



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 16, 2015

Council District 3

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted 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: Service King Paint & Body LLC

Site Location: 2951 W. Loop 820 S. Mapsco: 72M

Proposed Use: Showroom with Warehouse Storage

Request: From: "F" General Commercial
To: "PD/F" Planned Development for all uses in "F" General Commercial plus showroom with warehouse storage; site plan included

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

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

Background:

The proposed site is located east of West Loop 820. The applicant is proposing a zoning change from "F" General Commercial to "PD/F" Planned Development for all uses in "F" General Commercial plus showroom with warehouse storage; site plan provided.

The owner is proposing to construct a 3,500 sf door and window showroom with 8,500 sf warehouse for inventory. The proposed use more than 50% storage/warehouse and therefore it is first allowed in "I" Light Industrial. The applicant requested to rezone to PD and add the use to the F base district because of the retail component of their business, the surrounding commercial and multifamily uses, and that a nearby property recently rezoned to PD/F plus production of aviation equipment, ZC-13-093, in order to retain the base commercial zoning.

The proposed site has dual access both on Normandale Street, which is considered a collector and the West Loop 820 service road. The applicant intends to have deliveries and loading on the Normandale St. side of the development. Impacts to nearby multifamily should be minimal due to the buffer created by the 60 ft right of way and the location of loading within the overall development.

Site Information:

Owner: Service King Paint & Body LLC
2600 N Central Expressway
Richardson, TX 75080

Agent: Scott Huffman
Acreage: 1.71 acres
Comprehensive Plan Sector: Western Hills/Ridglea

Surrounding Zoning and Land Uses:

North "F" General Commercial / Service King Collision Repair
East "D" High Density Multifamily / multifamily
South "F" General Commercial / motorcycle shop
West "F" General Commercial / West Loop 820

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-093, from "F" to "PD/F" plus production of gaskets, sealants, tapes and other products used in aviation communication; site plan waived; effective 8/6/13.

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. Provide location of wall and pole lighting
2. Provide location of sign (if larger than allowed, then provide the dimensions)
 - a. Pole signs prohibited, change sign name to "Freeway Sign"

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

TPW comments:

TPW (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)

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. The existing driveway along the adjacent lot for Saturn of Fort Worth Addition is not dedicated as a public access easement and is a part of the adjacent lot. If access is proposed from this existing driveway the property will have to be replatted and the easement will have to be dedicated as a public access easement.
2. Call out all freeway ROW. Show distance from property line to centerline of freeway. For a freeway having a variable ROW, call out the ROW as "Variable" and give the "Range" of the ROW. TXDOT approval required for proposed interchange.
3. Property Location - Show distance(s) from property corner(s) to nearest identifiable street, railroad or other intersection.
4. TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW contingent upon TXDOT approval.
5. Driveway location must not interfere with intersection function. Align all new proposed driveways with existing driveways across Normandale Street to create a four-way intersection especially since Normandale curves at the proposed driveway location. Align the driveway for the showroom with the existing driveway for the Saturn of Fort Worth addition development adjacent to the site.
6. All horizontal and vertical curvature shall meet Fort Worth City design criteria. All horizontal roadway curve data shall be shown on both preliminary and final plats.
7. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.
8. Intersections sight distances must be adequate. Horizontal geometry, vertical geometry, and intersection angles must provide adequate sight distance. Show the sight distance for the proposed driveway location on Normandale St.

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)
West Loop 820	Tollway/Freeway	Tollway/Freeway	No
Normandale St	Collector	Collector	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Trinity Habitat for Humanity	Streams And Valleys Inc
Fort Worth ISD	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/F plus showroom with warehouse storage, site plan included. Surrounding land uses consist of a motorcycle dealership to the south, multifamily to the east, auto repair just north and Loop 820 to the west. The proposed operation will have similar operable characteristics to surrounding automotive uses, which typically have an office, showroom, and auxiliary space.

Due to the existing commercial uses and proximity to a major freeway; the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

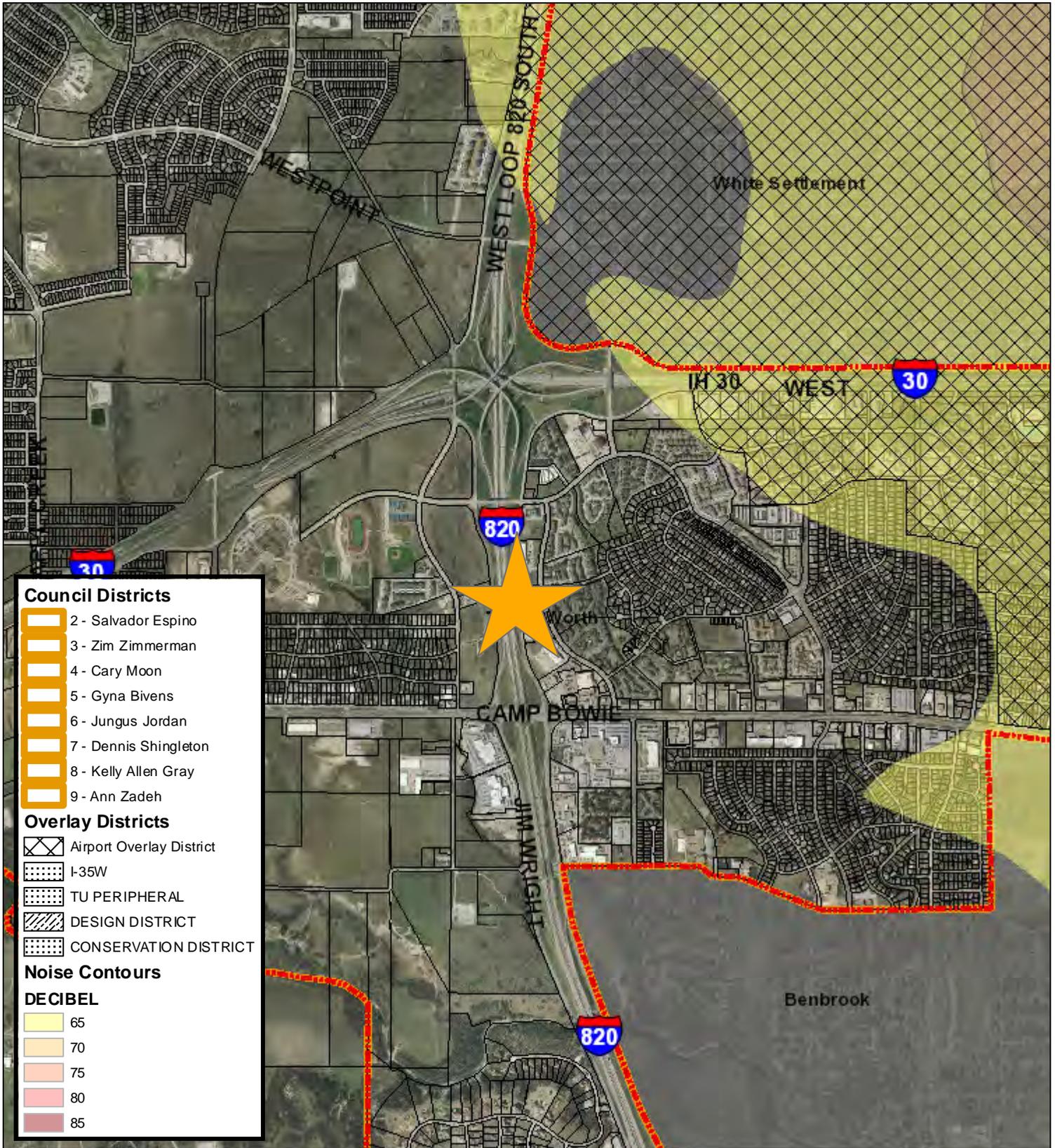
The 2015 Comprehensive Plan designates the subject property as General Commercial. The requested zoning change **is not consistent (Technical Inconsistency)** with the Comprehensive Plan. However, the business will have a retail component and the site is located along the Loop 820 W frontage road and next to similar uses. The proposed site is consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- 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
- Minutes from the Zoning Commission meeting

Area Map

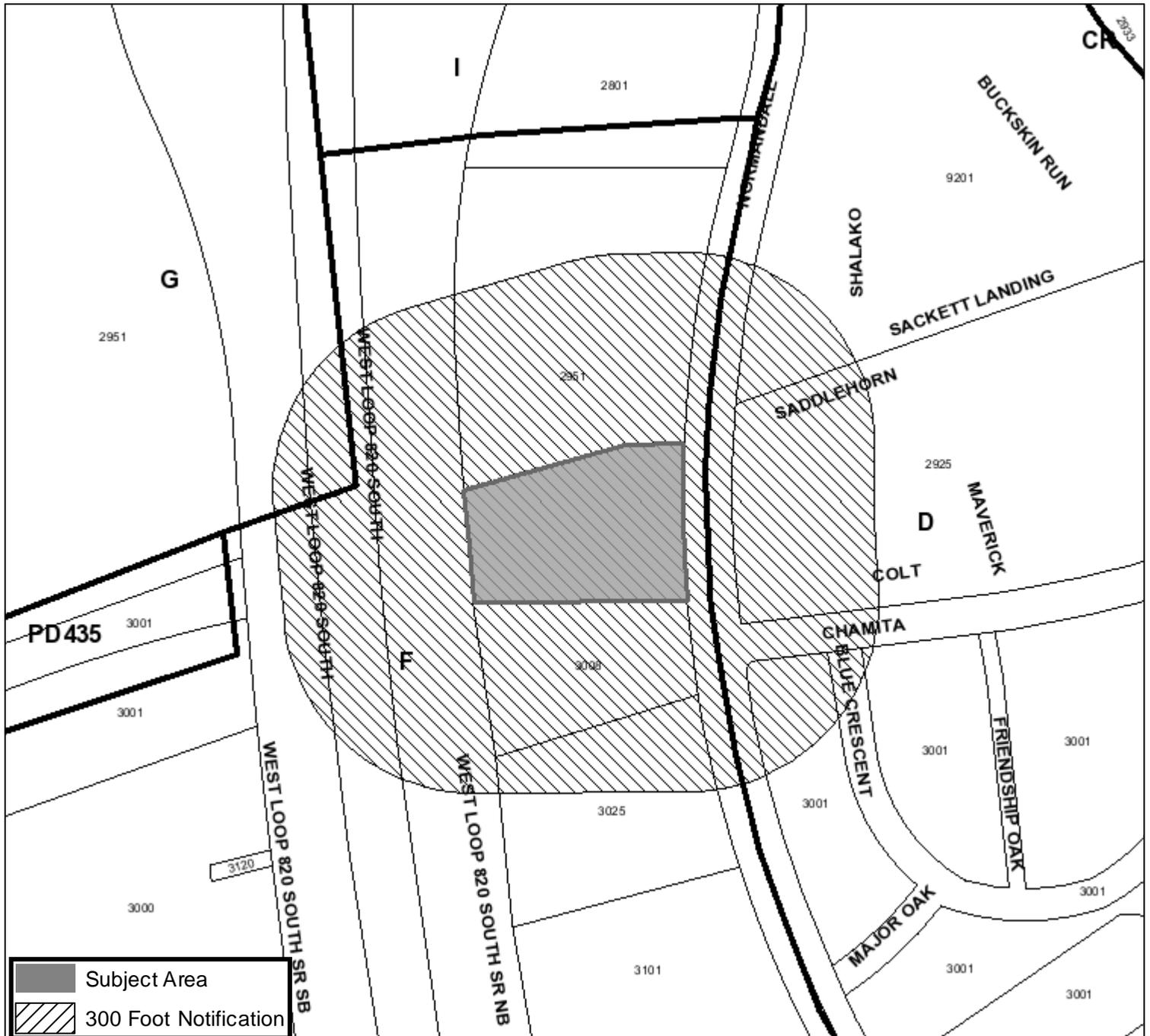




ZC-15-079

Area Zoning Map

Applicant: Service King Paint & Body LLC
 Address: 2951 W. Loop 820 S.
 Zoning From: F
 Zoning To: PD for all F uses plus showroom with warehouse storage
 Acres: 1.71933283
 Mapsco: 72M
 Sector/District: W.hill/Ridglea
 Commission Date: 6/10/2015
 Contact: 817-392-8043



0 112.5 225 450 Feet

ZONED "D"

WEST NORMANDALE STREET
(PAVED 80' R.O.W. PER PLAT)

A 115.63'
R 2640.0'
D 2° 30'34"

A 132.55'
R 1870.50'
D 4° 02'26"

NEW DRIVE
APPROACH

6" MASONRY
ENCLOSURE

N 88° 48'42" 90.45'

EXISTING
CONCRETE
DRIVEWAY

ZONED "F"

REM. OF LOT 1R, BLOCK 1
SATURN OF FORT WORTH ADD.
D2132242385, D.R.T.C.T.

N 74° 04'09" 264.29'

NEW CONCRETE PAVING

WAREHOUSE
8,500 S.F.

PROPOSED
BUILDING

SHOWROOM
3,500 S.F.

GRASS

GRASS

GRASS

GRASS

GRASS

EXISTING
CONCRETE
DRIVEWAY

SIDEWALK

SIDEWALK

6

7

NEW CONCRETE PARKING

50' BUILDING LINE

POLE SIGN TO MEET
DEVELOPMENT STANDARDS

INTERSTATE HWY. WEST LOOP 820
(PAVED - VARIABLE WIDTH ROW - ACCESS ROAD)
ZONED "F"
(ACROSS FREEWAY)

S89° 37'58" 334.38'

ZONED "F"

LOT 2C, BLOCK 86
WESTERN HILLS ADDITION
P.C. A SL. 1772, P.R.T.C.T.

1 SITE PLAN

Scale: 1" = 30'-0"

SITE INFORMATION

PART OF LOT 1R, BLOCK 1R
SATURN OF FORT WORTH ADDITION
D213242385, D.R.T.C.T.

1.719 ACRES, 78,865 SQ. FEET
BUILDING SQUARE FOOTAGE: 12,000

LAND USE: COMMERCIAL
ZONING: F GENERAL COMMERCIAL

AREA LIGHTING - ALL SIGNAGE WILL
CONFORM TO LIGHTING CODE:

ARTICLWE 4, SIGNS
LANDSCAPE - THE PROJECT WILL CONFORM TO
SECTION 6.301, LANDSCAPING.

LANDSCAPE - THE PROJECT WILL COMPLY
WITH SECTION 6.302, URBAN FORESTRY

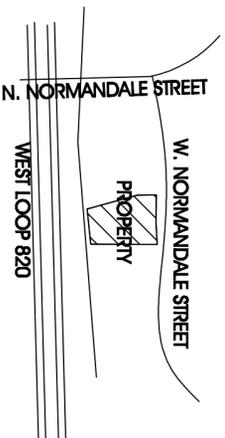
BUILDING HEIGHT : 45' MAX.

PARKING REQUIREMENTS :
COMMERCIAL BUSINESS: 4
WAREHOUSE: 4

4 EMPLOYEES (MIN.) = 4
8 SPACES TOTAL

PARKING PROVIDED : 13 SPACES

PARKING PROVIDED : 13 SPACES



VICINITY MAP :



OMNIVIEW BUILDING

MAY 11, 2015

PREPARED BY:

SCOTT MARTSOLF, ARCHITECT
410 EAST 6TH STREET, FORT
WORTH, TEXAS 76102

ZONING CASE :

DATE

SIGNATURE

DIRECTOR OF PLANNING AND
DEVELOPMENT

ARCHITECTURE
SCOTT MARTSOLF - ARCHITECT

410 E. 6TH Street
Fort Worth, Texas 76102

Phone: (817) 820-0005
Fax: (817) 820-0008

OMNIVIEW

FORT WORTH, TX

Drawing Title:

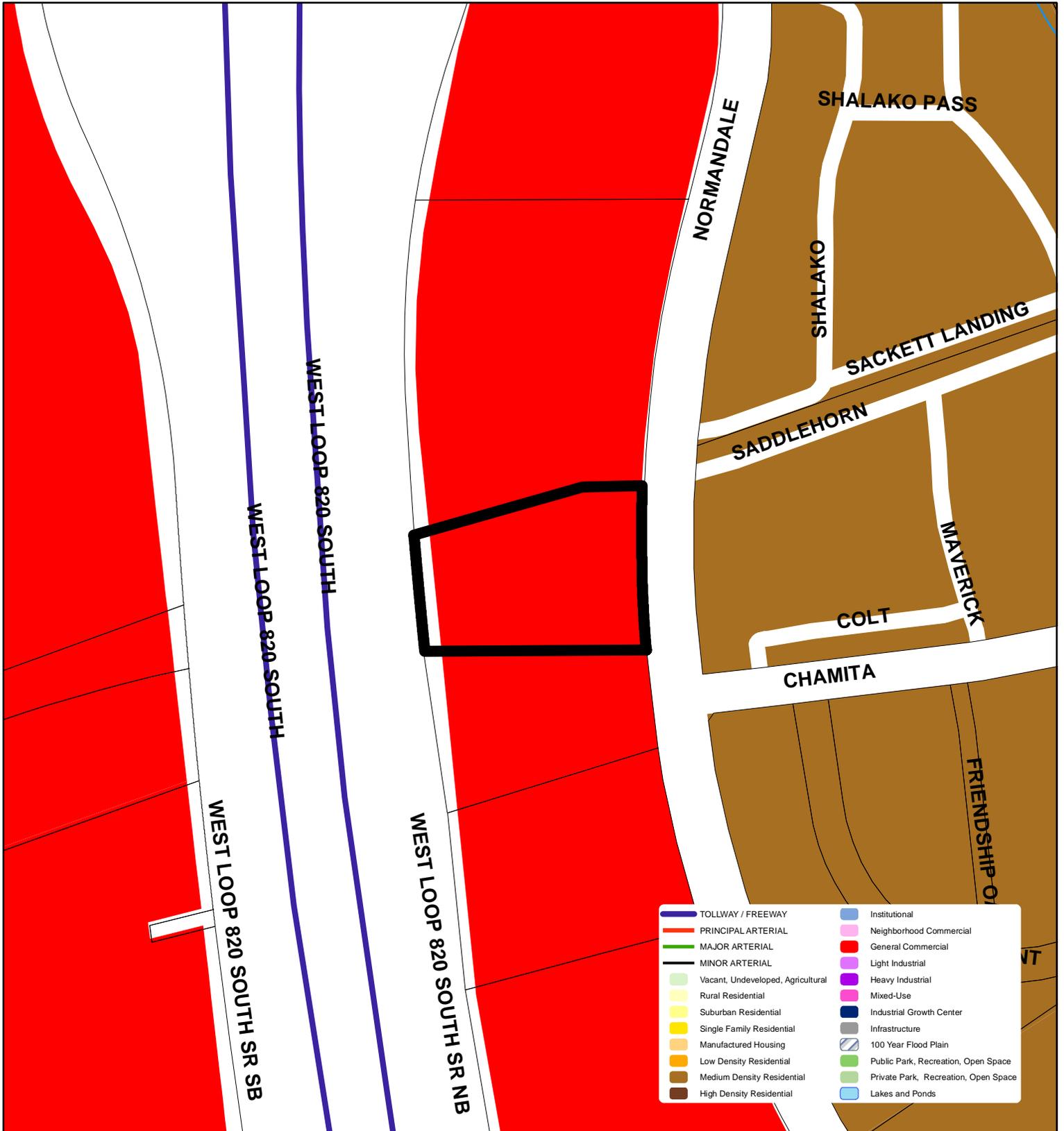
SITE PLAN

Project No. _____ Date: 5/6/15

Sheet No. _____

C.1

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 3, 2015.



Aerial Photograph



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.

