



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 14, 2016

Council District 2

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

Opposition: None submitted
Support: One person spoke, one letter submitted

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

Owner / Applicant: 2008 Lifetime Management US, Inc.

Site Location: 3200 NW Loop 820/4451 Huffines Boulevard Mapsco: 46V, 47S

Proposed Use: Large equipment storage and display

Request: From: PD 797 "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted, including large vehicle trailer sales/storage and display; and the following uses associated with make ready for retrofit of large vehicles/trailers, machine shop, paint mixing, spraying, sheet metal shop, welding, outside storage with screening to the public ROW No ingress or egress of tractor trailer operations off Huffines Boulevard. No ingress or egress of tractor trailer operations off of Huffines Boulevard. Hours of operation are from 7:00 AM to 7:00 PM Monday through Saturday. The only activities that will occur within 50 ft. of Huffines Boulevard are "FR" uses only. Site plan required

To: Amend PD 797 to add large equipment storage and display; site plan included

Land Use Compatibility: Requested change is not compatible.

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

Background:

The proposed site is located on the corner of Huffines Blvd. and Northwest Loop 820. The applicant is requesting a zoning change to Amend PD 797 to add large equipment storage and display as the primary use, site plan included. The site is currently vacant and the applicant intends to store large construction equipment and other vehicles for an auction site directly to the west that is not within the Fort Worth city limits.

The current zoning allows large vehicle trailer sales/storage and display with uses associated with make ready for retrofit of large vehicles/trailers, machine shop, paint mixing, spraying, sheet metal shop, welding, outside storage. This truck based business never developed. The storage of large vehicles (truck and tractors) would have occurred only in the operation of the primary use, e.g. trucks that were being kept for service. The previous site plan had a sales office and structure associated with the uses. The new proposal is for outdoor storage only since the auction offices are on the adjacent property.

Typically, outdoor storage, as a primary use is only allowed within industrial districts with a Special Exception from the Board of Adjustment. In this situation, the applicant was required to amend the zoning to allow outdoor storage and revise the site plan to show the location of the storage.

Site Information:

Owner: 2008 Lifetime Management US, Inc.
 1511 Sparrow Drive
 Nisku, Alberta Canada T9E8H9
 Agent: Jeff Linder, Bannister Engineering
 Acreage: 16.97 acres
 Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "PD 797" PD/FR Light Industrial including large vehicle trailer sales/storage and display; and the following uses associated with make ready for retrofit of large vehicles/trailers, machine shop, paint mixing, spraying, sheet metal shop, welding, outside storage with screening to the public ROW with development standards / gas well
 East "C" Medium Density Multifamily; "PD 986" PD/F plus production of gaskets, sealants, tapes and other products uses in aviation communication; site plan waived / vacant
 South "G" Intensive Commercial / vacant
 West City of Saginaw / auction facility

Recent Relevant Zoning and Platting History:

Zoning History: "PD 797" PD/FR Light Industrial including large vehicle trailer sales/storage and display; and the following uses associated with make ready for retrofit of large vehicles/trailers, machine shop, paint mixing, spraying, sheet metal shop, welding, outside storage with screening to the public ROW with development standards, effective 1/15/08 (subject property)
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NW Loop 820.	Freeway	Freeway	No
Huffines Blvd.	Minor Arterial	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Inter-District 2 Alliance	Trinity Habitat for Humanity
Caballito Del Mar HA	Streams And Valleys Inc
Marine Creek Community Association*	Eagle Mountain-Saginaw ISD
Marine Creek Ranch HOA	Lake Worth ISD

*Site located within a registered Neighborhood Association

Site Plan Comments:

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

1. Outdoor Storage parking surfaces must be hard surface and dust free

Compliance with the items noted above shall be reflected on the site plan.

TPW Comments:

No TPW comments at this time.

Platting Comments:

No Platting Comments at this time

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks 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.)

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to Amend PD 797 to add large equipment storage and display as the primary use, site plan provided. Surrounding land uses vary with a gas well to the north, NW Loop 820 to the south, vacant land to the east, and an auction facility to the west.

The applicant intends to use the site for outdoor storage of large equipment for auction. The proposed site is located on the corner of a freeway and minor arterial, but is also the main entry into a larger residential area to the north. Industrial uses are more appropriate in industrial growth centers and in overall industrial areas.

As a result, the proposed zoning **is not compatible** at this site.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as General Commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 40)

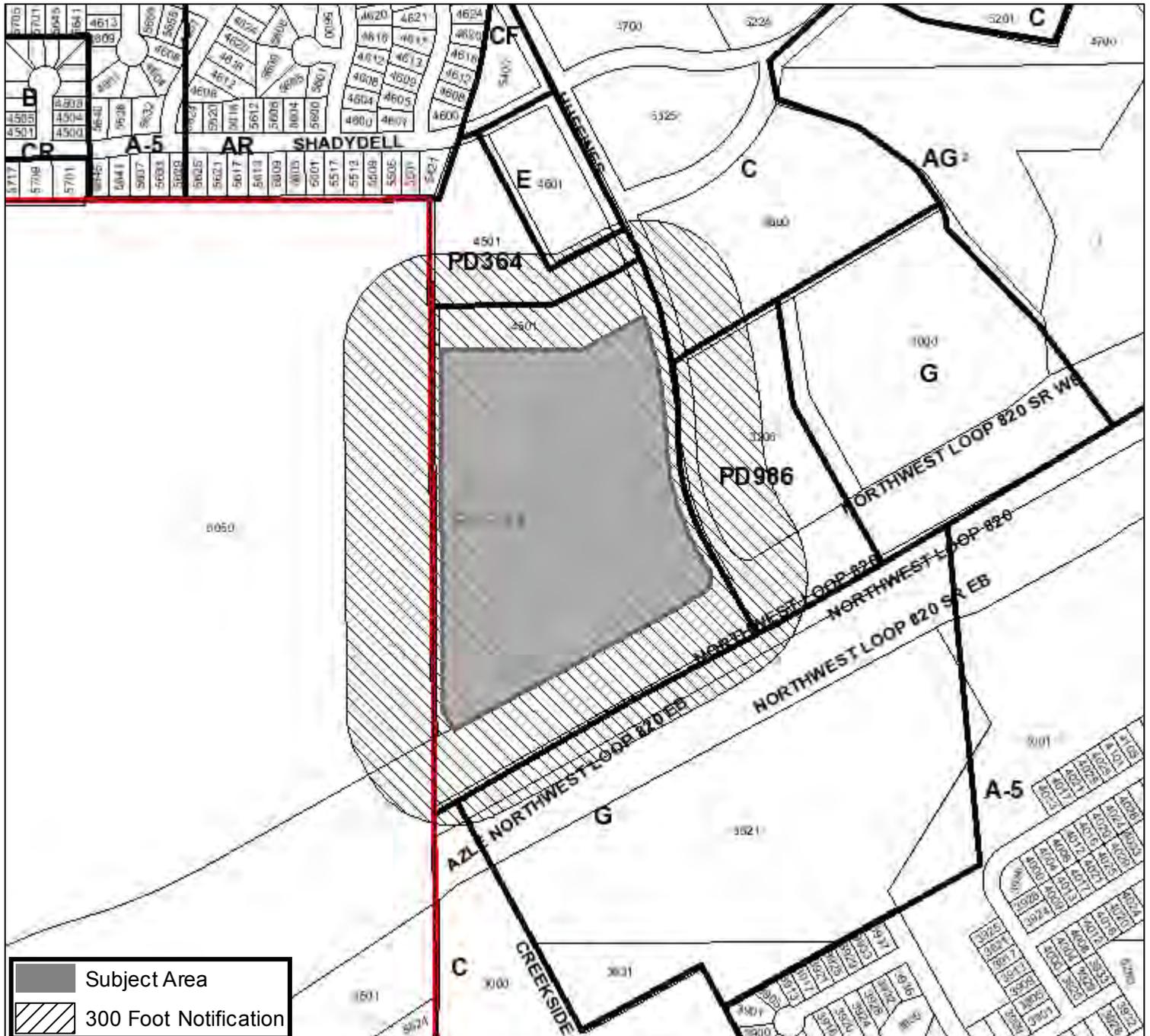
Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Attachments:

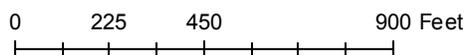
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

Area Zoning Map

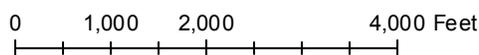
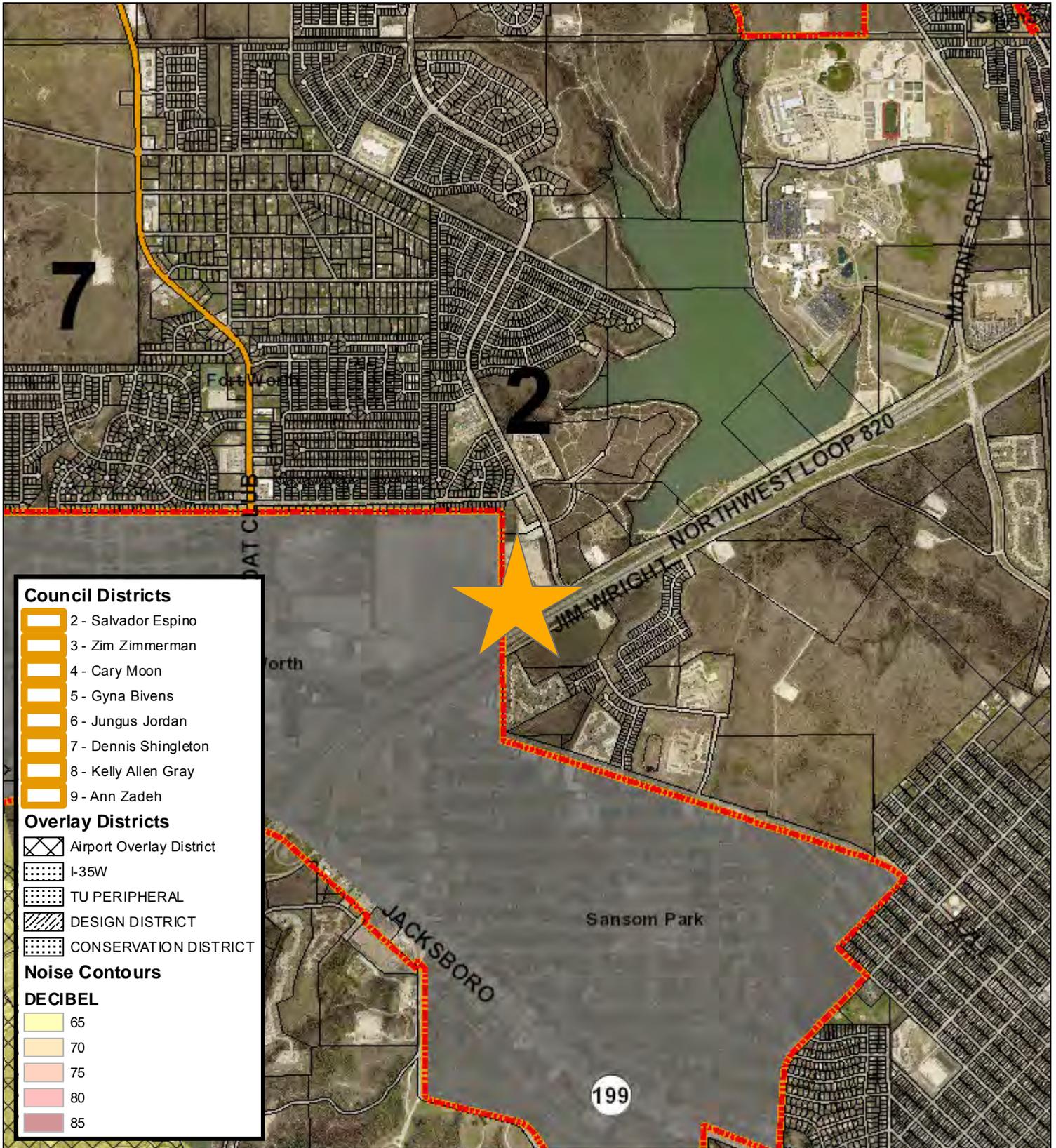
Applicant: 2008 Lifetime Management US, Inc.
 Address: 3200 NW Loop 820/4451 Huffines Boulevard
 Zoning From: PD 797
 Zoning To: Amend PD 797 for large equipment storage and display
 Acres: 17.39982525
 Mapsco: 46V, 47S
 Sector/District: Far Northwest
 Commission Date: 5/11/2016
 Contact: 817-392-8043



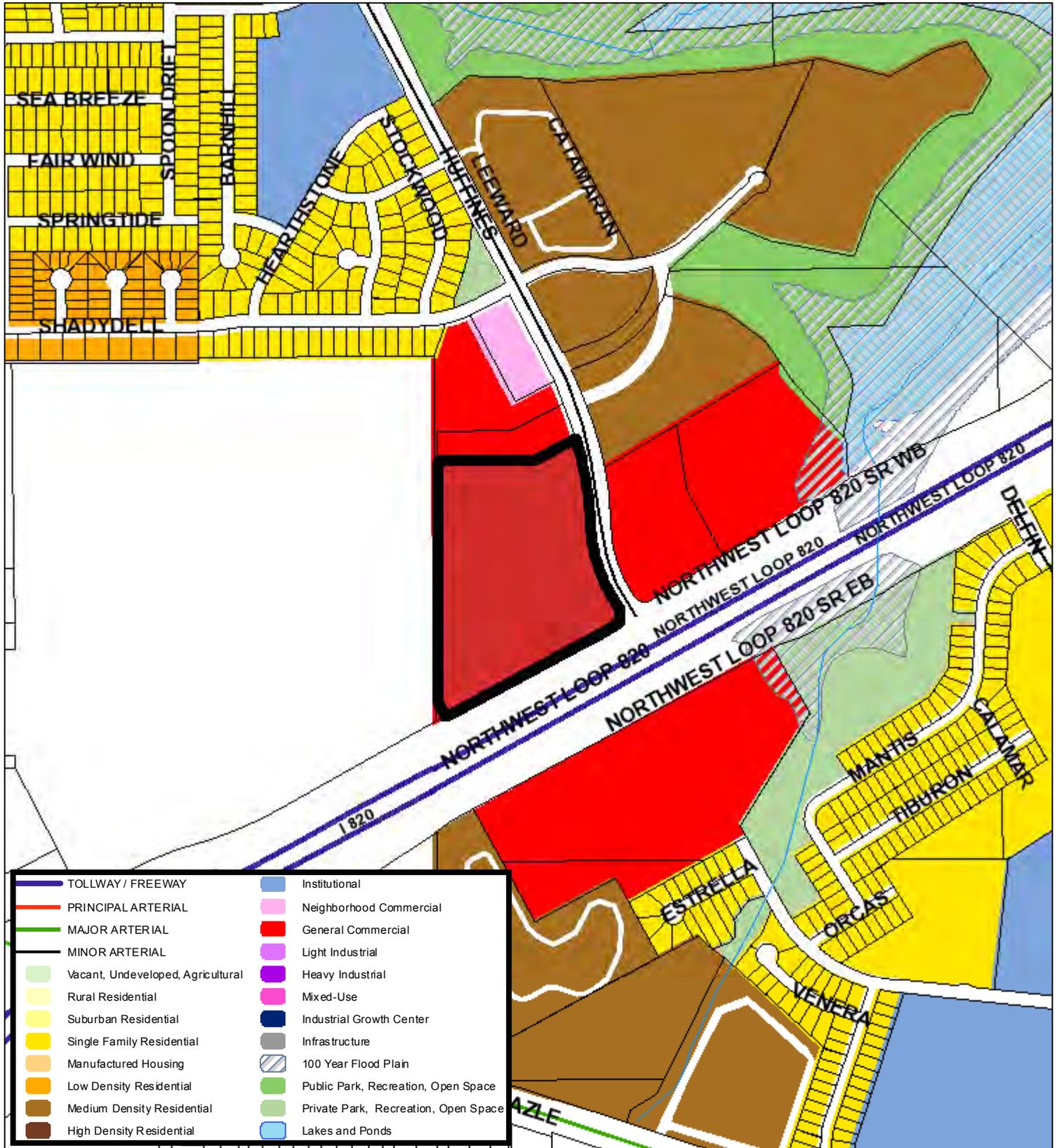
	Subject Area
	300 Foot Notification



Area Map



Future Land Use

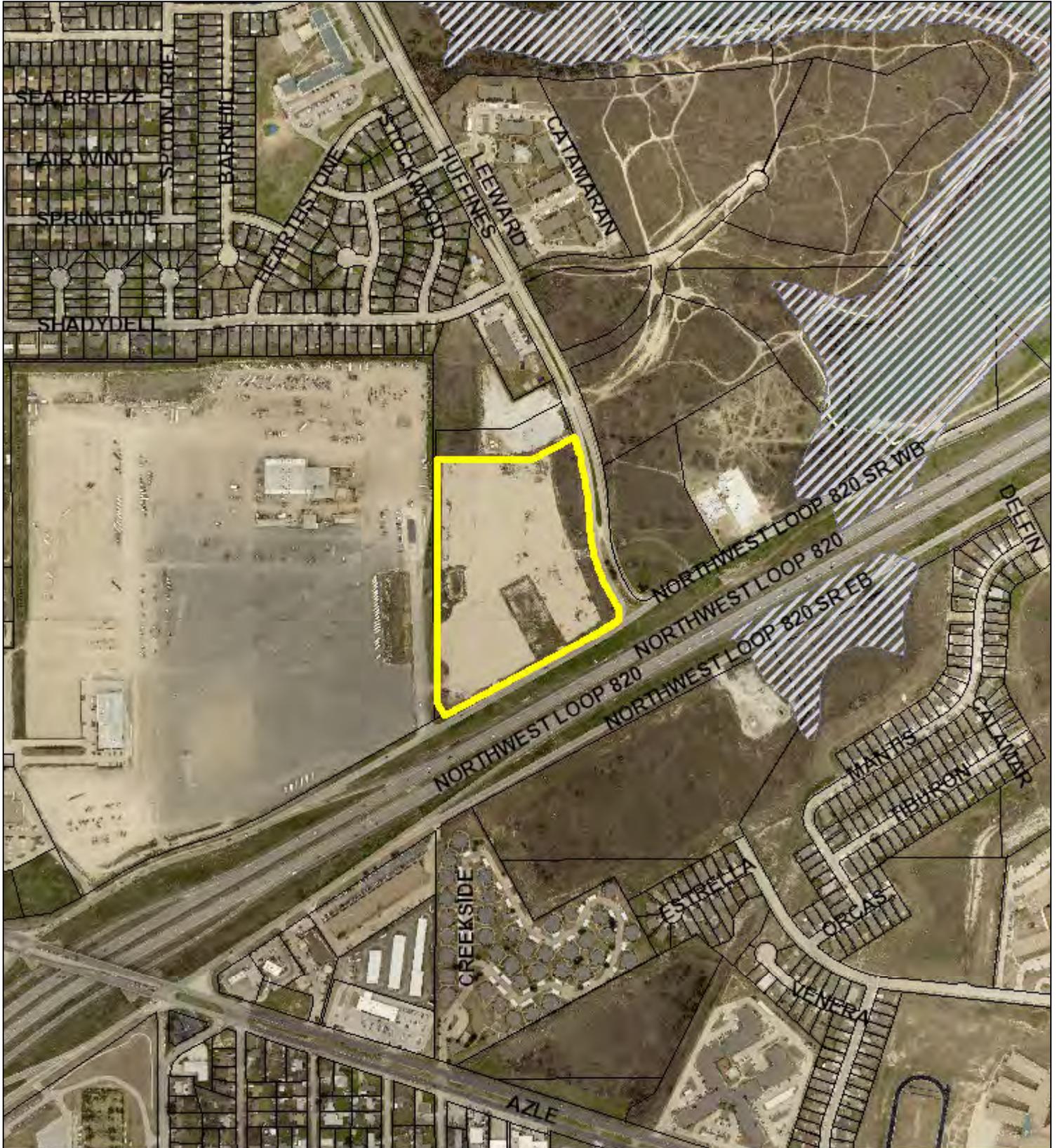


620 310 0 620 Feet

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 29, 2016.



Aerial Photo Map



0 385 770 1,540 Feet



William Lovelace/Ryan Place Improvement	NA	Out		Support	Sent letter in
David Cantu-Crouch/Hemphill Corridor Task Force	1820 Henderson	Out		Support	Sent letter in
Joe McGarrey/interim Rosemont NA	3941 Ryan Ave	Out		Support	Sent letter in
Aleida Flores/Rosemont East NA	3800 6 th Ave	Out		Support	Sent letter in
Robert Martinez/South Ft Worth NA	417 W Beddell	Out		Support	Sent letter in
Jonny Hamlin/Hubbard Heights NA	1305 W Gambrell	Out		Support	Sent letter in
Rick Wilson	4512 Hemphill	Out		Support	Sent letter in
Paul Rios	4117 Hemphill	In		Support	Sent letter in
Jose Portillo Sr.	4221 Hemphill	Out		Support	Sent letter in
Mark Khan	3508 Hemphill	Out		Support	Sent letter in
Jesse Herrera	707 W Drew	Out		Support	Sent letter in
David Vela/Seminary Hills NA	5000 James Ave	Out		Support	Sent letter in
Betsy Morris	923 W Fogg	Out		Support	Sent letter in
A petition with more than 18 signatures can be found in the case file.					

5. ZC-16-090 2008 Lifetime Management US Inc. (CD 2) – 3200 NW Loop 820/4451 Huffines Boulevard (Marine Creek Estates Addition, Block 2, Lot 2, 17.40 Acres): from PD 797 "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted, including large vehicle trailer sales/storage and display; and the following uses associated with make ready for retrofit of large vehicles/trailers, machine shop, paint mixing, spraying, sheet metal shop, welding, outside storage with screening to the public ROW. No ingress or egress of tractor trailer operations off Huffines Boulevard. No ingress or egress of tractor trailer operations off of Huffines Boulevard. Hours of operation are from 7:00 AM to 7:00 PM Monday through Saturday. The only activities that will occur within 50 ft. of Huffines Boulevard are "FR" uses only. Site plan required to Amend PD 797 to add large equipment storage and display; site plan included

Jeff Linder, 240 N. Mitchell Road, Mansfield, Texas representing 2008 Lifetime Management US Inc. on behalf of Ritchie Brothers explained to the Commissioners the request is to allow for the storage of large equipment and display area in conjunction with the existing Ritchie Brothers auction business to the west in Lake Worth. There will be no ingress or egress on Huffines.

Mr. Flores asked about the equipment storage. Tim Kander, 4412 Old Mabry Place, Roswell, Georgia with Ritchie Brothers said probably about 300 pieces at a time. The equipment starts to arrive about 4-6 weeks prior to the auction and stays about two weeks after the auction and that they hold about five sales a year.

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

<i>Document received for written correspondence</i>					ZC-16-090
Name	Address	In/Out 300 notification area	ft. Position on case		Summary
Tim Kander	4412 Old Mabry	Out		Support	Spoke at hearing
Kevin Monahan/Marine Creek Estates HOA	5632 Ainsdale	Out		Support	Correspondence handed in at the meeting

6. ZC-16-091 FW Rivercrest Bluffs LLC (CD 7) – 221, 223 and 239 Nursery Lane (Rivercrest Addition, Block 13, Lots 13I, 13J, 13K, 13L, 1.47 Acres): from “B” Two-Family and PD 990 “PD/A-5” Planned Development for “A-5” One-Family with Development Standards for 15 ft. front yard setbacks, 60% lot coverage; site plan waived to Amend PD 990 to add property and waive the projected front yard setback and allow a masonry screening wall; site plan waiver requested

Mary Nell Poole, 2918 Wingate, Fort Worth, Texas representing FW Rivercrest Bluffs LLC explained to the Commissioners they are requesting an amendment to the PD to add additional property and to waive the front yard setback to allow for a screening wall fence to be shielded by trees and ground cover. Ms. Poole said they will be installing a four foot sidewalk for connectivity. Ms. Poole stated she visited with the neighborhood association as well as affected property owners who were in support.

Mr. Northern asked about the screening wall. Ms. Poole said the wall will only extend along the four lots and noted the future development for this area will probably be “UR”.

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

7. ZC-16-092 Terri E. West/Westway Hamilton LLC (CD 9) – 2837 Hemphill Street (South Hemphill heights Addition, Block 15, Lots 10, 11, 12, 0.55 Acres): from “E” Neighborhood Commercial to “MU-1” Low Intensity Mixed-Use

Jim Johnson, 3224 Rogers Avenue, Fort Worth, Texas representing Terri West/Westway Hamilton LLC explained to the Commissioners the Historic Hamilton apartments were built in 1927 and have been vacant for more than 20 years. Mr. West explained they are requesting