



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 29, 2017

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: **Autobahn Realty Partners, LP**

Site Location: 117 N. University Drive Mapsco: 62X

Proposed Use: **Car Sales Inventory Lot**

Request: From: PD 1030 "PD/E Planned Development for all uses in "E" Neighborhood Commercial plus display of autos for sale as part of the adjacent new and preowned auto sales business to add additional property. Used auto sales only is not permitted. Permanent canopies for shading of autos for sale shall be permitted. Improvements shall be made to the pavement before inventory may be placed. Provide minimum 6 ft. wrought iron fence along southern property line. Lot lighting shall be directed downward and shielded on the property. One 16 ft. tall x 8 ft. wide monument sign similar to that of the existing dealership may be installed on one of the properties. Site plan waiver requested only for the auto sales inventory lot; any office or habitable structure shall require site plan approval

To: Amend PD 1030 site plan to allow masonry screening fence; site plan waiver requested only for the auto sales inventory lot; site plan waiver requested only for the auto sales inventory lot; any office or habitable structure shall require site plan approval

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located east of University Drive a major arterial and just south of White Settlement Road a minor arterial. A zoning change was recently approved on March 8, 2017 for the same use, but the development standards required a wrought iron fence. The applicant needs to amend the development standards to allow for the masonry screening fence.

Parking lot lighting shall be directed downward and shielded on the property. A waiver to the site plan is being requested only for the lot because there will be no structures placed. However, any future structure such as an office shall require site plan approval, as requested by the neighborhood.

Site Information:

Owner: Autobahn Realty Partners, L. P.

3000 White Settlement Rd
 Fort Worth, TX 76107
 Agent: Ray Oujesky
 Acreage: 0.45 acres
 Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "PD1030" Planned Development for auto sales display as part of dealership / auto inventory
 East "PD234" Planned Development for auto repair for dealership / auto sales and service dealership
 South "E" Neighborhood Commercial / commercial
 West "PD-174" Planned Development for auto sales and rental / auto dealership

Recent Relevant Zoning and Platting History:

Zoning History: PD1030 Planned Development for all uses in "E" Neighborhood Commercial plus display of autos for sale as part of the adjacent new and preowned auto sales business. Used auto sales only is not permitted. Permanent canopies for shading of autos for sale shall be permitted. Improvements shall be made to the pavement before inventory may be placed. Provide minimum 6 ft. wrought iron fence along southern property line. Lot lighting shall be directed downward and shielded on the property. One 16 ft. tall x 8 ft. wide monument sign similar to that of the existing dealership may be installed on one of the properties. Site plan waiver requested only for the auto sales inventory lot; any office or habitable structure shall require site plan approval, approved by City Council 02/17/15 and 03/21/17 with the amended lot.

PD-174 Planned Development for E uses plus auto sales and rental with provisions, approved by City Council 12/12/08, subject property to the southwest; PD-202 Planned Development for E uses plus auto sales and service, approved by City Council 02/13/96, subject property to the east; PD-216 Planned Development for automobile service facility and auto storage, approved by City Council 08/12/97, subject property to the east; PD-928 Planned Development for E uses plus automotive service center and car wash for auto dealership, approved by City Council 02/17/12, subject property a few lots to the south

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
University Dr	Major Arterial	Major Arterial	No
White Settlement Rd	Minor Arterial	Minor Arterial	No

Public Notification:

300 foot Legal Notifications were mailed on July 14, 2017
 The following organizations were notified: (emailed July 26, 2017)

Organizations Notified	
Linwood NA*	Trinity Habitat for Humanity
University Park Owners Assoc., Inc.	Streams & Valleys, Inc.
Cultural District Alliance	Fort Worth ISD
Fort Worth League of Neighborhood Assoc.	

Located within the registered neighborhood association.*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E", plus specific uses and requirements for an auto sales lot as part of the adjacent dealership. Surrounding land uses are the Auto sales inventory to the north,

commercial building to the south, auto dealership and service to the east, and fast food establishment and auto dealership to the west.

University Drive is considered a major arterial at this location, which supports various intense commercial uses. Two automotive uses (Audi dealership, Range Rover dealership and service) and a heavy equipment tool rental facility operate within a quarter mile of the proposed site.

The proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the site as General Commercial in which auto related uses are permitted. The proposed PD/E zoning is consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38).

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

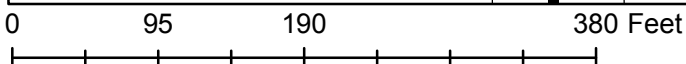
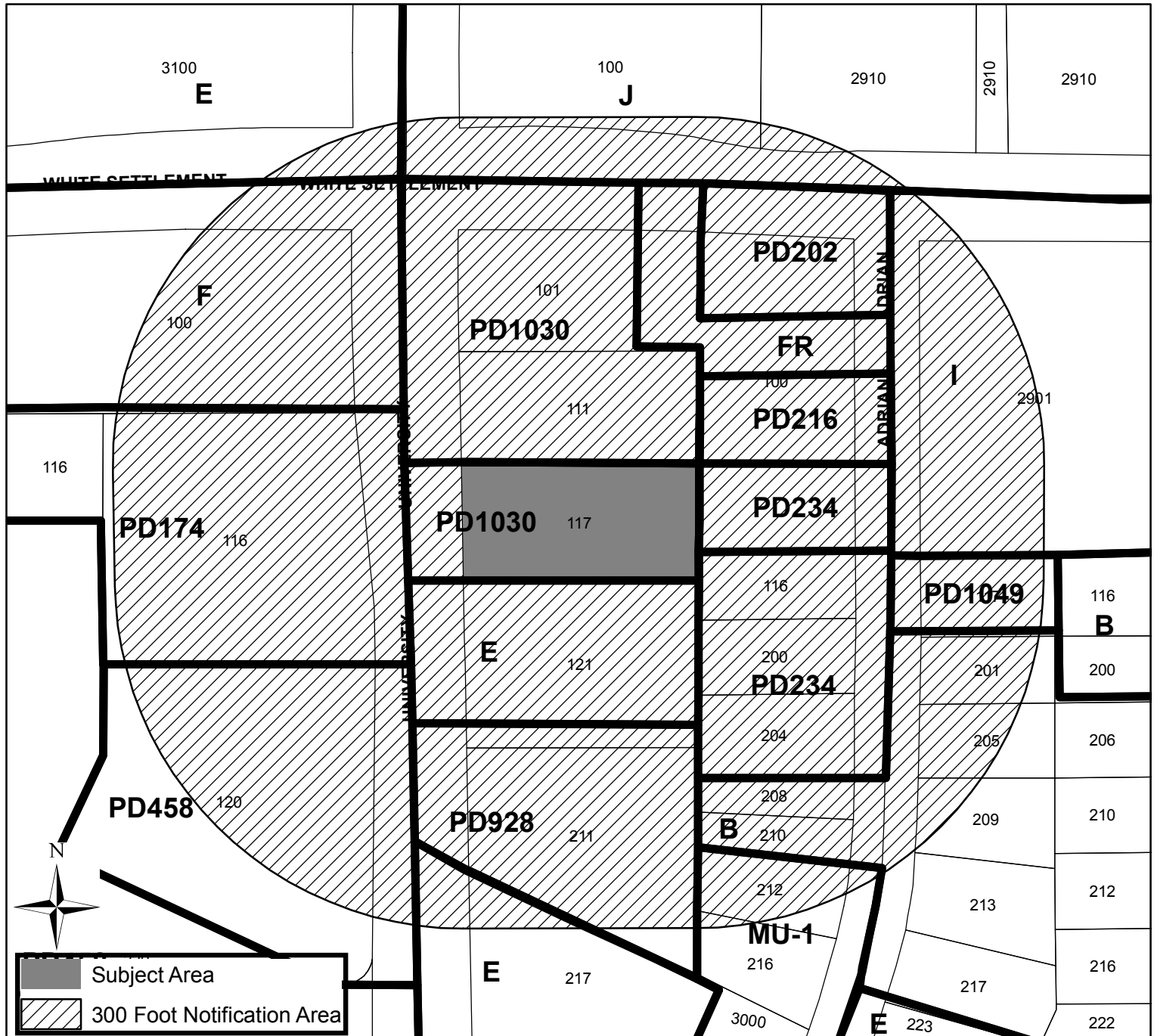
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



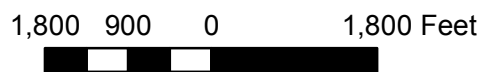
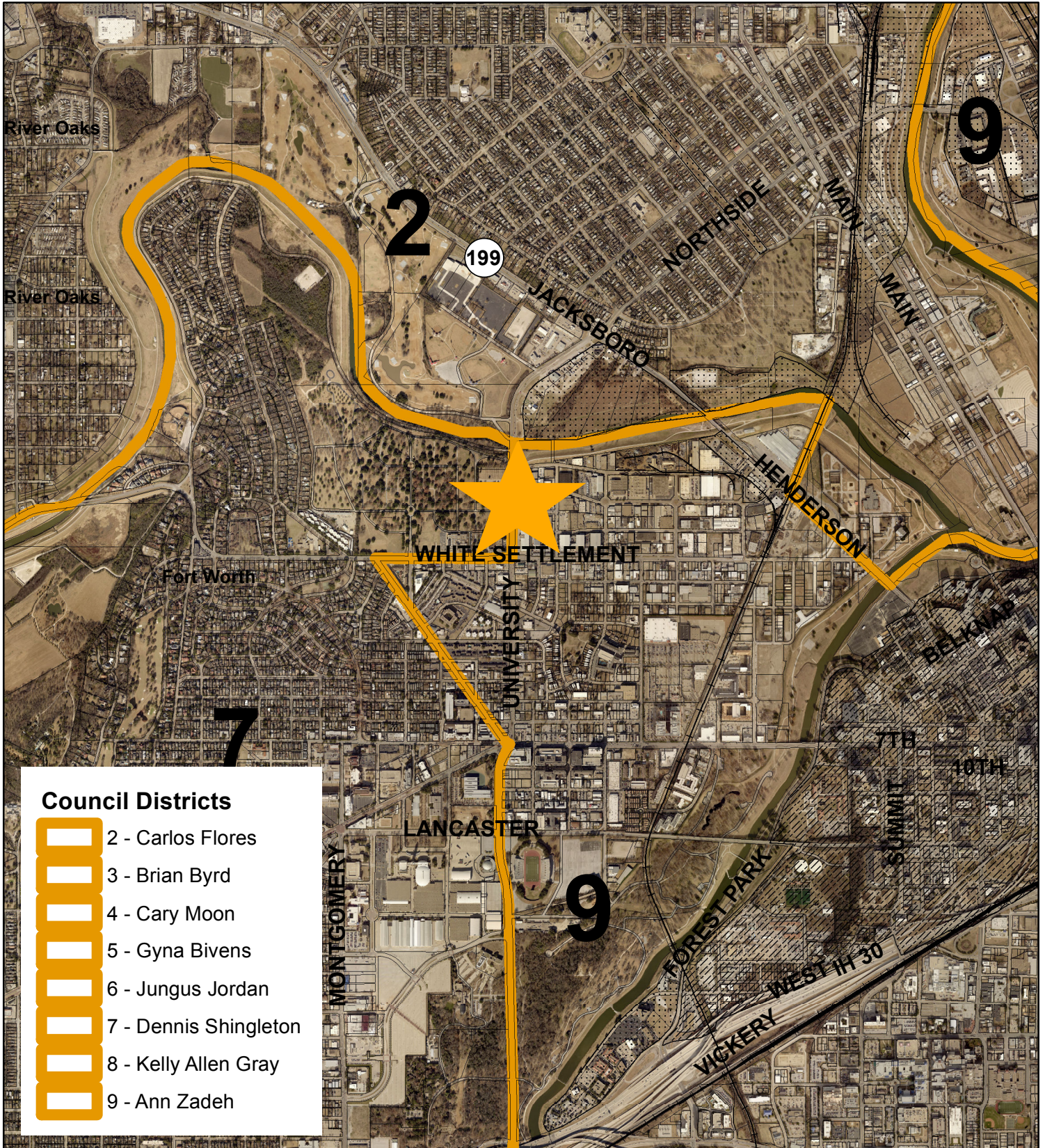
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Area Zoning Map

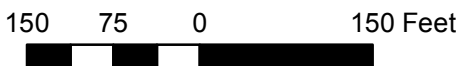
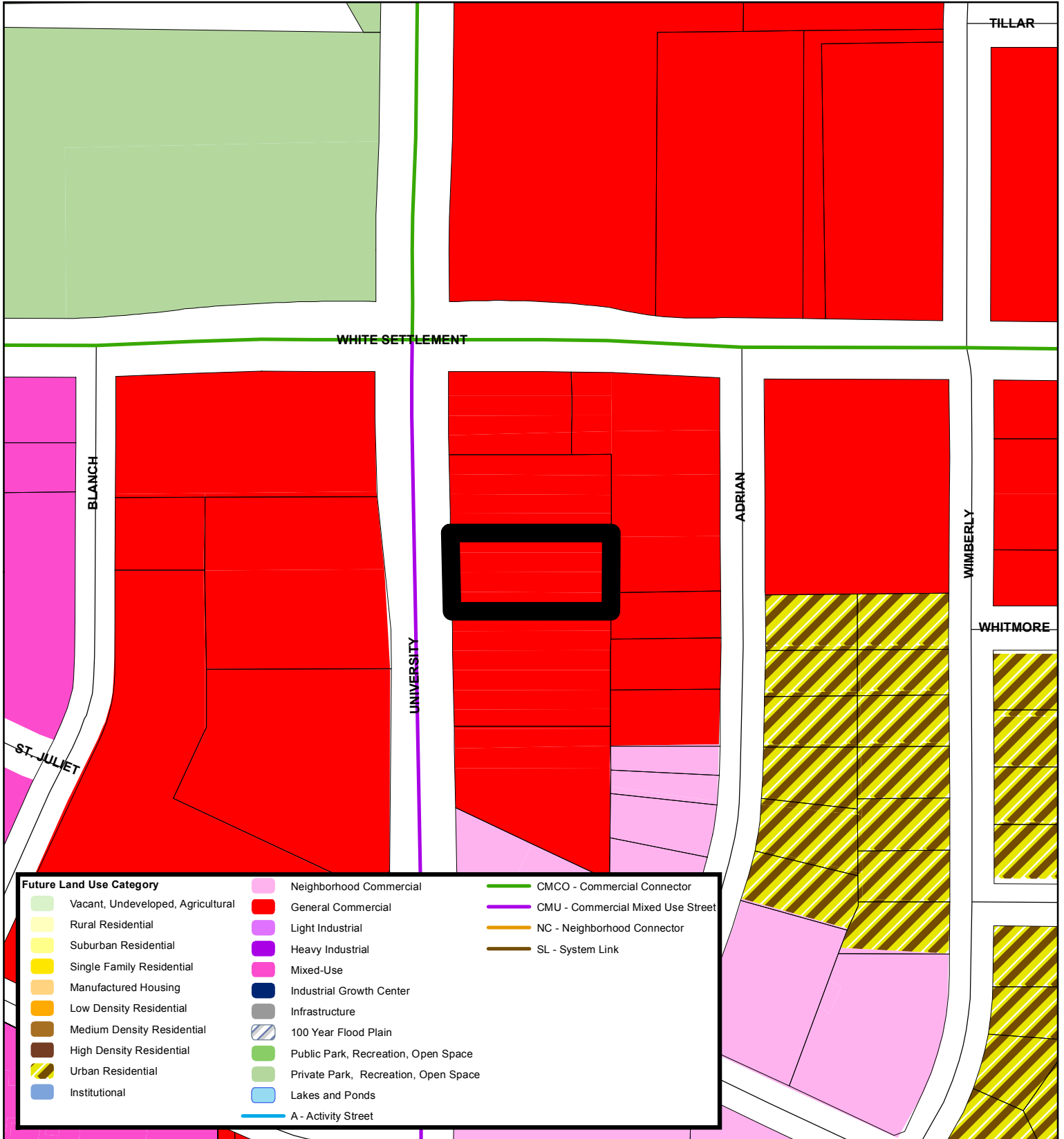
Applicant: Autobahn Realty Partners LP
Address: 117 N. University
Zoning From: PD 1030 PD/E for new auto sales with site plan
Zoning To: Amend PD site plan to allow masonry screening fence
Acres: 0.453405
MapSCO: 62X Sector/District: Arlington Heights
Commission Date: 8/9/2017 Contact: 817-392-2495



Area Map




Future Land Use



Aerial Photograph



70 35 0 70 Feet

 100 Year Flood Zone

Aerial Photography Date February 2015

