



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 6, 2017

Council District 9

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

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: **Baillargeon Realty, Inc.**

Site Location: 211 University Drive Mapsco: 62W

Proposed Use: **Automatic Car Wash**

Request: From: PD 928 Planned Development for "E" Neighborhood Commercial uses plus auto service and car wash for auto dealership; site plan approved

To: Amend PD 928 site plan to add the automatic car wash

Background:

The applicant is requesting an amendment to the site plan for PD928 Planned Development for E uses plus automotive service and car wash for dealership, site plan approved. The request is to amend the site plan and add an automatic car wash as an accessory use to the dealership only.

The amended site plan indicates a 1,400 sq. ft. automatic car wash for the dealership. The addition of the car wash removes a total of 11 parking spaces. A total of 46 parking spaces was approved on the previous site plan.

Section 5.108 Car Wash	Proposed site plan	
All washing facilities shall occur under a roofed area with at least two stalls	Tunnel car wash	Complies
Vacuuming facilities may be outside the building but shall not be in the front yard and shall not be closer than 25 ft. from any residential district	NA	NA
The building surfaces shall be faced with masonry, porcelainized steel, baked enamel steel or other material equal in durability & appearance	CMU painted	Complies
The building shall not be less than 100 ft. from any residential district	Approximately 96 ft. (indicate distance)	Waiver required

The building shall set back not less than 25 ft. from the front property line	Approximately 50 ft. (indicate distance)	Complies
Any lights used to illuminate the area shall be directed away from the residential district	No parking lot lighting indicated, exterior lights on building will be shielded	Will Comply
A permanent screening fence or wall not less than six feet in height shall be constructed along any site property line which abuts a residential district	6 ft. wood fence (indicate on site plan)	Complies

Site Information:

Owner: Baillargeon Realty, Inc.
116 University Drive
Fort Worth, Texas 76107
Agent: VLK Architects/Jim Stephenson
Acreage: 0.66 acres
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / City Fire Station
East "B" two-Family, "MU-1" Low Intensity Mixed-Use / vacant
South "E" Neighborhood Commercial / fast food restaurant
West "PD-458" Planned Development / outdoor storage of equipment and sales

Recent Relevant Zoning and Platting History:

Zoning History: PD928 Planned Development for "E" uses plus automotive service center and car wash; site plan approved; effective 02/17/12, subject property;
ZC-17-038 to expand PD1030 for additional acreage of auto display with development standards; site plan waived; approved by City Council 03/21/17 subject property to the north;
PD458 approved by City Council 10/08/02 for PD/E uses plus outdoor storage, equipment rentals, warehousing equipment, showroom for rental equipment, etc., with site plan, subject property to the west

Platting History: FS-17-068 Factory Place Addition being administratively reviewed

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning ordinance regulations.

1. The building shall not be less than 100 ft. from any residential district. **(Waiver required)**

Zoning Commission recommended the waiver.

TPW Comments:

No comments have been made at this time.

TPW Stormwater Comments:

No comments have been made at this time.

Platting Comments:

1. Revise the easements shown on this site plan to match the plat recorded in D212174817. There is a five foot utility easement running north and south 15 feet off the front property line that seems to be encroached upon by the covers over the parking spaces at the front of the lot.

(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.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
University Dr	Major Arterial	Major Arterial	No

Public Notification:

300 foot Legal Notifications were mailed on April 21, 2017.

The following organizations were notified: (emailed April 17, 2017)

Organizations Notified	
Westside Alliance	West 7 th Neighborhood Alliance
University Park Owners Assn, Inc.	Linwood NA*
Monticello NA	Fort Worth League of Neighborhoods
Cultural District Alliance	Casa Blanca HOW
Sixth & Arch Adams HA	Camp Bowie District Inc.
Montgomery Plaza Master Condominium Assoc.	Montgomery Plaza Residential Condominium Assoc.
Trinity Habitat for Humanity	Streams and Valleys Inc.
	Fort Worth ISD

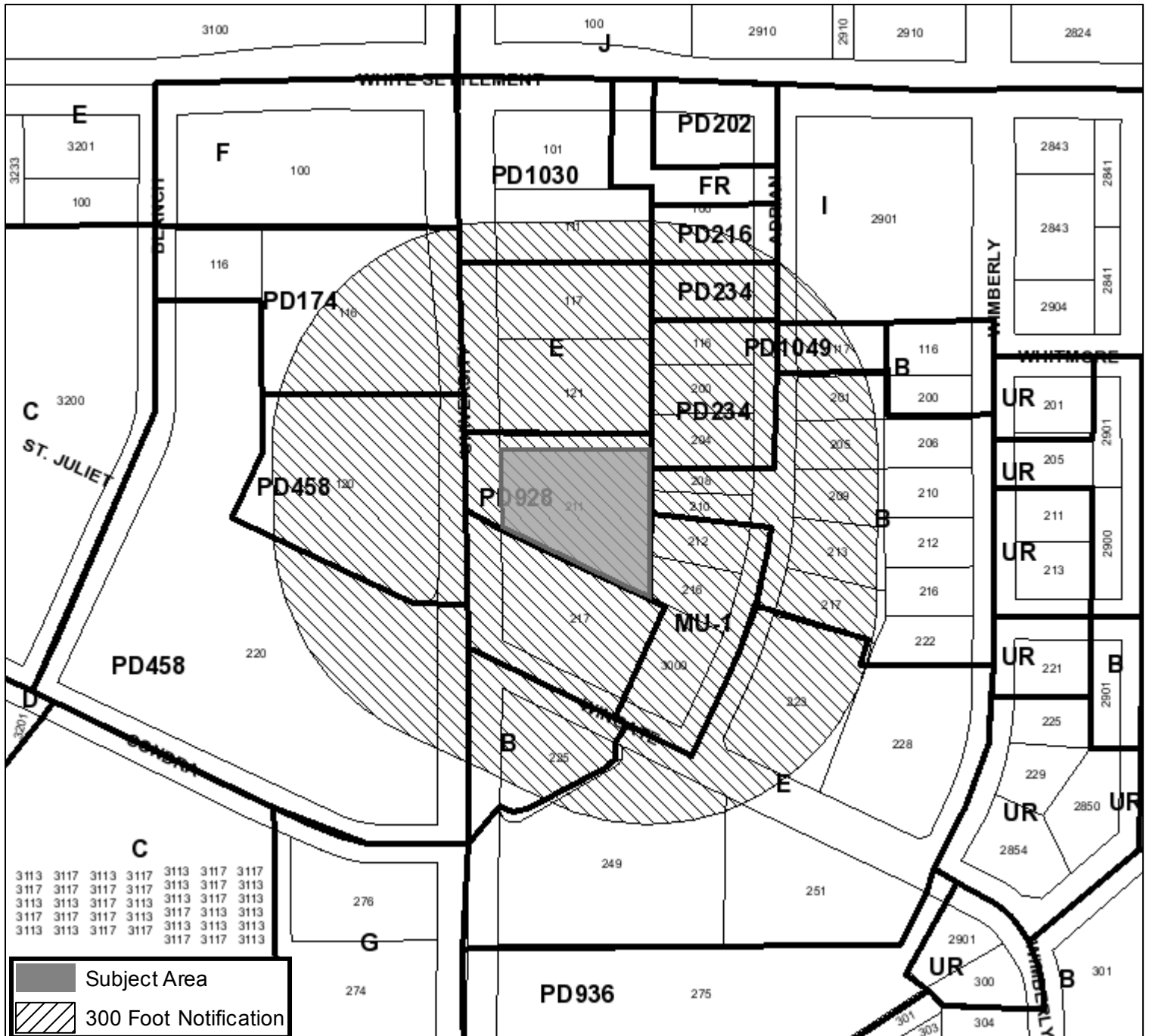
Located within this registered neighborhood organization*

Attachments:

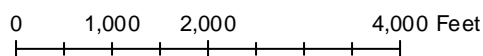
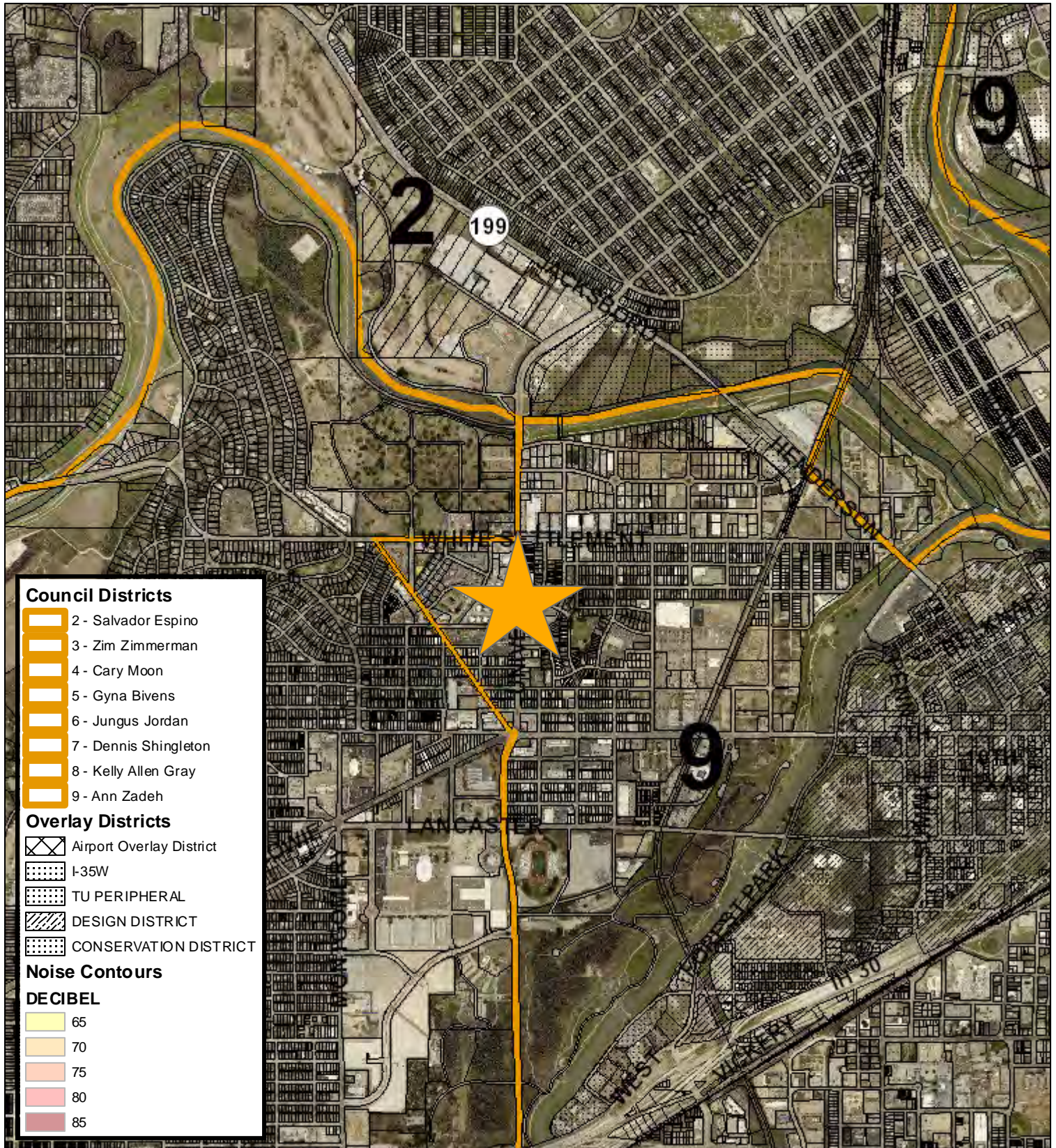
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

Area Zoning Map

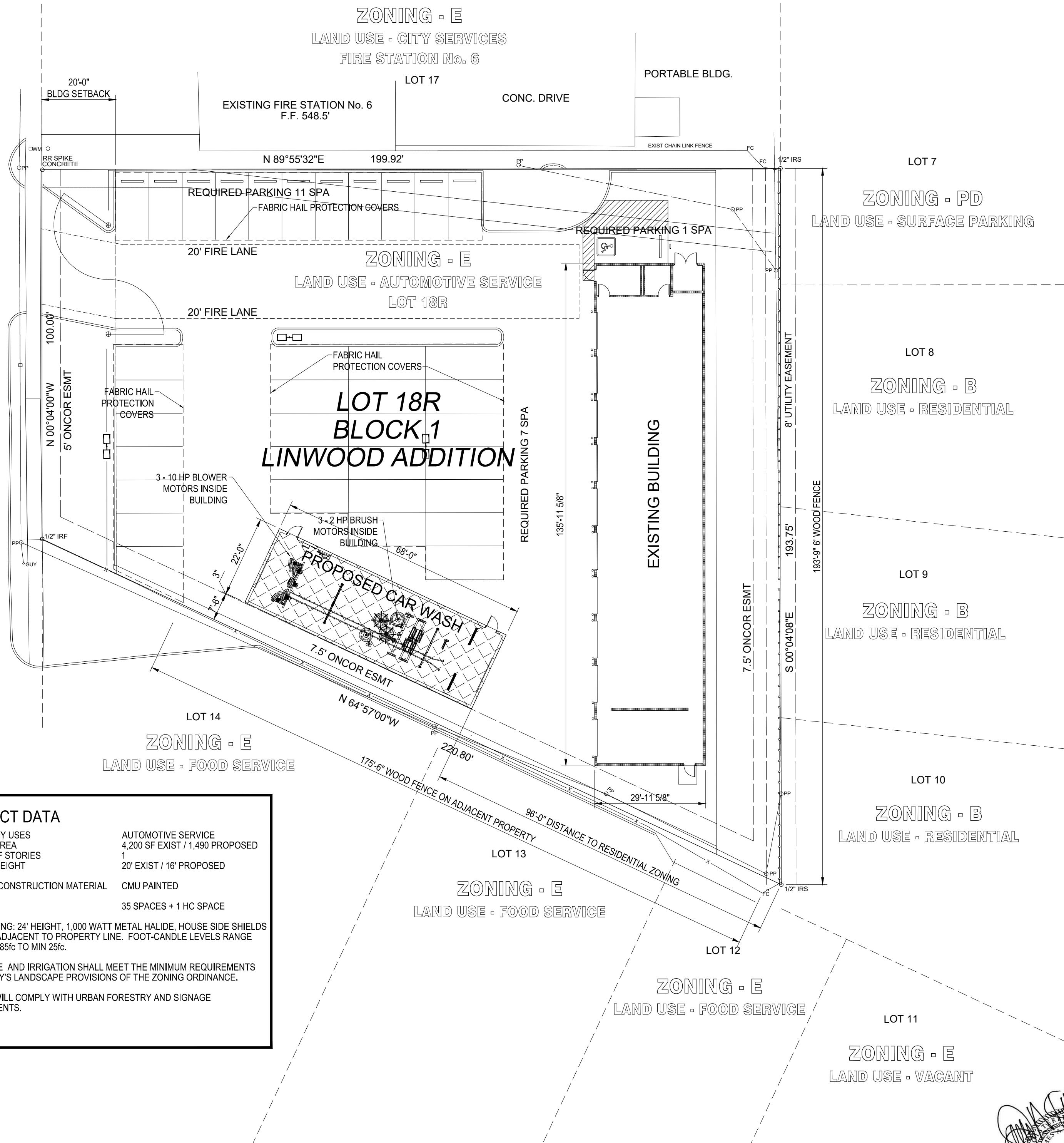
Applicant: Baillargeon Realty, Inc.
 Address: 211 University Drive
 Zoning From: PD 928 for E uses plus auto service and car wash for auto dealership
 Zoning To: Amend site plan to add automatic car wash
 Acres: 0.66343067
 Mapsco: 62W
 Sector/District: Arlington Heights
 Commission Date: 5/10/2017
 Contact: 817-392-2495



Area Map



211 UNIVERSITY DRIVE
80' R.O.W.

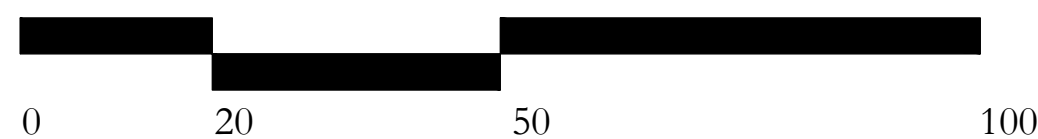


PROJECT DATA	
OCCUPANCY USES	AUTOMOTIVE SERVICE
BUILDING AREA	4,200 SF EXIST / 1,490 PROPOSED
NUMBER OF STORIES	1
BUILDING HEIGHT	20' EXIST / 16' PROPOSED
EXTERIOR CONSTRUCTION MATERIAL	CMU PAINTED
PARKING	35 SPACES + 1 HC SPACE
SITE LIGHTING: 24' HEIGHT, 1,000 WATT METAL HALIDE, HOUSE SIDE SHIELDS @ LIGHTS ADJACENT TO PROPERTY LINE. FOOT-CANDLE LEVELS RANGE FROM MAX 85fc TO MIN 25fc.	
LANDSCAPE AND IRRIGATION SHALL MEET THE MINIMUM REQUIREMENTS OF THE CITY'S LANDSCAPE PROVISIONS OF THE ZONING ORDINANCE.	
PROJECT WILL COMPLY WITH URBAN FORESTRY AND SIGNAGE REQUIREMENTS.	

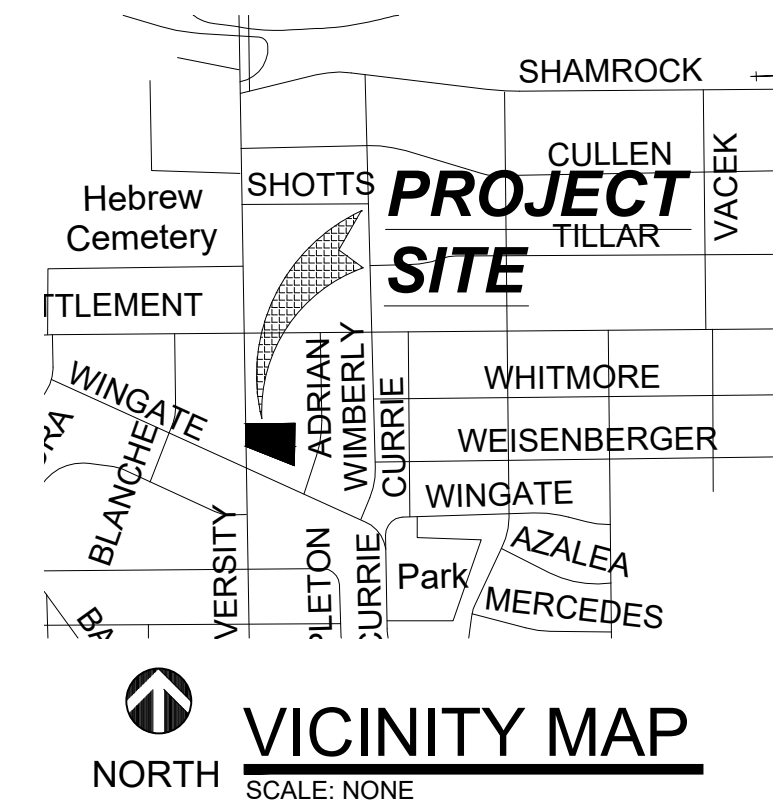


SITE PLAN

SCALE: 1" = 20'-0"



APRIL 21, 2017



DIRECTOR OF PLANNING
AND DEVELOPMENT

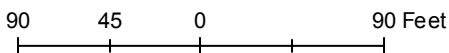
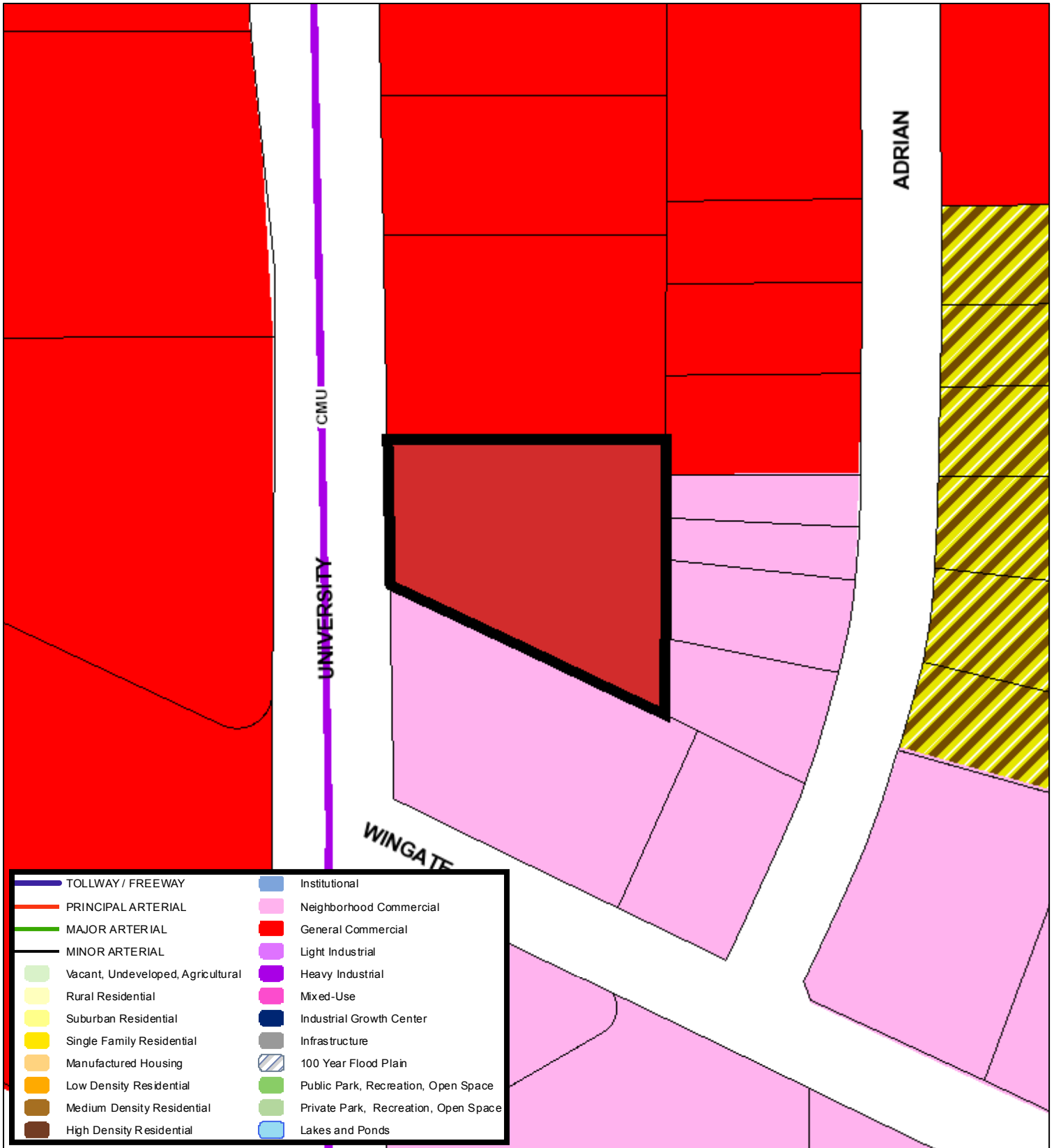
DATE

AUDI FORT WORTH

ZONING CASE NUMBER: SP-17-006

DATE: APRIL 11, 2017
 REVISED DATE: APRIL 21, 2017
 OWNER: BAILLARGEON REALTY, INC.
 116 UNIVERSITY DRIVE
 FORT WORTH, TEXAS 76107
 817.362.6700
 ARCHITECT: VLK ARCHITECTS, INC.
 2821 W. 7th ST.
 SUITE 300
 FORT WORTH, TEXAS 76107
 817.633.1600

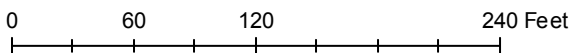
Future Land Use



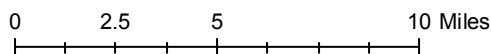
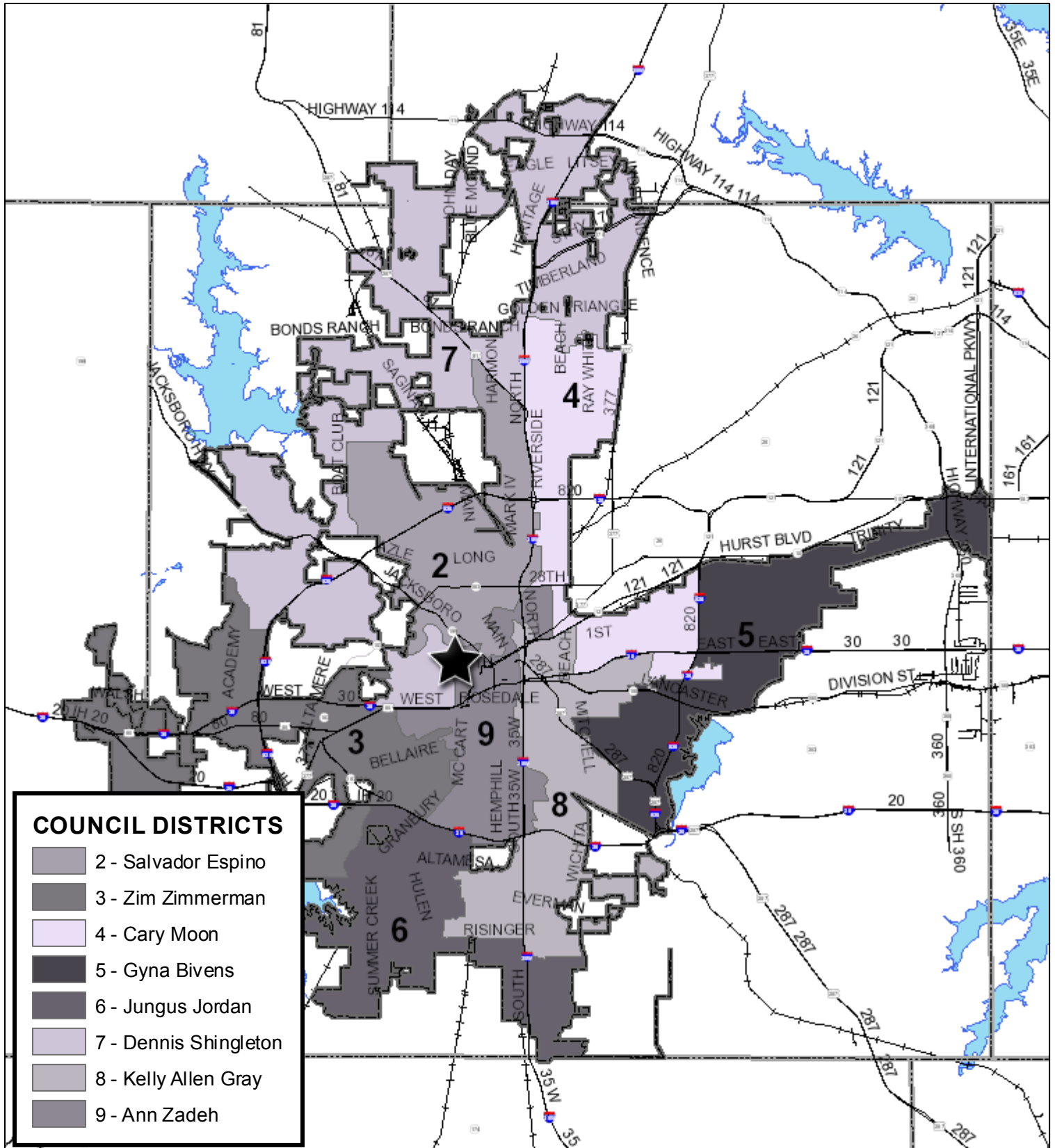
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.



Aerial Photo Map



Location Map



Name	Address	In/Out 300 notification area	Position on case		Summary
Rebecca Fetty	2550 Rogers Ave.	In	Support		Represented petition signers; Spoke at hearing
Brad Schneider	2511 Rogers Ave.	In	Support		Spoke at hearing
Dan McKenzie	2637 Boyd Ave.	In	Support		Spoke at hearing
Field Lange	4305 Winding Way, Benbrook, TX	In		Opposition	Spoke at hearing
Michael Berkowitz	4471 Kirkland Dr.	In		Opposition	Spoke at hearing
Sue Day	4600 Ranch View	In		Opposition	Spoke at hearing
Various	Various		Support		8 notice forms & 3 emails

20. SP-17-006 Baillargeon Realty, Inc. (CD 9) – 211 University Dr. (Linwood Addition, Lot 18R, Block 1, 0.66 acres) From: PD 928 Planned Development for “E” Neighborhood Commercial uses plus auto service and car wash for auto dealership; site plan approved To: Amend PD 928 site plan to add the automatic car wash

Jim Stephenson, 2821 W 7th St., representing the owner, spoke about the project. They want to amend the PD in order to allow a car wash as an accessory use. The car wash will be used by employees when cars are being sold or getting serviced.

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

<i>Document received for written correspondence</i>					<i>SP-17-006</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
Jim Stephenson	2821 W 7 th ST.		Support		Representing owner

~~**21. ZC-17-081 Arcon Builders, LLC (CD 9) – 315 Templeton Dr. (Linwood Addition, Lot 31, Block 11 0.17 acres) From: “B” Two-Family To: “UR” Urban Residential**~~

~~Mary Nell Poole, 2918 Wingate, representing the owner, was available for questions. She attended the Linwood neighborhood meeting where this case was shared with the residents.~~

~~Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Ms. Runnels. The motion carried unanimously 9-0~~