



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 13, 2016

Council District 6

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

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: Quik Trip Corporation

Site Location: 5300 block & 5401 Lubbock Avenue, 2704 Southgate Drive
Mapsco: 90T

Proposed Use: QuikTrip Gas Station

Request: From: "A-5" One-Family; PD 1059 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial; site plan approved
To: Amend PD 1059 to add property for driveway realignment, minor amendments; site plan included

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

Comprehensive Plan Consistency: Requested change **is not consistent (Minor Boundary Adjustment)**

Background:

The proposed site is located on the corner of Southwest Loop 820 and McCart Ave. The applicant would like to amend PD 1059 to add property for a driveway realignment and make minor changes to the existing PD. The site was rezoned last year for the QuikTrip (QT) gas station. The applicant would like to amend their zoning in order to move the commercial drive south along McCart Avenue to comply with TXDOT requirements. The applicant is also requesting two additional fueling stations and nine new parking spaces.

QT acquired the property at 5401 Lubbock to the south of the proposed development originally to provide a bigger buffer to the neighborhood but now they are required to move the driveway to comply with spacing and angle TXDOT requirements. Rezoning is required because commercial businesses cannot be accessed through residentially zoned property. The applicant intends to demolish the existing structures in order to make way for the proposed gas station. The applicant has also been through the street vacation process for Lubbock and closing for Southgate. The process to formally vacate Southgate is underway currently at the City Plan Commission.

The development will meet the regulations of "E" Neighborhood Commercial. The applicant has proposed a masonry sound wall along the property line to the west of the business adjacent to the residential

properties. Additional buffer landscaping will be provided within this area. Lighting is expected to be shielded downward and away from the residential area.

The applicant held several neighborhood meetings in order to discuss the initial change from residential to commercial. Extensive opposition was received and the neighborhood spoke against the proposal at the Public Hearing's. Due to this opposition, staff has asked the applicant to meet with the neighborhood to discuss the proposed changes to the site. The following table below provides the differences between the current approved PD and the new proposed PD:

Item	Approved PD	Proposed PD
Fuel Stations	10	12
Parking	73	82
Drive from McCart Ave	Located at the original Southgate Dr.	Moved South of the original site per TXDOT requirement
Southgate	Closed with 6 parking spaces	Altered per TPW cul-de-sac requirement includes parallel parking
5401 Lubbock Street	Property not included in rezoning case	Site included with new drive bisecting the site with remaining space to be landscaped

Site Information:

Owner: Quik Trip Corporation
 1120 N. Industrial Blvd.
 Euless, TX 76039

Acreage: 1.85 ac

Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / IH-20
- East "A-5" One-Family / TxDOT facility
- South "A-5" One-Family / single-family
- West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-085, from "A-5" One-Family to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial; site plan approved; effective Nov. 12, 2015

Platting History: VA-16-004, vacate portion of Lubbock Street (complete)
 VA-16-024, vacate portion of Southgate (in-process)
 FS-15-263, final plat for QT site (in-process)

Transportation/Access

Street/Thoroughfare	Existing	Proposed
Southgate Dr	Residential	Residential
Lubbock Ave.	Residential	Residential
Southwest Loop 820 Service Road	Freeway	Freeway
McCart Ave.	Neighborhood Connector	Neighborhood Connector

Public Notification:

The following organizations were notified:

Organizations Notified	
District 6 Alliance	Westcreek Central NA
Neighbors Working Together	Trinity Habitat for Humanity
South Hills NA	Streams And Valleys Inc.
Seminary Hill NA	Fort Worth ISD
South Hills South*	

*Located within the confines of this registered neighborhood association

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

TPW Comments: (Michael Arthaud, 817-392-6597, Michael.Arthaud@fortworthtexas.gov

1. TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities.
2. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Required 5' Sidewalks along street frontages
3. Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way.
4. VA-16-024 in process this time. If the vacation of Southgate is not approved a revision to the site plan will be required

Platting Comments: (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. This zoning case and site plan are conditional upon approval by City Council for the vacation (VA-16-024) for Southgate Drive.

(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 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial; site plan required. Surrounding land uses consist of single-family to the south and west with a TxDOT facility to the east and freeway access road to the north.

The initial rezoning for the site was approved late last year. The applicant has proposed several changes to the overall site plan. The applicant intends to add 2 more fueling stations, 9 additional parking spaces and move the old Southgate Drive further south.

The proposed zone change **is compatible** with existing land uses.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Neighborhood Commercial with one lot as single-family. The requested zoning change **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

The overall proposal is consistent with the following Comprehensive Plan and the policies below:

- 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)
- 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)

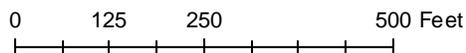
Attachments:

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

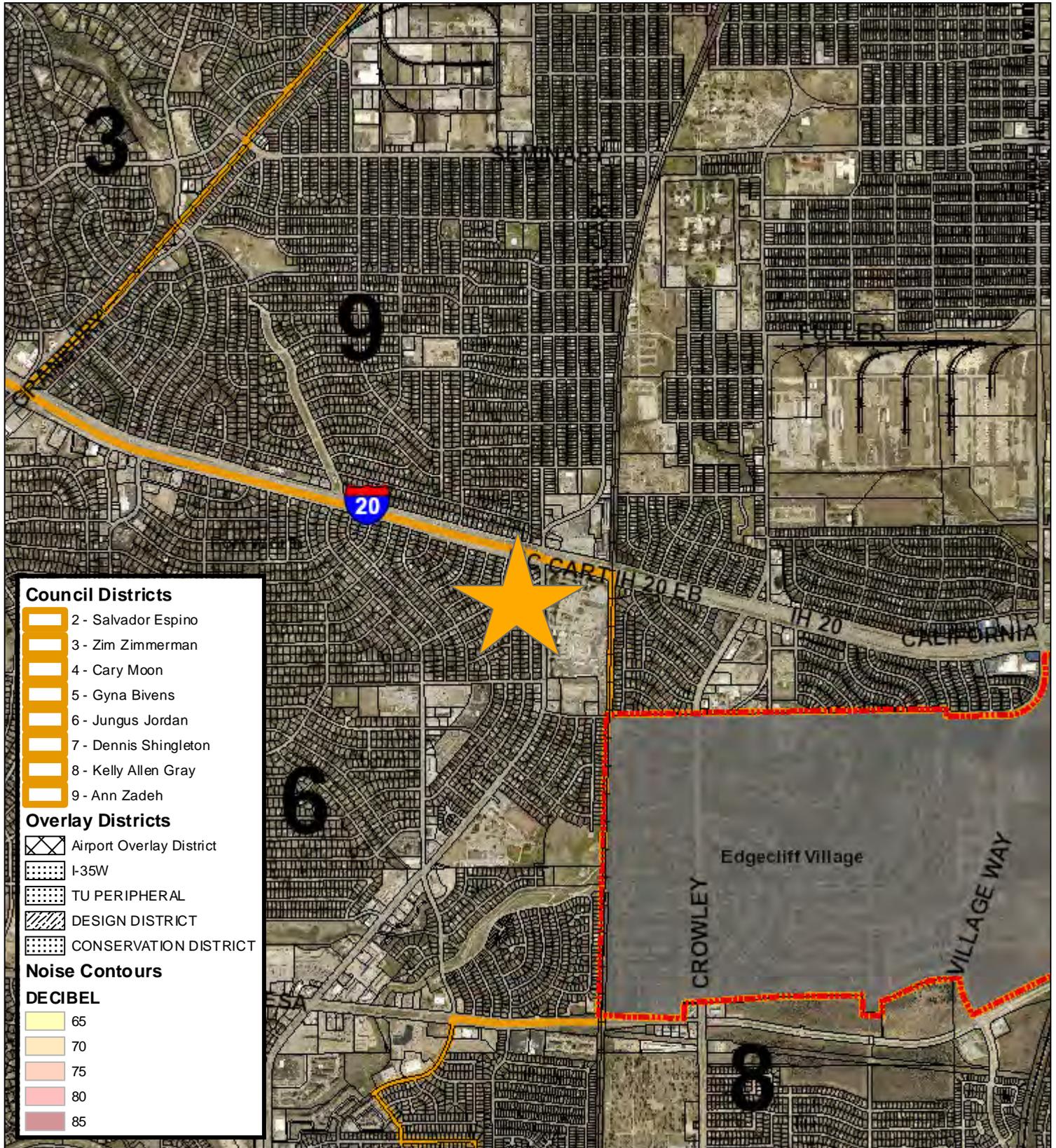


Area Zoning Map

Applicant: Quik Trip Corporation
 Address: 5300 block & 5401 Lubbock Avenue, 2704 Southgate Drive
 Zoning From: A-5, PD 1059 for convenience store with gas sales
 Zoning To: Amend PD 1059 to add property for driveway realignment
 Acres: 2.89312457
 Mapsco: 90T
 Sector/District: Wedgwood
 Commission Date: 8/10/2016
 Contact: 817-392-8043

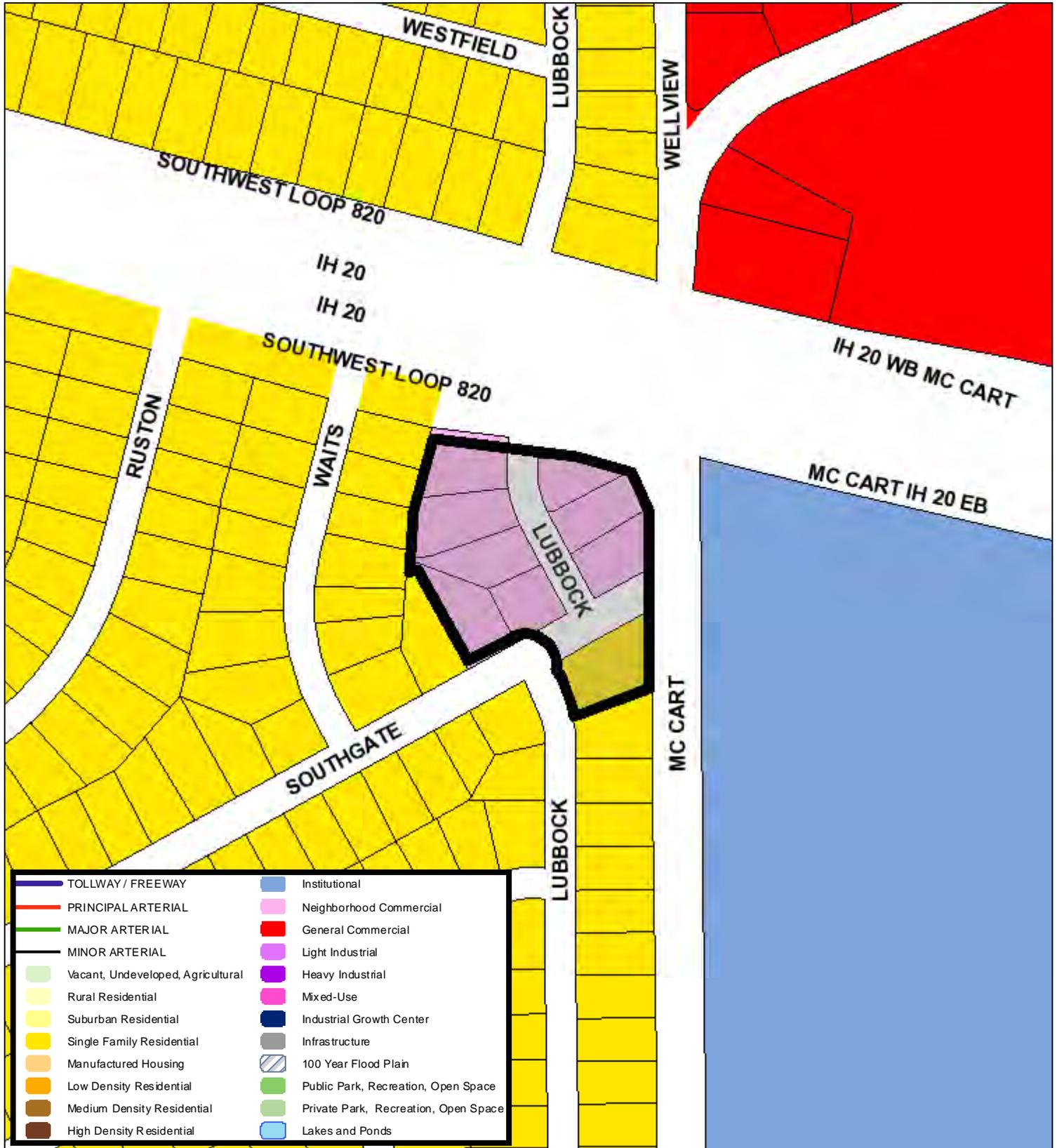


Area Map

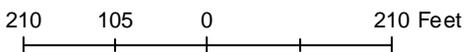


0 1,000 2,000 4,000 Feet

Future Land Use



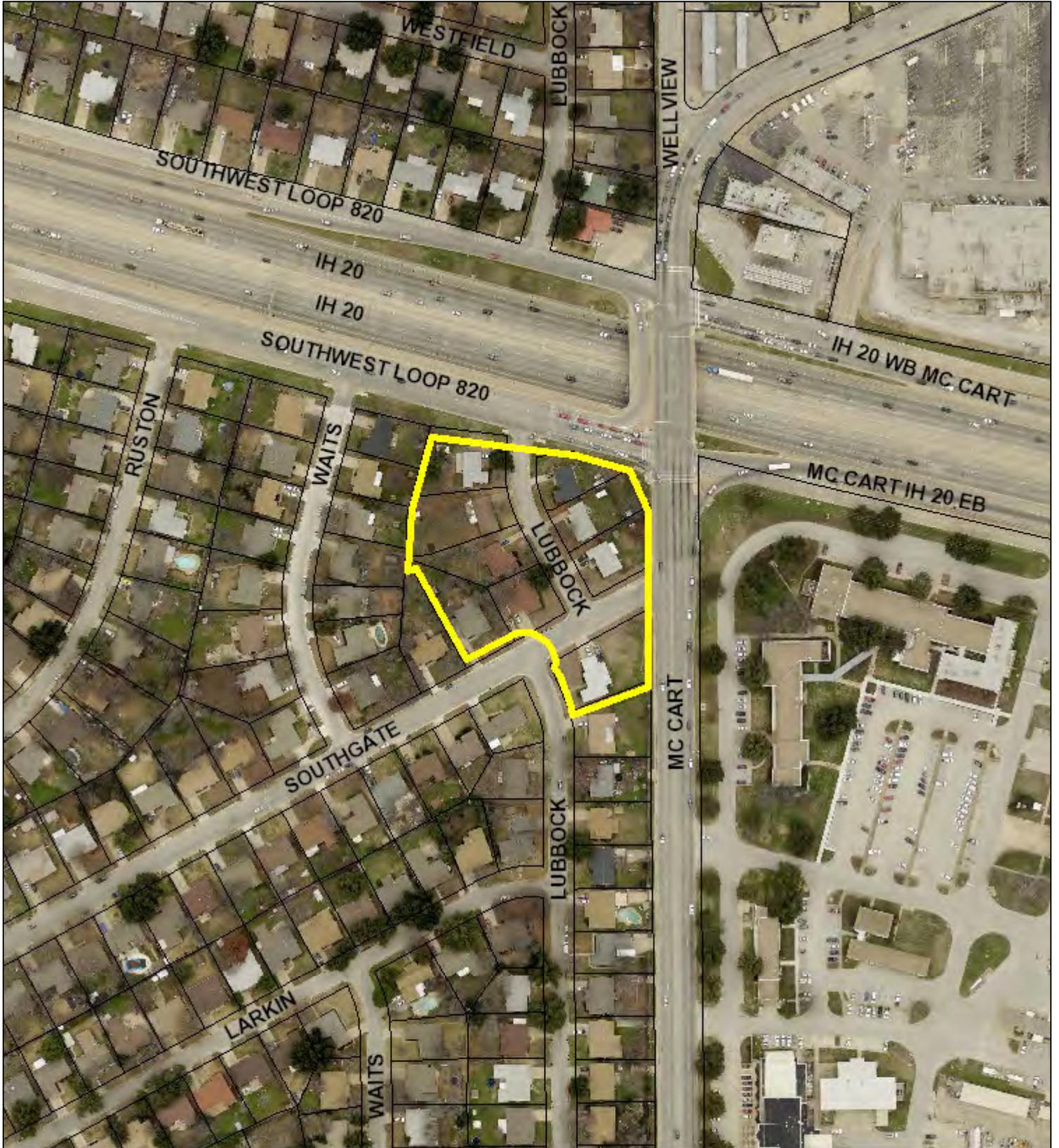
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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



0 137.5 275 550 Feet



13. ZC-16-141 Quik Trip Corporation (CD 6) – 5300 block and 5401 Lubbock, 2704 Southgate Drive (John Jennings Survey, Abstract No. 851 being all of lots 10-14, Block 67, all of Lot 4, Block 67-A and the remainder of Lots 2 and 3, Block 67-A, South Hills Addition, 2.89 Acre): from “A-5” One-Family and PD 1059 Planned Development for all uses in “E” Neighborhood Commercial convenience store with gas sales; site plan approved to add property to PD1059 for driveway alignment and minor amendments; site plan included

J D Dudley, 1120 N. Industrial, Euless, Texas representing Quik Trip explained to the Commissioners this is an amendment to the PD based on feedback from TXDOT. They have requested to shift the drive that is on McCart, the old Southgate Road about 100 ft. for safety concerns.

Ms. Runnels thanked him for working with the neighborhood and relocating that drive.

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

14. ZC-16-142 Cook Children’s Health Care System (CD 9) – 900 and 904 Southland Avenue and 901 and 909 8th Avenue (Southland Subdivision of Block 10, Fields Welch Addition, 0.97 Acre): from “NS-T5P” Near Southside/Urban Center to “G” Intensive Commercial

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Cook Children’s Health Care explained to the Commissioners they are requesting “G” zoning for the expansion of the Cook Children’s Campus.

Mike Brennan, 1606 Mistletoe, Fort Worth, Texas representing Near Southside, Inc. spoke in support.

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

<i>Document received for written correspondence</i>					ZC-16-142
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Mike Brennan/Near Southside Inc.	1606 Mistletoe	Out		Support	Spoke at hearing

15. ZC-16-143 City of Fort Worth Planning & Development: petition Overton Park Neighborhood (CD 3) – Generally bounded by Hulen Street, Arborlawn, Bellaire Drive S., Ledgewiew, Autumn, Trinity River and Westdale (see addresses in case file, 342.94 Acre):