



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 15, 2016

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 9-0

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: SDG 121 FW, LLC

Site Location: 109 N. Chandler Drive Mapsco: 63V

Proposed Use: RV Dealership including sales, storage and service

Request: From: "G" Intensive Commercial and PD 99 Planned Development for all uses in "G" Commercial District and an office warehouse (for package delivery service subject to the site plan submitted) and include warehousing for equipment, supplies and other inert materials and the outdoor storage of landscape trees, plant life, soil/rocks used in landscaping, and other inert landscape materials, to add an 8 ft. red cedar fence on the west and south side property lines; site plan approved

To: Amend PD 99 Planned Development to add RV sales, storage, & service, site plan included.

Land Use Compatibility: Requested change is compatible.

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

Background:

The proposed site is located on Chandler Drive near SH-121. The current PD is based on the "G" Intensive Commercial district with certain industrial uses added with a site plan. The applicant would like to amend PD 99 Planned Development to add RV sales, storage, & service, site plan included.

The previous PD only allowed uses in the G district with the landscaping and Fed Ex businesses that were tied to the site plan. The proposed new use would have similar operational characteristics as the current zoning. All RV repairs will be conducted inside the existing building. Typically, repair is prohibited in commercial districts adjacent to residential district. However, the existing residential is buffered by a screening fence and 61 ft. setback.

RV sales may not generate the type of traffic that may be found with the Fed Ex or a landscaping business. Both Fed Ex and landscape uses have trucks and vehicles entering and exiting frequently. Conversely, the majority of RV traffic will come from customers dropping off RV's for repair or shopping from on-site inventory.

This case will be heard by the City Council on November 15, 2016.

Site Information:

Owner: SGD-121 FW, LLC
6336 John J. Pershing Dr.
Omaha, NE 68110
Agent: Greg Walker (Vogt RV)
Acreage: 2.84 acres
Comprehensive Plan Sector: Northeast
Surrounding Zoning and Land Uses:
North "G" Intensive Commercial / industrial, office
East "E" Neighborhood Commercial; "I" Light Industrial / industrial, office, Louella Bales Barker Park
South "G" Intensive Commercial; "B" Two-Family / single-family, vacant
West "B" Two-Family / single-family

Site Plan Comments:

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

Compliance with the items noted above shall be reflected on the site plan.

TPW Comments:

1. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines"

Platting Comments:

No Platting comments at this time

Fire (Lt. Alan McLain, james.mclain@fortworthtexas.gov)

1. Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
2. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
3. The City of Fort Worth has adopted the 2009 International Fire Code as its current fire code. The City of Fort Worth also has adopted amendments to this code.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-131 from "G" and "PD-99" Planned Development for all uses in the "G" Commercial District and an office warehouse (for package delivery service subject to the site plan submitted), site plan required to Amend "PD-99" Planned Development to include warehousing for equipment, supplies and other inert materials and the outdoor storage of landscape trees, plant life, soil/rocks used in landscaping, and other inert landscape materials; site plan included (Approved January 2013)

Platting History: None

Transportation/Access

Street/Thoroughfare	Proposed
Chandler Drive	Residential
Nies Street	Residential

Public Notification:

300 foot Legal Notifications were mailed on October 27, 2016.

The following organizations were notified: (emailed October 17, 2016)

Organizations Notified	
Riverside Alliance	Eastside Sector Alliance
United Riverside NA*	Trinity Habitat for Humanity

Carter Riverside NA	Streams And Valleys Inc
Scenic Bluff NA	East Fort Worth, Inc.
East Fort Worth Business Assn	Fort Worth ISD
United Riverside Rebuilding Corporation, Inc.	

Located within the registered neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend PD 99 Planned Development to amend to add RV sales, storage, & service, site plan included. Surrounding land uses vary with office and industrial to the north, residential just west, vacant and residential to the south, and office, industrial and park uses to the east.

The site is located in close proximity to SH-121 and Riverside Drive, which is industrial in nature. The operational characteristics of the proposed use can be considered less intrusive and even similar to the current approved uses.

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

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as General Commercial. As a larger vehicle as compared to autos, the proposed RV sales, storage, & service, is more intensive than uses found in General Commercial, and therefore is not consistent with the following Comprehensive Plan policies.

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

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

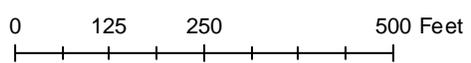
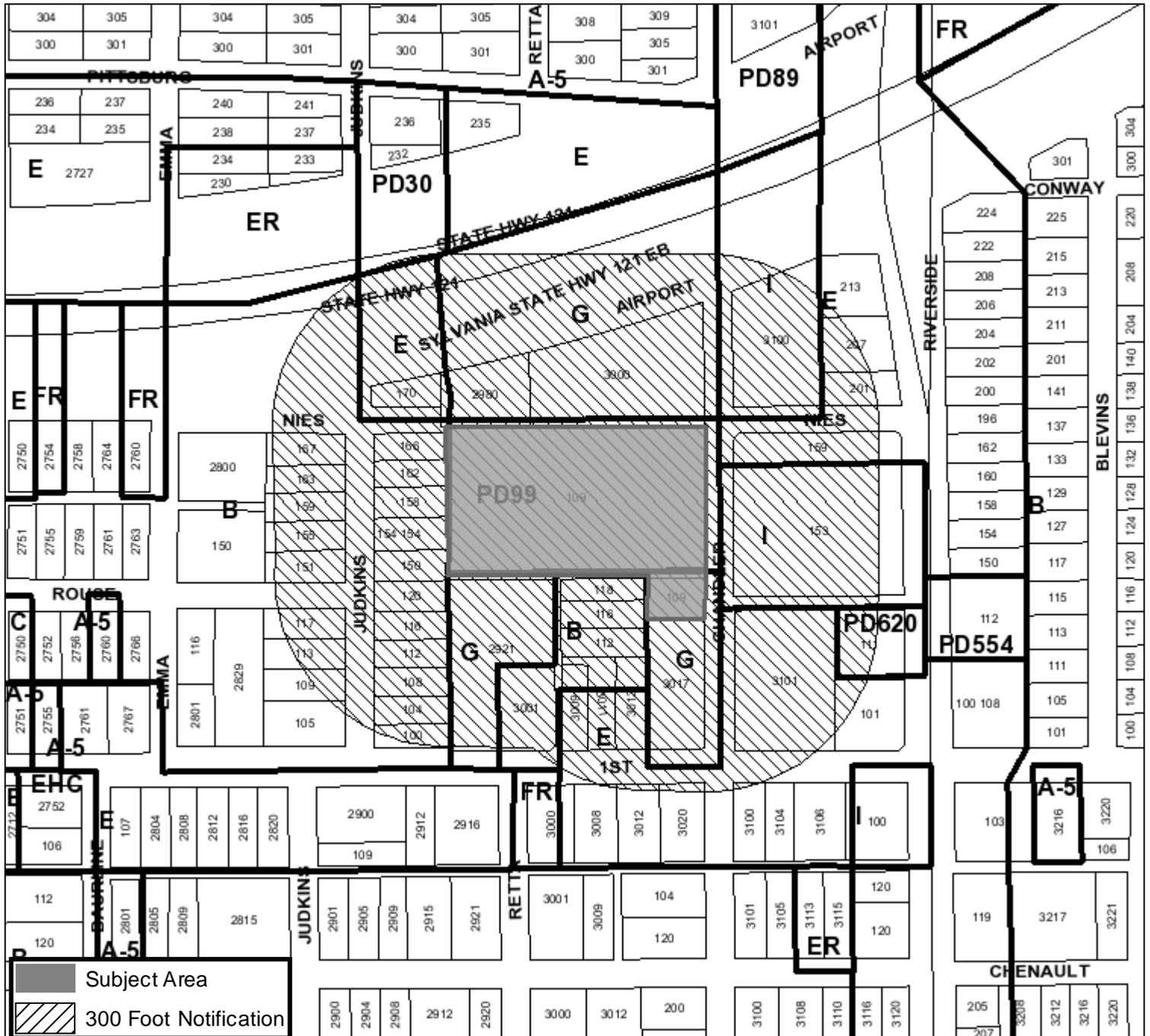
Attachments:

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



Area Zoning Map

Applicant: SGD 121FW LLC
 Address: 109 N Chandler Dr
 Zoning From: PD 99 for all uses in "G" and an office warehouse (for package delivery service subject to title) and an office building (for package delivery service subject to title)
 Zoning To: Amend to add RV sales including outside storage & service
 Acres: 2.83952078
 Mapsco: 63V
 Sector/District: Northeast
 Commission Date: 11/9/2016
 Contact: 817-392-8043



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

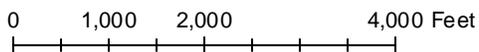
Overlay Districts

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

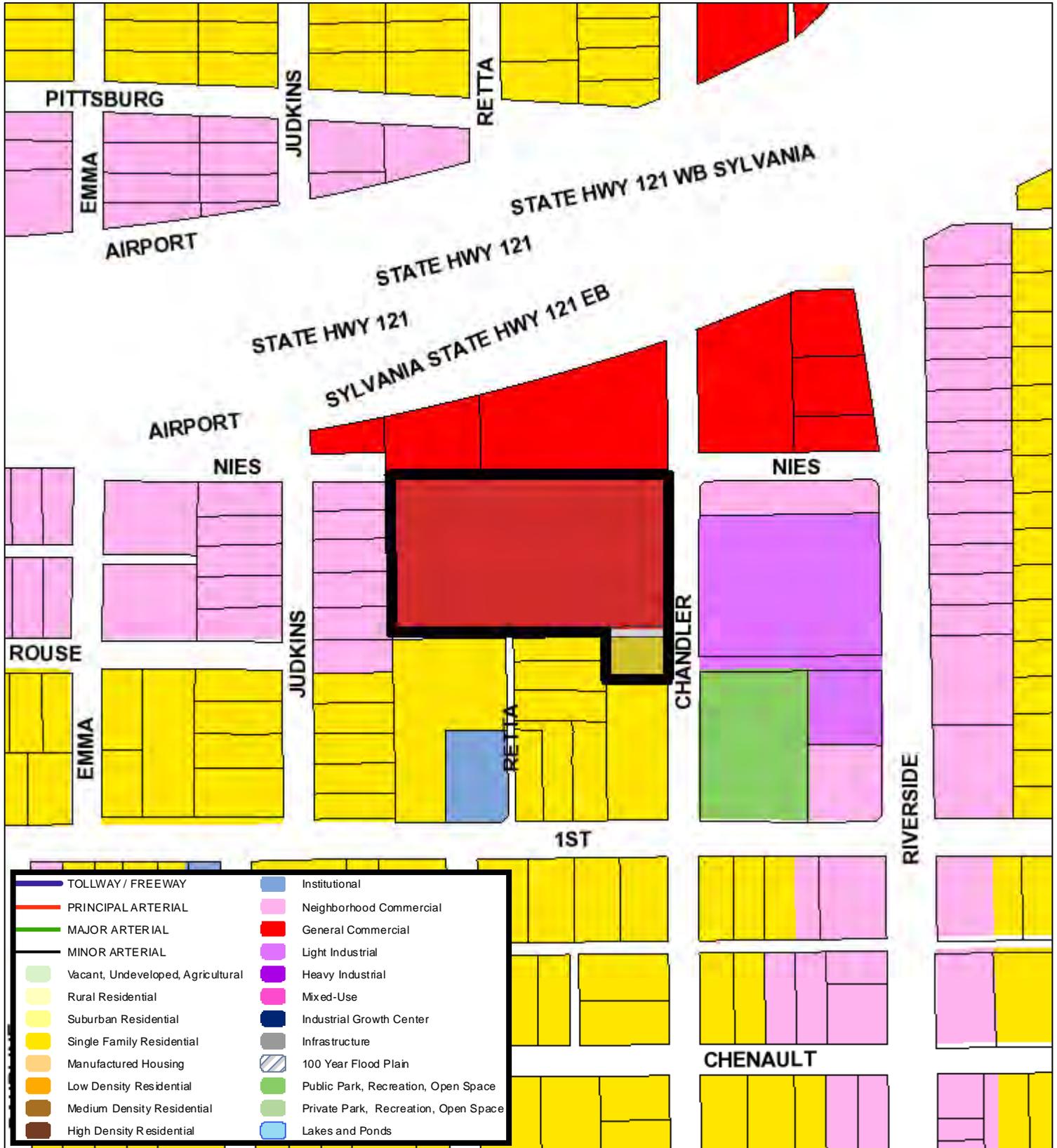
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



210 105 0 210 Feet

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 29, 2016.



Aerial Photo Map



0 137.5 275 550 Feet

