



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 16, 2015

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: Lindwood NA; 1 letter submitted

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

Owner / Applicant: Kensington Realty, Inc.

Site Location: 117 Adrian Drive Mapsco: 62X

Proposed Use: PD/SU for Parking Lot

Request: From: "B" Two-Family
To: "PD/SU" Planned Development/Specific Use for parking lot; 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 south of White Settlement and east of Adrian across from Autobahn Dealership. The applicant is proposing to rezone to PD/SU for a parking lot to serve the existing business to the north; site plan included.

The applicant is rezoning in order to provide additional parking so that they may convert their building to the north from industrial to commercial. They currently own the PD to the east which was approved in 2003 for their overflow parking and plan to sell it for development.

The applicant communicated with the Linwood Neighborhood about this proposal. Their primary concern was that a masonry wall was provided adjacent to the residential properties, similar to that provided by the Autobahn dealership. It is included as a note on the site plan.

Site Information:

Owner: Kensington Realty, Inc.
3116 W. 6th Street, Suite 200
Fort Worth, TX 76107
Agent: Marlene Beckman
Acreage: 0.18 acres
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:
North "I" Light Industrial / industrial warehouse

East "PD-528" Planned Development/Specific Use for parking lot with 20' setback, 5' screening fence, chained and locked at night; site plan waived / vacant
 South "B" Two-Family / single-family
 West "PD-234" Planned Development for FR uses; site plan required / Autobahn Dealership

Recent Relevant Zoning and Platting History:

Zoning History: PD-528-ZC-03-267, "PD/SU" Planned Development/Specific Use for parking lot with 20' setback, 5' screening fence, chained and locked at night, site plan waived approved by City Council; effective 12/16/03, subject property to the east; PD-234-ZC-04-134, "PD/FR" Planned Development for FR uses, site plan required approved by City Council; effective 11/19/04; SP-15-005 Site plan for expansion of auto service repair garage, recommended for approval by the Zoning Commission to be heard by City Council June 2, 2015, subject property to the west.

Platting History: NA

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. The proposed 8 ft. screening wall along Adrian encroaches into the 20 ft. projected front yard setback. (waiver required)
2. There are six parking spaces within the 20 ft. projected front yard setback. (waiver required)
3. Add a note to the site plan any parking lot lighting shall be directed away and downward from the residential district.
4. There is a 5 ft. UE indicated on the east and a portion in the southeast property line, the screening wall would not be permitted within this easement. The wall shall be located outside of the easement. (can't be waived through the Zoning Commission)

Items noted above shall be reflected on the site plan or waivers are required,

TPW comments:

No comments have been made at the time of this report.

Platting Comments:

No comments have been made at the time of this report.

(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)
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*	Streams And Valleys Inc
Cultural District Alliance	University Park Owners Association
Trinity Habitat for Humanity	Fort Worth ISD

Located within the Linwood NA*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing to rezone to PD/SU for a parking lot; site plan provided for additional parking for the industrial warehouse business to the north. Surrounding land uses consist of industrial warehouse to the north, vacant to the east, single-family to the south and auto dealership to the west.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

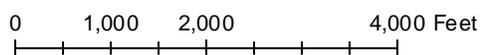
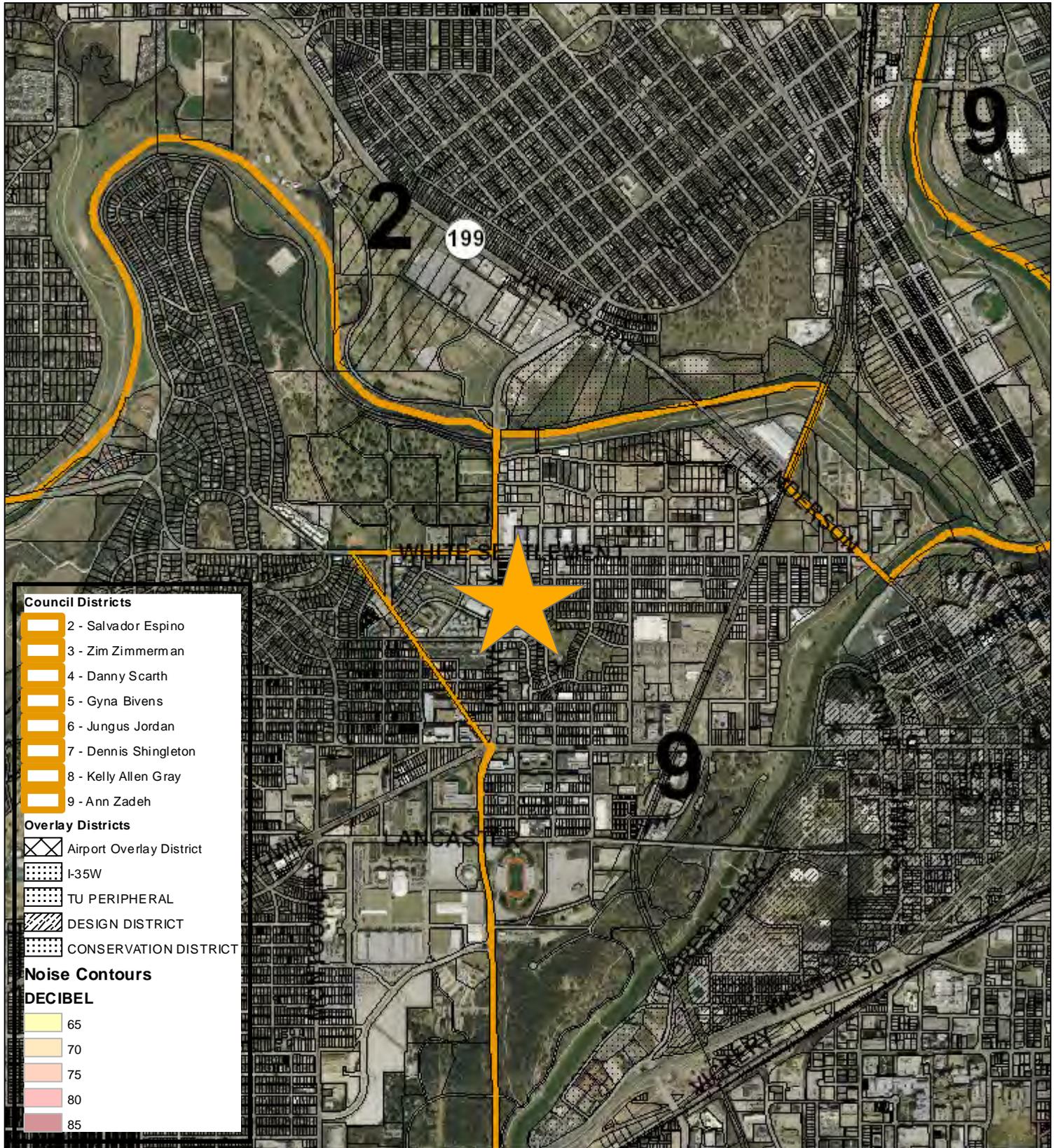
The 2015 Comprehensive Plan designates the subject property as Low Density Residential. The requested zoning change **is not consistent (Significant Deviation)** with the Comprehensive Plan. However with the site plan being submitted any concerns from the neighborhood could be mitigated. The proposed site 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. 40)

Attachments:

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

Area Map

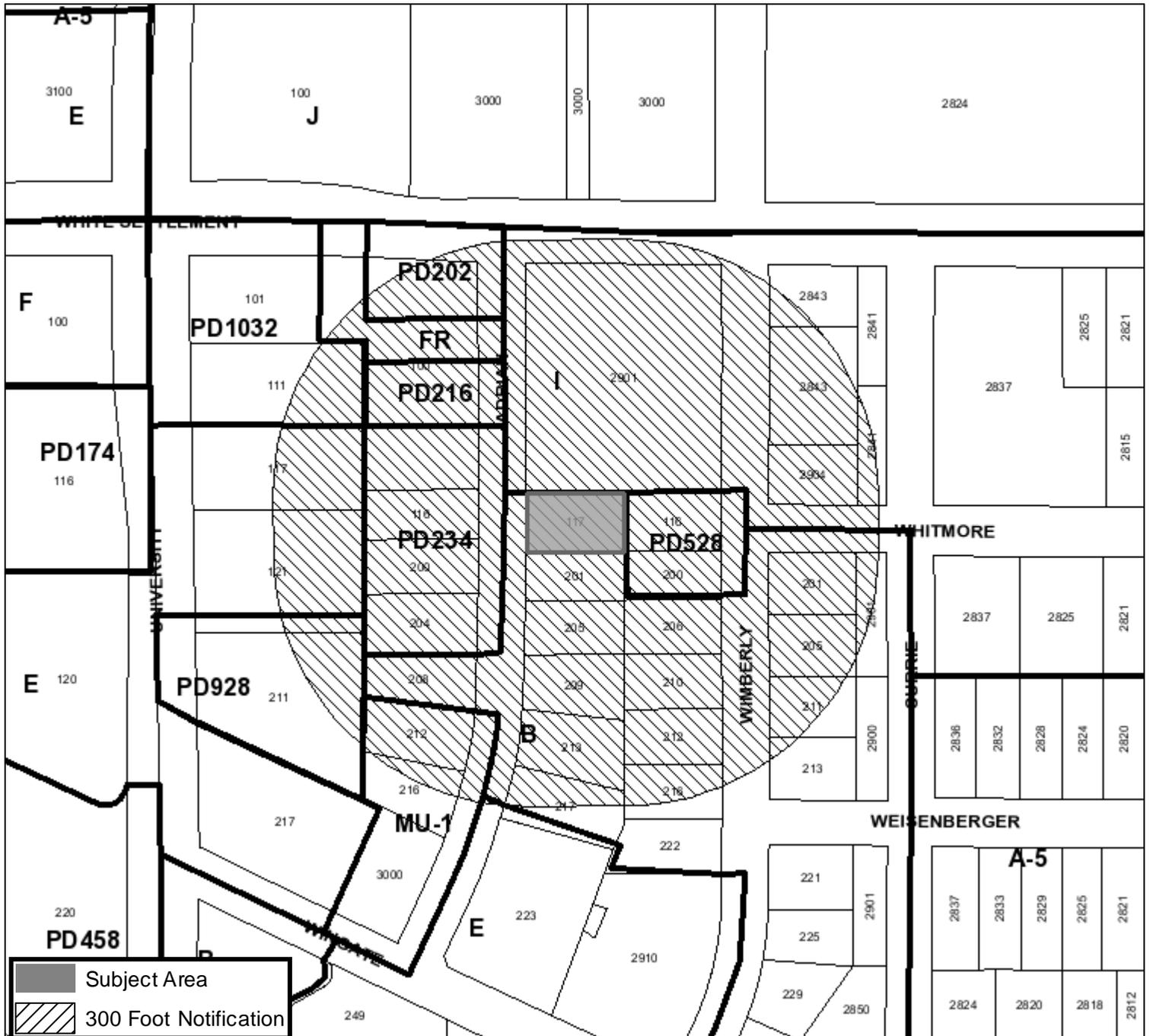




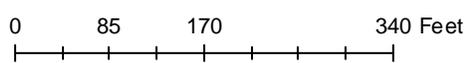
ZC-15-076

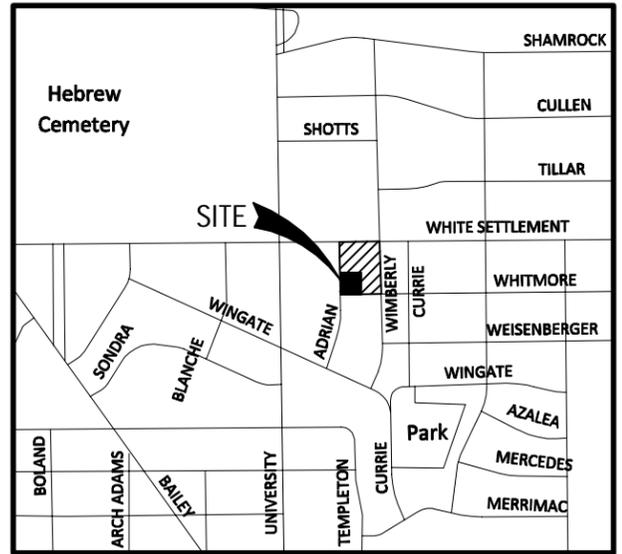
Area Zoning Map

Applicant: Kensington Realty, Inc.
 Address: 117 Adrian Drive
 Zoning From: B
 Zoning To: PD/SU for a parking lot
 Acres: 0.18534854
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 6/10/2015
 Contact: null



 Subject Area
 300 Foot Notification





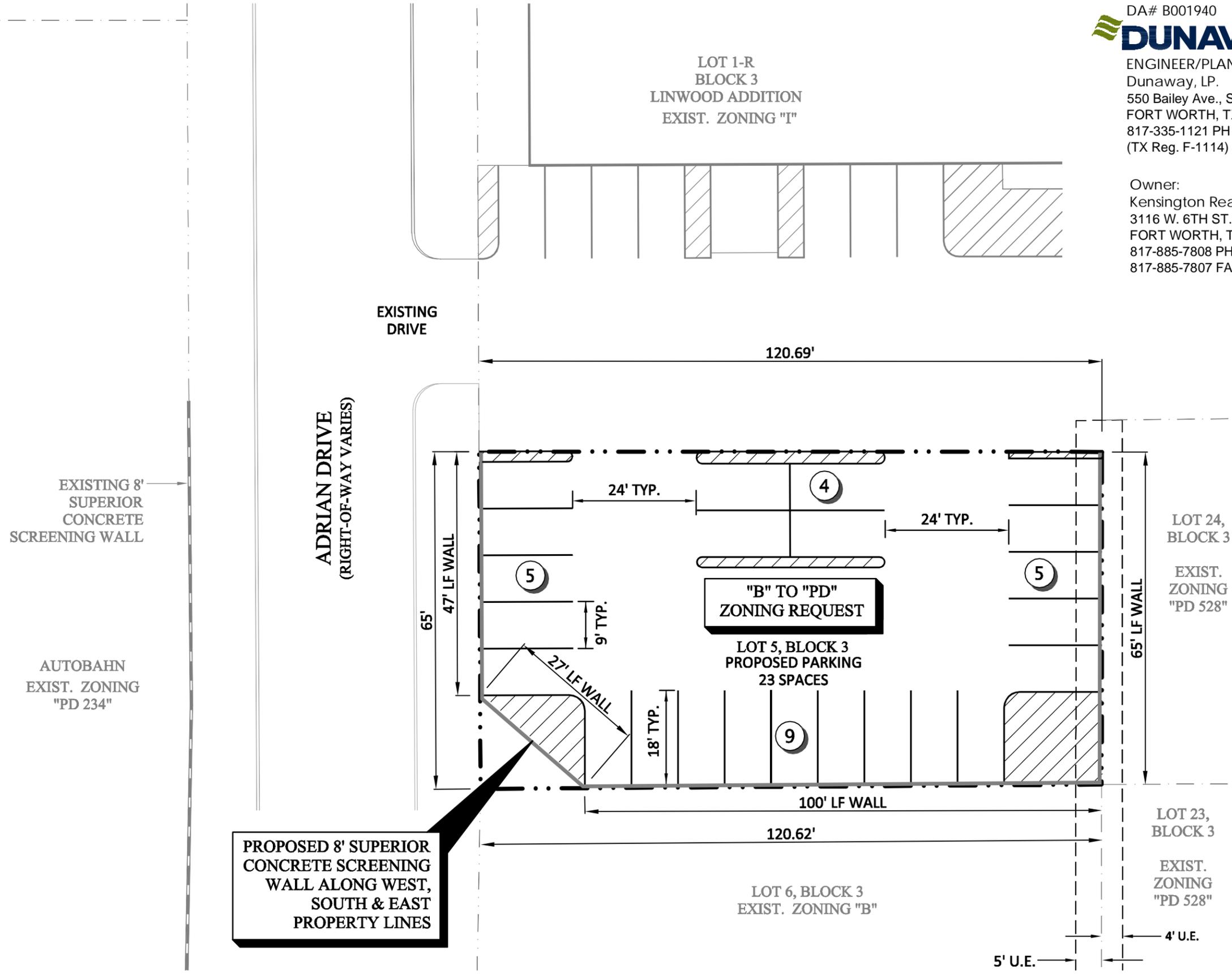
VICINITY MAP
 N.T.S.

NOTES:

1. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
2. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
3. ALL PARKING SPACES ARE 9'x18'.
4. ALL ACCESS TO LOT 5 PARKING LOT SHALL BE FROM LOT 1-R.
5. PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD FROM THE RESIDENTIAL DISTRICT.

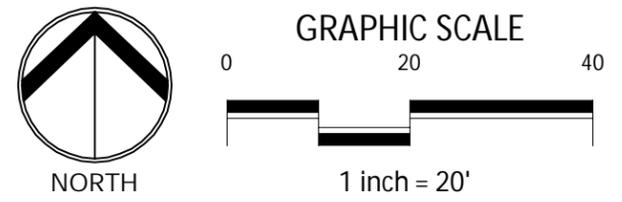
WAIVERS REQUESTED:

- A. REQUEST TO ALLOW 8' SCREENING WALL ALONG PROPERTY LINE (SAME AS LAND ROVER/AUTOBAHN'S ACROSS STREET) IN 20' PROJECTED FRONT YARD SETBACK.
- B. REQUEST TO ALLOW SIX (6) PARKING SPACES IN 20' PROJECTED FRONT YARD SETBACK.

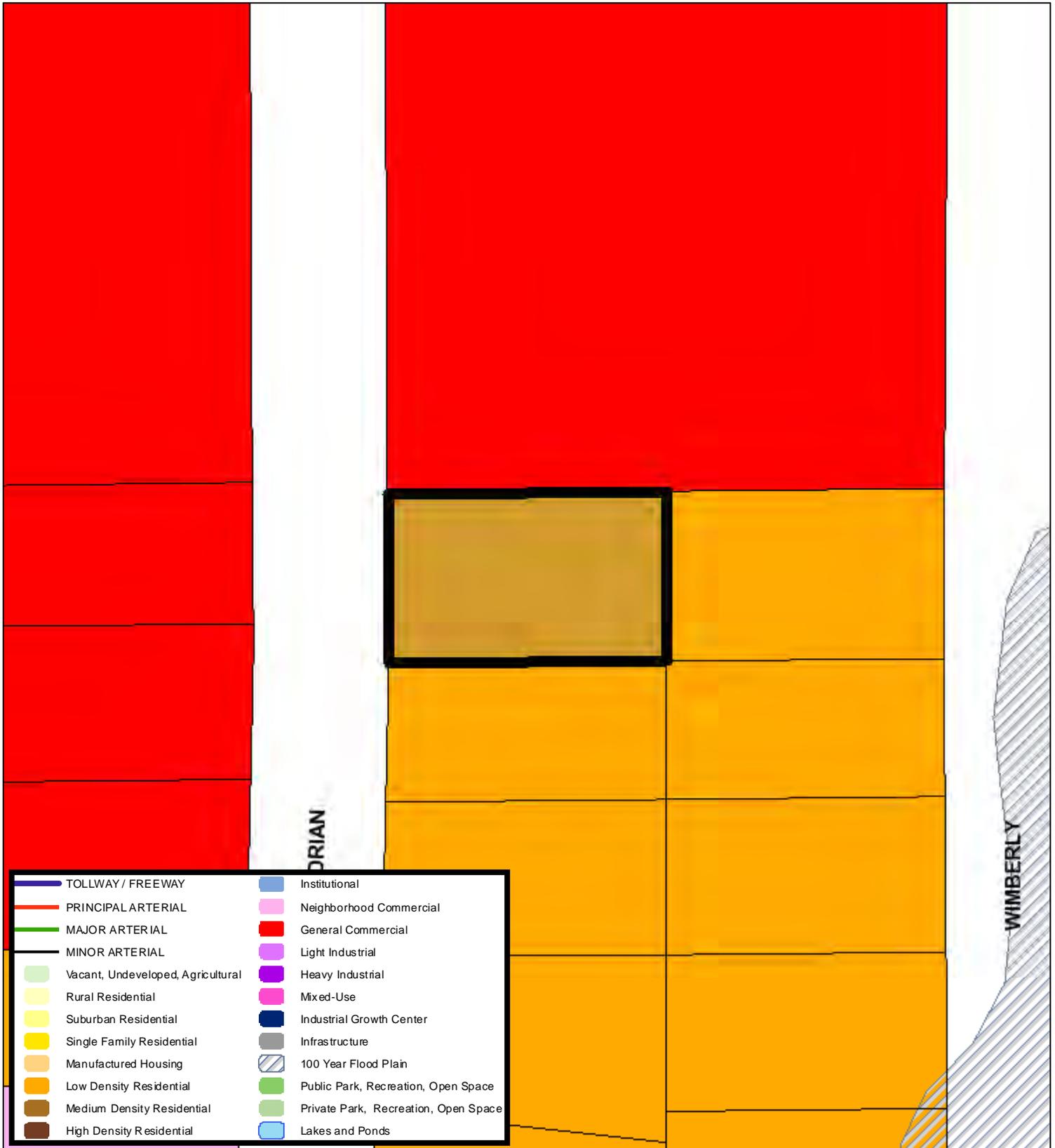


PROPOSED 8' SUPERIOR CONCRETE SCREENING WALL ALONG WEST, SOUTH & EAST PROPERTY LINES

Director of Planning & Development _____ Date _____



Future Land Use



50 25 0 50 Feet

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 35 70 140 Feet

