



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 14, 2016

Council District 6

Zoning Commission Recommendation:

Denial by a vote of 8-1

Opposition: One person spoke, several letters submitted

Support: None submitted

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Beth Knight</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes <u>X</u>	No ___

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 7100 – 7300 blks S. Hulen, 7200 – 7400 blks Kingswood Drive
Mapsc0: 103EF

Proposed Use: Commercial uses and vacant land

Request: From: “CR” Low Density Multifamily, “E” Neighborhood Commercial, and “F” General Commercial

To: “E” Neighborhood Commercial, and “PD/E” Planned Development for “E” Neighborhood Commercial uses plus auto repair; site plan waiver requested

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The property consists of commercial uses and vacant land, designated for neighborhood commercial in the 2016 Comprehensive Plan. This commercial intersection is located in the middle of a single family neighborhood, outside of larger street corridors where higher intensity is encouraged.

Councilmember Jordan mailed a letter to the affected property owners regarding the proposed zoning changes in February 2016. Communication was received from the owners and operators of several auto repair businesses. CM Jordan agreed to zone these properties PD/E and add the auto repair use so that they would remain legal uses.

Site Information:

Applicant:	City of Fort Worth Planning & Development Dept. 1000 Throckmorton Street Fort Worth, TX 76102
Acreage:	28.7 acres
Comprehensive Plan Sector:	Wedgwood

Surrounding Zoning and Land Uses:

North	“B” Two-Family and “CF” Community Facilities / Duplexes and religious uses
East	“B” Two-Family and “E” Neighborhood Commercial / Duplexes and commercial uses

South "B" Two-Family, "CR" Low Density Multifamily, and "E" Neighborhood Commercial / Single family, duplexes, townhouses, and commercial uses
 West "CR" Low Density Multifamily and "D" High Density Multifamily / Townhouses, multifamily, and vacant land

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-209, north, east, and south of subject site, Council-initiated, to be in conformance with the Comprehensive Plan, approved
 ZC-11-071, inside rezoning boundary, from CF to E, approved; and
 ZC-12-031, inside rezoning boundary, from CF to E, approved.

Platting History: None

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
S. Hulen Street	4 lanes divided	Major Arterial	none
Kingswood Drive	2 lanes undivided	Collector	none

Public Notification:

The following Neighborhood Associations were notified:

Candleridge NA*	Trinity Habitat for Humanity
CandleRidge West HA*	Streams & Valleys, Inc
Wedgwood NA	District 6 Alliance
Crowley ISD	Fort Worth ISD

Development Impact Analysis:

1. **Land Use Compatibility**

This council-initiated zoning change request aligns the future land use designation and zoning district. Based on the zoning classification that is appropriate for the commercial uses and vacant land, the proposed zoning to "E" Neighborhood Commercial, and "PD" Planned Development for E uses plus auto repair **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the site as Neighborhood Commercial. The proposed zoning conforms to the following Comprehensive Plan policies:

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces. (pg. 38)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

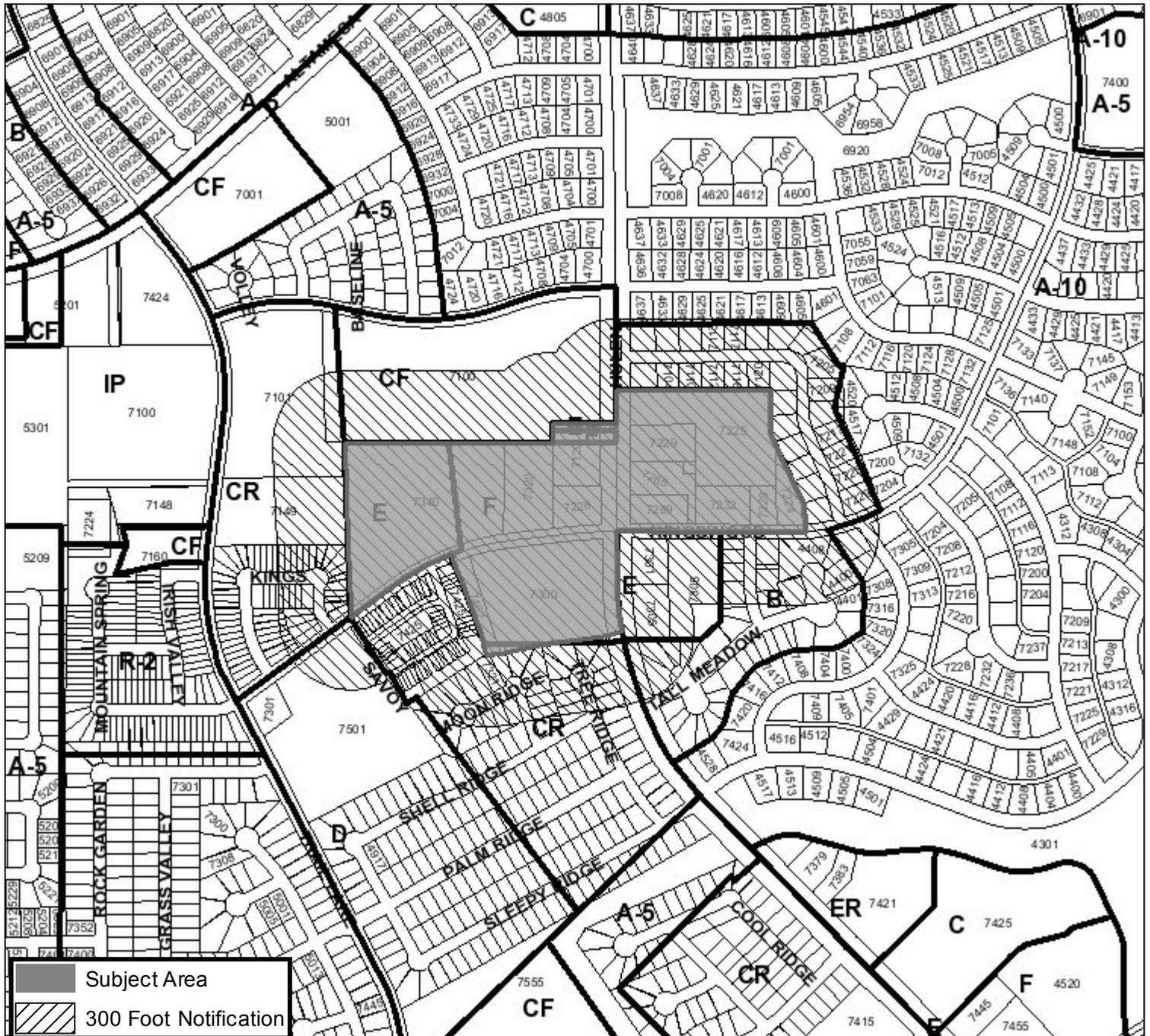
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2016 Comprehensive Plan.

Attachments:

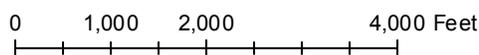
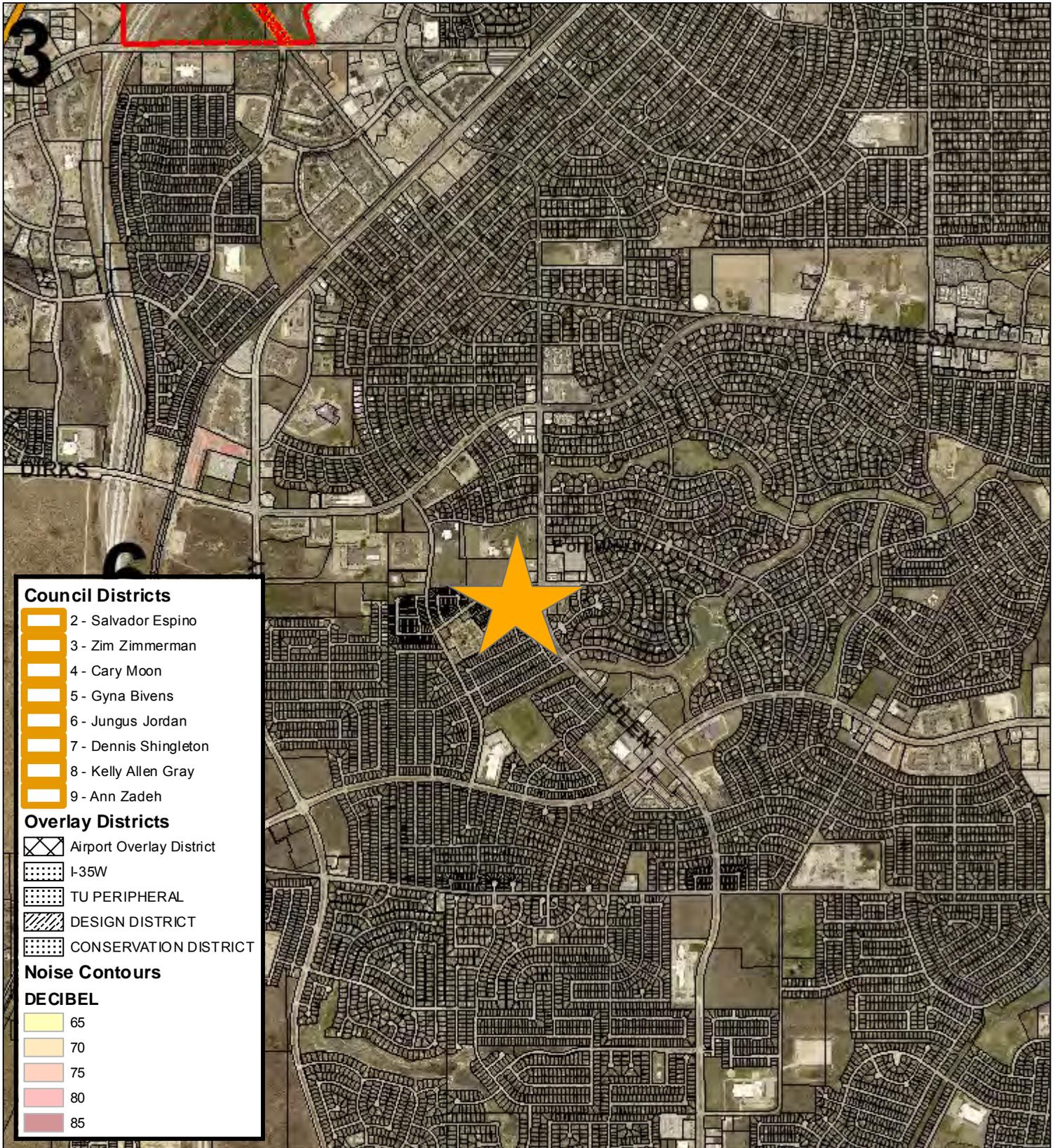
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission

Area Zoning Map

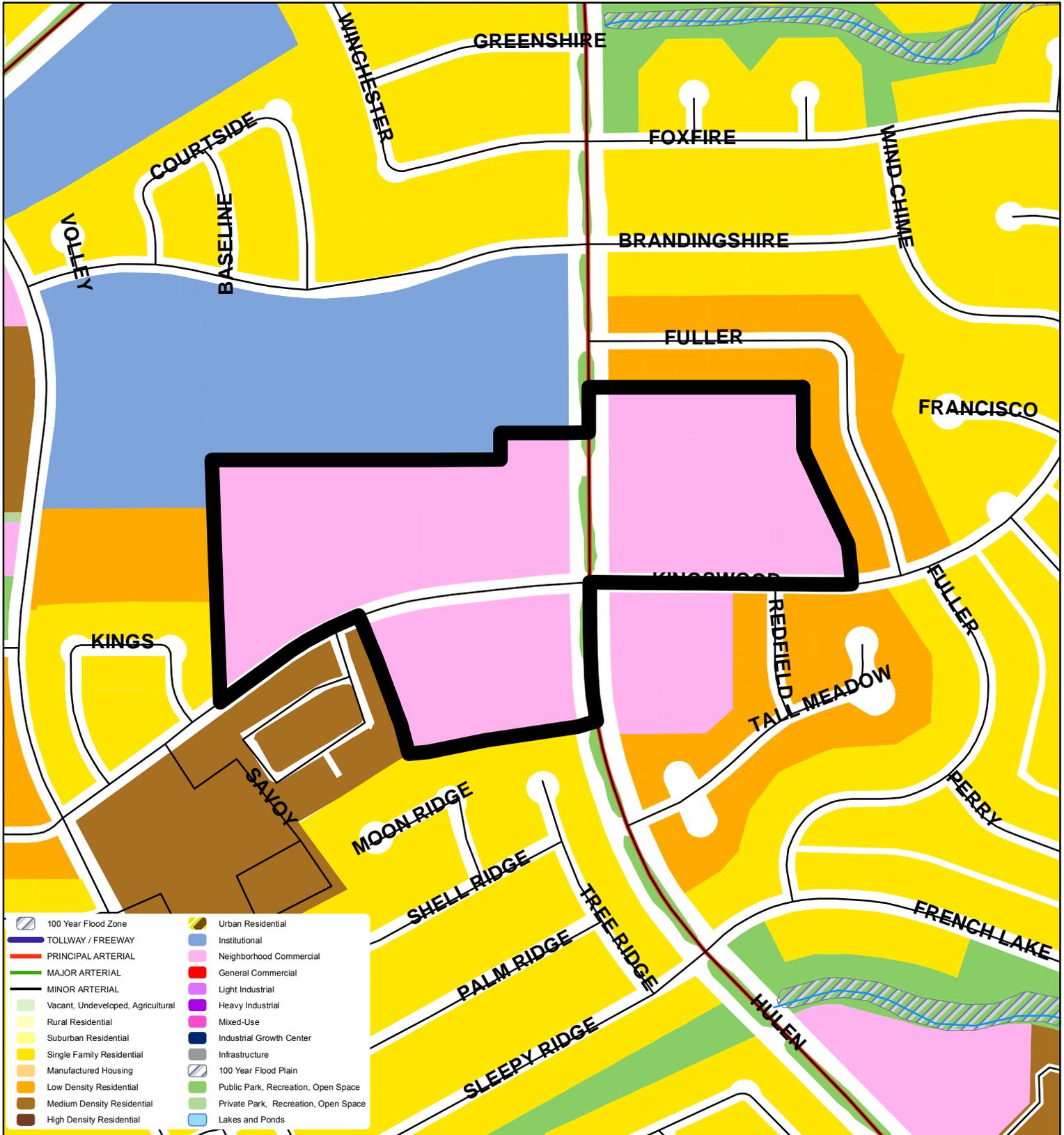
Applicant: City of Fort Worth Planning & Development
 Address: 7100 – 7300 blks S. Hulen, 7200 – 7400 blks Kingswood Drive
 Zoning From: CR, E, F
 Zoning To: E, PD for E uses plus auto repair
 Acres: 28.6708599
 Mapsco: 103EF
 Sector/District: Wedgwood
 Commission Date: 5/11/2016
 Contact: 817-392-8190



Area Map



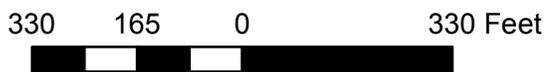
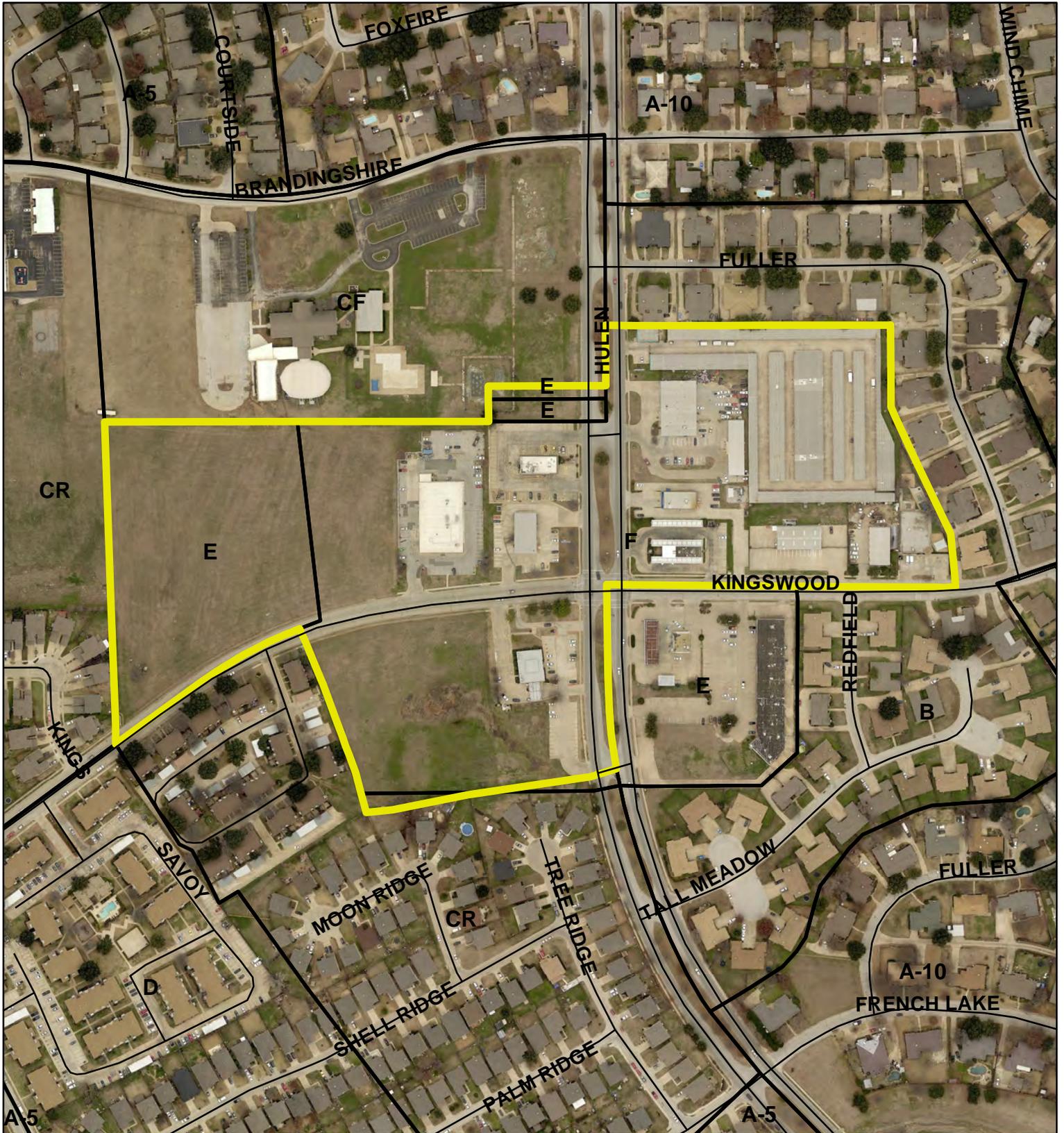
Future Land Use



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 29, 2016.



Aerial Photograph



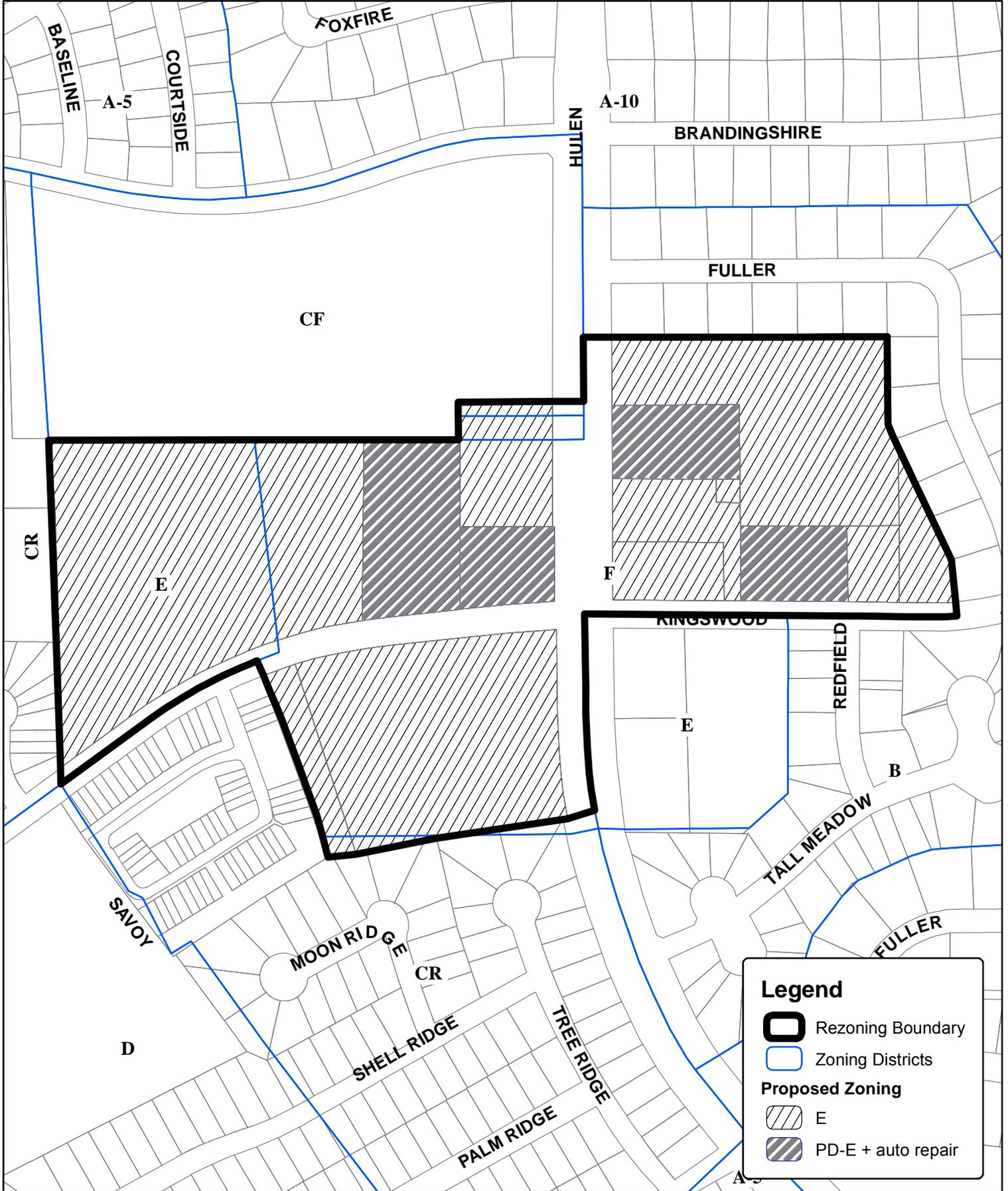
Aerial Photography Date February 2015



Hulen Street and Kingswood Drive: Proposed Zoning

From "CR" Low Density Multifamily, "E" Neighborhood Commercial, and "F" General Commercial to "E" Neighborhood Commercial and "PD" Planned Development for E uses plus auto repair

ATTACHMENT A



Planning and Development
Department 3/4/2016 - BK

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Bill Morrison	6429 Stone Creek	In		Support	Sent letter in
Ken/Janie Jeffries	NA	Out		Support	Sent letter in
Martin Mitchell	3629 Clubgate	In	Opposition		Sent letter in
Griffin Marr	4009 Mesa Ridge	In		Support	Sent letter in
Kent Brook	3724 Redwood Creek	In		Support	Sent letter in
Drew Davison	3813 Whisper Hollow	In		Support	Sent letter in
Paul/Virginia Montgomery	4001 Mesa Ridge	In		Support	Sent letter in
Bruce Page	6424 Stone Creek	In		Support	Sent letter in
Steve/Mary Stelter	3533 Clubgate	In	Opposition		Sent letter in
Bill Gray	6304 Mesa Ridge	In	Opposition		Sent letter in
Stephen/Kimberly Lazzari	6413 Stone Creek	Out		Support	Sent letter in

18. ZC-16-102 City of Fort Worth Planning & Development (CD 6) – 7100-7300 blocks S. Hulen Street, 7200-7400 blocks Kingswood Drive (see addresses in case file, 28.67 Acres): from “CR” Low Density Multifamily, “E” Neighborhood Commercial and “F” General Commercial to “E” Neighborhood Commercial and “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto repair; site plan waiver requested

Ms. Murphy called the case.

Greg Mason, 7228 S. Hulen Road, Fort Worth, Texas representing City Garage spoke in opposition.

Ms. Runnels asked if he was in opposition to the change. Mr. Mason said he wanted the zoning to run with the land not the current land use. Ms. Runnels mentioned the PD is to allow the auto repair to continue the use. Mr. Mason said the property was zoned F when they purchased it.

Ms. Burghdoff said the zoning does run with the land and by zoning it PD it makes the land use legal by right.

Motion: Following brief discussion, Ms. Runnels recommended Denial of the request, seconded by Ms. Conlin. The motion carried 8-1 with Mr. Edmonds against.

<i>Document received for written correspondence</i>					ZC-16-102
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Greg Mason/ City Garage	7228 S. Hulen	In		Opposition	Spoke at hearing

Reeder Ratliff	7289 S. Hulen	In	Opposition		Sent letter in
Henry Berry	7213 Fuller Cir	In	Opposition to his property being zoned		Sent letter in

19. ZC-16-103 FW Waterside Land LLC (CD 3) – 4000 block Bryant Irvin Road (Evan H Burke Survey, Abstract No. 160, 4.36 Acres): from PD 999 “PD/G” Planned Development for all uses in “G” Intensive Commercial plus brewpub, a maximum height of five stories, excluding massage parlors, tattoo parlors and auto uses; site plan approved to Amend PD 999 “PD/G” Planned Development to add new auto sales dealership and associated uses; site plan included

Edward Manuel, 3713 Monticello Drive, Fort Worth, Texas representing FW Waterside Land LLC explained to the Commissioners the Waterside Development. He presented a site plan of how the parcels are currently laid out. Mr. Manuel mentioned they are requesting to add into the PD language a new auto dealership use.

Robert Ballargeon, 116 University Drive, Fort Worth, Texas spoke in support and gave a brief history on his family. He explained they have an Audi brand high end car dealership in Fort Worth and would like to relocate to expand their business. Mr. Ballargeon said they did meet with the neighborhood and he brought someone that lived next door to their dealership to speak.

Sloan Harris, 2821 W. 7th Street Suite 300, Fort Worth, Texas and a representative of the applicant spoke in support.

Mr. Flores asked about the car wash operation. Mr. Harris said the car wash is fully automatic, with centralized vacuum stalls located behind the main building and surrounded by an architectural wall/ornamental fence with automatic gates, screening the entry into the service area. They are proposing a closed structured parking garage for the auto inventory.

Mr. Edmonds asked about the parking garage, service bays, noise and lighting. Mr. Harris said everything is enclosed within a building. The lighting consists of pole lights and will change the lighting foot candles at 7 pm and again at 11 pm. Hours of operation are 8:30 to 7 pm, closed on Sundays.

Mr. Cockrell asked how the cars will arrive. Mr. Harris said the tractor trailers will offload the vehicles behind the dealership approximately three to five times a week. The parking behind the building consists of some vehicle inventory and employee parking.

Mr. Northern asked about the heights of the building. Mr. Harris said the front part of the building showroom area is two story and the back part is two story with offices. The service garage is four levels of parking, 46 ft. in height at grade. The service building will be equal to the height of the showroom. Images were displayed of what the dealership could look like.

Ms. Dunn asked about the surrounding land uses for clarity.