



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 13, 2016

Council District 4

Zoning Commission Recommendation:
Recommended for approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: Service Plus Automotive Repair and Maintenance

Site Location: 3401 N. Tarrant Parkway Mapsco: 35G

Proposed Use: Semi-automatic Car Wash

Request: From: PD 985 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus minor auto repair, oil change, and emissions testing; no outside storage; site plan approved.

To: Amend PD 985 to add semi-automatic car wash; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Technical Inconsistency)

Background:

The proposed site is located north of Tarrant Parkway and west of Old Denton Road, less than a half mile east of IH35. The applicant would like to amend "PD 985" "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus minor auto repair, oil change, and emissions testing, no outside storage; site plan approved to add a semi-automatic car wash.

Car washes are first allowed by right in Industrial districts and by Special Exception in most commercial districts. The applicant has elected to amend the current PD/E with site plan to provide greater review with the site plan process and to ensure the underlying zoning is compatible with surrounding commercial and multifamily uses.

The revised site plan provides for an automatic car wash with pay kiosk, 3 employee parking spaces, 15 vacuum spaces and three detail spaces. The applicant is requesting a waiver to have the vacuum housing, which is an accessory use, in front of the primary car wash structure.

The applicant has made multiple attempts to reach the neighborhood representatives. As of the time of this report, the applicant has yet to receive correspondence from the neighborhood.

The case was continued at the December 6th Council meeting in order for the applicant to discuss landscaping and screening.

Site Information:

Owner: Service Plus Automotive Repair & Maintenance
3541 Saratoga Downs Way
Fort Worth, Texas 76244
Agent: Halff Associates, Inc. (Jay Reissig, P.E.)
Acreage: 1.73acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "AG" Agricultural / vacant
East "E" Neighborhood Commercial / commercial and convenience store
South "PD-710" Planned development for multifamily with development guidelines / multifamily and vacant
West "G" Intensive Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-081; from "AG" to "PD/E" plus minor auto repair, oil change, and emissions testing, no outside storage; site plan approved; effective 7/27/13 (Subject site).

Platting History: PP-11-015 Monterra by Hillwood approved by the City Plan Commission July 27, 2011 property to the south; PP-10-008 HCA Health approved by the City Plan Commission May 26, 2010 subject property to the west

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. Vacuum (accessory) structure located in front of primary building. Move behind the primary building or waiver is required.
2. Provide a note stating site will comply with landscaping and urban forestry sections of the Zoning Ordinance.

Compliance with the items noted above shall be reflected on the site plan or waivers will be required.

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Platting (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. The property is currently platted as one lot, Lot 1, Block 1 Service Plus Addition as recorded in D214011208. The site plan indicates that the car wash is planned to be Lot 2 Block 1. If the intent is to place the car wash on a separate lot independent of the Service Plus, then the property must be replatted into two lots.
2. In order to subdivide this property, each lot must have independent direct access to North Tarrant Parkway. This means that the lots would have to be platted and the site plan re-drawn so that each lot had its own independent driveway wholly contained within its boundary. Shared driveways are not considered to be direct access

TPW (Michael Arthaud, 817-392-6597, Michael.Arthaud@fortworthtexas.gov)

1. Public Access Easement (Ch. 31-106.i) - Access easements shall comply with the requirements of Section 31-106 (Street Standards) I (Access Easement Design Standards (Public Access Easements, Reciprocal access Easements, Private Drives or Ways) of the Subdivision Ordinance. Access easements are privately maintained but constructed to city street standards that are open to unrestricted and irrevocable public access and serve two or more lots each having a minimum of 100 feet of frontage as their primary means of access. Each lot must have access to Tarrant Parkway.
2. Street Dimensions - Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way.

Comments made by Platting, TPW, Water and Parks staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions. Park fees will be applied to the project.

Transportation/Access

Street/Thoroughfare	Existing	Proposed
N. Tarrant Parkway	Major Arterial	Commercial Connector
Old Denton Road	Two way residential	Neighborhood Connector

2016 Thoroughfare Plan Street Types:

- ACT Activity Street
- CMU Commercial Mixed Use
- NC Neighborhood Connector
- CMCO Commercial Connector
- SL System Link

Public Notification:

The following organizations were notified:

Organizations Notified	
North Fort Worth Alliance	Streams And Valleys Inc.
Trinity Habitat for Humanity	Keller ISD

*Site not located within the confines of a registered neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zone change to Amend PD 985 to add semi-automatic car wash. Surrounding land uses are vacant to the north and west, multifamily and vacant to the south, and commercial to the east.

The proposed new automotive facility is adjacent to a commercial connector, which is the appropriate location for automotive uses and across the street from an existing apartment complex. The proposed zoning **is compatible** with proposed surrounding development.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Mixed Use. As an auto oriented use, the requested zoning change is not consistent with the following Comprehensive Plan policies.

- Encourage mixed-use projects in Mixed-Use Growth Centers, transit-oriented developments, and urban villages. (pg.38)

The zoning change request **is not consistent (Technical Inconsistency)** with the Comprehensive Plan. However, the Monterra area has developed into more of a horizontal mixed use area where the auto use may be more appropriate than if it were a vertical mixed use form.

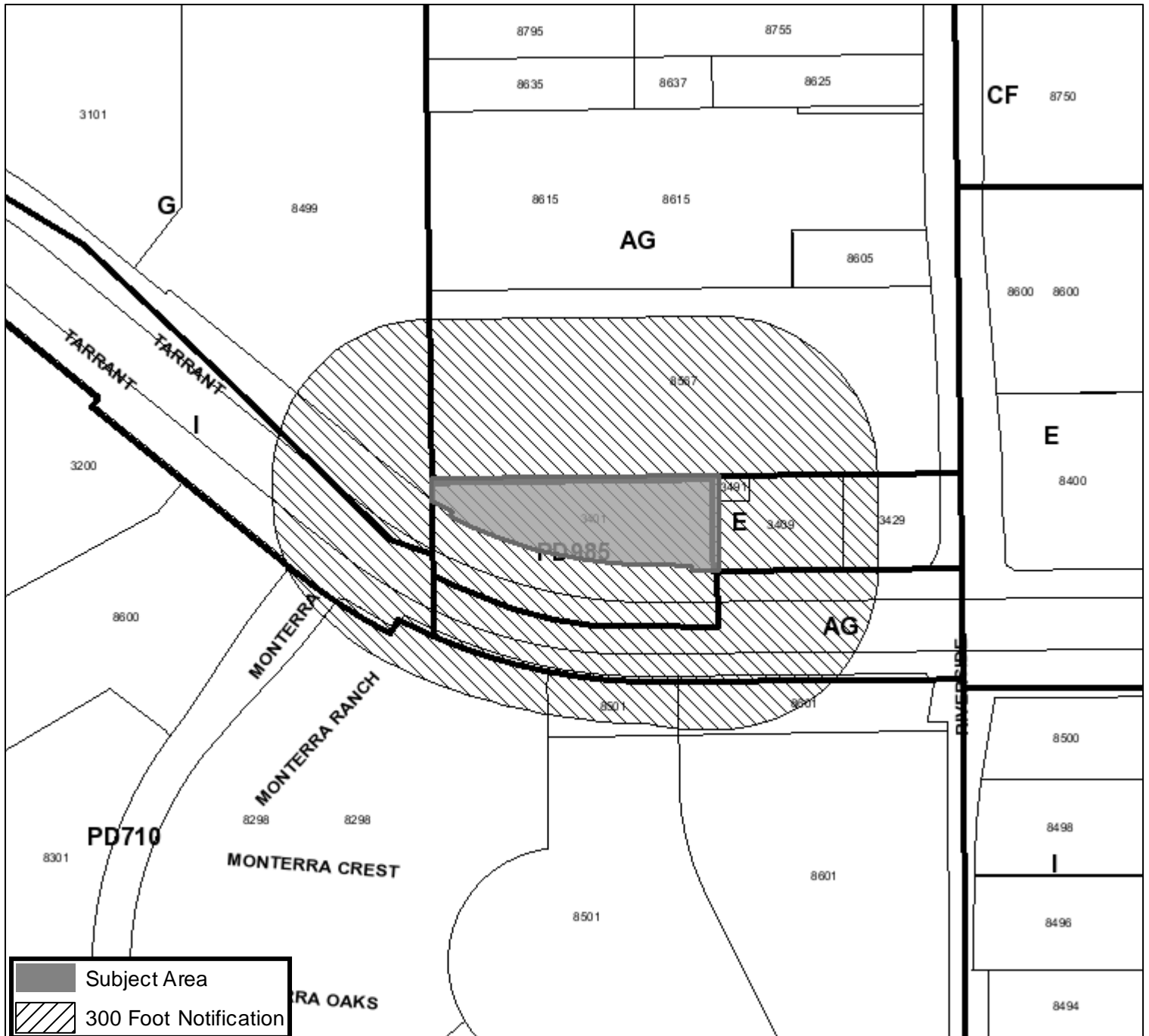
Attachments:

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

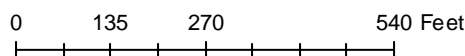


Area Zoning Map

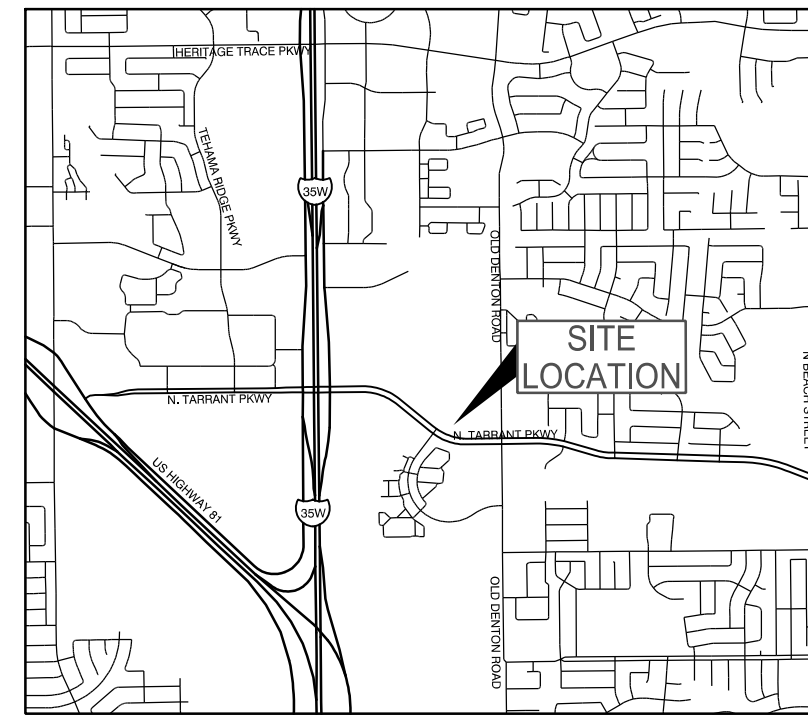
Applicant: Service Plus Automotive and Maintenance
 Address: 3401 N. Tarrant Parkway
 Zoning From: PD 985 for E uses plus auto repair, oil change, emissions testing
 Zoning To: Amend PD 985 to add semi automatic car wash
 Acres: 1.73908198
 Mapsco: 35G
 Sector/District: Far North
 Commission Date: 10/12/2016
 Contact: 817-392-8043



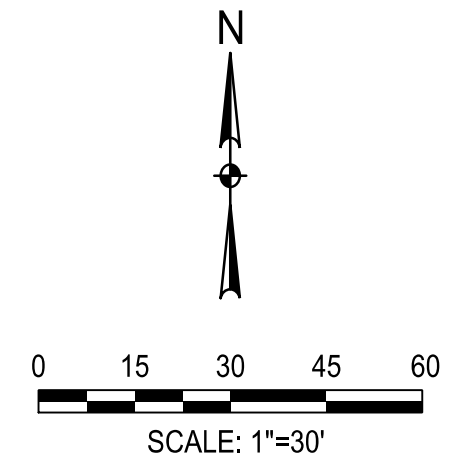
	Subject Area
	300 Foot Notification



SITE DATA SUMMARY CHART	
NAME	SERVICE PLUS CAR WASH
ZONING	PD/E PLANNED DEVELOPMENT
PROPOSED LAND USE	CAR WASH
LOT SIZE	0.8435 ACRES (36,744.88 S.F.)
NUMBER OF STORIES	1 STORY
BUILDING SQUARE FOOTAGE	2,901 SQ. FT.
BUILDING USE	CAR WASH
TOTAL PARKING REQUIRED	0
TOTAL PARKING PROVIDED	3



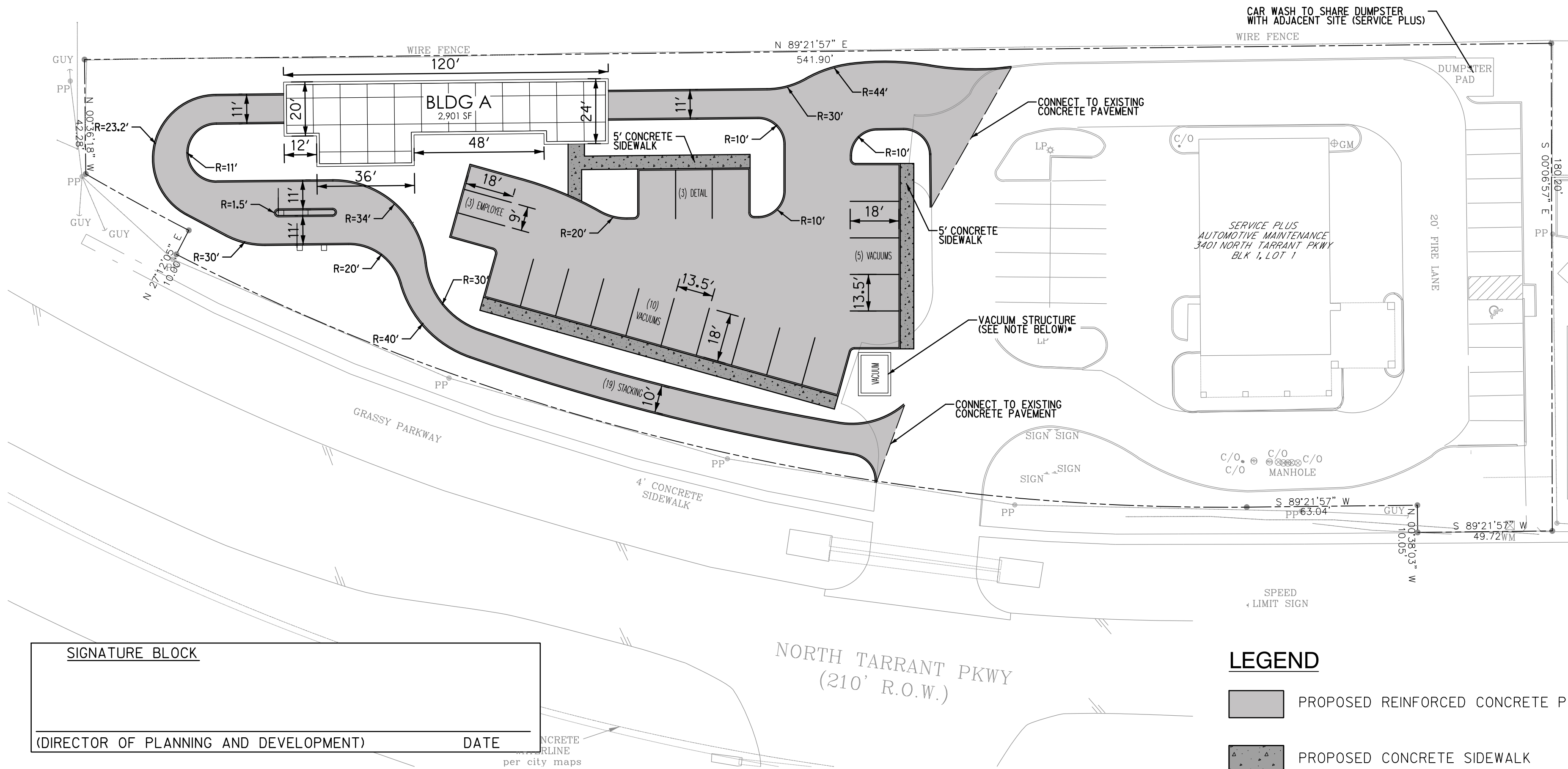
LOCATOR MAP
N.T.S.



SERVICE PLUS
PHASE II
FORTH WORTH, TEXAS



HALFF
1001 CROSS TIMBERS RD, SUITE 2020
FLOWER MOUND, TEXAS 75028-8829
FAX (972) 956-0842
TBPE FIRM NO. F-312



SIGNATURE BLOCK

(DIRECTOR OF PLANNING AND DEVELOPMENT) _____ DATE _____

LEGEND

- PROPOSED REINFORCED CONCRETE PAVING
- PROPOSED CONCRETE SIDEWALK

NOTES:

1. DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS. ALL RADIUS DIMENSIONS ARE TO FACE OF CURB.
2. PROPOSED VACUUM PARKING SHALL BE 13.5' X 18' & PROPOSED EMPLOYEE PARKING SHALL BE 9' X 18'.
3. ALL SIGNAGE SHALL CONFORM TO LIGHTING CODE.
4. ALL SIGNAGE SHALL CONFORM TO SECTION 6.40, SIGNS
5. SITE WILL COMPLY WITH LANDSCAPING AND URBAN FORESTRY SECTIONS OF THE ZONING ORDINANCE.

* A WAIVER IS REQUESTED FOR VACUUM (ACCESSORY) STRUCTURE LOCATED IN THE FRONT OF THE PRIMARY BUILDING.

OWNER

IKE CHUNN
SERVICE PLUS AUTOMOTIVE REPAIR
3541 SARATOGA DOWNS WAY
FORT WORTH, TX 76244
PHONE: (682) 429-0637
EMAIL: IKE.CHUNN@GMAIL.COM

ARCHITECT

ANTON JACOBS
ANTON JACOBS ARCHITECTS, INC.
2929 SHORELINE DRIVE
BURLESON, TX 76028
PHONE: (214) 762-5552
EMAIL: JJ@ANTONJACOBS.COM

ENGINEER/SURVEYOR

JAY W. REISSIG, PE
HALFF ASSOCIATES, INC.
1001 CROSS TIMBERS, SUITE 2020
FLOWER MOUND, TEXAS 75028
PHONE: (972) 956-0801
FAX: (972) 956-0842

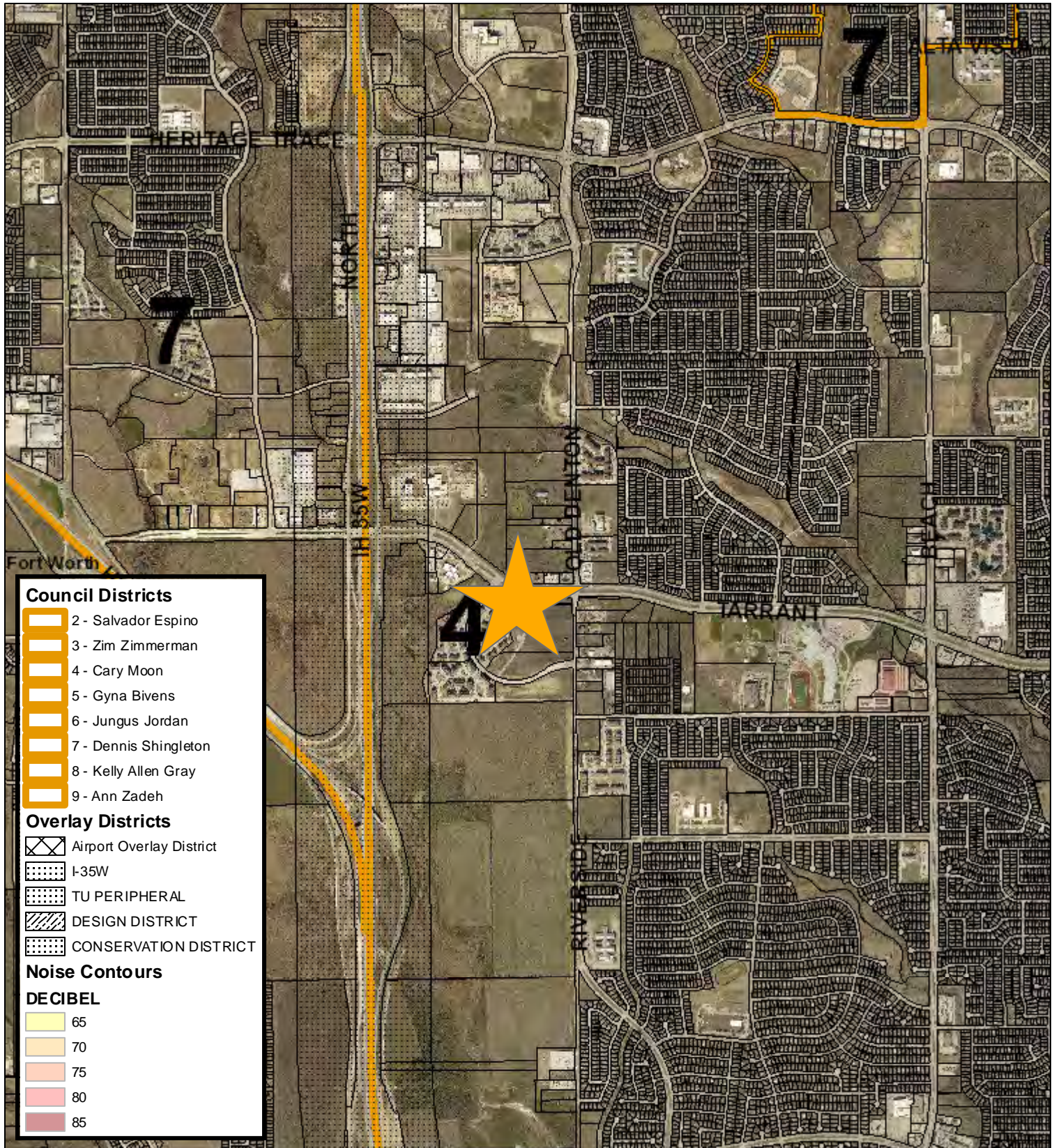
Revision No.	Date	Description
1		
2		
3		
4		
5		
6		
7		

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
Jay W. Reissig 94971
TBPE #F-312 P.E. NO.
DATE 09/12/2016

Project No.:	0218
Issued:	9/12/2016
Drawn By:	JWB
Checked By:	JWR
Scale:	AS NOTED
Sheet Title	SITE PLAN
Sheet Number	C1.01

SHEET 2 OF 2

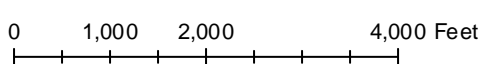
Area Map



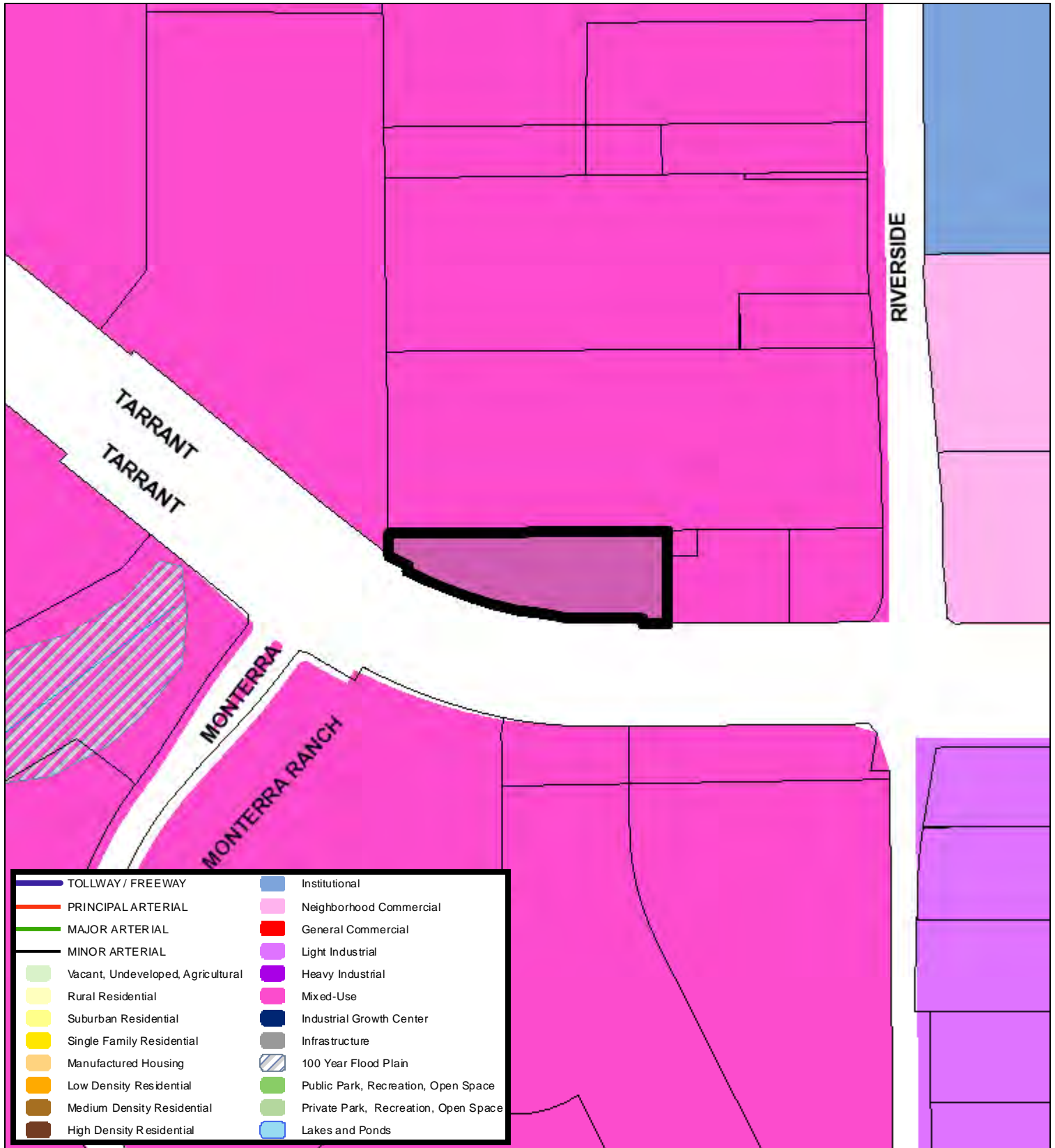
Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds

260 130 0 260 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



0 165 330 660 Feet



Document received for written correspondence					ZC-16-173
Name	Address	In/Out 300 notification area	Position on case		Summary
Karen Herman	3713 Elm St	In	Opposition		Spoke at hearing
Art Sahlstein	3728 Oak	In	Opposition		Spoke at hearing
Maria Barrera	3712 Tarrant Main	In	Opposition		Sent letter in
George Stahn	3721 Tarrant Main	In	Opposition		Sent letter in
Tracy Wright	3731 Peach	Out	Opposition		Sent letter in
R. K. Hall	3700 Tarrant Main	Out	Opposition		Sent letter in
Roger Johnson	3705, 3709, 3713 Oak St	In	Opposition		Sent letter in
Emmanuel	3724 Trinity Terrace	In	Opposition		Sent letter in
Paul Klein	3741 Elm	Out	Opposition		Sent letter in
Bill Waller	3725 Tarrant Main	Out	Opposition		Sent letter in
Christy Gravely	3737 Oak St	Out	Opposition		Sent letter in
Vivian Rose	3800 Oak St	Out	Opposition		Sent letter in
Lisa Williams	3717 Oak St	In	Opposition		Sent letter in
More than 40 letters have been received in opposition and can be found in the case file.					

2. ZC-16-180 Galatyn Park Corp. (CD 8) – 1400-1800 blocks (evens) Altamesa Boulevard, 16701 Crowley Road (John Van Ripper Survey, Abstract No. 1589, 19.40 Acre): from “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial and “FR” General Commercial Restricted to “R1” Zero Lot Line/Cluster

Ms. Murphy explained the applicant requested the case be withdrawn

3. ZC-16-181 Service Plus Automotive Repair and Maintenance (CD 4) – 3401 N. Tarrant Parkway (Service Plus Addition, Block 1, Lot 1, 1.73 Acre): from PD 985 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus minor auto repair, oil change, and emissions testing, no outside storage; site plan approved to Amend PD 985 to add semi-automatic car wash; site plan included

Jay Ressig, 3401 N. Tarrant Parkway, Fort Worth, Texas representing Service Plus explained to the Commissioners they were continued from the last meeting in order to meet with the Inter-District 2 Alliance. They have tried to make contact with the Alliance and have heard nothing from them.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

4. ZC-16-185 CADG WS44 LLC (CD 7) – 4621 Keller Hicks Road (William Huff Survey, Abstract No. 649, 44.13 Acre): from “A-5” One-Family and “I” Light Industrial to “A-5” One-Family

The applicant was not present when the case was called. Mr. Aughinbaugh requested to table ZC-16-185 to the end of the meeting, seconded by Mr. Northern.

The case was recalled at the end of the meeting and the applicant was not present.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Denial of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-185
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Tri-County Electric	4900 Keller Hicks	In		Support	Sent letter in
Brent Pennington/Charley's Concrete	11801 Katy Rd.	In		Opposition	Sent letter in
Russell Fuller/North Fort Worth Alliance	NA	Out		Opposition	Sent letter in

IV. New Cases

5. ZC-16-194 LG SH 114 & IH 35 LLC (CD 7) – 3700 SH 114 (G W Shamblyn Survey, Abstract No. 1191, 5.02 Acres): from “K” Heavy Industrial/I-35 Overlay to “G” Intensive Commercial/I-35 Overlay

John Ainsworth, 801 Cherry Street, Suite 950, Fort Worth, Texas representing LG SH 114 & IH 35 LLC explained to the Commissioners the property is currently zoned K Heavy Industrial and wish to downzone to G for commercial type uses.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-194
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Ron Shearer/Inter-District 2 Alliance	NA	Out		Support	Sent letter in