



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 12, 2016

Council District 4

Zoning Commission Recommendation:
Approval by a vote of 8-0

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: HD Development Properties, LP

Site Location: 1151 Bridgewood Drive Mapsco: 66S

Proposed Use: Home Depot

Request: From: "G" Intensive Commercial; PD320 "PD/SU" Planned Development/Specific Use for all uses in "G" Commercial plus outside storage as delineated on the site plan. No storage or display of merchandise at rear (east) side of building. Site plan required.

To: Amend PD320 "PD/SU" Planned Development/Specific Use for all uses in "G" with outdoor storage to expand outside storage of display areas; site plan included

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

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

Background:

The proposed site is located on East Loop 820 near the corners of John T. White and Bridgewood Dr. The applicant is proposing a zoning change to allow outside display of large products and will also include the parking lot into the PD. The existing requirement of no storage or display of merchandise at the rear (east) side of building will remain, and the site plan will be amended to allow additional outdoor storage as delineated on the site plan.

The applicant would like to use seven (7) parking spaces in front of the building to store items for sale such as small sheds and play structures. In the initial zoning case, outdoor storage was limited to the north of the site, adjacent to the building. The current proposal is to use several parking spaces on the northern edge of the parking lot for the display. With an excess of 547 spaces, the removal of the spaces will not affect the parking ability of the customers. The proposed new storage is similar to several other Home Depot stores throughout Fort Worth that have large items displayed near the building for sale. The proposed site is located on two arterials and East Loop 820, which support this large scale retail development.

At the Zoning Commission meeting the Commissioners asked about storage of items on the east side. The applicant informed them there would be no storage or display on the east side.

Site Information:

Owner: HD Development Properties, L.P.

PO Box 105842
 Atlanta, GA 30348
 Agent: Carrol Craig
 Acreage: 10.93 acres
 Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / commercial, restaurant
 East "I" Light Industrial; "E" Neighborhood Commercial / Interstate Highway 820
 South "G" Intensive Commercial / commercial
 West "G" Intensive Commercial / restaurant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-99-014, from "G" Intensive Commercial to PD 320 "PD/SU" for all uses in "G" plus outside storage as delineated on the site plan. No storage or display of merchandise at rear (east) side of building. Site plan required; adopted 3/11/99

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bridgewood Dr.	Minor Arterial	Minor Arterial	No
John T White	Major Arterial	Major Arterial	No
IH 820	Interstate	Interstate	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Neighborhoods of East Fort Worth	Woodhaven Community Development Inc
Historic Randol's Mill Valley Alliance, Inc.	Eastside Sector Alliance
Woodhaven NA	Trinity Habitat for Humanity
Harmony Hills NA	Streams And Valleys Inc
East Fort Worth Business Assn	FWISD
East Fort Worth, Inc.	

Site Plan Comments:

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

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

Transportation/Public Works (TPW) site plan comments:
 No comments at this time

Comments made by TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute TPW acceptance of conditions; traffic code will be applied to the project.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zone change to Amend PD320 "PD/SU" Planned Development/Specific Use for all uses in "G" Commercial plus outside storage; site plan required. Surrounding land uses are primarily commercial and is located on the corner of arterial streets. The proposed addition of outdoor storage and display for a small portion of the site is similar to several other similar Home Depots throughout Fort Worth.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

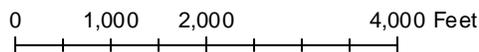
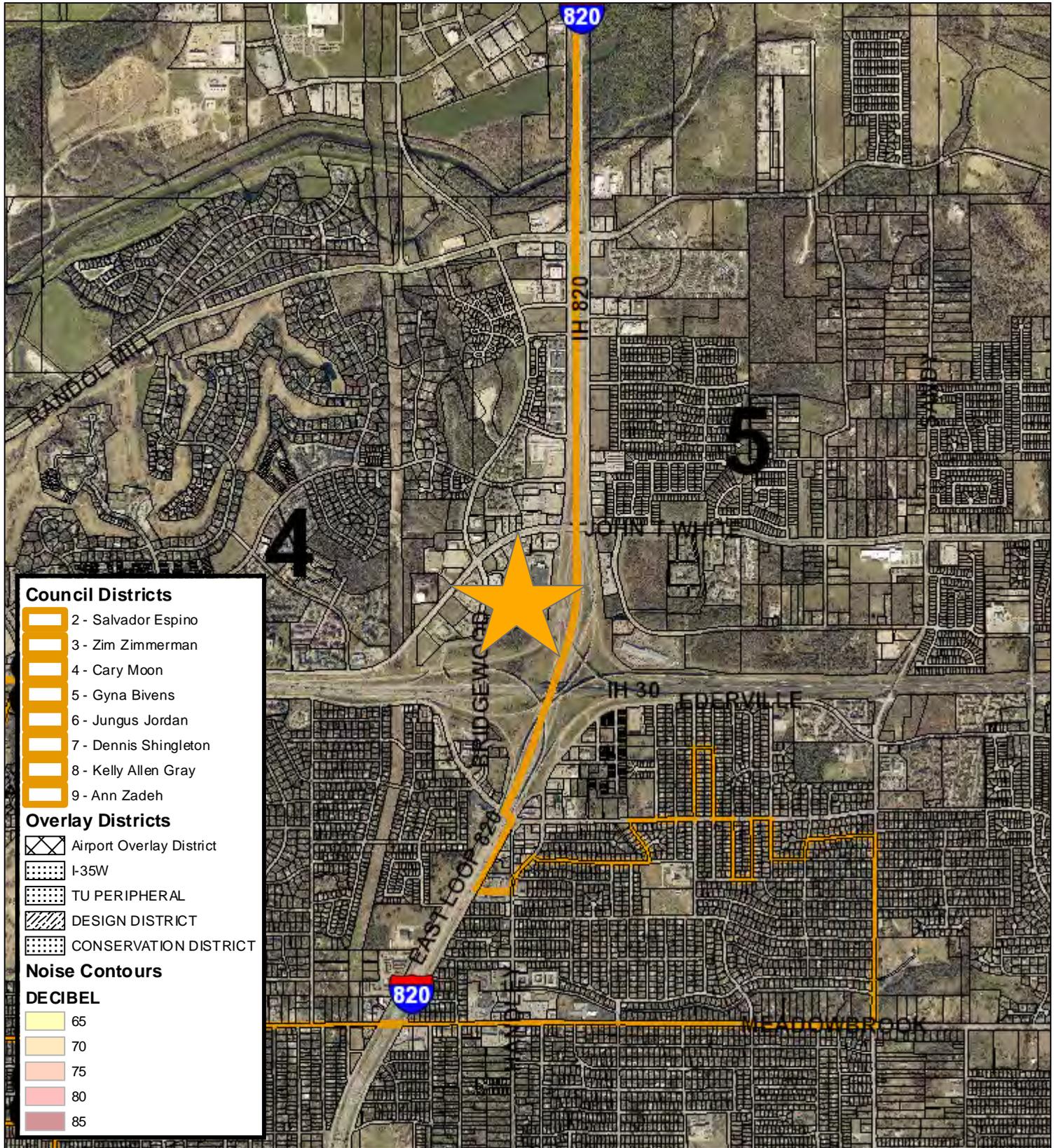
The 2015 Comprehensive Plan designates the majority of the subject property as General Commercial. The proposed zoning **is consistent** with the Comprehensive Plan and the following Comprehensive Plan policies:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

Attachments:

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

Area Map



44-15-147 ZC

PROJECT: 1151 BRIDGEWOOD DRIVE, FORT WORTH, TX // HOME DEPOT STORE #6534	SITE PLAN	Revision 2-PR	P-1 Sheet
HD DEVELOPMENT PROPERTIES LP A wholly owned subsidiary of HOME DEPOT U.S.A., INC. // 2155 Paces Ferry Road, Atlanta GA, 30339		10/26/2015	
ZC-15-147		ZC-15-147	

Director of Planning and Development
Date
HOME DEPOT #6534

PARKING TABLE	
CURRENT:	
Home Depot Dedicated Parking Spaces	554
Shared Parking Spaces	93
Total Current Available Parking Spaces	647
PROPOSED:	
Spaces to be used for Outdoor Display Area	7
Home Depot Dedicated Parking Spaces	547
Shared Parking Spaces	93
Total Proposed Available Parking Spaces	640

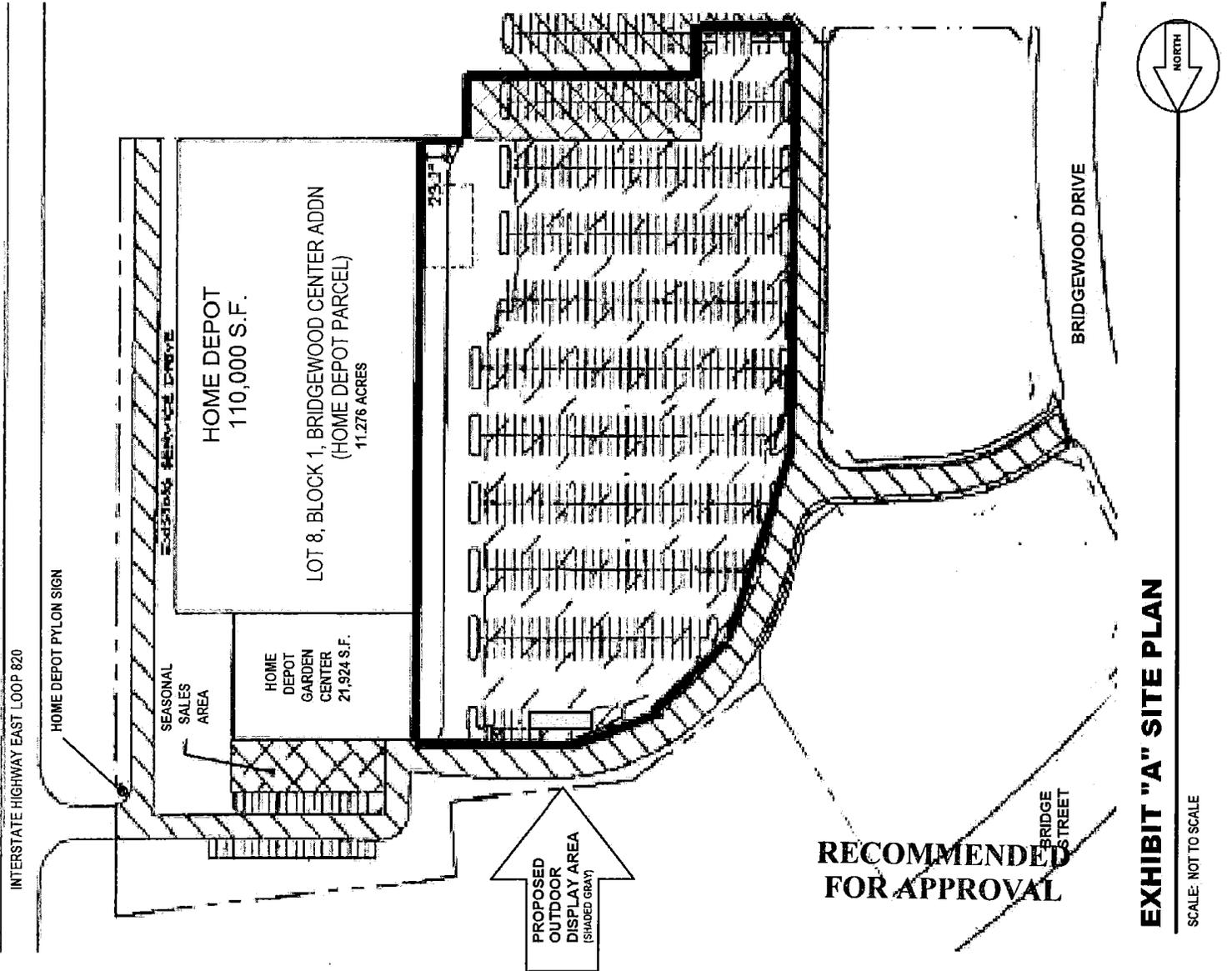
NOTES:

It is specifically stated that any new or enlarged permanent structures, building expansions & additions, parking lots, or other flatwork & grading will comply with **URBAN FORESTRY, LANDSCAPING, SIGNAGE, AND LIGHTING** requirements of the **FORT WORTH CITY CODE** (aka Ordinance 18615-05-2009).

No new Lighting, Signage, Parking or Flatwork are proposed or forseen in the area of requested zoning change at this time. No trees or turf areas will be removed for construction or use of proposed outdoor displays.

The Zoning Change requested to current planned development is proposed for area contained within the bold black line located wholly within the parking lot area of Lot 1, Block 8, Bridgewood Center Addition. Seven parking spaces which are being proposed for conversion to **Outdoor Display Area** are within the northernmost section of the parking area contained inside the proposed Zoning Change Area.

SITE LEGEND	
	Shared Parking
	Home Depot Parking
	Service Drive
	Display Area (proposed)

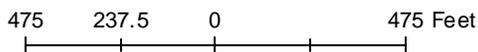
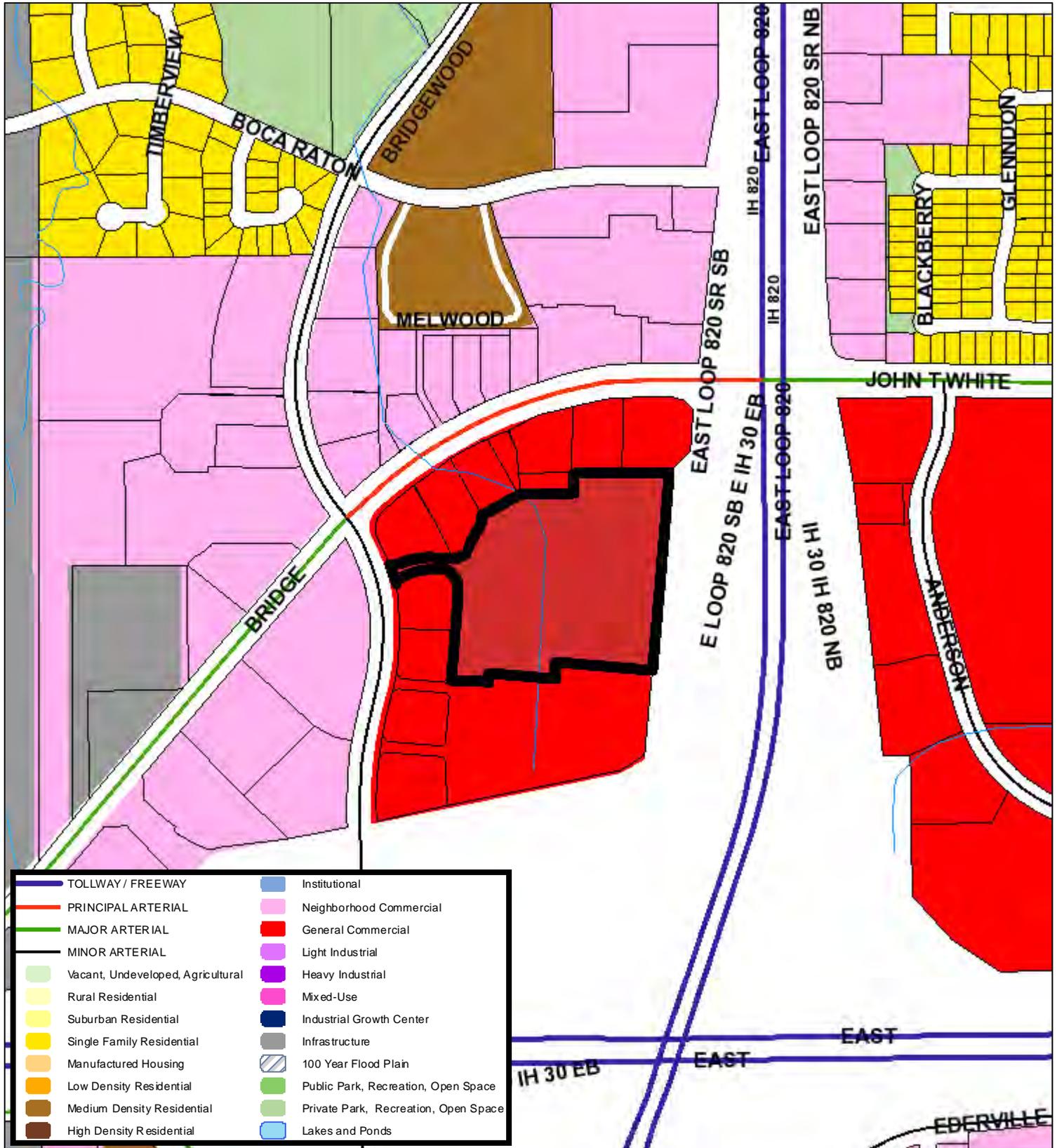


RECOMMENDED FOR APPROVAL

EXHIBIT "A" SITE PLAN

SCALE: NOT TO SCALE

Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 295 590 1,180 Feet



		area			
Ron Shearer/ Inter District 2 Alliance	NA	Out		Support	Sent letter in

2. ZC-15-147 HD Development Properties LP (CD 4) 1151 Bridgewood Drive (Bridgewood Center Addition, Block 1, Lot 8, 10.93 Acres): from “G” Intensive Commercial and PD320 Planned Development/Specific Use for all uses in “G” Intensive Commercial plus outside storage as delineated on the site plan. No storage or display of merchandise at rear (east) side of the building; site plan required to Amend PD320 Planned Development for all uses in “G” with outdoor storage to expand outside storage of display areas; site plan included

Carroll Craig, 3454 Fossil Park Drive, Fort Worth, Texas representing HD Development Properties LP explained to the Commissioners they are looking to display their sheds as well as a pergola in seven existing parking spaces.

Mr. Edmonds asked Ms. Craig if there would be any outdoor storage on the east side of the building. Ms. Craig said there would be no storage on the east side.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

3. ZC-15-150 Weber Ridge LP (CD 7) 9090 Tehama Ridge (William McGowen Survey, Abstract #999, 4.30 Acres): from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan included

Jocelyn Murphy, Planning Manager explained to the Commissioners the applicant has requested to withdraw the application.

Motion: Following brief discussion, Ms. Runnells recommended Denial without Prejudice of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

IV. New Cases

4. ZC-15-138 Elizabeth Garcia (CD 9) – 1171 Blodgett Avenue (Fairview Heights Addition, Block 16, Lot 37, 0.14 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Leobardo Munoz, 5017 Glen Park Drive, Fort Worth, Texas explained to the Commissioners there is an existing single-family house that needs to be rezoned to residential.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.