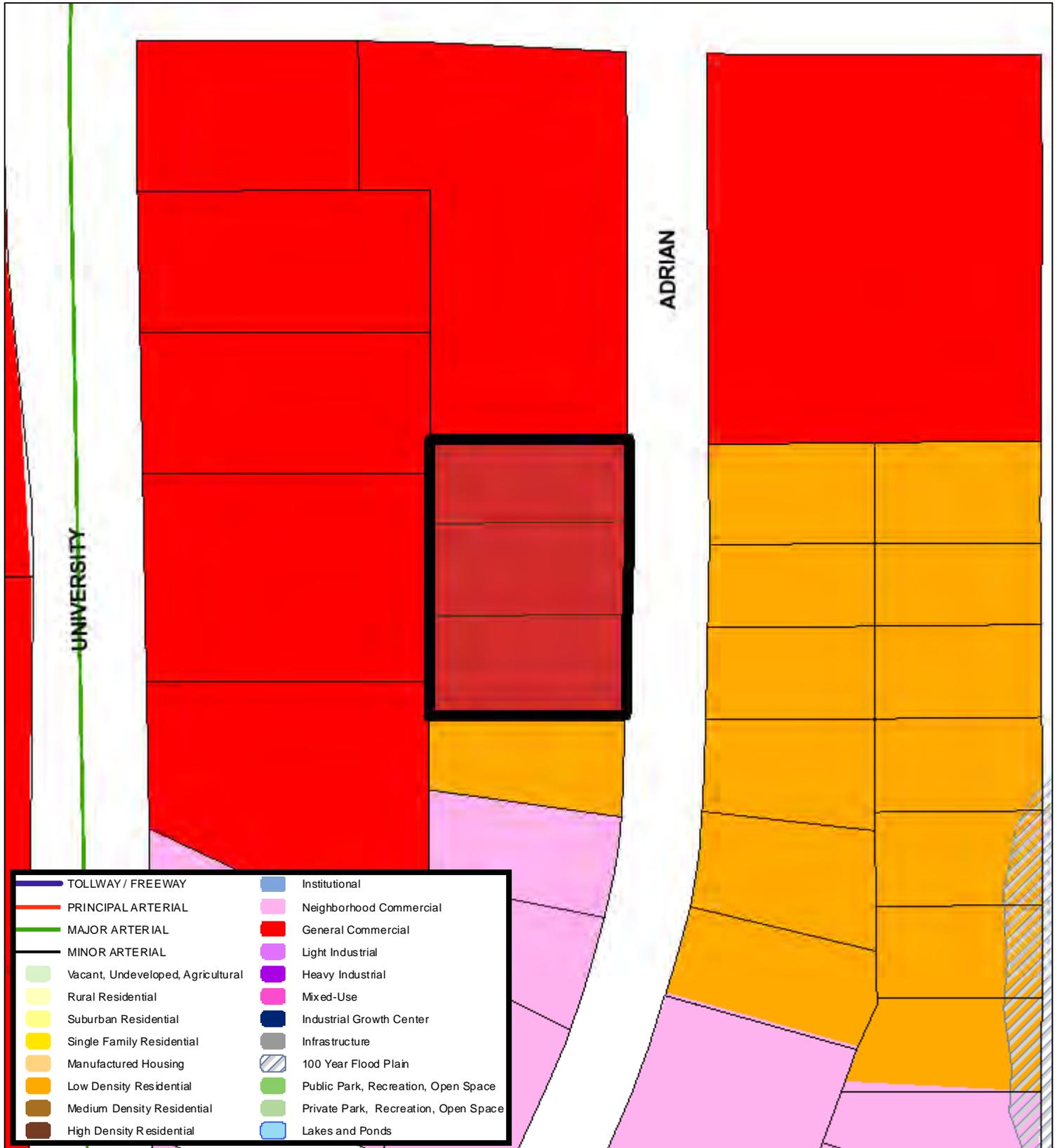


 Subject Area  
 300 Foot Notification





### 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.



**Aerial Photo Map**



0 55 110 220 Feet



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

<i>Document received for written correspondence</i>					ZC-15-046
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Cara Kennemer	3208 Chaparral Ln	In		Support	Spoke at hearing
Ted Lange	3308 Bellaire Park Ct	Out		Support	Spoke at hearing
Deborah Freed/ Tanglewood NA	3225 Preston Hollow	In		Support	Present did not speak
Several letters in support were received see case file.					

**10. SP-15-005 Autobahn Realty Partners (CD 9) 116, 200 and 204 Adrian Drive (Linwood Addition, Block 2, Lots 1-4, 0.61 Acres): from “PD-234” PD/SU Planned Development for all uses in “FR” general Commercial Restricted; site plan required to Amend PD-234 site plan to expand the auto repair building**

Mitch Hanzik, 3904 W. 6<sup>th</sup> Street, Fort Worth, Texas representing Autobahn Realty Partners explained to the Commissioners the site plan is being revised to add onto the existing auto repair shop. Mr. Hanzik did reach out to Ms. Bonilla with Linwood NA who supported the site plan.

Ms. Reed asked what direction the bay doors face. Mr. Hanzik said they will face north and south.

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

**11. ZC-15-047 MF Advisory Services Inc. (CD 9) 4529 and 4533 Houghton Avenue (Sunset Heights, Block 3, Lots 5 & 6, 0.29 Acres): from “B” Two-Family to “E” Neighborhood Commercial**

No one was present for the meeting.

Motion: Following brief discussion, Ms. Reed recommended a 60 day Continuance of the request, seconded by Mr. Flores. The motion carried 8-1 with Ms. Conlin against.

<i>Document received for written correspondence</i>					ZC-15-047
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Jeanette Fitzpatrick	4513 Diaz	In	Opposition		Sent letter in
Michael Dimitri/ Sunset Heights	NA	Out	Opposition to E		Sent letter in