



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 7, 2012

Council District 9

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: none

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: Fort Worth Living, Ltd.

Site Location: 211 University Drive Mapsco: 62W

Proposed Use: Automotive Service Center and Car Wash for Auto Dealership

Request: From: "E" Neighborhood Commercial

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus automotive service center and car wash for auto dealership; site plan included.

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent.

Background:

The proposed site is located on University Drive near the corner of White Settlement Road. The applicant is proposing a zoning change from "B" Two-Family and "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus automotive service center and car wash to support the existing Audi car dealership across the street and northeast of the site.

The applicant is requesting a PD due to residential adjacency and to minimize neighborhood concerns by providing a site plan. The proposed automotive use is located on property adjoining residential, which is prohibited according to the automotive standards in 5.104. Additionally, the proposed shop is oriented away from University Drive and only 15 ft. away from residential uses. This could result in noise and other negative impacts.

University Drive is considered a major arterial which supports more intense commercial uses. However, the future land use is designated as mixed-use growth center, which promotes higher density and less auto oriented uses.

Site Information:

Owner:	Brett Thomas 9309 Mountain Lake Fort Worth, TX 76179
Agent:	James A. Stephenson
Acreage:	0.75 acres
Comprehensive Plan Sector:	Arlington Heights

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / fire station
- East "B" Two-Family; PD/FR / single-family, auto storage
- South "E" Neighborhood Commercial / Jack-in the-Box restaurant
- West "E" Neighborhood Commercial / tool rental

Site Plan Comments:

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

1. Required to request a waiver to 5.104.2.d. Automotive Repair; Paint and Body Shop Standards; NO repairs shall be conducted on any premises that adjoin any residential district.
2. Required to request a waiver to 5.104.2.c
 - a. Vehicles accepted for repairs must be behind a minimum
 - i. Six-foot solid screening fence
 - ii. Behind a minimum six foot solid screen evergreen hedge; or
 - iii. Within a building

Zoning Commission recommended waivers to the items noted above.

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: Not filed

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
University Drive	Major Arterial	Major Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Linwood NA
 University Park Owners Assn. Inc.
 Cultural District Redevelopment Initiative

Linwood Redevelopment Association
 Fort Worth ISD

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 automotive service center and car wash; site plan included. Surrounding land uses vary, with a fire station to the north, Jack-in the-Box just south, residential directly to the east, and storage and tool rental 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. However, automotive repair in commercially zoned districts have stringent standards designed to reduce the impacts to nearby residences.

Automotive repair is prohibited on any premise adjoining a residential district boundary, in order to protect neighborhoods from noise and other potential negative impacts. As a result, the proposed zoning **is not compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the site as Mixed-use Growth Center. The potential benefits of mixed-use growth centers are reduced reliance on single-occupancy vehicles, a healthier walking environment, and sense of place. Automotive repair facilities fall outside these parameters and intent of Growth Center's. The proposed PD/E zoning is not consistent with the following Comprehensive Plan policies.

- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use map (pg. 37).
- Encourage mixed-use projects in mixed-use growth centers, transit-oriented developments, and urban villages (pg. 37).
- 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 not consistent** with the Comprehensive Plan.

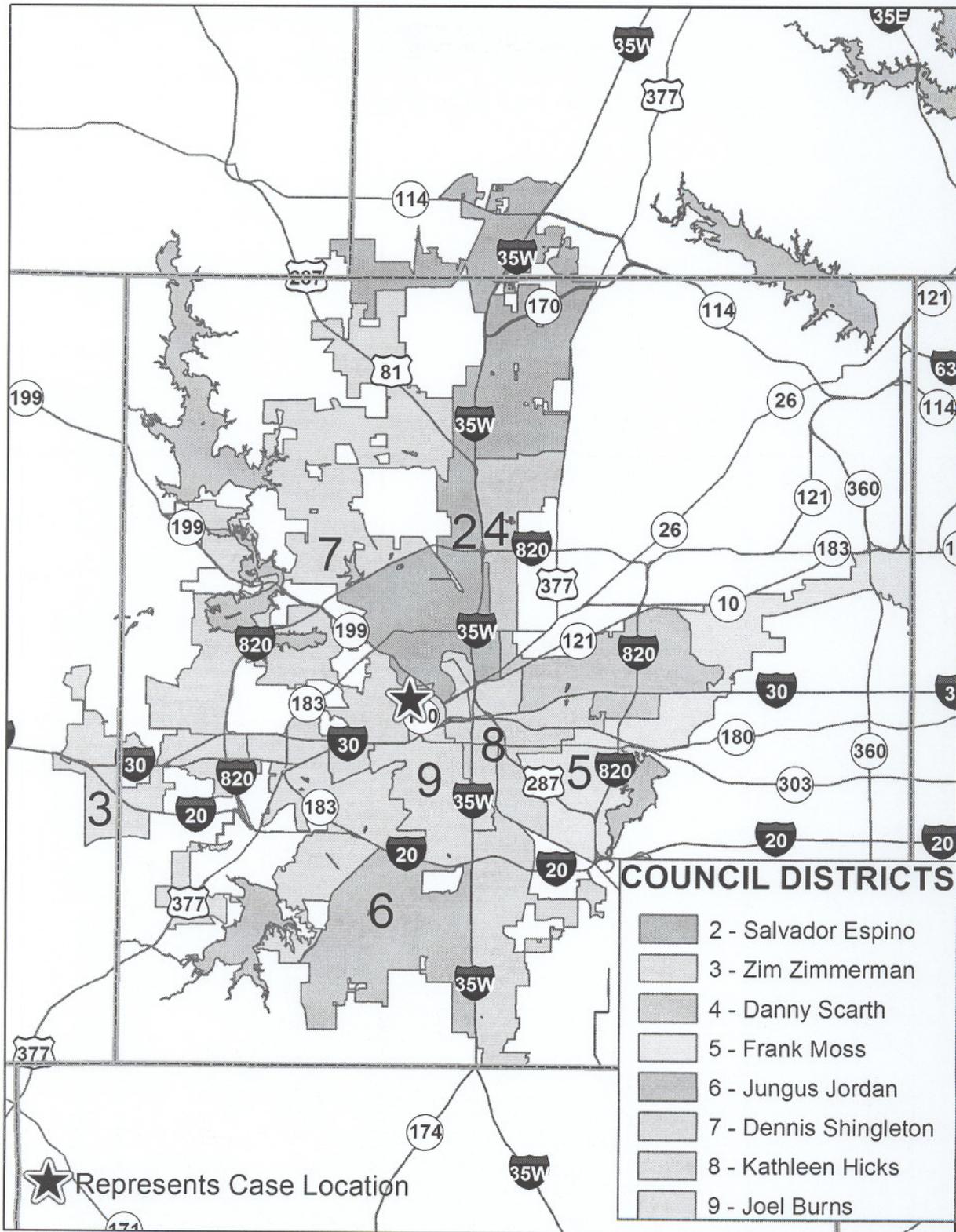
Attachments:

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

FORT WORTH

ZC-12-004

Location Map



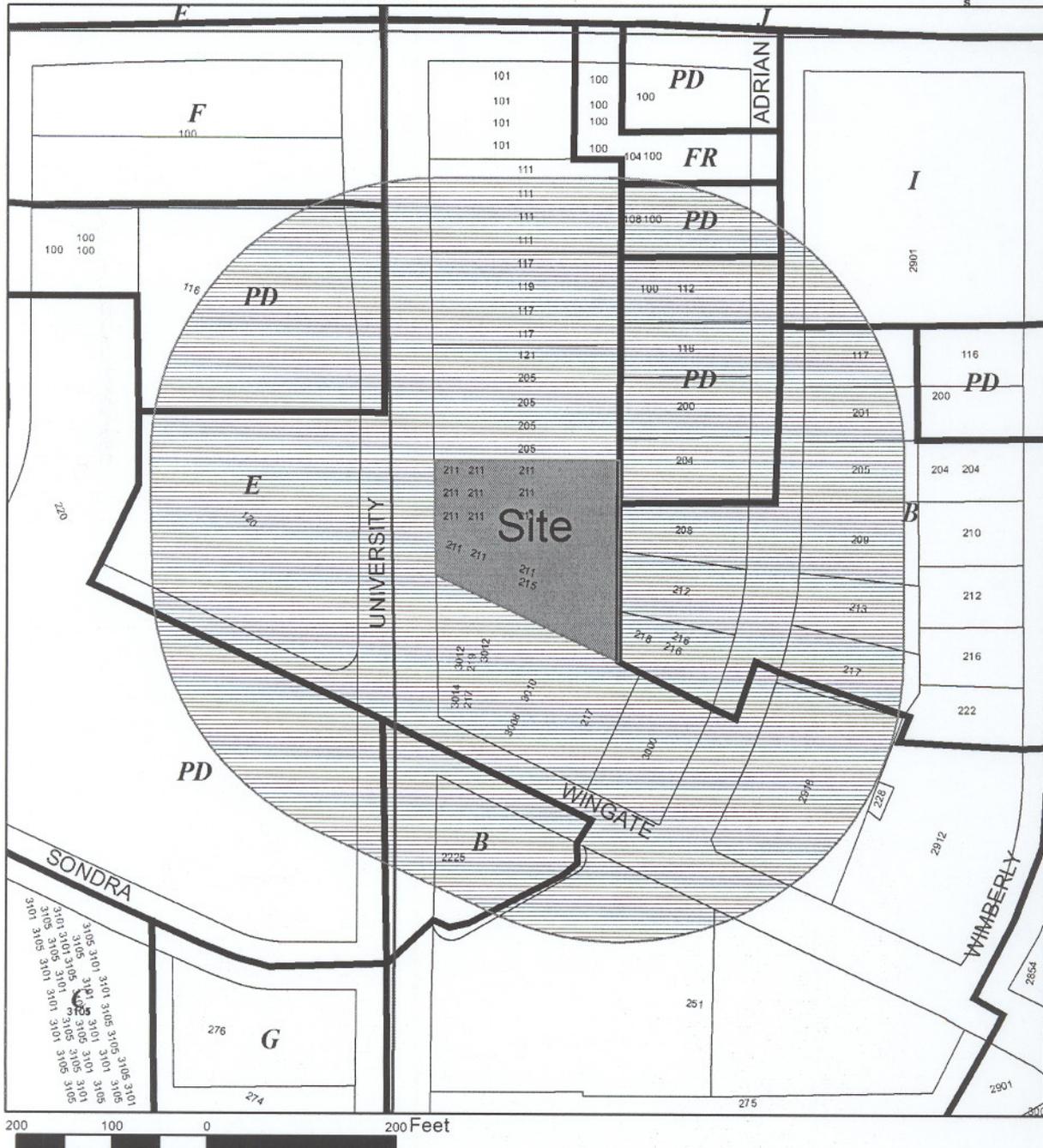


ZC-12-004

Area Zoning Map

Applicant: Fort Worth Living, Ltd.
 Address: 211 University Drive
 Zoning From: E
 Zoning To: PD for E uses plus automotive services & car wash
 Acres: 0.75823287
 Mapsco: 62W
 Sector/District: Arlington Heights
 Commission Date: 01/11/2012
 Contact: 817-392-8043

 300 Ft. Buffer

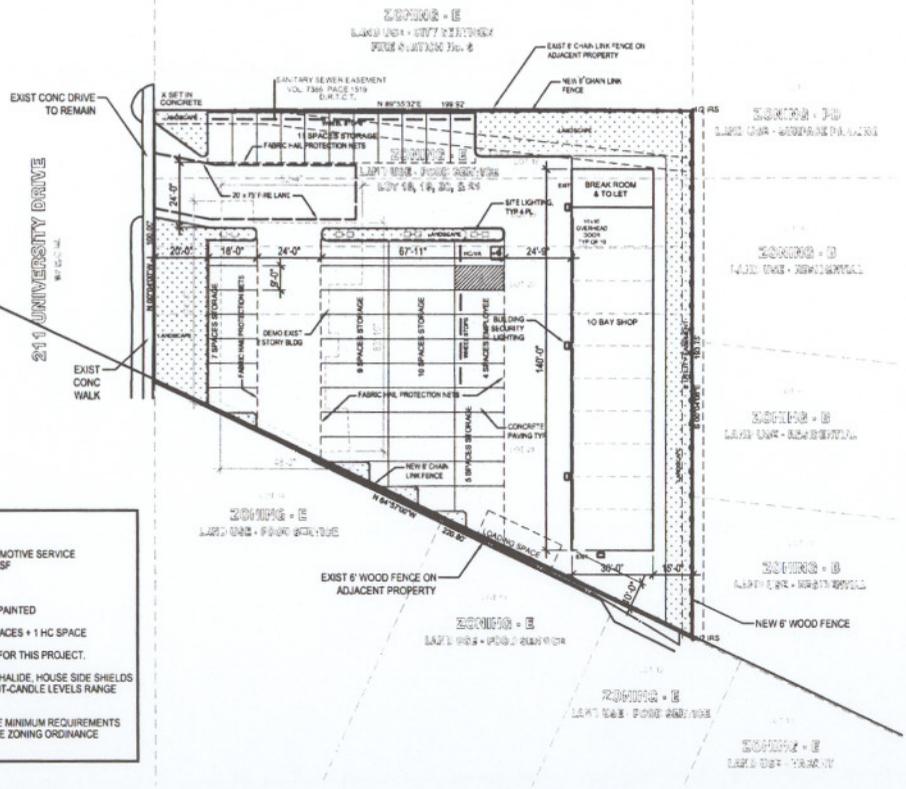


RECEIVED
DEC 12 2011

ZC-12-004-

RECOMMENDED
FOR APPROVAL

LOTS 18, 19, 20 AND 21
BLOCK 1
LINWOOD ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 1642, PAGE 43,
PLAT RECORDS TARRANT COUNTY, TEXAS.



PROJECT DATA	
OCCUPANCY USES	AUTOMOTIVE SERVICE
BUILDING AREA	4,200 SF
NUMBER OF STORIES	1
BUILDING HEIGHT	20'
EXTERIOR CONSTRUCTION MATERIAL	CMU PAINTED
PARKING	46 SPACES + 1 HC SPACE
NO BUILDING OR SITE SIGNAGE IS PROPOSED FOR THIS PROJECT.	
SITE LIGHTING: 24' HEIGHT, 1,000 WATT METAL HALIDE, HOUSE SIDE SHIELDS @ LIGHTS ADJACENT TO PROPERTY LINE. FOOT-CANDLE LEVELS RANGE FROM MAX 85% TO MIN 25%.	
LANDSCAPE AND IRRIGATION SHALL MEET THE MINIMUM REQUIREMENTS OF THE CITY'S LANDSCAPE PROVISIONS OF THE ZONING ORDINANCE	

↑ NORTH
SITE PLAN
SCALE: 1" = 30'-0"



↑ NORTH
VICINITY MAP
SCALE: NONE

DIRECTOR OF PLANNING
AND DEVELOPMENT

DATE

FORT WORTH AUDI

ZONING CASE NUMBER: ZC-11-1111

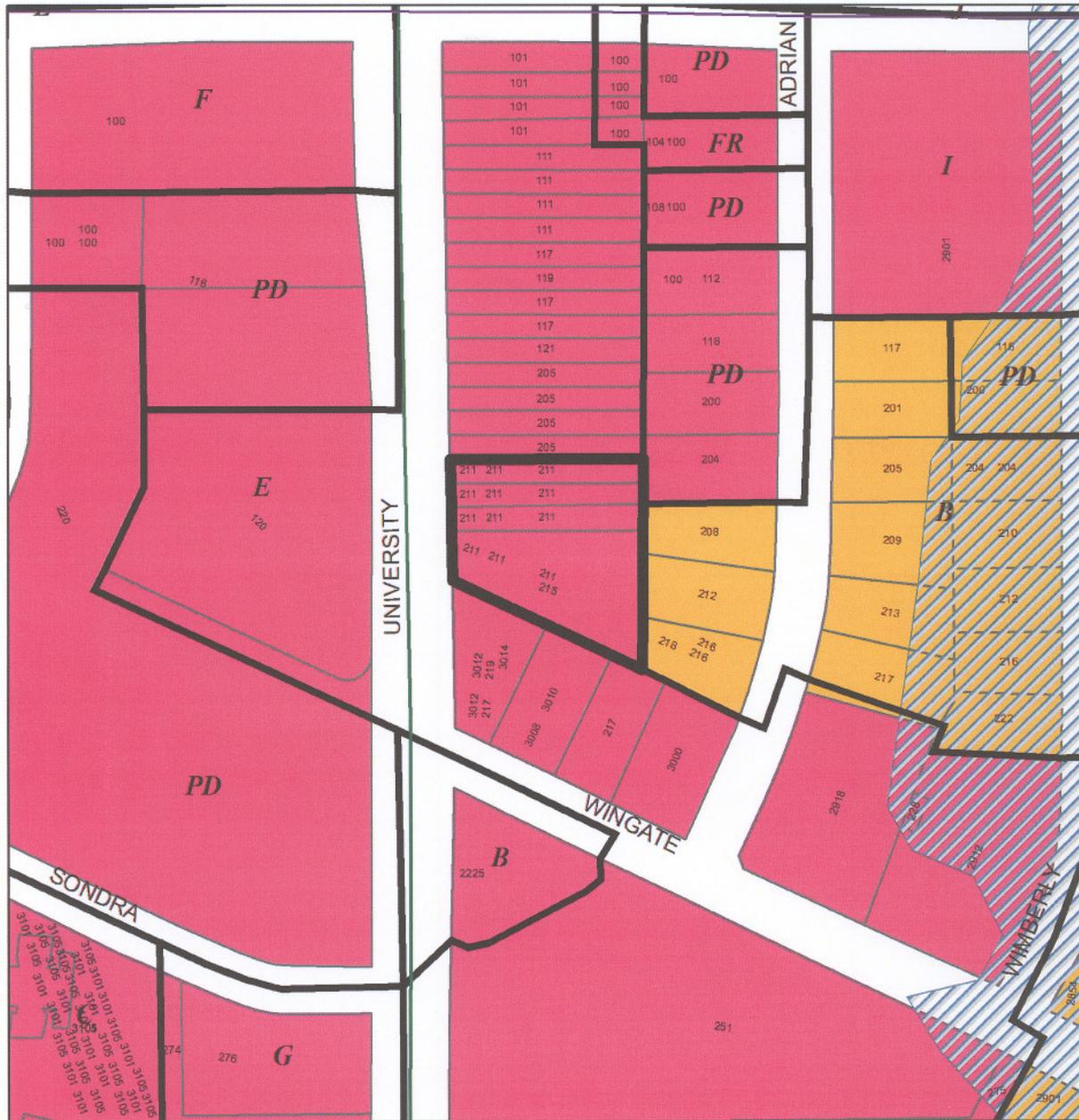
DATE: DECEMBER 12, 2011
OWNER: BAILLARGEON REALTY, INC.
1701 AIRPORT FREEWAY
EULESS, TEXAS 76040
817-354-2834
ARCHITECT: STEPHENSON ARCHITECTS
2938 CROCKETT
SUITE 439
FORT WORTH, TEXAS 76107
817-737-8094



211 University Drive

Future Land Use

ZC-12-004



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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 01, 2011



Aerial Photo Map



Mr. Romero asked if the applicant owns any other restaurants. Mr. Grant mentioned he did and sold to his sister in the last couple of years. He said it was successful and had owned it for 10 years.

Motion: Following brief discussion Mr. Romero recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-12-002	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
S. O. Doggett	933 Brown Drive	Yes		Support	Sent letter

4. ZC-12-003 Edwards Geren LTD (CD 3)- Southeast corner of Vickery Boulevard and Bryant Irvin Road (L. J. Edwards Survey, Abstract No.464 and the F. G. Beasley Survey, Abstract 135, 12.18 Acres): from “PD-630” Planned Development for all uses in MU-2” High Intensity Mixed Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with a minimum and maximum block length with 20% allowed to be between 200 and 500 feet; site plan waived to “G” Intensive Commercial

Travis Pierce, 777 Main Street, Fort Worth, Texas representing Edward Geren Ltd., explained to the Commissioners they are requesting a 30 day continuance.

Mr. West asked what the time table is for construction. Mr. Pierce mentioned possibly in March.

Motion: Following brief discussion Mr. West recommended a 30 day continuance of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

5. ZC-12-004 Fort Worth Living, LTD (CD 9)- 211 University Drive (Linwood Addition, Block 1, Lots 18 thru 21, 0.75 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus automotive services and car wash for auto dealership; site plan included.

Jim Stephenson, 2938 Crockett Street, Suite 439, Fort Worth, Texas representing Fort Worth Living, Ltd., explained to the Commissioners he is present to answer any questions.

Ms. Zadeh asked if he could explain the inconsistency with the Comprehensive Plan and how he is addressing this through the site plan. Mr. Stephenson mentioned they are meeting the requirements by screening the back property adjacent to residential. To the north of them is Fire Station 6 and south is Jack in the Box. He also mentioned their office is across the street and they have outgrown the building. Ms. Zadeh asked if they were conducting this use at their main facility. Mr. Stephenson said yes they were.

Ms. Burghdoff asked for clarification on the screening fence waiver request. Mr. Stephenson mentioned they are still requesting the waiver. He mentioned they do not want to screen the University side. The cars stored there will be for warranty service or maintenance and possibly new vehicles.

Mr. Ortiz asked if there is a fence proposed along University. Mr. Stephenson said no.

Mr. West asked if they have had any contact with the neighborhood. Mr. Stephenson said the seller did contact the neighborhood and they were not opposed to the development. Mr. West asked about specific owners and residents to the east of the property. Mr. Stephenson mentioned the seller owns all the property to the east and there are a couple of single-family homes that are rentals.

Ms. Reed asked if they intend on being in this location for a long time. Mr. Stephenson responded by saying yes since this is where all the high end vehicle sales are located. Ms. Reed also asked if this use is tied to the dealership. Mr. Stephenson said they are two different parcels under the same ownership so yes it would be tied to the dealership.

Mr. Ortiz asked where the car wash will be located. Mr. Stephenson said it will be indoors.

Mr. Edmonds asked staff about the screening fence. Ms. Burghdoff mentioned the site plan indicates a wood fence on the south and east, chain link fence on the north.

Ms. Reed wanted to clarify the proposed request is tied to the dealership.

Motion: Following brief discussion, Ms. Reed recommended approval of the request for an automotive service tied to a dealership, seconded by Mr. Genua. The motion carried unanimously 9-0.

6. ZC-12-005 Travis Avenue Baptist Church (CD 9)- 717 West Berry Street (South Hemphill Heights Addition, Block 37, Lot 27, 3.97 Acres): from "MU-1" Low Intensity Mixed Use to "PD/MU-1" Planned Development for all uses "MU-1" Low Intensity Mixed Use with waivers to development standards for WalMart building only; site plan included.

Tom Galbreath, 550 Bailey Avenue, Fort Worth, Texas representing the proposed WalMart Stores, Inc., explained to the Commissioners he wanted to present the power point that will help explain what they are trying to propose. The presentation mentioned all meetings they have had so far. There were a few different scenarios presented to show the layout of the building, landscaping, trees, pedestrian lighting and side walks. The entry way is entirely glassed in on the Hemphill side. They have enhanced the features on the west side as well where the pharmacy drive-thru is located. Mr. Galbreath did mention the waivers to items three and four noted on the staff report are no longer needed with this revision. He also noted there are more doors on the Berry side than the Hemphill side. It was explained on the picture diagram in the power point why they could not move the building closer to Hemphill. They do not want to front the building