



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 23, 2020

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 8-0

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: Westover Oakmont LP

Site Location: 7101 Oakmont Boulevard Acreage: 0.727

Proposed Use: Auto Repair Facility

Request: Zone: "G" Intensive Commercial

To: PD/G Planned Development for all uses in "G" Intensive Commercial with development regulation standards for an auto repair facility adjacent to residential district and signage in projected setback; site plan included

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Background:

The proposed site is located south of Oakmont Boulevard and just west of Chisholm Trail Parkway, adjacent to Murphy's gas station. The use is allowed by right in the "G" zoning district, the applicant is requesting PD/G for development regulation standards for an auto repair facility adjacent to a residential district and signage in projected setback; site plan included.

The site plan indicates the building is approximately 21 feet from the multifamily property line with dumpster facility directly adjacent. The site plan also indicates a proposed monument sign and parking in the 20 ft. projected setback.

Site Information:

Surrounding Zoning and Land Uses:

- North "G" Intensive Commercial / All Saints
- West PD 841 Planned Development / multifamily
- East "G" Intensive Commercial / gas station
- South PD 841 Planned Development / multifamily

Zoning History: ZC-08-176 PD 841 Planned Development for all uses in C Medium Density Multifamily; site plan approved, eff. 12-12-08; subject property to the west

Site Plan Comments:

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

1. In Section 5.104.c. No automotive repair shall be conducted on premises that adjoin a residential district boundary.

(analysis: the use is allowed by right however, it is adjacent to a residential district boundary requiring a development regulation standard) Staff supports the request.

2. In Section 4.904 "G" District, no front yard setback required unless it is established or projected. There is a 20 ft. setback along Oakmont from the adjacent PD/C zoning district in which nine parking spaces and a monument sign encroach. The sign and parking are between a 10 ft. water/utility easement and a 15 ft. sanitary sewer easement, no permanent structures can encroach.

(analysis: based on the existing easements on the property and the adjacent Murphy gas station also having to adhere to the projected setback which established the setback) Staff supports the request

(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.)

Public Notification:

300 foot Legal Notifications were mailed on May 18, 2020.

The following organizations were notified: (emailed May 18, 2020)

Organizations Notified	
Hulen Bend Estates HA*	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Crowley ISD	Fort Worth ISD

* Closest registered neighborhood organization

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to PD/G to request development standard regulations for auto repair facility with residential adjacency and signage in projected setback. Surrounding land uses consist s of All Saints, gas station to the east, a multifamily complex to the south and west.

The proposed zoning request **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency – Wedgewood**

The 2020 Comprehensive Plan designates the site as being within the General Commercial. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage new development adjacent to and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

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

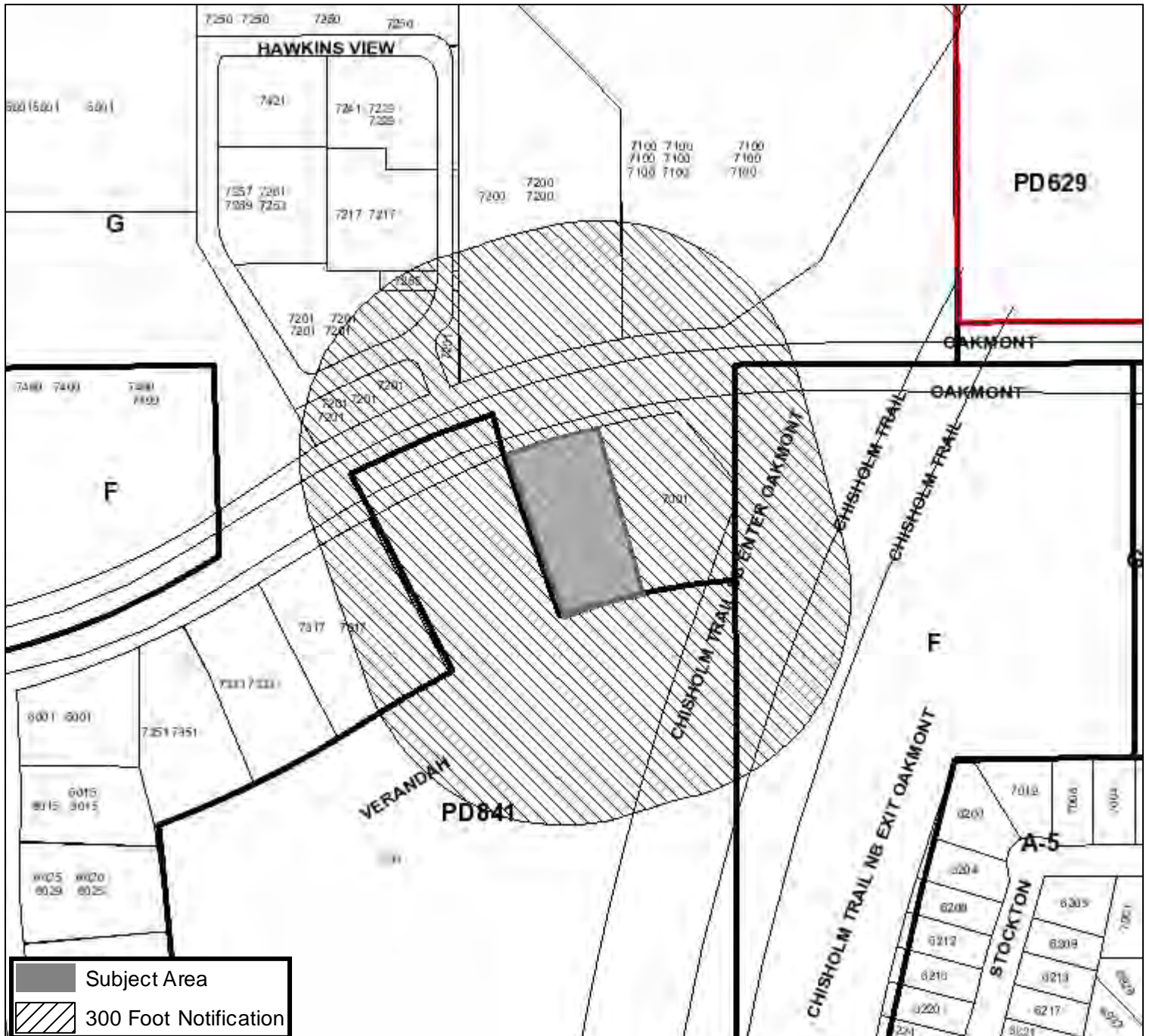
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Future Land Use Map
- Aerial Photograph

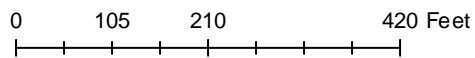


Area Zoning Map

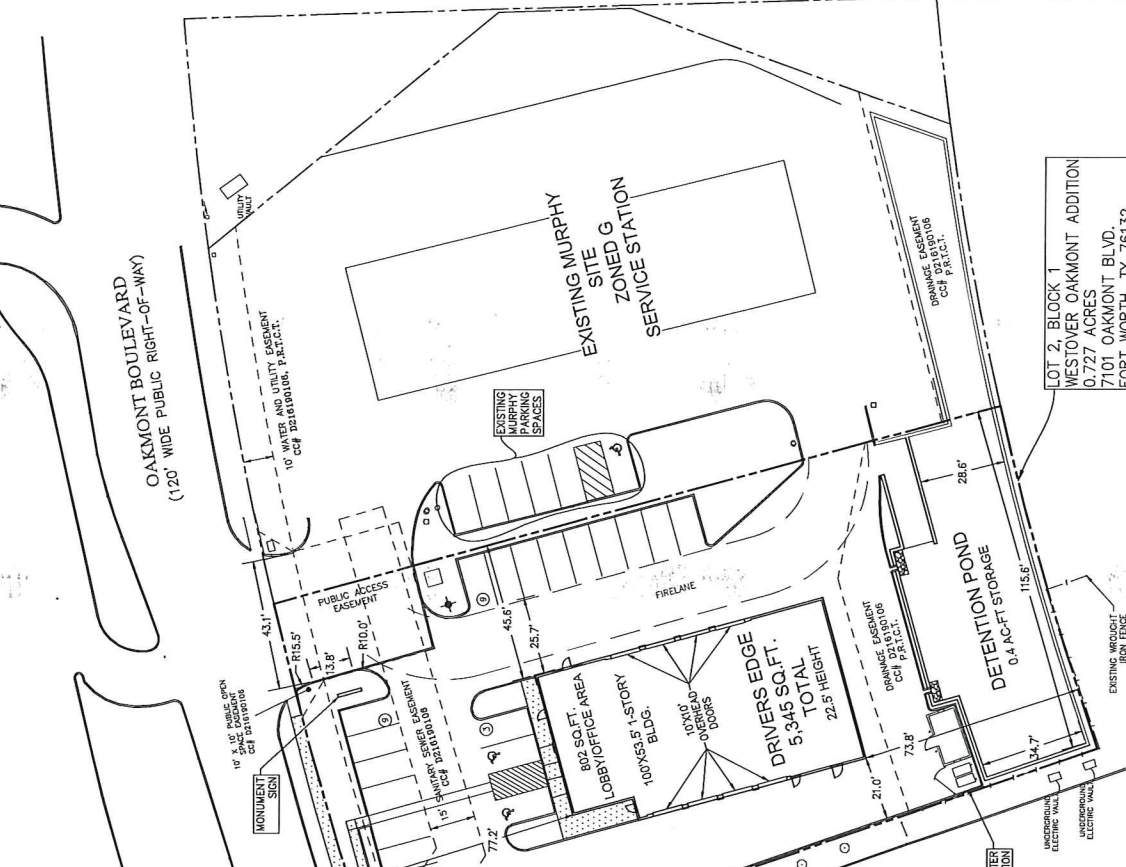
Applicant: Westover Oakmont LP
 Address: 7101 Oakmont Boulevard
 Zoning From: G
 Zoning To: PD for G uses, including auto repair
 Acres: 0.72725471
 Mapsco: 88U
 Sector/District: Wedgwood
 Commission Date: 6/10/2020
 Contact: 817-392-2495



Subject Area
 300 Foot Notification



BUILDING AREA:	5,345 SF	(200 SF PER PERSON=16)
REPAIR GARAGE:	3,101 SF	(500 SF PER PERSON=3)
PARTS STORAGE:	1,269 SF	(100 SF PER PERSON=9)
RECEPTION/LOBBY:	802 SF	(0 SF PER PERSON=0)
ACCESSORY:	174 SF	(0 SF PER PERSON=0)
TOTAL OCCUPANTS:	28	
PARKING REQUIREMENTS:	17 PARKING SPACES	
PROVIDED PARKING:	21 PARKING SPACES	



- NOTES:
- 1) SITE WILL COMPLY WITH URBAN FORESTRY REGULATIONS
 - 2) SITE WILL COMPLY WITH LANDSCAPING REGULATIONS
 - 3) SITE WILL COMPLY WITH SIGNAGE REGULATIONS
 - 4) SITE WILL COMPLY WITH LIGHTING CODE
 - 5) ALL PAVEMENT SHALL BE CONCRETE

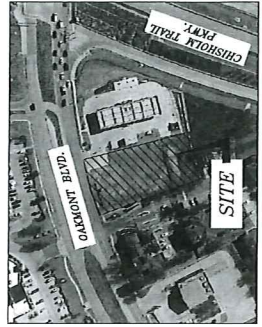
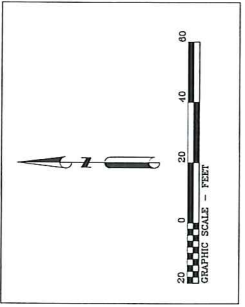
RECEIVED

MAY 11 2020

By _____

EXISTING MULTI-FAMILY ZONED PD

LOT 2, BLOCK 1
WESTOVER OAKMONT ADDITION
0.727 ACRES
7101 OAKMONT BLVD.
FORT WORTH, TX 76132



VICINITY MAP

DIRECTOR OF PLANNING AND DEVELOPMENT _____

DATE _____

**SITE PLAN OF
DRIVER'S EDGE**

**LOT 2, BLOCK 1,
WESTOVER OAKMONT ADDITION,
7101 OAKMONT BLVD.
FORT WORTH, TX 76132
MAY 2020**

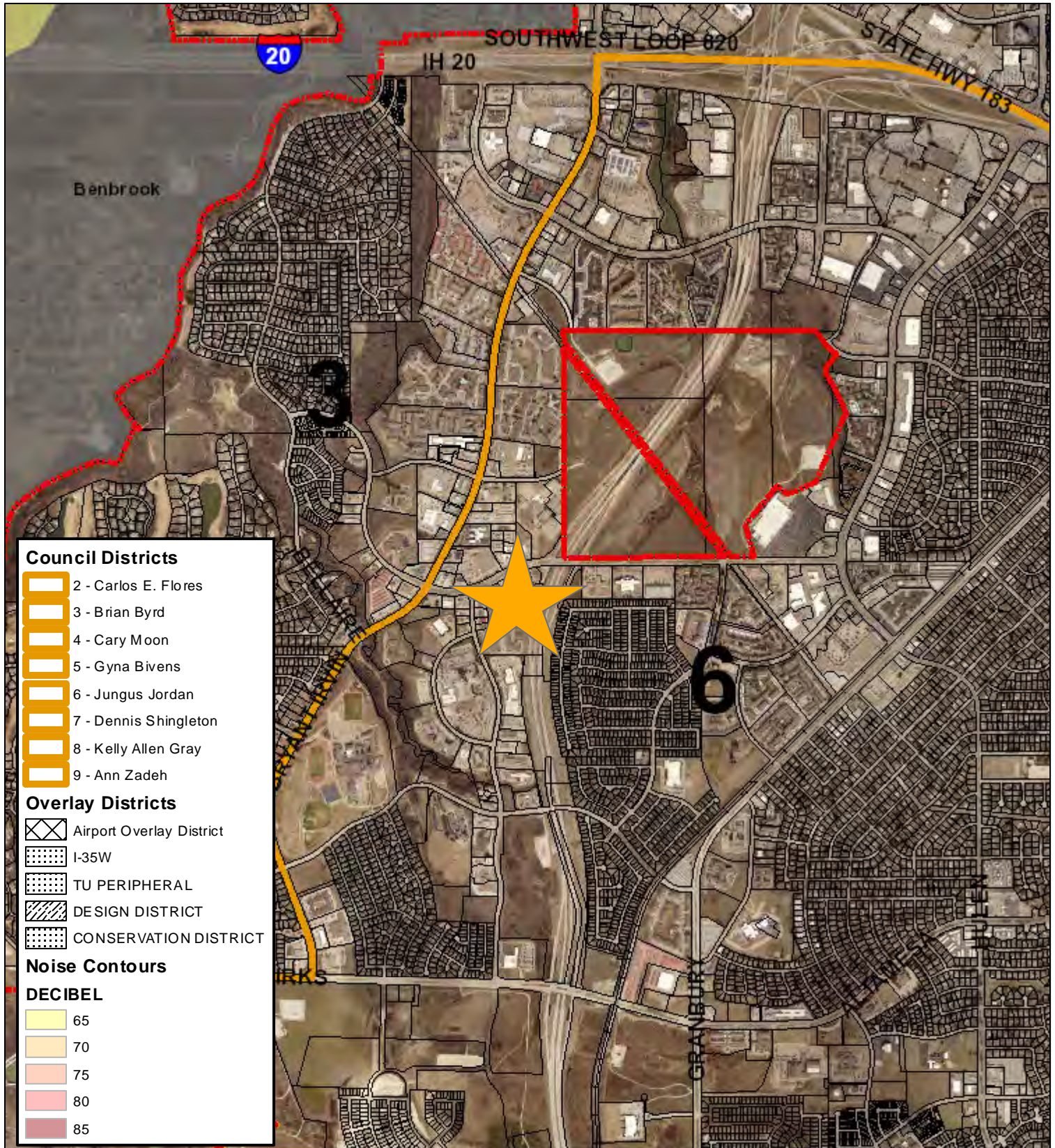
PREPARED BY:
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THE WESTOVER GROUP
556 8TH AVE.
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817-333-2000
CONTACT: SAM BROUS

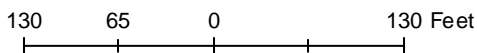
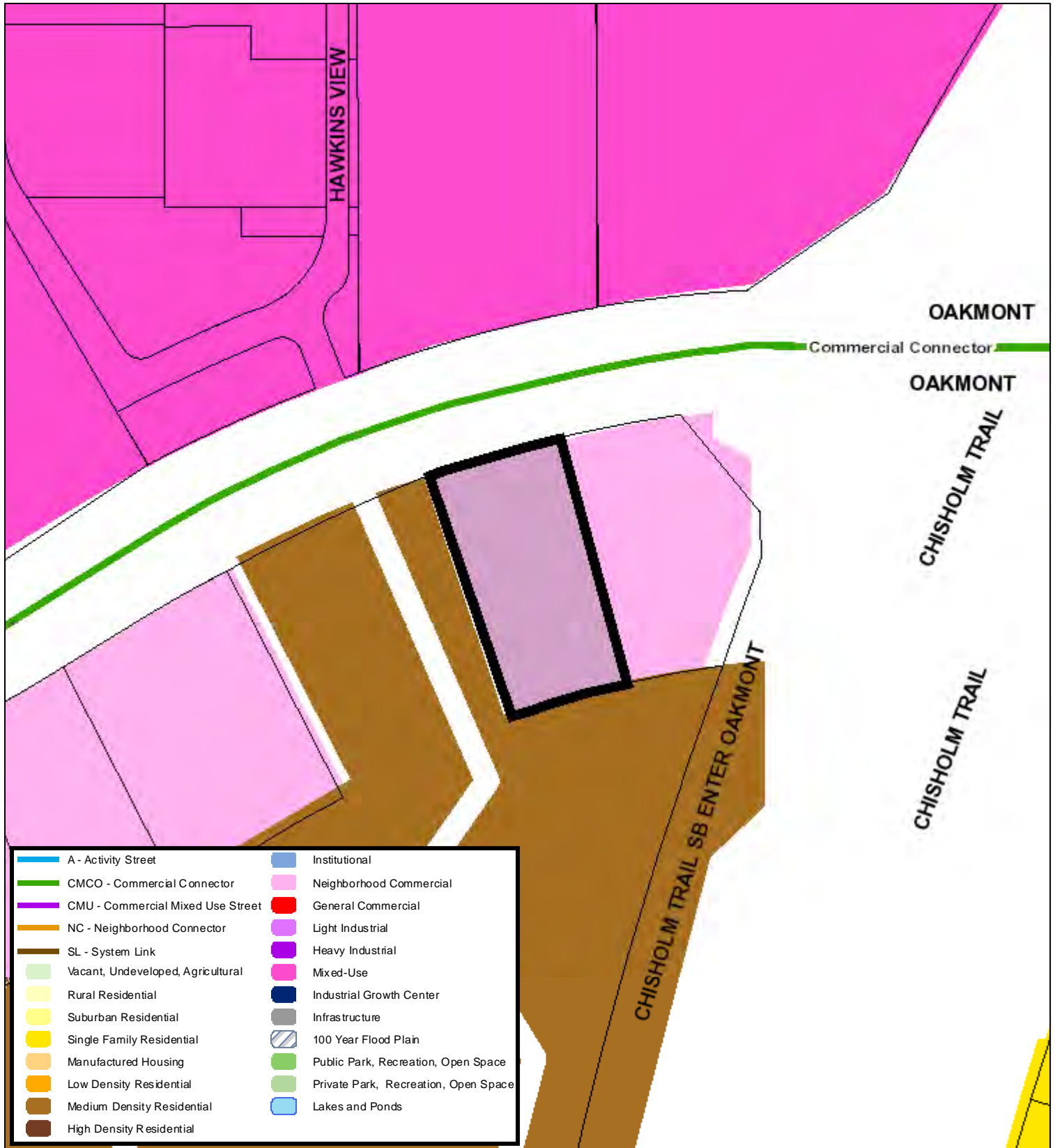
CONTACT - CHARLES CROOK, P.E.

ZC-20-063

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 5, 2019.



Aerial Photo Map



0 80 160 320 Feet

