



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 12, 2016

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: TD Group, LLC

Site Location: 3132 Altamesa Boulevard Mapsco: 104A

Proposed Use: Tire Sales and repair

Request: From: "E" Neighborhood Commercial

To: "FR" General Commercial Restricted

Land Use Compatibility: Requested change is compatible.

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

Background:

The applicant is requesting a zoning change from E Neighborhood Commercial to "FR" General Commercial. The property is an existing NAPA Auto Parts store built in 1987 located on Altamesa Blvd., a principal arterial, just east of McCart Ave. Auto parts were permitted in the E district at that time, causing this use to become a legal nonconforming use.

The applicant is proposing to expand the use to include auto parts sales and tire/rim sales, installation, and repair. A large drainage ditch provides separation to nearby residential uses and there are similar automotive uses within the blockface. Altamesa is a large, divided multilane arterial with a major electrical transmission line located within the roadway median. If approved, all tire sales, display, and repair must be conducted inside the building. FR is a commercial district that prohibits outdoor tire display, sales, and repair.

Site Information:

Owner: T D Group LLC
4037 Shadow Dr.
Fort Worth, Texas 76116
Agent: Anna C. Blackwell, Carillo Engineering, LLC
Acreage: 0.522 acres
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:
North "A-5" One-Family / single-family, drainage ditch

East "E" Neighborhood Commercial / bank, automotive repair
 South PD 16'1 "PD-SU" for all uses in "E" and a U-Haul-type truck rental facility with associated retail sales, installation of trailer hitches, and mini-warehouses / U-Haul
 West "E" Neighborhood Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Altamesa Blvd	Principal Arterial	Principal Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
District 6 Alliance	Streams And Valleys Inc
Wedgwood East NA*	Fort Worth ISD
Trinity Habitat for Humanity	

Not located within a registered NA, closest neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change "FR" General Commercial. Surrounding land uses vary with a drainage ditch to the north, vacant land to the west, a bank and automotive repair to the east, and a U-Haul facility to the south. The site is located on a principal arterial and is in close proximity to nearby automotive uses

As a result, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Mixed-Use. The future land use was changed in 2014 to encourage a higher density for redevelopment near the Alta Mesa/McCart area. The requested zoning change is not consistent with the following Comprehensive Plan policy/strategy:

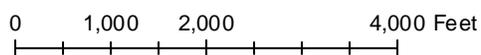
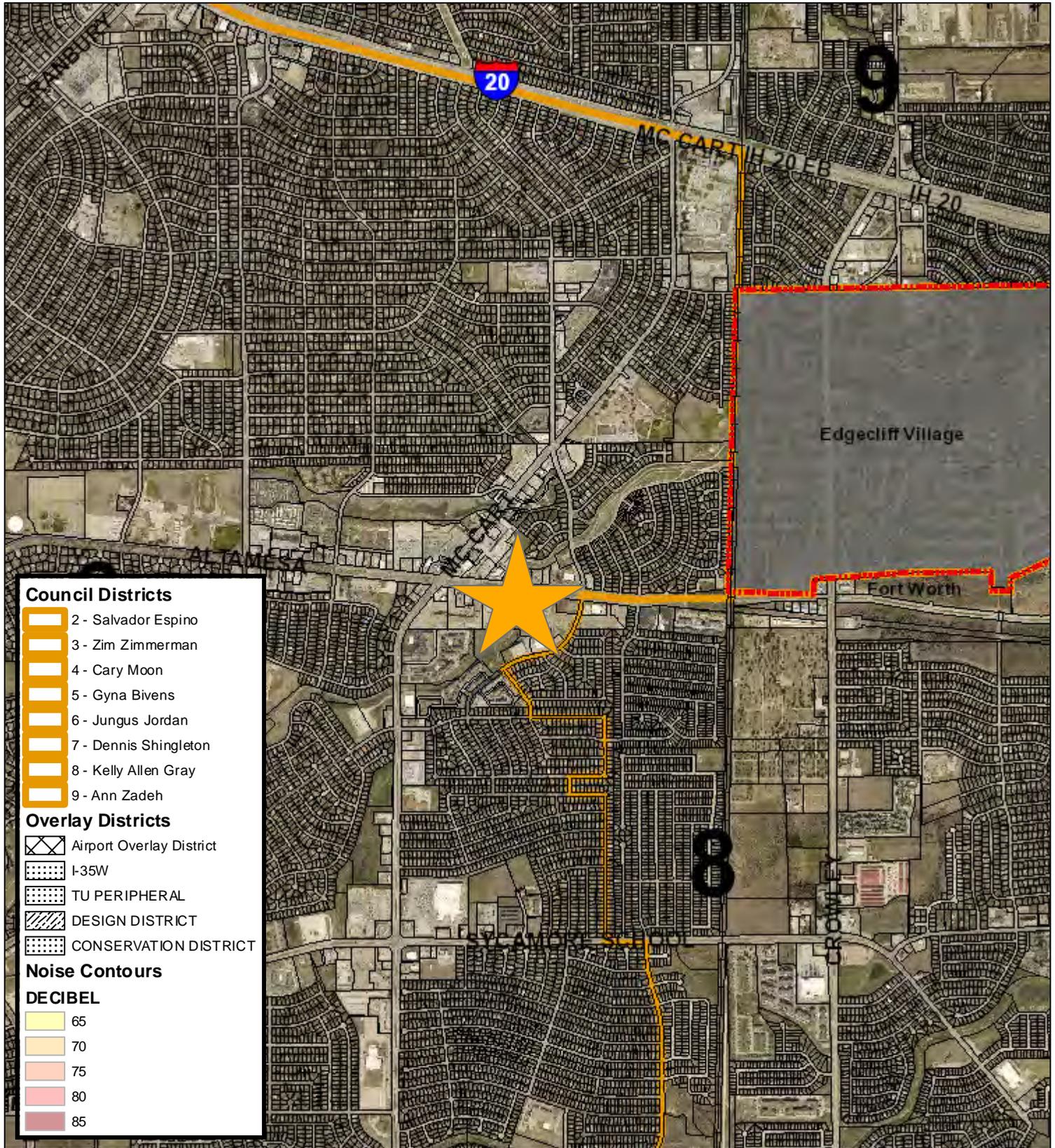
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

Based on the lack of conformance with the future land use map and policy/strategy stated above the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan. However, the site is located on a principal arterial and is not in close proximity to residential. The site has also contained auto parts sales for many years and the proposed use is similar to other surrounding existing uses.

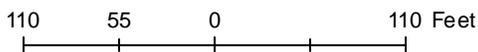
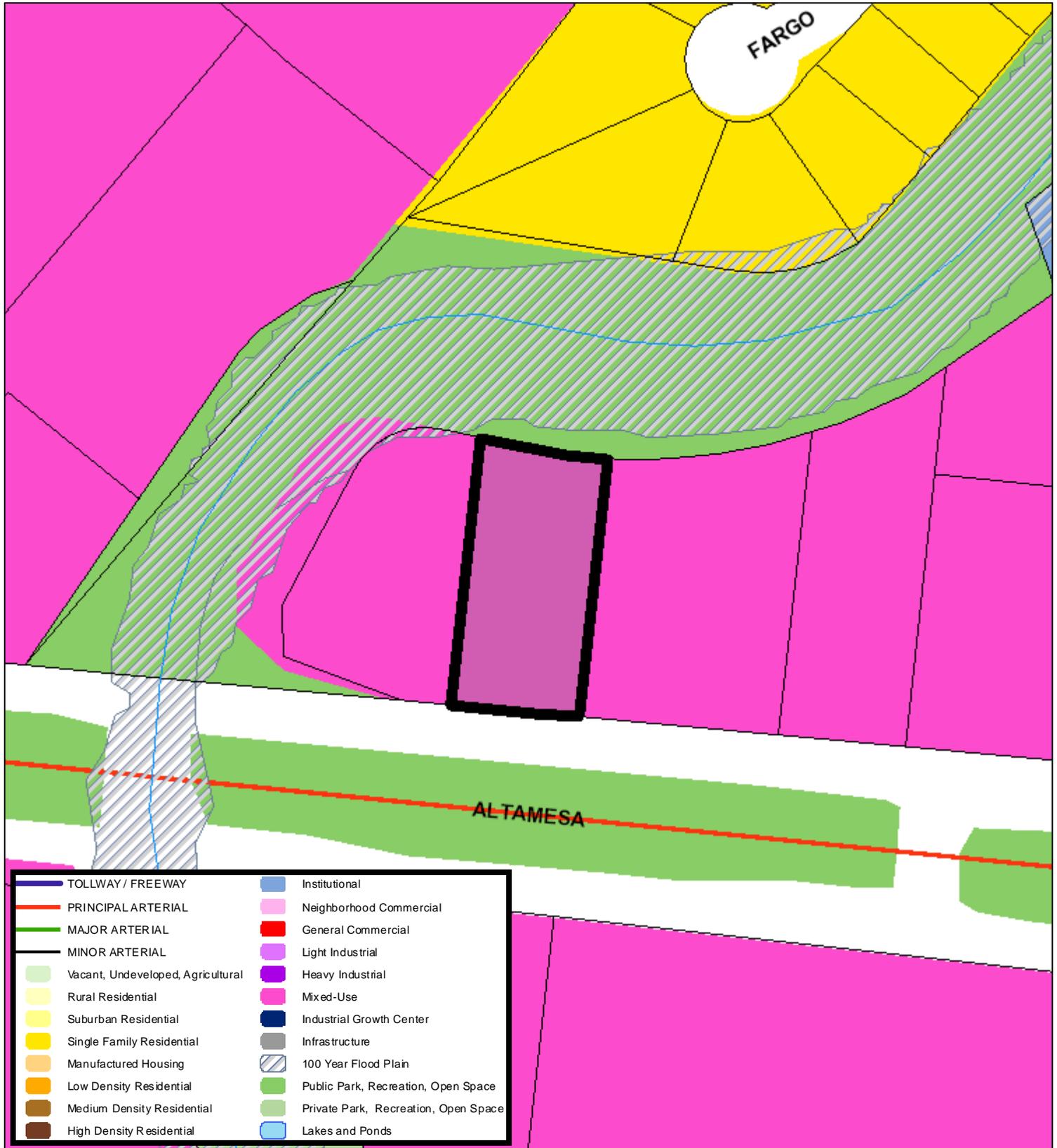
Attachments:

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

Area Map



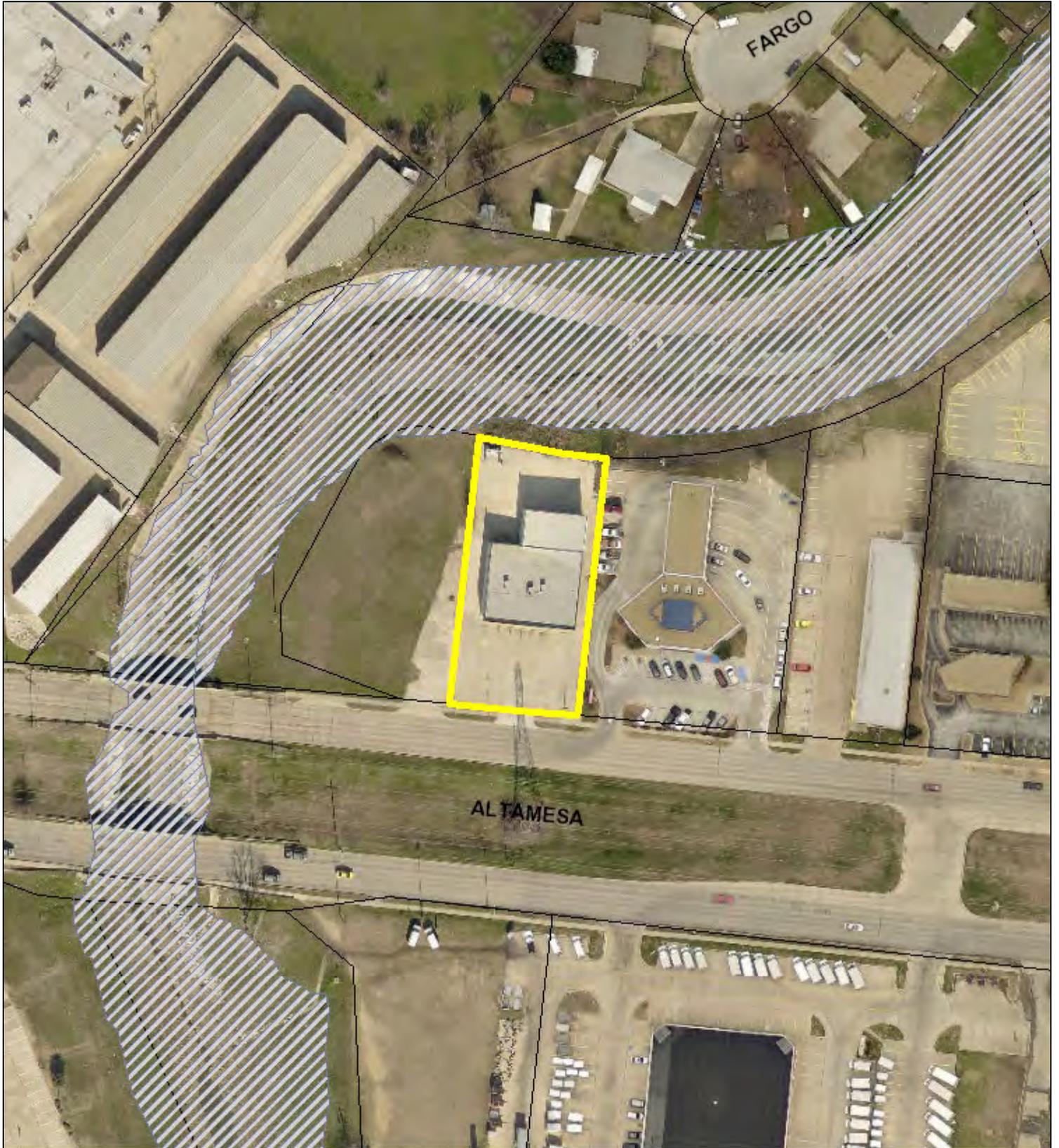
Future Land Use



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



Aerial Photo Map



0 70 140 280 Feet



Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<i>ZC-15-155</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
RCC Review Committee	NA	Out		Support	Sent letter in

8. ZC-15-156 Phoenix at Cavile LLC (CD 5) 1712 & 1720 Vincennes Street (Stallcup Addition, Block 1, Lots 4-7, 0.65 Acres): from “A-5” One-Family to “D” High Density Multifamily

Gregory Hill, 1409 S. Lamar, Suite 711, Dallas, Texas representing Phoenix at Cavile LLC explained to the Commissioners they are requesting a continuance for 30 days to re-notice for “UR” zoning.

Motion: Following brief discussion, Ms. McDougall recommended a 30 day Continuance of the request, seconded by Ms. Runnells. The motion carried unanimously 8-0.

9. ZC-15-157 TD Group, LLC (CD 6) 3132 Alta Mesa Boulevard (Woodmont Addition, Block 2, Lot 5R1, 0.52 Acres): from “E” Neighborhood Commercial to “FR” General Commercial Restricted

Anna Blackwell, 201 Main Street, Fort Worth, Texas representing TD Group LLC explained to the Commissioners they are requesting “FR” zoning to allow for minor auto repair and tire sales.

Mr. Flores asked about the minor auto repair and if the cars stay overnight. Ms. Blackwell said it will be limited to tire and rim changes, in and out service.

Ms. Runnells asked where the cars will be parked if there is an influx of cars to get tires changed or minor repair done. Ms. Blackwell said there is room in the back of the property for parking.

Ms. McDougall asked about the hours of operation. Ms. Blackwell said she is not aware of their hours of operation.

Motion: Following brief discussion, Ms. Runnells recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

10. ZC-15-158 Ellesmere Corporation (CD 7) 7400 NW Highway 287 (William McCowan Survey, Abstract #999, 45.66 Acres): from “AG” Agricultural/I-35 Design Overlay to “I” Light Industrial/I-35 Design Overlay