



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 3, 2014

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 8-1

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: **Bellaire Construction**

Site Location: 2550 Edgecliff Rd Mapsco: 90T

Proposed Use: **Mini-warehouse and car wash**

Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus a car wash and mini-warehouse; site plan waiver requested

Land Use Compatibility: Requested change is **not compatible**.

Comprehensive Plan Consistency: Requested change is **not consistent (Technical Inconsistency)**.

Background:

The proposed site is located on Edgecliff Road near McCart Ave. The applicant is requesting a zoning change from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus a car wash and mini-warehouse; site plan waiver requested.

The proposed site currently contains a self service car wash that is considered legal nonconforming. Car washes are first permitted by-right in "FR" General Commercial Restricted with a Special Exception through the Board of Adjustment. Mini-warehouses are permitted in medium and heavy industrial districts or by PD in other districts. The applicant intends to construct one row of 19-20 mini-warehouses on the very northern and possibly the western portion of the site. Development standards such as landscaping, urban forestry, and masonry will apply.

No registered neighborhood organizations were found within ¼ mile of the subject property. One alliance was notified.

Site Information:

Owner: Bellaire Construction
PO Box 12324
Fort Worth, Texas 76109
Agent: Troy Kunkel
Acreage: 0.95 acres

Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

- North "IP" Industrial Park / TXDOT complex including headquarters and yard
- East "A-5" One-Family / TxDOT complex, railroad, single family
- South "A-5" One-Family / single-family
- West "E" Neighborhood Commercial / TXDOT facility

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Edgecliff Rd	Collector	Collector	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
District 6 Alliance	Fort Worth ISD

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus car wash and mini-warehouse, site plan waiver requested. TXDOT district headquarters, including offices, storage yards, and trucks, sand, and parts are located north, east and west of the site with single-family across the street the south. Except for the TxDOT yard and some small commercial businesses in the immediate area, the general area is single family residential. The site is also constrained by size which will limit the size and number of mini-warehouse units.

Based on the single-family to the south, the proposed zoning for this lot **is not compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Institutional. This likely was included because it is adjacent to the governmental use on the TxDOT property.

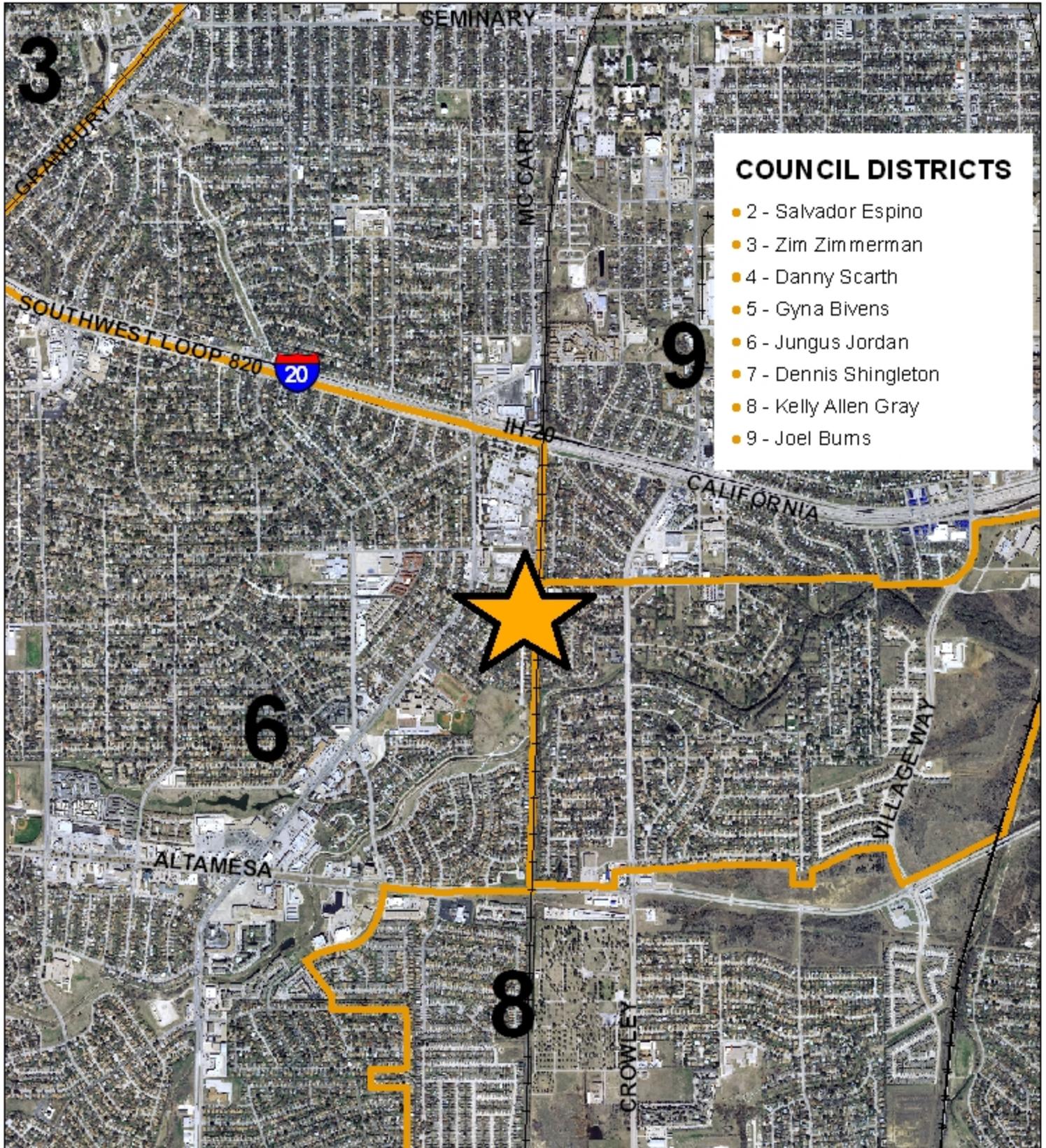
The requested zoning change is not consistent with the Comprehensive Plan. However, a review of the Comprehensive Plan is needed for this site to remove this property from the future land use identified for the TxDOT complex.

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

Attachments:

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

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zim merman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums

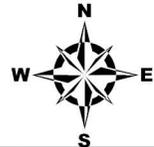


2,000 1,000 0 2,000 Feet



Area Zoning Map

Applicant: Bellaire Construction
 Address: 2550 Edgecliff Road
 Zoning From: E
 Zoning To: PD for E uses plus car wash & mini-warehouses
 Acres: 0.95323854
 Mapsco: 90T
 Sector/District: Wedgwood
 Commission Date: 5/14/2014
 Contact:



300 Ft. Buffer

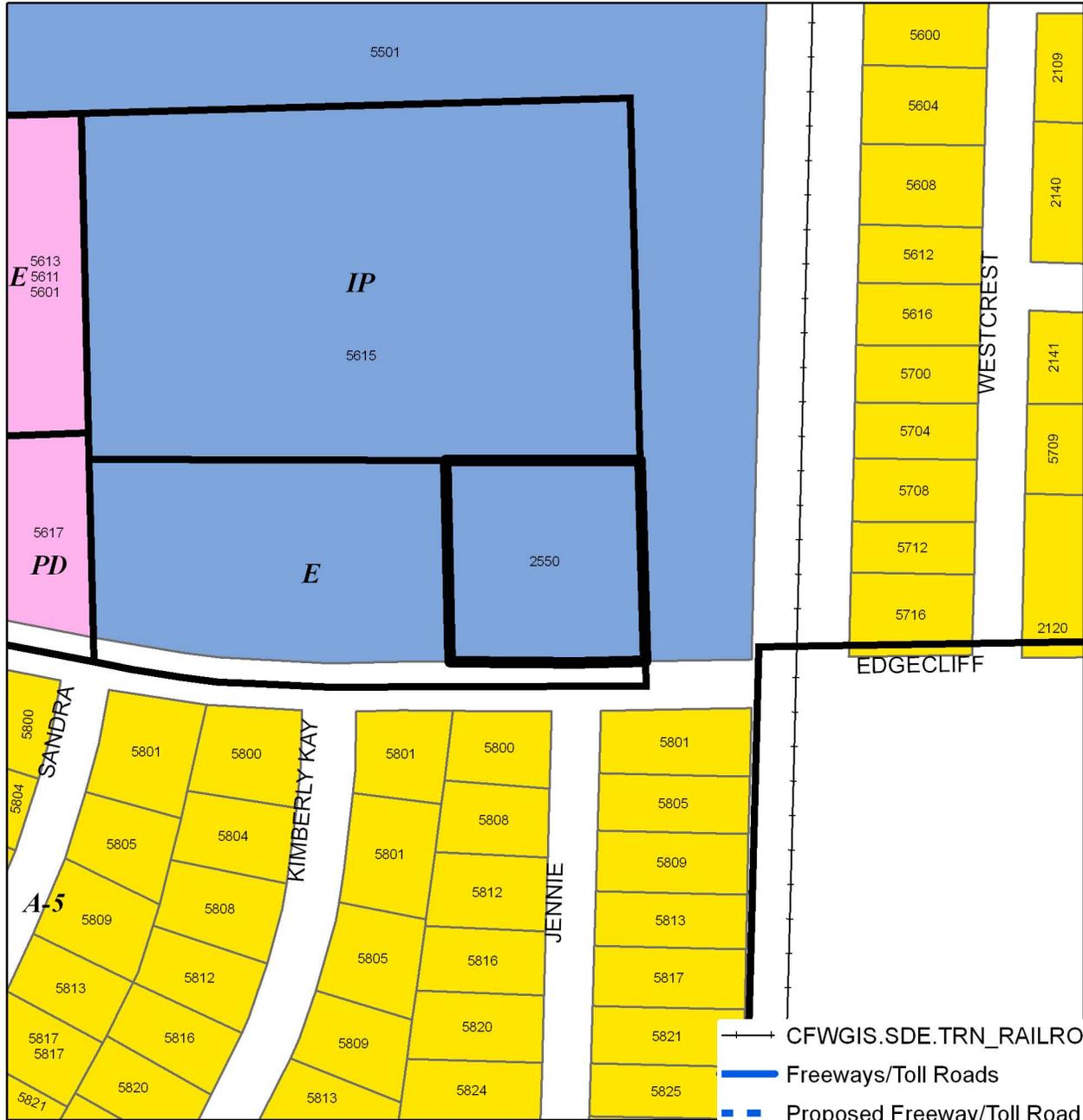




2550 Edgecliff Road

Future Land Use

ZC-14-054



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- - - Proposed Freeway/Toll Road
- Principal Arterial
- - - Proposed Principal Arterial
- Major Arterial
- - - Proposed Major Arterial
- Minor Arterial
- - - Proposed Minor Arterial
- FLD_ZONE**
- ▨ Floodplain



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 18, 2014.



Aerial Photo Map



Charlis Stevens	Developer	In	Opposition		Sent letter in
Sheila Washington	10112 Chapel Rock Dr	In	Opposition		Sent letter in

11. ZC-14-054 Bellaire Construction (CD 6) – 2550 Edgecliff Road (Wedge Hills Subdivision, Block 1, Lot 5R 0.95 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus car wash and mini-warehouse units; site plan waiver requested

Troy Kunkel, 2550 Edgecliff, Fort Worth, Texas owner of the self serve car wash explained to the commissioners his request for the proposed car wash and mini storage. He also stated for the mini storage there will be 19-20 units all being 10 feet wide and 10 to 20 feet deep. He went on to show the site on aerial pictures.

Mr. Hollis asked if any elevation changes were going to be made to the site. Mr. Kunkel stated that there would not be any elevation changes.

Mr. Flores asked for clarification on the depth of the storage units. Mr. Kunkel stated that they would be up to 20 feet if permissible. Mr. Flores asked how large the green space would be and Mr. Kunkel stated that it would be 20 to 25 feet deep.

Ms. Burghdoff, Deputy Director, City of Fort Worth asked staff if the proposed mini storage units would trigger any landscape requirements. Ms. Murphy, Planning Manager said they would do an artificial lot for the existing car wash and would require a few shrubs and would have to work with them on where to put them since the frontage is all paved.

Motion: Following brief discussion, Mr. Hollis recommended Approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-1, with Ms. Reed against.

<i>Document received for written correspondence</i>					<i>ZC-14-054</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Lucille Moskowitz/District 6 Alliance	NA	Out		Support	Sent letter in

12. ZC-14-055 Baptist Foundation of Texas (CD 7) – 9500-9900 Block N. Freeway (W. McCowan Survey, Abstract 999, 26.93 Acres): from “A-5” One-Family, “C” Medium Density Multifamily & “E” Neighborhood Commercial to “A-5” One-Family and “G” Intensive Commercial

Ken Davis, 109 Mariah, Weatherford, Texas representing the applicant explained to the commissioners his request to reduce the size of the multifamily zoning, to increase the size of the commercial zoning and to keep the single family zoning the same. Mr. Davis mentioned the letter of opposition on file that expresses concern for traffic conditions in the area. Mr. Davis