



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 12, 2016

Council District 3

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

Opposition: None submitted
Support: One submitted

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

Owner / Applicant: Christopher Chappell

Site Location: 4601 Benbrook Highway Mapsco: 62X

Proposed Use: Dog Day Care Facility

Request: From: "F" General Commercial/AO and PD547/AO Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus a small animal facility with outdoor exercise area; site plan required/Airport Overlay

To: Expand PD547/AO Planned Development for "E" Neighborhood Commercial uses plus canine day care facility with exercise area; site plan waiver recommended /Airport Overlay

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

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

Background:

The site is located east of Benbrook Highway, a major arterial and south of Ewing, a residential street. The applicant is proposing to expand PD547 for the canine day care facility. The previously approved zoning case has a site plan required for the outdoor exercise area. The applicant is requesting to waive the site plan requirement since the structures already exist. No full time kennel/boarding operations will be conducted on the property and other than the outside play area, all activities will occur indoors.

The proposed development is located within the Naval Air Station Airport Overlay which primarily regulates lighting and glare in this noise contour. Retail and commercial uses are generally permitted within the Airport Overlay with noise mitigation.

Site Information:

Owner: Christopher Chappell
1425 McCoy Street
Dallas, TX 75204
Agent: Dennis Hopkins
Acreage: 0.85 acres
Comprehensive Plan Sector: Western Hills/Ridglea
Surrounding Zoning and Land Uses:
North "E" Neighborhood Commercial / car wash and commercial

East "CF" Community Facilities / Church
 South "F" General Commercial / bar and nightclub
 West "FR" General Commercial Restricted / Benbrook Hwy, commercial strip center

Recent Relevant Zoning and Platting History:

Zoning History: PD547 Effective 2/10/04 PD/SU Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus a small animal facility with outdoor exercise area; site plan required SP-04-004, subject property.

Platting History: None

BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Benbrook Hwy	Major Arterial	Major Arterial	No
Ewing St	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
*Bomber Heights NA	Trinity Habitat for Humanity
NAS Fort Worth JRB RCC	Fort Worth ISD
Streams & Valleys Inc.	

*Located within this neighborhood organization.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend PD547 to expand the existing canine day care facility. The surrounding land uses are night clubs to the east, commercial business to the north, Benbrook Highway and commercial strip center to the west, church to the south.

The proposed zoning request **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed zoning is consistent with the following Comprehensive Plan policies:

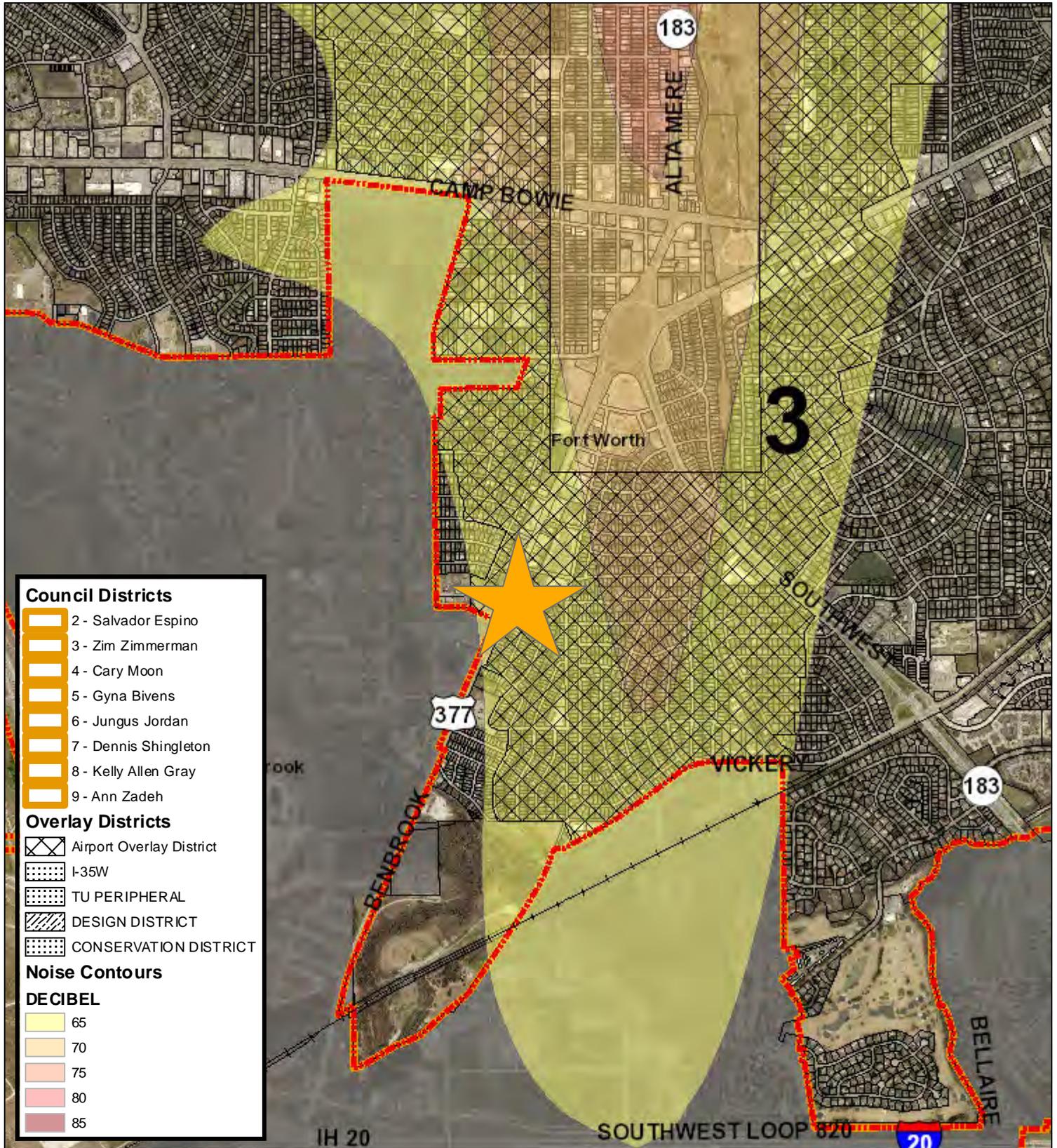
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

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

Area Map



Council Districts

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

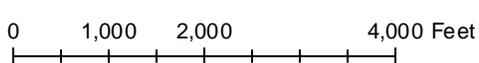
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

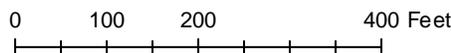
DECIBEL

- 65
- 70
- 75
- 80
- 85

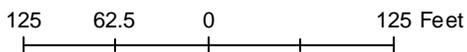
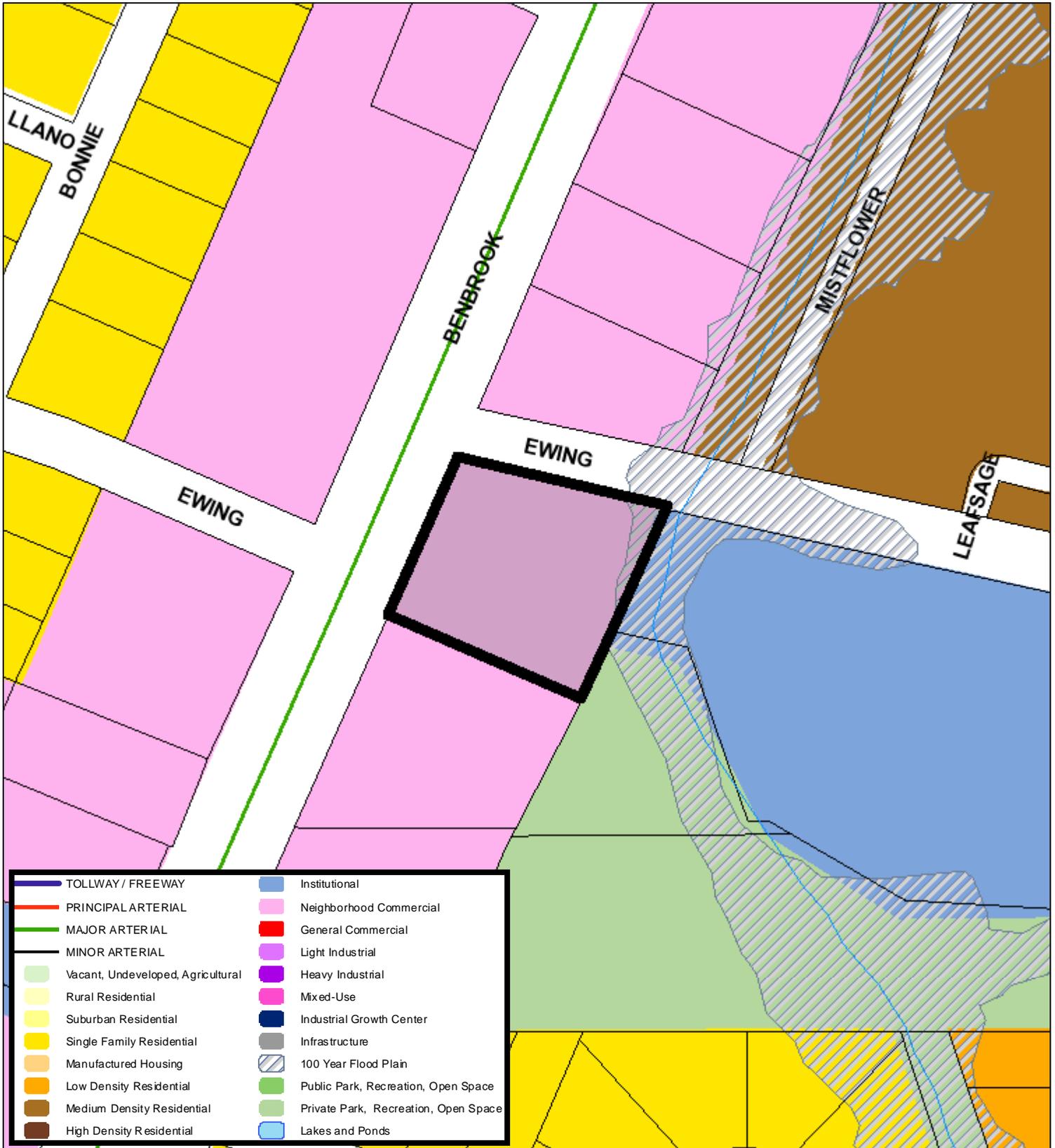


Area Zoning Map

Applicant: Christopher Chappell
 Address: 4601 Benbrook Highway
 Zoning From: F, PD 547 / NASJRB Airport Overlay
 Zoning To: Expand PD 547 PD/E plus canine day care; retain NASJRB AO
 Acres: 0.85774688
 Mapsco: 73Z
 Sector/District: W.hills/Ridglea
 Commission Date: 12/9/2015
 Contact: 817-392-2495



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 80 160 320 Feet



5. ZC-15-153 Clear Link Telephone Corporation & David Shanks (CD 9) – 3840 & 3850 South Freeway (J R Smith Addition, Block 4, Lot 9R and Block 28, Lots 13 & 14, 0.85 Acres): from “E” Neighborhood Commercial & PD137 Planned Development/Specific Use for “E” Uses plus furniture, refinishing, car upholstery and fabric tops to “FR” General Commercial Restricted

Leonard Zack, 11624 Southview Drive, Aledo, Texas representing Clear Link Telephone Corporation and David Shanks explained to the Commissioners they are requesting “FR” zoning.

Mr. Flores asked Mr. Zack if there were any other auto related uses proposed. Mr. Zack said auto sales only and he mentioned they did reach out to the neighborhood groups.

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

<i>Document received for written correspondence</i>				<i>ZC-15-154</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Vicky Bargas/ Worth Heights NA	NA	Out	Opposition		Sent letter in

6. ZC-15-154 Jose Santos (CD 5) 3201 Avenue N (Polytechnic Addition, Block 122, Lot 9, 0.16 Acres): from “ER” Neighborhood Commercial Restricted to “A-5” One-Family

No one was present for the case.

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

7. ZC-15-155 Christopher Chappell (CD 3) 4601 Benbrook Highway (Isaac Shrum Survey, Abstract #1397 & McKinney & Williams Survey, Abstract #1118, 0.85 Acres): from “F” General Commercial/AO and PD547/AO Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus a small animal facility with outdoor exercise area; site plan required/Airport Overlay to Expand PD/547/AO Planned Development for “E” Neighborhood Commercial uses plus canine care facility with exercise area; site plan waiver requested/Airport Overlay

Dennis Hopkins, P O Box 657, Arlington, Texas representing Christopher Chappell explained to the Commissioners the location, and that the building is approximately 4,500 sq. ft., one story. At the time of the original application the owner only occupied 1,538 sq. ft. of the building. They are wanting to expand the dog day care facility and continue to utilize the 2,000 sq. ft. outside exercise area. The operating hours are 6:30 am to 6:30 pm, Monday thru Saturday.

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

<i>Document received for written correspondence</i>					<i>ZC-15-155</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
RCC Review Committee	NA	Out		Support	Sent letter in

8. ZC-15-156 Phoenix at Cavile LLC (CD 5) 1712 & 1720 Vincennes Street (Stallcup Addition, Block 1, Lots 4-7, 0.65 Acres): from “A-5” One-Family to “D” High Density Multifamily

Gregory Hill, 1409 S. Lamar, Suite 711, Dallas, Texas representing Phoenix at Cavile LLC explained to the Commissioners they are requesting a continuance for 30 days to re-notice for “UR” zoning.

Motion: Following brief discussion, Ms. McDougall recommended a 30 day Continuance of the request, seconded by Ms. Runnells. The motion carried unanimously 8-0.

9. ZC-15-157 TD Group, LLC (CD 6) 3132 Alta Mesa Boulevard (Woodmont Addition, Block 2, Lot 5R1, 0.52 Acres): from “E” Neighborhood Commercial to “FR” General Commercial Restricted

Anna Blackwell, 201 Main Street, Fort Worth, Texas representing TD Group LLC explained to the Commissioners they are requesting “FR” zoning to allow for minor auto repair and tire sales.

Mr. Flores asked about the minor auto repair and if the cars stay overnight. Ms. Blackwell said it will be limited to tire and rim changes, in and out service.

Ms. Runnells asked where the cars will be parked if there is an influx of cars to get tires changed or minor repair done. Ms. Blackwell said there is room in the back of the property for parking.

Ms. McDougall asked about the hours of operation. Ms. Blackwell said she is not aware of their hours of operation.

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

10. ZC-15-158 Ellesmere Corporation (CD 7) 7400 NW Highway 287 (William McCowan Survey, Abstract #999, 45.66 Acres): from “AG” Agricultural/I-35 Design Overlay to “I” Light Industrial/I-35 Design Overlay