



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 3, 2016

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 9-0 as amended for "FR";
Staff recommendation after continuance: PD/E plus auto repair and sales; site plan waiver requested

Opposition: None submitted
Support: East Fort Worth, Inc.

Continued Yes X No ___
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: William Paez

Site Location: 13354 Trinity Boulevard Mapsco: 55V

Proposed Use: Retail Classic Car Sales, Repair and Commercial

Request: From: "E" Neighborhood Commercial
To: "F" General Commercial (Applicant Request)
"FR" General Commercial Restricted (Zoning Commission Recommendation)
PD/E Planned Development for all uses in "E" Neighborhood Commercial plus auto sales and repair, site plan waiver requested (Staff Recommendation after continuance)

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Significant Deviation).

Background:

The proposed site is located on Trinity Blvd at the corner of Tarrant Main. The applicant is requesting a zoning change from "E" Neighborhood Commercial to "F" General Commercial. The site is currently vacant and the applicant intends to construct a commercial building with multiple tenant spaces. The applicant intends to repair, show and sell classic cars with the remaining tenants being retail. During the Public Hearing, the applicant described that some of the auto activity may include body work, but paint work is expected to occur offsite.

"FR" allows automotive sales by right, however the applicant prefers "F" in order to allow for alcohol sales.

The proposed automotive use at the current time does not include the outdoor display of cars for sale. However, the "F" district would allow for a car sales lot in the future. Parking would be required for the retail space tenant spaces due to the proximity to the A-5 One Family districts to the south and west. Therefore space would be limited for the outdoor display of any autos for sale.

The proposed site is located on Trinity Blvd, which is considered a principal arterial. Automotive uses are generally appropriate along this type of roadway. The proposed site could provide a commercial buffer from the residential properties to the south to more intense uses along Trinity Blvd and Tarrant Main.

The applicant has explained that the overall site is limited due electric transmission lines on the property. The applicant intends to construct a 33x100 ft. building with 3 story garages on each side with a total of 4 bays. They anticipate that several cars may be displayed outside during the day but will be placed inside at close of business for safety.

The applicant intends to hold classic car auto events on-site. Alcohol will not be sold at these events. The applicant mentioned that they may allow for BYOB or provide free alcohol at some of the events. As a result, the Zoning Commission amended the proposal to “FR” to restrict alcohol sales. At the time of permitting, the applicant will have to provide enough on-site parking for events and auto repair and sales.

At the April 5 City Council meeting, the case was continued to clarify the request from the applicant. Staff has recommended PD/E Planned Development for all uses in “E” Neighborhood Commercial plus auto sales and repair, site plan waiver requested.

Site Information:

Owner: Lisa Fitzwilliam & William Paez
 706 Tanbark Dr.
 Euless, TX 76040

Agent: Greg Guerin, East Star Design

Acreage: 0.56 ac

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North “I” Light Industrial / storage

East “I” Light Industrial; PD 247 “PD/SU” Planned Development/Specific Use for contactors storage yard / storage yard

South “AG” Agriculture; “R-1” Zero Lot Line Cluster; “R2” Townhouse/Cluster / single-family, townhomes

West “A-5” One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Trinity Blvd.	Principal Arterial	Principal Arterial	No
Violet Ln	Residential	Residential	No
Tarrant Main	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Eastside Sector Alliance	Streams And Valleys Inc
DFW International Airport	East Fort Worth, Inc.
Trinity Habitat for Humanity	Hurst Euless Bedford ISD

*Site not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “F” General Commercial for automotive sales and retail. Surrounding land uses vary with residential to the south and east, outdoor storage to the north, and a contractor’s yard to the east. The applicant intends to construct a building to show

classic cars with the remaining tenants being retail. The proposed site is located on a principal arterial, which is appropriate for more intense commercial uses. The proposed site could provide a commercial buffer from single family residential to more intense uses along Trinity Blvd and Tarrant Main.

As a result, the proposed zoning **is compatible** at this site.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

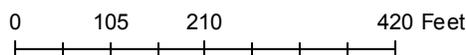
Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Attachments:

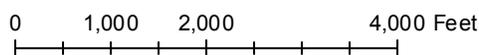
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Zoning Map

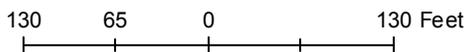
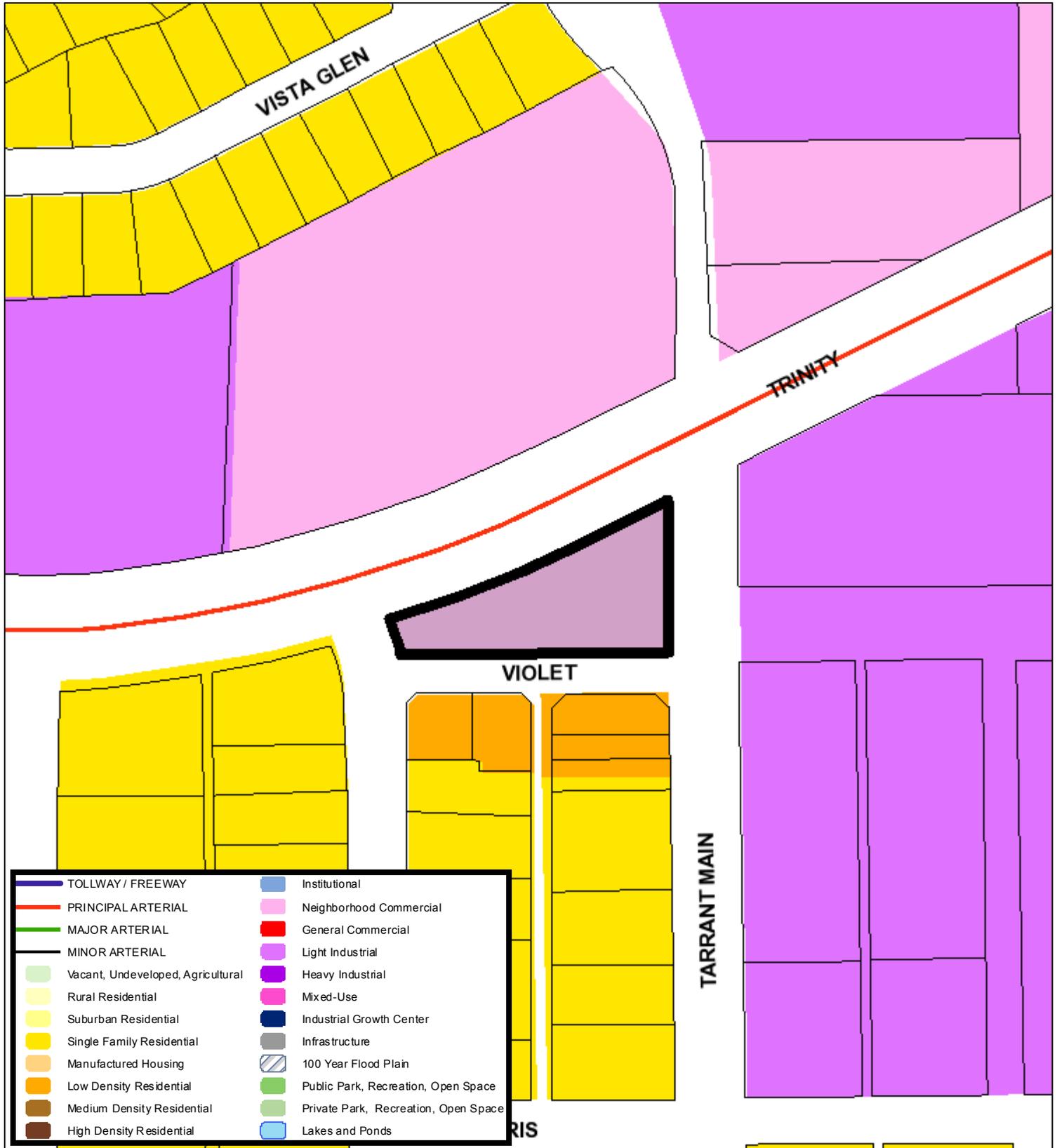
Applicant: William Paez
 Address: 13354 Trinity Boulevard
 Zoning From: E
 Zoning To: F
 Acres: 0.5660369
 Mapsco: 55V
 Sector/District: Eastside
 Commission Date: 3/9/2016
 Contact: null



Area Map



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 85 170 340 Feet

