



**SITE PLAN AMENDMENT  
STAFF REPORT**

**City Council Meeting Date:**  
January 8, 2013

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Will Ed Wadley (Taylor's Rental)

**Site Location:** 220 University Drive Mapsco: 62W

**Proposed Use:** Amend PD-458 site plan to add building and carport for existing buildings

**Companion Cases:** ZC-02-220/PD-458

**Background:**

A site plan was required for this development based on the zoning change ZC-02-220 approved by City Council on 10/08/2002 for: "PD/SU" Planned Development Specific Use for all uses in "E" Neighborhood Commercial including retail/showroom for rental of equipment for construction, banquets, catering and events; warehousing for materials, equipment, linens, utensils and supplies; and outdoor display and storage of equipment, tools and other materials. Hours of operation 7:00 a.m. to 5:30 p.m. Monday thru Saturday. No storage of materials above the height of the fence. No intrusion by lights on the adjacent property. All booms and lifts will be stored in the lowered or retracted position; site plan required.

The applicant is proposing to build two additional structures for this development. The first structure will be 1,520 sf and will be an open shed for storage, while the second will be a 656 sf canopy for the shop. The applicant is required to go through the public hearing process because the structures are over the five (5) percent allowed by administrative approval.

**Site Information:**

Owner: Will Ed Wadley  
220 University Dr.  
Fort Worth, TX 76107

Agent: Joe Hardin  
Acreage: 3.9  
Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "E" Neighborhood Commercial; "PD" / outdoor storage, Audi dealership  
East "B" Two-Family; "E" Neighborhood Commercial / vacant, outdoor storage, Jack-in-the-Box restaurant

South "G" Intensive Commercial; "C" Medium Density Multifamily / multifamily, auto parts store and oil change  
 West "C" Medium Density Multifamily / multifamily

**Site Plan Comments:**

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

**Transportation/Public Works (TPW) site plan comments**

No comments have been submitted at this time.

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-02-220, approved by City Council 10/8/02 for "PD/SU" Planned Development Specific Use for all uses in "E" Neighborhood Commercial including retail/showroom for rental of equipment for construction, banquets, catering and events; warehousing for materials, equipment, linens, utensils and supplies; and outdoor display and storage of equipment, tools and other materials. Hours of operation 7:00 a.m. to 5:30 p.m. Monday thru Saturday. No storage of materials above the height of the fence. No intrusion by lights on the adjacent property. All booms and lifts will be stored in the lowered or retracted position. See SP-02-020.

Platting History: none

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
University Dr.	Major Arterial	Major Arterial	No
Sondra Drive	Residential	Residential	No
Blanch Circle	Residential	Residential	No

**Public Notification:**

The following Neighborhood Associations were notified:

University Park Owners Assn., Inc.	Cultural District Alliance
Monticello NA	Linwood Redevelopment Association
Linwood NA	FWISD
Westside Alliance	

**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

## 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





SP-12-010

# Area Zoning Map

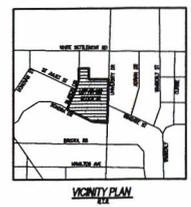
Applicant: Will Ed Wadley  
 Address: 220 University Drive  
 Zoning From: PD 458  
 Zoning To: Amend Site Plan to add new building  
 Acres: 3.93  
 Mapsco: 62W  
 Sector/District: Arlington Heights  
 Commission Date: 12/12/2012  
 Contact: 817-392-8043



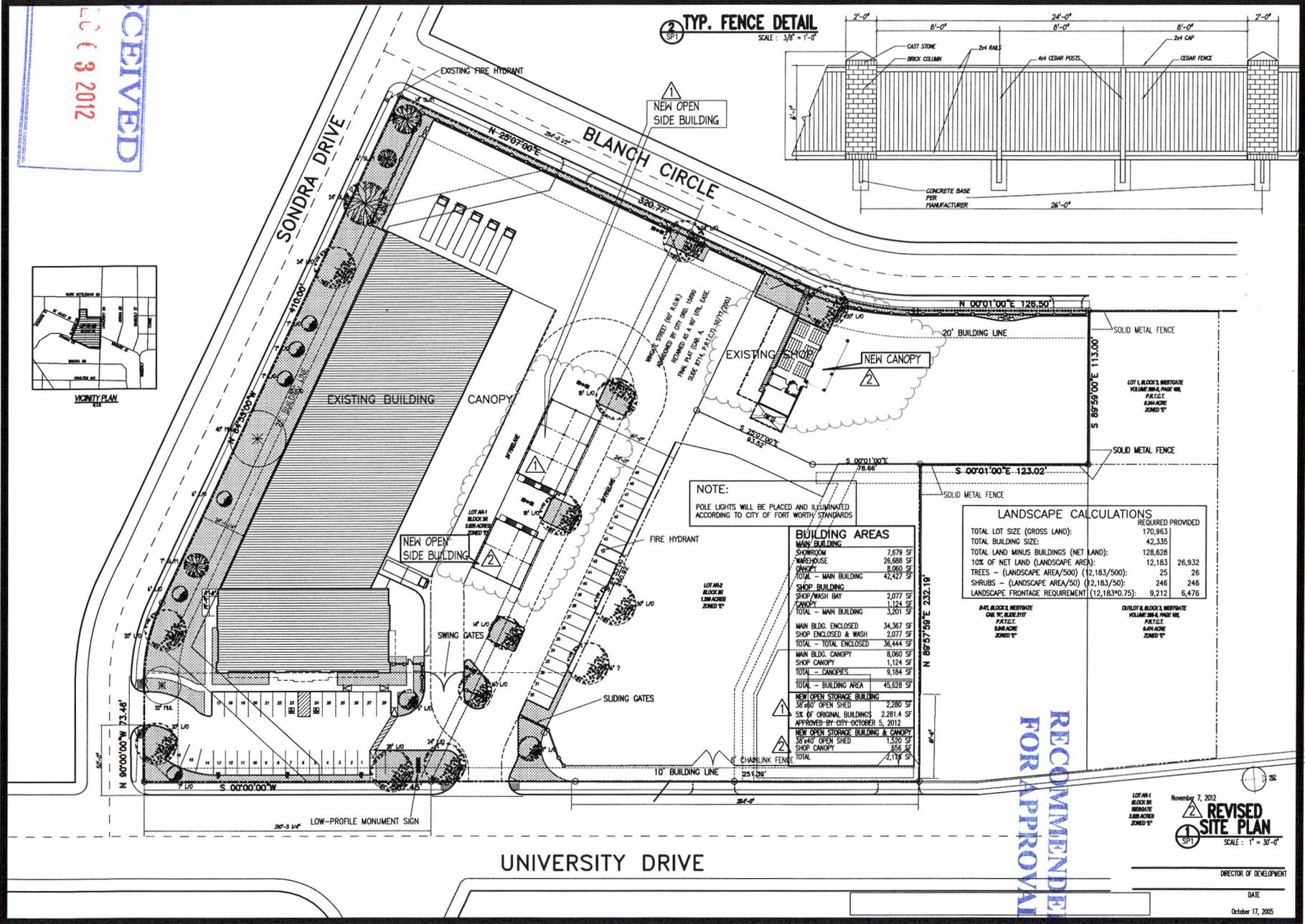
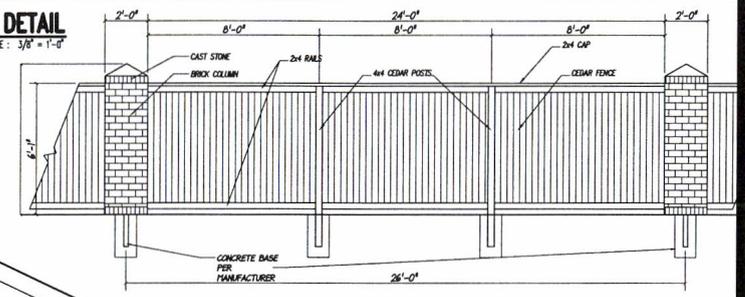
300 Ft. Notification Buffer



BY: **RECEIVED**  
 10/13/2012



2 TYP. FENCE DETAIL  
 SCALE: 3/8" = 1'-0"



NOTE:  
 POLE LIGHTS WILL BE PLACED AND ILLUMINATED  
 ACCORDING TO CITY OF FORT WORTH STANDARDS

BUILDING AREAS	
MAIN BUILDING	7,679 SF
WAREHOUSE	26,888 SF
CANOPY	8,060 SF
TOTAL - MAIN BUILDING	42,627 SF
SHOP BUILDING	2,077 SF
SHOP/WASH BAY	1,124 SF
CANOPY	3,201 SF
TOTAL - MAIN BUILDING	6,402 SF
MAIN BLDG. ENCLOSED	34,367 SF
SHOP ENCLOSED & WASH	2,077 SF
TOTAL - TOTAL ENCLOSED	36,444 SF
MAIN BLDG. CANOPY	8,060 SF
SHOP CANOPY	1,124 SF
TOTAL - CANOPIES	9,184 SF
TOTAL - BUILDING AREA	45,628 SF
NEW OPEN STORAGE BUILDING	38,460 SF
NEW OPEN SHED	2,280 SF
SIX SF ORIGINAL BUILDINGS	2,281 SF
TOTAL - NEW OPEN STORAGE BUILDING & CANOPY	42,921 SF
NEW OPEN SHED	1,500 SF
SHOP CANOPY	358 SF
TOTAL	44,779 SF

LANDSCAPE CALCULATIONS		
TOTAL LOT SIZE (GROSS LAND):	170,963	REQUIRED PROVIDED
TOTAL BUILDING SIZE:	42,335	
TOTAL LAND MINUS BUILDINGS (NET LAND):	128,628	
10% OF NET LAND (LANDSCAPE AREA):	12,863	26,932
TREES - (LANDSCAPE AREA/500)	25	26
SHRUBS - (LANDSCAPE AREA/50)	246	246
LANDSCAPE FRONTAGE REQUIREMENT (12,183*0.75):	9,212	6,476

RECOMMENDED FOR APPROVAL

November 7, 2012  
 REVISED SITE PLAN  
 SCALE: 1" = 30'-0"

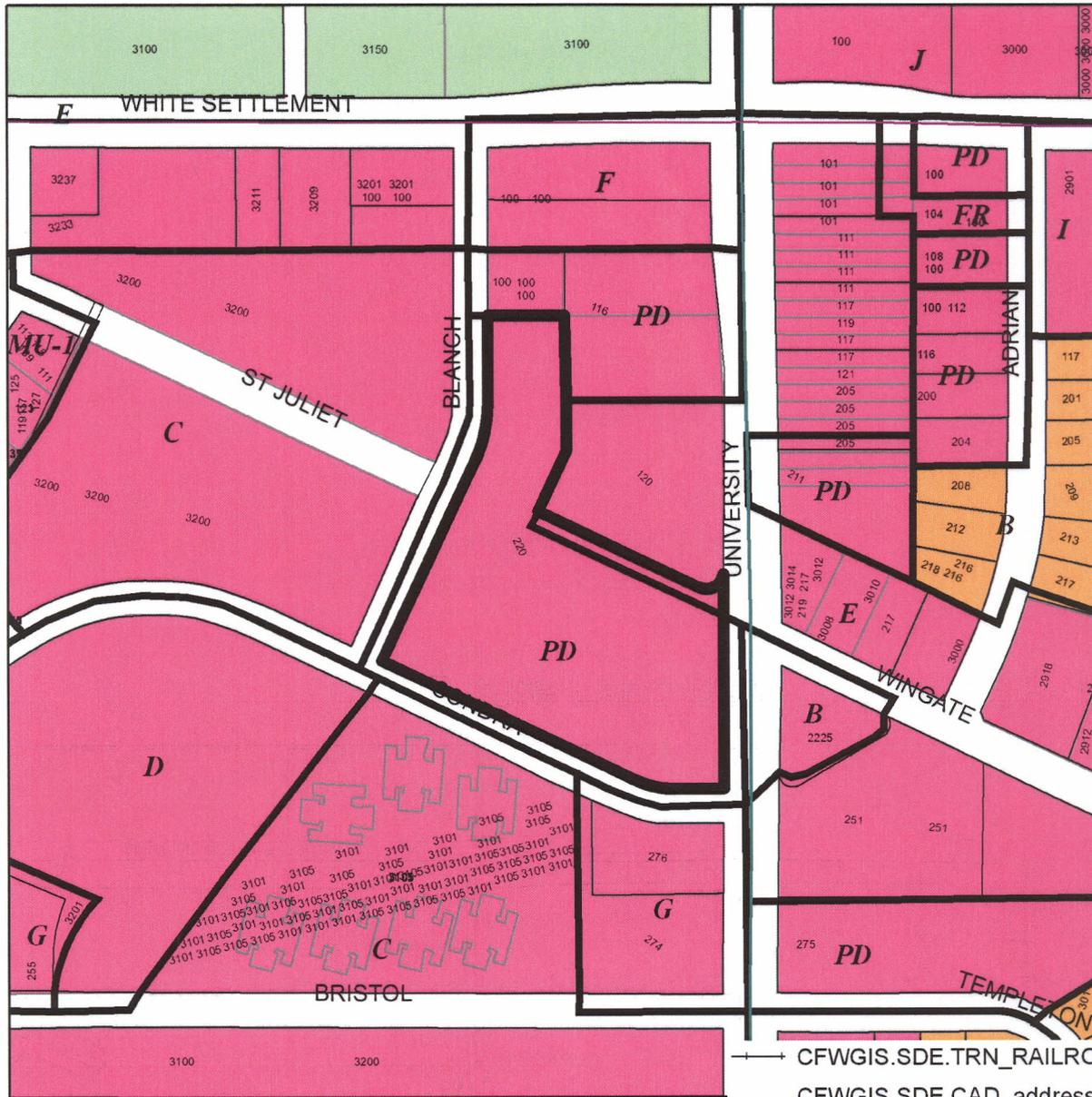
DIRECTOR OF DEVELOPMENT  
 DATE  
 October 17, 2005

TAYLOR'S RENTAL  
 220 University Drive  
 Fort Worth, Texas 76107

RED-E BUILDERS, INC.  
 NORTH ROCK AND ALLEY, TX 76182  
 METRO: 817-267-7788

SP1

SP-12-010



- 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



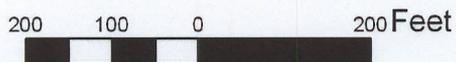
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.





SP-12-010

# Aerial Photo Map



of recreational easement agreement. Mr. Calhoun said they agreed to that, and they will have their own amenity center and will have their own name.

Ms. Zadeh asked about the compatibility issue that was mentioned in the staff report and asked if he has talked to the industrial owners that surround the property. Mr. Calhoun said they have talked to Tri-County Electric and the operator of the golf driving range and they had no problems with single-family. He did not know who owned the metal storage building immediately adjacent to them on the north. Charlie's concrete is further to the north and they use them in their development. Ms. Zadeh mentioned she is concerned once you put home owners in this area there will be issues that the City may have to address later on. Mr. Calhoun stated they've put many homeowners up against the industrial use as depicted on the overhead.

Motion: Following brief discussion Ms. Conlin recommended approval of the request, seconded by Ms. Spann. The motion carried 5-4 with Ms. Zadeh, Ms. Reed, Ms. Conlin and Mr. Edmonds against.

<i>Document received for written correspondence</i>				<i>ZC-12-128</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Justin Hue/Villages of Woodland Springs Tri-County Electric	NA  4900 Keller Hicks Rd	In		Support	Sent letter in
		In		Support	Sent letter in

**8. SP-12-010 Will Ed Wadley/Taylor's Rental (CD 7)- 220 University (Westgate (Ft. Worth) Addition, Block 3R, Lot AR1, 3.93 Acres): Amend "PD-458" site plan to add a building and carport to existing building**

Joe Hardin, 8328 Thorncrest Court, North Richland Hills, Texas representing Taylor's Rental explained to the Commissioners they are adding a 404 x404 building and a carport to an existing shop.

Mr. Flores asked if there were any existing screening fences in place. Mr. Hardin said everything is already in place.

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

**9. ZC-12-129 First United Bank and Trust (CD 2)- 12550 Old Denton Road (Walter Houston Survey, Abstract 746, 20.72 Acres): from "AG" Agricultural and "A-5" One-Family to "A-5" One-Family and "D" High Density Multifamily**

Ross Calhoun, 1221 I-35E, Carrollton, Texas with Centurion American Development Group explained to the Commissioners they are developing the subdivision to the south Valley Ridge and will make improvements to Old Denton Road. Mr. Calhoun explained they are preserving