



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 8, 2013

Council District 2

Zoning Commission Recommendation:
Denial Without Prejudice by a vote of 9-0

Opposition: Area Neighborhood Associations

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

Owner / Applicant: Service Plus Automotive Repair & Maintenance, LLC

Site Location: 9801 N. Beach Street Mapsco: 22S

Proposed Use: Minor Auto Repair, Tires Sales and Service, and Inspections

Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus tire sales and service, minor auto repair, oil change, state inspections, and emissions testing, no outside storage; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.

Background:

The proposed site is located just north of Heritage Trace Parkway on North Beach Street. The request is to change the zoning from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus minor automotive uses, tire repair sales & service, oil change, state inspections, and emissions testing; site plan included.

Automotive Repair is permitted by right in general commercial and industrial districts. The applicant has elected to request a PD/E with site plan to provide greater review through the site plan process and to ensure the underlying zoning is compatible with surrounding single-family and commercial zoning. The property is surrounded by "E" Neighborhood Commercial zoning.

The site plan proposes eight bay doors, four on the north and south sides, and 22 parking spaces for employees and customers. The site is interior to the proposed commercial development and the bay doors will be facing only other commercial businesses. The surrounding property is zoned Neighborhood Commercial and the property to the east, but not adjacent to the site, is an elementary school. The single-family district to the west will be separated by a four lane divided road. It is not expected that any residential use would be directly affected by noise from the business operations.

The applicant requested to withdraw the case, therefore a denial without prejudice was recommended at the Zoning Commission. The applicant intends to look at other sites in the area that might be more suitable.

Site Information:

Owner: Service Plus Automotive Repair & Maintenance, LLC
3541 Saratoga Downs Way
Fort Worth, Texas 76244
Agent: Peloton Land Solutions/Jay Reissig
Acreage: 1.03 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / vacant
East "E" Neighborhood Commercial / Alta Vista Elementary School
South "E" Neighborhood Commercial / vacant
West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: PP-012-018 Heritage Addition Phase 3A to be heard by the City Plan Commission November 16, 2012

Site Plan Comments:

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

- 1. Monument sign located within the 20 front yard setback. No permanent structures permitted within the front yard.
- 2. Site plan indicates 22 parking spaces. The maximum permitted is 17. One additional tree is required for every 10 parking spaces over the maximum count. (FYI)

Compliance with the item #1 noted above shall be reflected on the site plan or a waiver is required.

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
N. Beach Street	Two way County Road	Principal Arterial	Yes (design stage)
Heritage Trace Pkwy	Two way Major Arterial	Principal Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Vista Meadows Addition
Heritage NA
North Fort Worth Alliance
Crawford Farms
Keller ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zone change from "E" Neighborhood Commercial to "PD/E" plus minor auto repair, state inspections, tire repair and sales, oil change and emissions testing, site plan included. Surrounding land uses are vacant to the north and south, an elementary school to the east and single-family to the east of the proposed site.

The proposed new automotive facility will be one platted lot, with the remaining tracts to be platted with future commercial uses. Because the auto use is internal to the commercial development, the requested use **is compatible** with proposed surrounding development.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed auto uses are not consistent with the Neighborhood Commercial designation.

The zoning change request **is not consistent** with the Comprehensive Plan. However, the base zoning and site plan approval mitigates the potential for negative impacts. In addition, the property is located on Beach Street, a future principal arterial, which is a proper location for more intense uses and the auto use does not directly affect a residential use.

The policies below provide support for this development at this location:

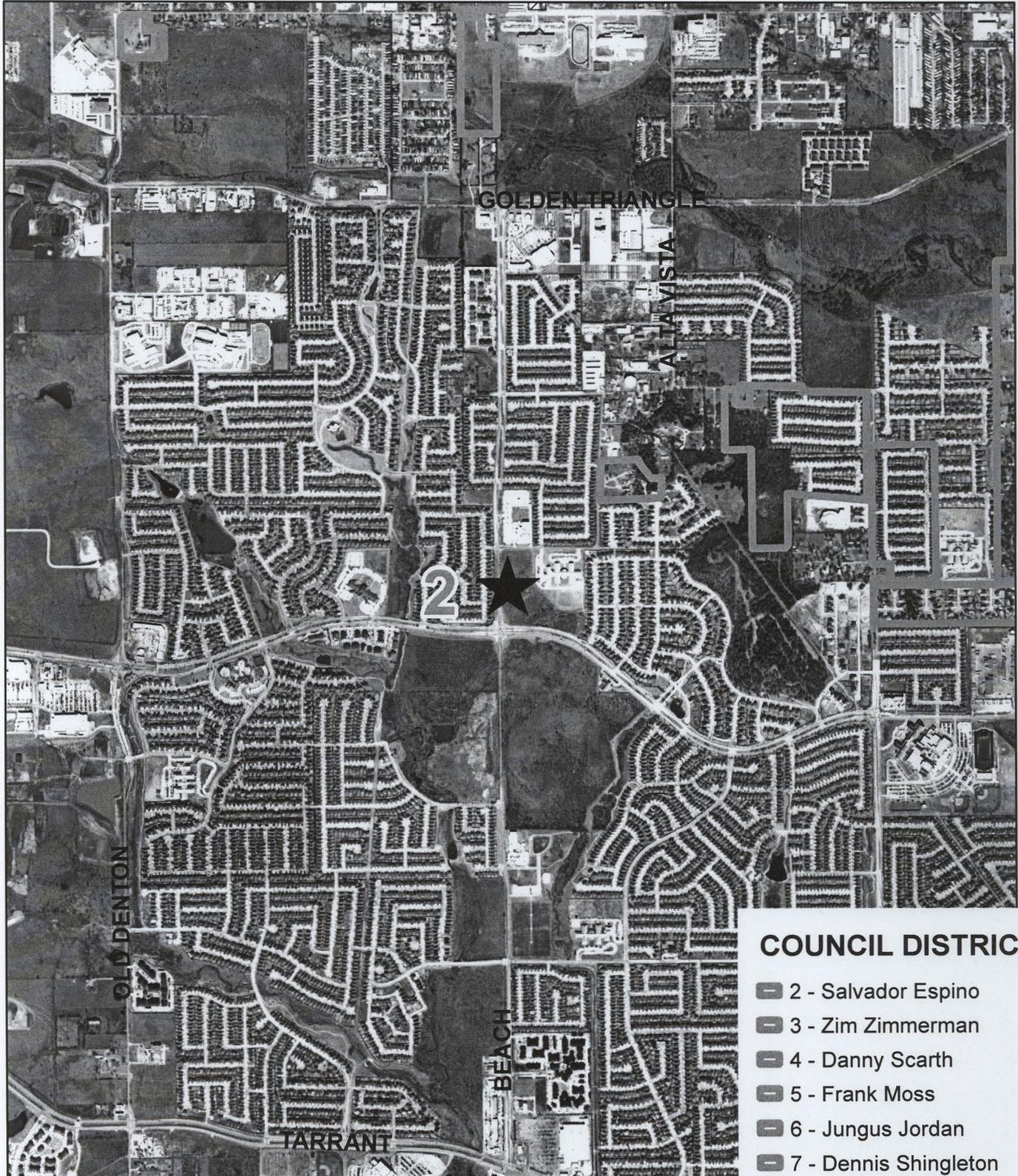
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Encourage development type and intensity appropriate to existing or planned street infrastructure.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

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

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Burns



2,000 1,000 0 2,000 Feet





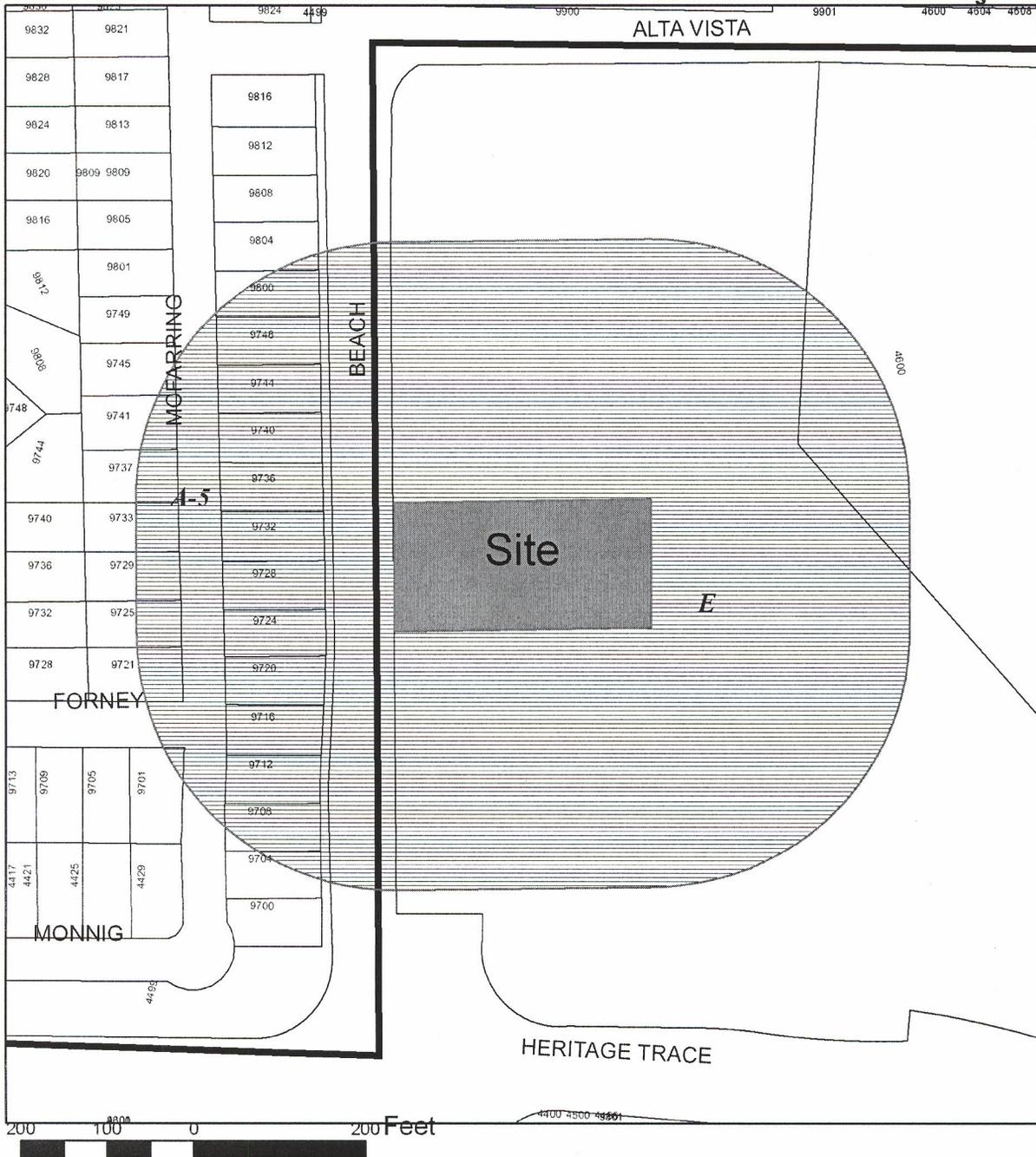
ZC-12-106

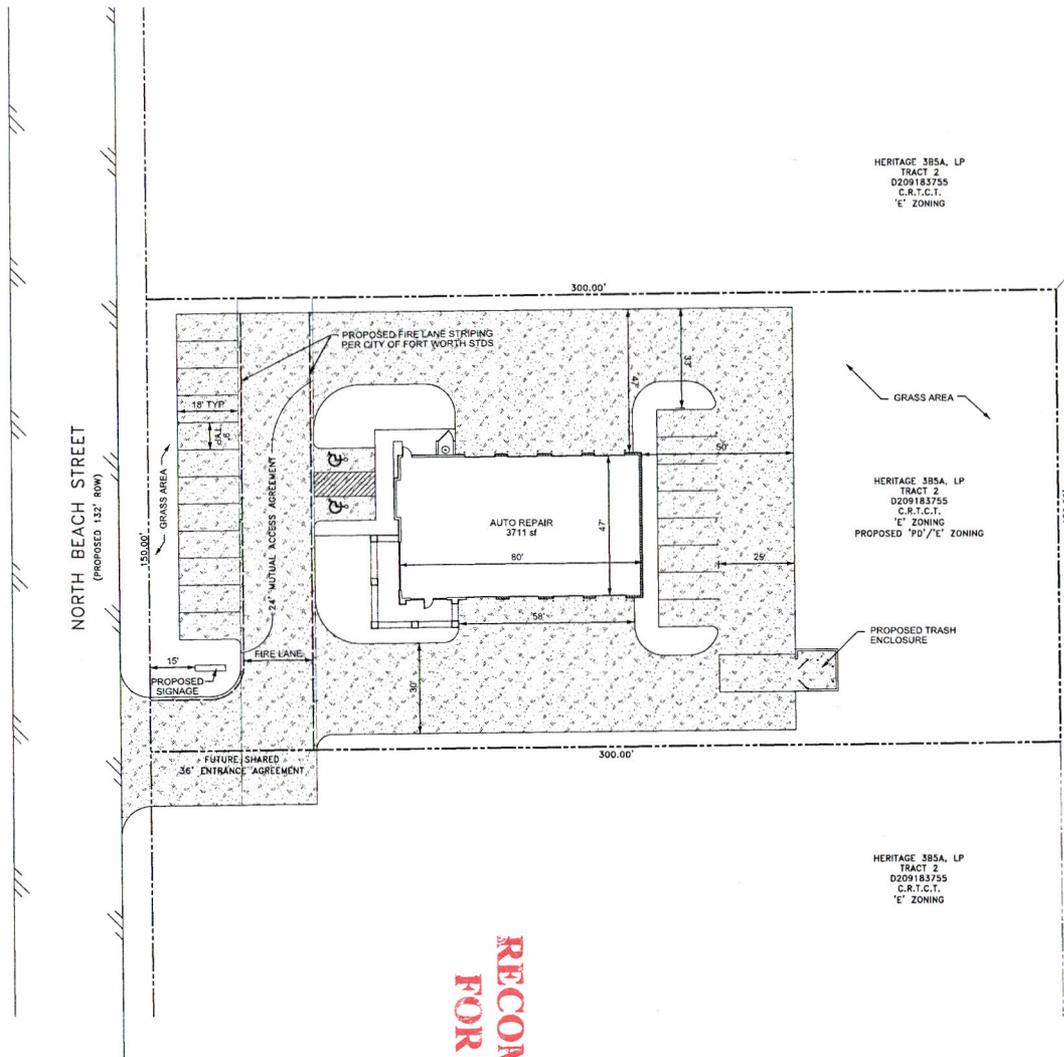
Area Zoning Map

Applicant: Service Plus Automotive Repair & Maintenance
 Address: 9801 N. Beach Street
 Zoning From: E
 Zoning To: PD for all E uses plus tire sales, minor auto repair, inspections
 Acres: 1.03
 Mapsco: 22S
 Sector/District: Far North
 Commission Date: 10/10/2012
 Contact: 817-392-2495



 300 Ft. Notification Buffer





HERITAGE 3B5A, LP
TRACT 2
D209183755
C.R.T.C.T.
'E' ZONING

HERITAGE 3B5A, LP
TRACT 2
D209183755
C.R.T.C.T.
'E' ZONING
PROPOSED 'D'/'E' ZONING

HERITAGE 3B5A, LP
TRACT 2
D209183755
C.R.T.C.T.
'E' ZONING



HERITAGE 3B5A, LP
TRACT 2
D209183755
C.R.T.C.T.
'E' ZONING

- NOTES:
1. ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS
 2. PROJECT SHALL COMPLY WITH SECTION 6-301, LANDSCAPING
 3. PROJECT SHALL COMPLY WITH SECTION 6-302, URBAN FORESTRY
 4. BUILDING MAXIMUM HEIGHT IS 22' AND EXTERIOR FINISH SHALL CONSIST OF STONE AND BRICK VENEER IN NATURAL COLORS AND EARTH TONES

DIRECTOR OF PLANNING AND DEVELOPMENT
DATE

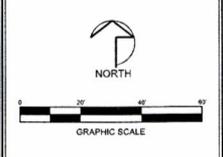
OWNER:
CHUNN & ASSOCIATES
CITY OF FORT WORTH
TARRANT COUNTY TEXAS

DEVELOPER:
HILLWOOD COMMUNITIES
3090 OLIVE STREET, SUITE 300
DALLAS, TX 75219
PHONE: 972-201-2800
FAX: 972-201-2959

ENGINEER:
PELTON LAND SOLUTIONS
5751 KROGER DRIVE
SUITE 185
KELLER, TX 76244
PHONE: 817-562-3350

PRELIMINARY - FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of:
JAY W. REISSIG 94971 09/10/12
Type in field below FILE # Date

PROJECT NO:	10-HWR004.1
FILE PATH:	G:\JOB\10-HWR004\MENT
DRAWN BY:	BCD
REVIEWED BY:	JWR
DATE:	SEPTEMBER 10, 2012
REV:	

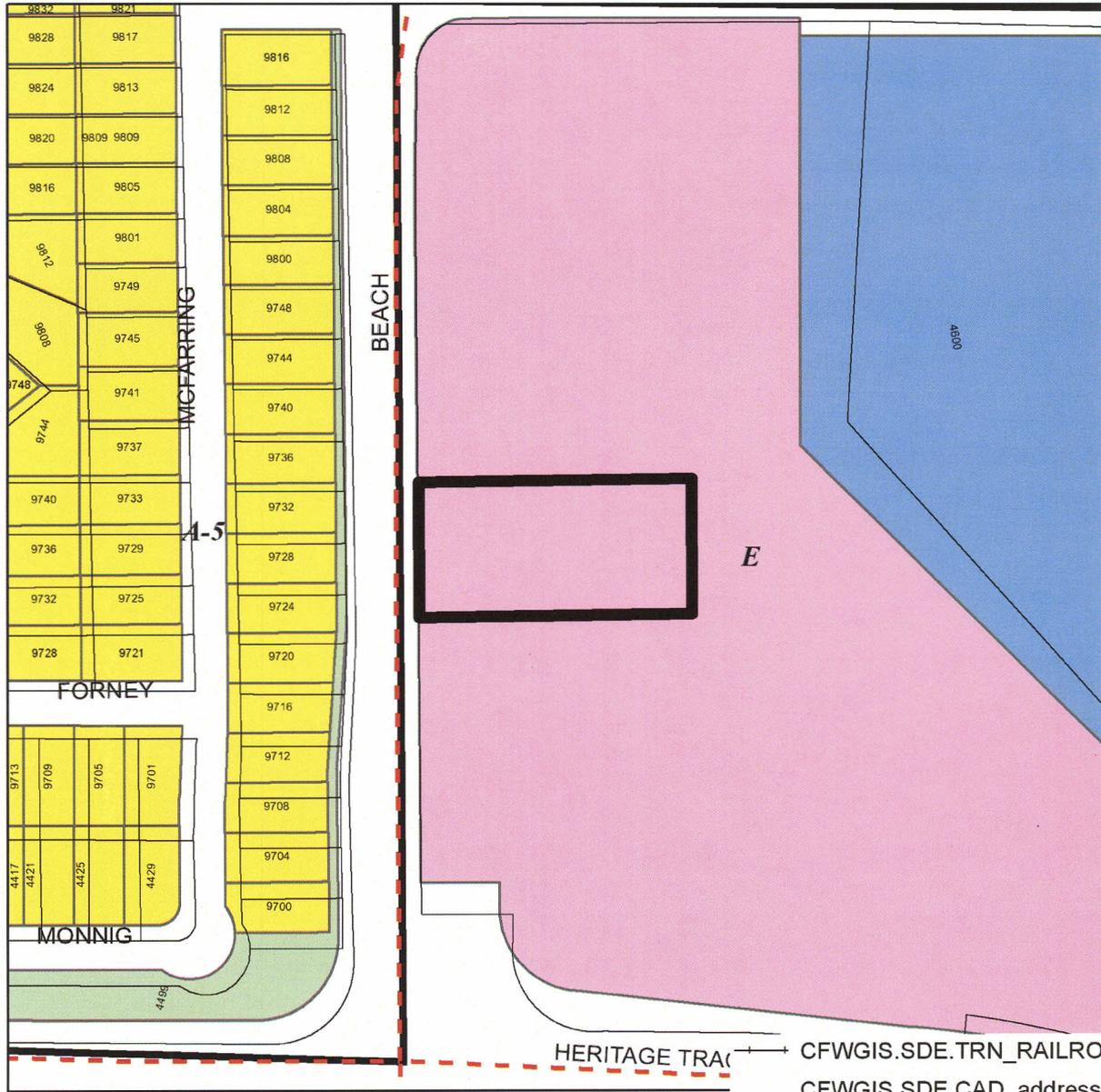


SHEET CONTENT
SITE PLAN SERVICE PLUS
HERITAGE 3B5A
FORT WORTH, TX
ZONING CASE

SHEET NO. 1 OF 1

RECOMMENDED FOR DENIAL

Rev
9/27/12
ZC-10-1018



- 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

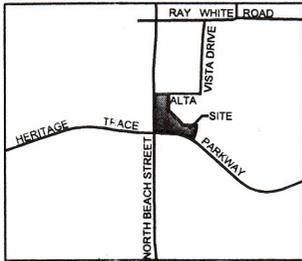


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



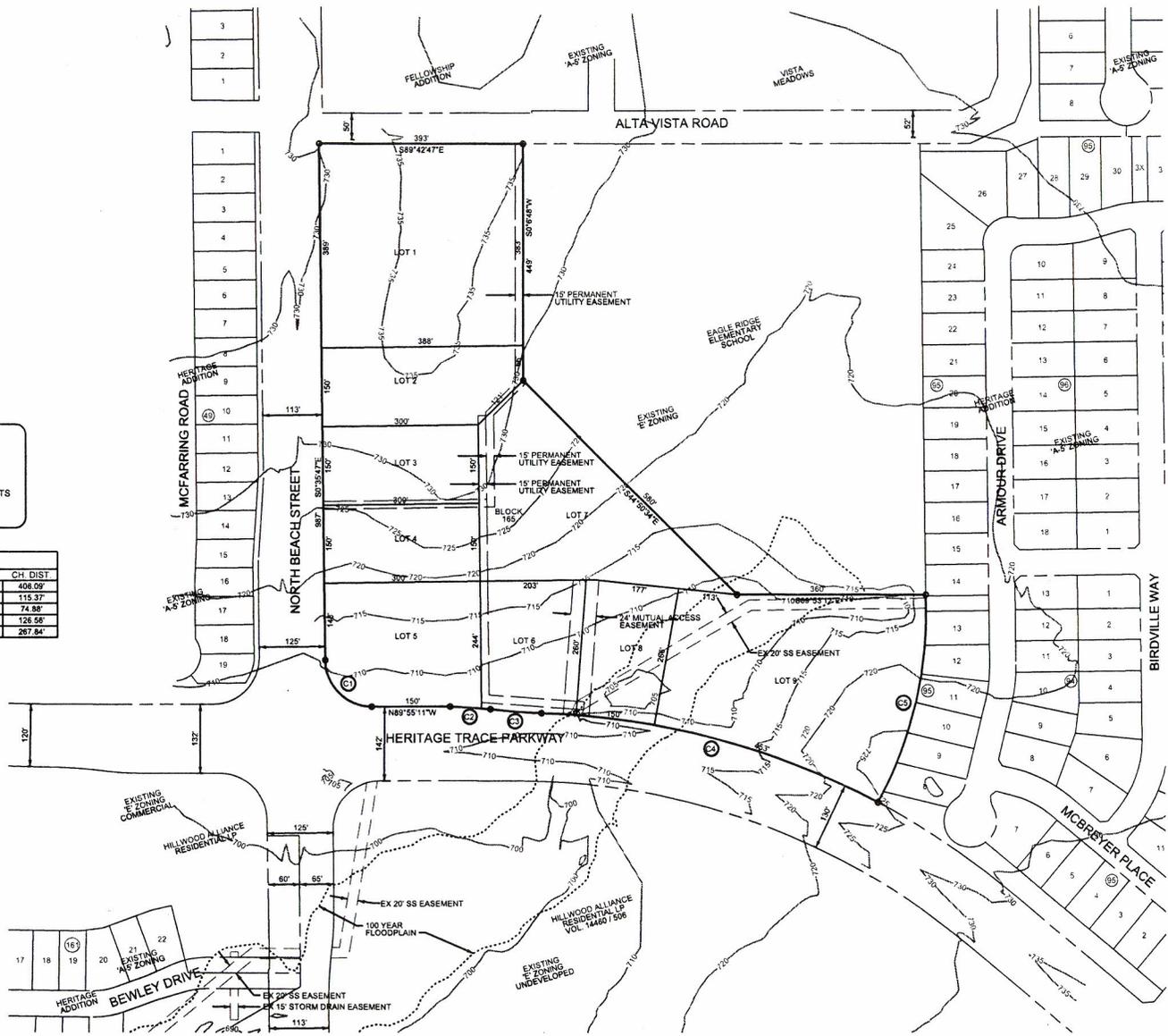


VICINITY MAP
N.T.S.

LAND USE TABLE		
COMMERCIAL	LOTS	ACRES
	9	16.44C

- NOTES:
- ROADS ARE CONSISTENT WITH CITY OF FORT WORTH M.T.P. CITY OF FORT WORTH WATER AND SANITARY SEWER. PROPERTY IS IN CITY OF FORT WORTH.
 - EXISTING 'E' ZONING.
 - PROPOSED 10' UTILITY EASEMENT ALONG FRONT OF THE LOTS WILL BE SHOWN ON FINAL PLAT.
 - PRIVATE OPEN SPACE WILL BE MAINTAINED BY HOA.

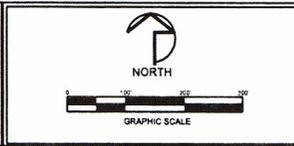
BOUNDARY CURVE DATA					
CURVE	LENGTH	DELTA	RADIUS	CH BEARING	CH DIST
C1	140.36'	89°21'27"	80.00'	S 82°38'30" E	408.09'
C2	78.20'	03°47'29"	1181.79'	S 86°11'21" E	115.37'
C3	97.16'	05°17'54"	988.49'	S 89°11'19" E	74.88'
C4	671.08'	28°12'36"	1487.01'	S 48°11'53" E	128.58'
C5	412.99'	31°19'06"	755.56'	S 40°08'41" W	267.84'



- PROJECT BENCHMARKS
- BM NO. 1 "X" CUT ON WEST END OF HEADWALL, NORTH SIDE OF HERITAGE TRACE PARKWAY +/- 800 FEET EAST OF CENTERLINE OF NORTH BEACH STREET.
ELEVATION: 711.05
- BM NO. 2 "X" CUT ON TOP OF CURB, CONCRETE TURN SLAND +/- CENTER OF ISLAND TO WALKWAY AT NORTHEAST INTERSECTION OF HERITAGE TRACE PARKWAY AND NORTH BEACH STREET +/- 15 FEET NORTHEAST OF SIGNAL POLE +/- 25 FEET NORTHWEST OF SIGN.
ELEVATION: 707.62

PP-012-018

PROJECT NO.	10_HWR004
FILE PATH	G:\JOB\10_HWR004\ENT\PLAT
DRAWN BY	BCD
REVIEWED BY	JWR
DATE	SEPT 17, 2012
DATE	REVISIONS



OWNER / DEVELOPER
HERITAGE 3B5A, L.P.
3090 OLIVE STREET, SUITE 300
DALLAS, TX 75219
PHONE: 972-201-2800
FAX: 972-201-2958

PLANNER / ENGINEER
PELTON LAND SOLUTIONS, L.L.P.
5751 KROGER DRIVE
SUITE 185
KELLER, TX 76244
PHONE: 817-562-3350

A PRELIMINARY PLAT FOR
HERITAGE ADDITION PHASE 3A
CONTAINING LOTS 1-9, BK 165
EXISTING 'E' ZONING
BEING A 16.432 ACRE TRACT OF LAND LOCATED IN THE W M BOSTICK SURVEY, ABSTRACT 210 SITUATED IN CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**City of Fort Worth, Texas
Zoning Commission
December 12, 2012 – Meeting Minutes**

Present:

Ann Zadeh, Chair, District 1
 Carlos Flores, District 2
 Robert West, District 3
 Charles Edmonds, Jr., Vice-Chair, District 4
 Hugh Ferrell, District 5
 Stephanie Spann, District 6
 Nick Genua, District 7
 Wanda Conlin, District 8
 Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
 Jocelyn Murphy, Planning Manager
 Lynn Jordan, Planner
 Stephen Murray, Planner
 Beth Knight, Senior Planner
 Melinda Ramos, Sr. Assistant City Attorney

Absent:

none

I. Public Hearing – 10:00 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Genua, seconded by Mr. West, voted to approve the Zoning Commission minutes of the November 14, 2012 meeting, with a change on the vote for ZC-12-113 to 8-0-1 Mr. West abstaining.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-12-106 Service Plus Automotive Repair and Maintenance LLC (CD 2)- 9801 N. Beach Street (Samuel P. Williams Survey, No. 1690, 1.03 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus tire sales repair and service, minor automotive repair, oil change, emissions testing, no outside storage; site plan included.

Ms. Murphy explained to the Commissioners staff has received a letter to withdraw the case.

Motion: Following brief discussion, Mr. Flores recommended a denial without prejudice of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-12-106	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Heritage HOA	NA	No		Opposition	Sent letter in