



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 18, 2020

Council District 3

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

Opposition: none submitted
Support: none submitted

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

Owner / Applicant: Andrea Fell

Site Location: 3601 Williams Road Acreage: 0.633

Proposed Use: Expansion of existing bar

Request: From: PD 684 Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus continued use of bar, restricted to beer and wine sales. Any new improvements or construction will require a site plan; site plan waived/NASJRB Overlay

To: Amend PD 684 to increase the square footage of building; site plan included/NASJRB Overlay

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

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

Staff Recommendation: Approval

Background:

The subject property is located at the southeast corner of Williams Road and Norman Avenue. The applicant is requesting to amend the PD to add additional square footage. The continued use of the bar was allowed in PD 684 with wine and beer sales only; site plan being waived. Since the addition was added the PD request was never amended and there are no records on a building permit being pulled for the addition.

The total square footage of the building is approximately 2660 sq. ft. The parking ratio is 5 spaces per 1,000 square feet, 1 space for every 4 seats and 1 space per 4 employees. The site plan indicates 27 on-site parking spaces and meets the parking requirement.

The building was built back in 1955, uses from 1960 to 1990 have always been a restaurant with alcohol sales. Sometime in the 1990s it became a bar, then went back to beer and wine sales.

The case was continued at the August 4th Council meeting to allow more time for outreach from the City of Benbrook.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / single family
- East "E" Neighborhood Commercial / single family
- South "E" Neighborhood Commercial / commercial strip center
- West City of Benbrook / commercial strip center

Zoning History: Effective 03/21/06 ZC-05-302/PD 684 Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus continued use of a bar restricted to beer and wine sales. Any improvements or new construction will require a site plan; site plan waived.

Site Plan Comments:

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

1. There is an established 25 ft. building line along Norman in which no permanent structures or parking is permitted. The site plan indicates six parking spaces. **(Development Regulation Standard)**
(Analysis: Based on the configuration of the property and existing drainage easement there's not much room to accommodate parking.) Staff supports the request.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, 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	
Bomber Heights NA	Western Hills North NA
NAs Fort Worth JRB RCC	Fort Worth ISD
Streams And Valleys Inc	Trinity Habitat for Humanity

*Located within this Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting to amend the PD to add additional square footage to an existing bar use consisting of beer and wine sales only. Surrounding land uses consist of single family to the north and east, south a commercial strip center and the City of Benbrook to the west.

The proposed rezoning **is compatible** with surrounding uses.

2. **Comprehensive Plan Consistency – Western Hills/Ridglea**

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial. While E does not allow bars by right, the PD allowed for the continued use limited to beer and wine sales. Adding the additional square footage will not ensure compatibility.

Because of this, the requested zoning district **is not consistent (Technical Inconsistency)** with the following Comprehensive Plan policies.

- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

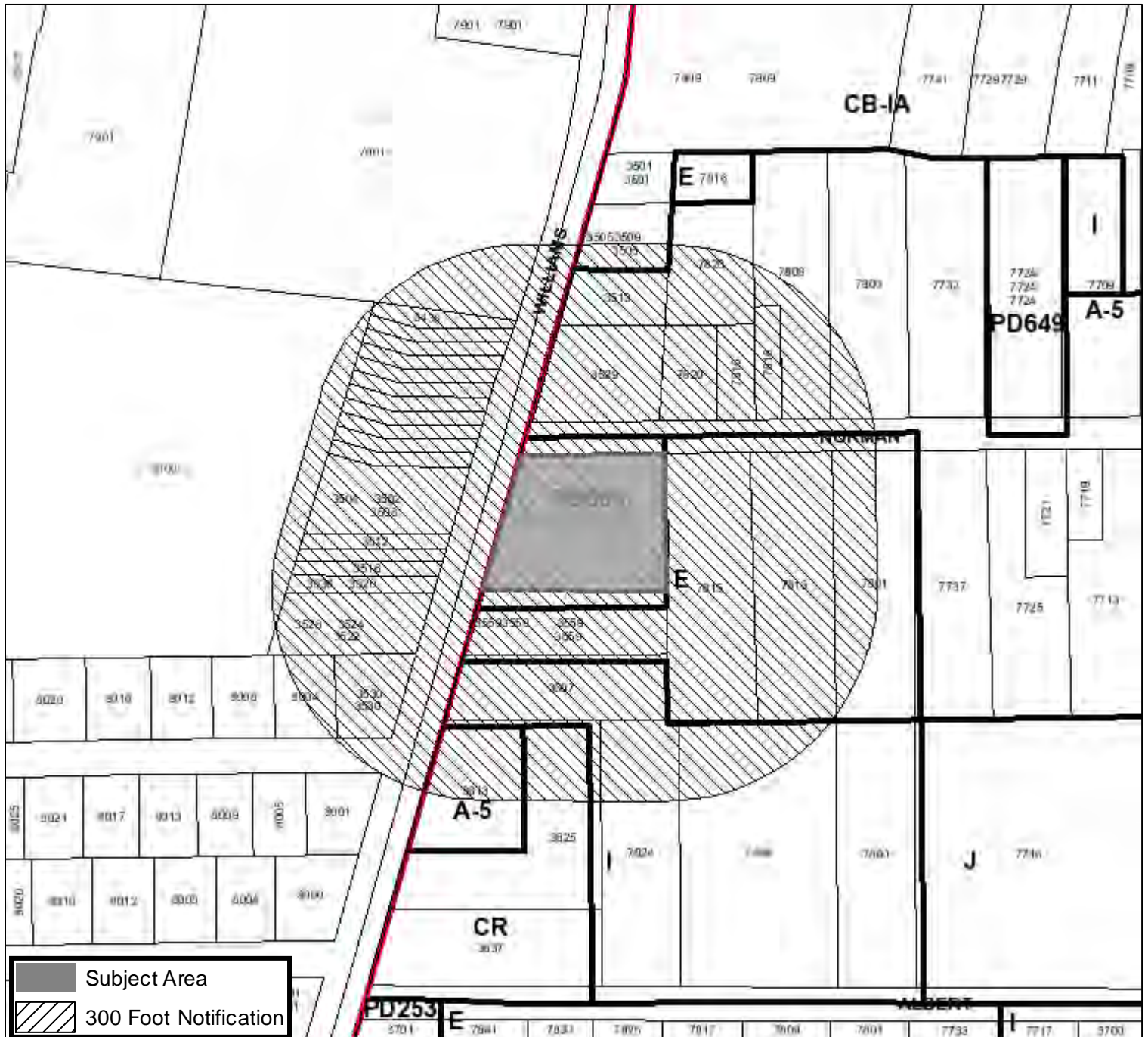
Attachments:

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



Area Zoning Map

Applicant: Andrea Fell
 Address: 3601 Williams Road
 Zoning From: PD 684 / NASJRB AO Overlay
 Zoning To: Amend PD 684 to expand building / NASJRB AO Overlay
 Acres: 1.03972655
 Mapsco: 73R
 Sector/District: W.hills/Ridglea
 Commission Date: 7/8/2020
 Contact: 817-392-2495



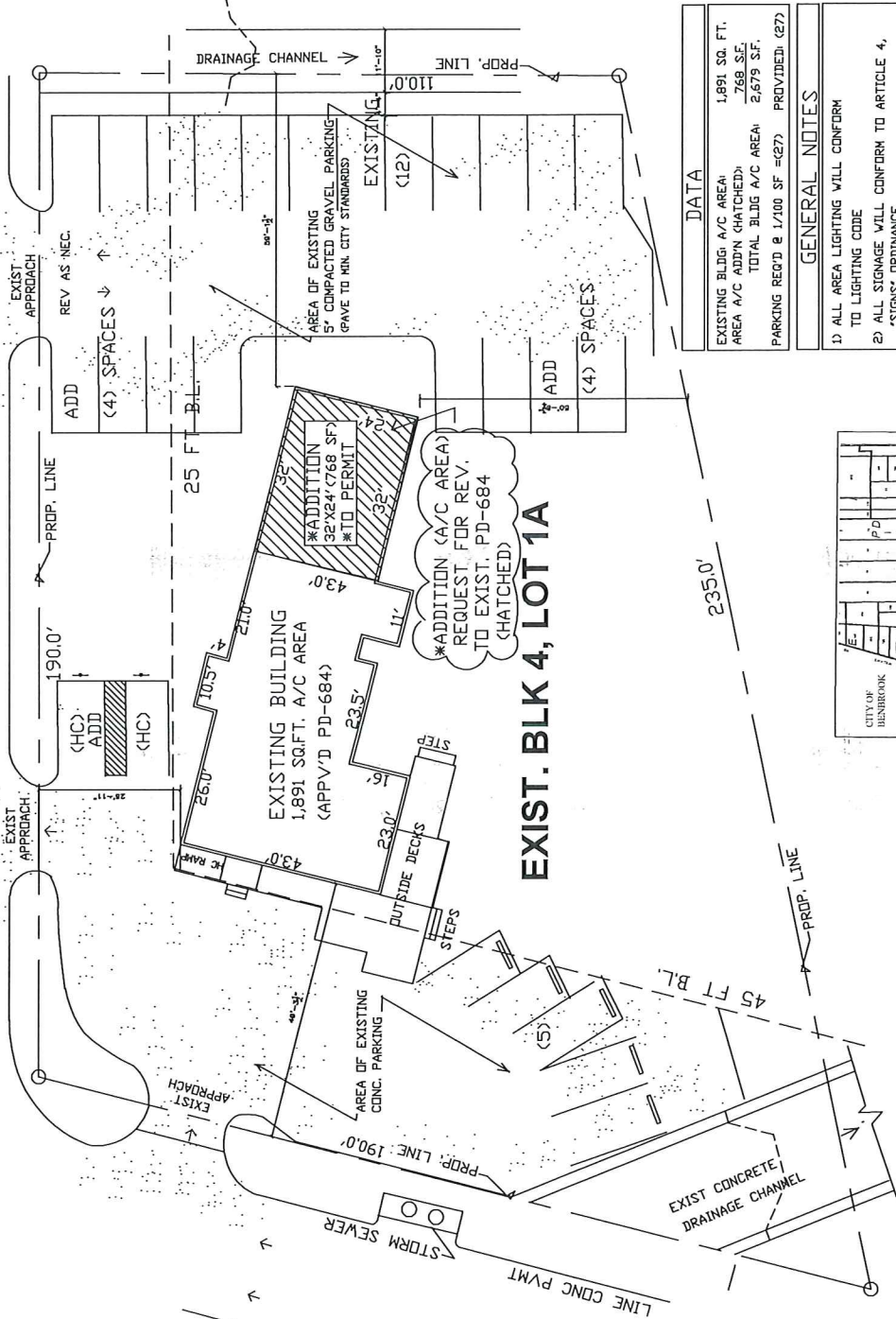
0 100 200 400 Feet

ZC-20-066-

NORMAN AVE.

RECEIVED
MAY 12 2020
BY

WILLIAMS RD.



EXIST. BLK 4, LOT 1A

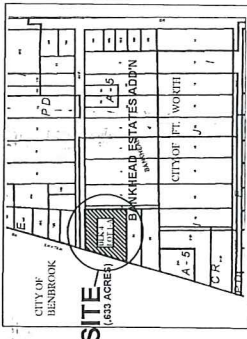
EXISTING BUILDING
1,891 SQ.FT. A/C AREA
(APPV'D PD-684)

ADDITION (A/C AREA)
32'X24' (768 SF)
*TO PERMIT

*ADDITION (A/C AREA)
REQUEST FOR REV.
TO EXIST. PD-684
(HATCHED)

DATA	
EXISTING BLDG. A/C AREA	1,891 SQ. FT.
AREA A/C ADDN (HATCHED)	768 SF.
TOTAL BLDG A/C AREA	2,679 SF.
PARKING REQ'D @ 1/100 SF = (27)	PROVIDED: (27)

- GENERAL NOTES**
- 1) ALL AREA LIGHTING WILL CONFORM TO LIGHTING CODE
 - 2) ALL SIGNAGE WILL CONFORM TO ARTICLE 4, "SIGNS" ORDINANCE
 - 3) LANDSCAPE WILL COMPLY WITH SECTION 6.30I, LANDSCAPING ORDINANCE
 - 4) PROJECT WILL COMPLY WITH SECTION 6.30C, URBAN FORESTRY



SITE PLAN

SCALE: 1" = 20 FT

KEY PLAN
(LOCATION MAP)

DIRECTOR OF PLANNING & DEVELOPMENT (DATE)

CORKY'S CORNER 3601 WILLIAMS RD. FT. WORTH, TEXAS

REVISION TO: EXISTING PD-684

OWNER: ANDREA FELL 8900 KINGCADD DR. BENBROOK, TEXAS 76115

CORKY'S CORNER
3601 WILLIAMS RD. FORT WORTH, TEXAS

D. F. RITTER ARCHITECTS
469-348-6757
EMAIL: danner@dfra.com
3901 ACAPULCO ST. IRVING, TEXAS 75062

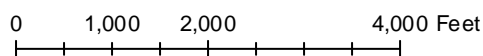
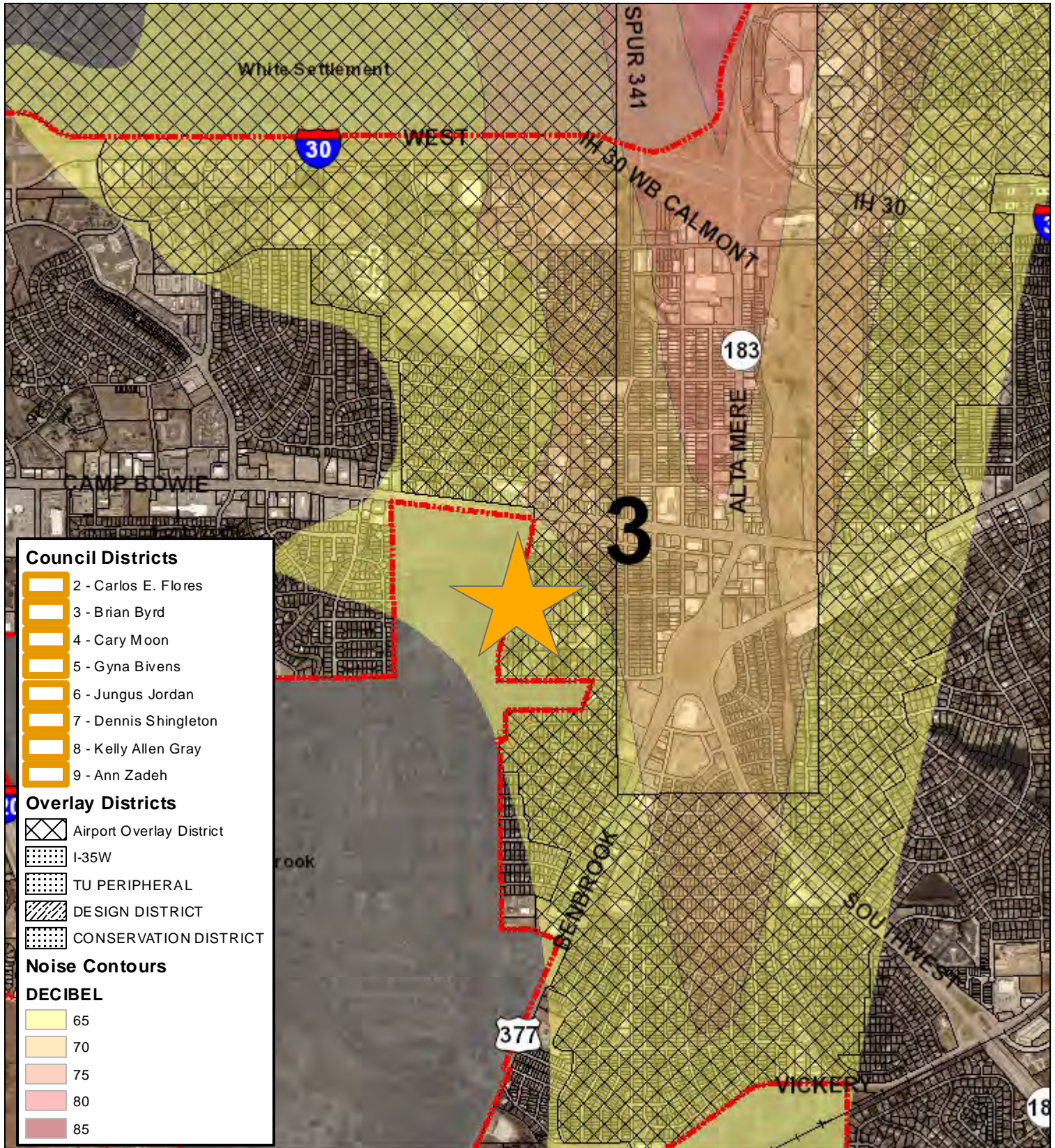


NO.	DATE	BY	DESCRIPTION

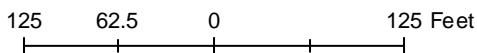
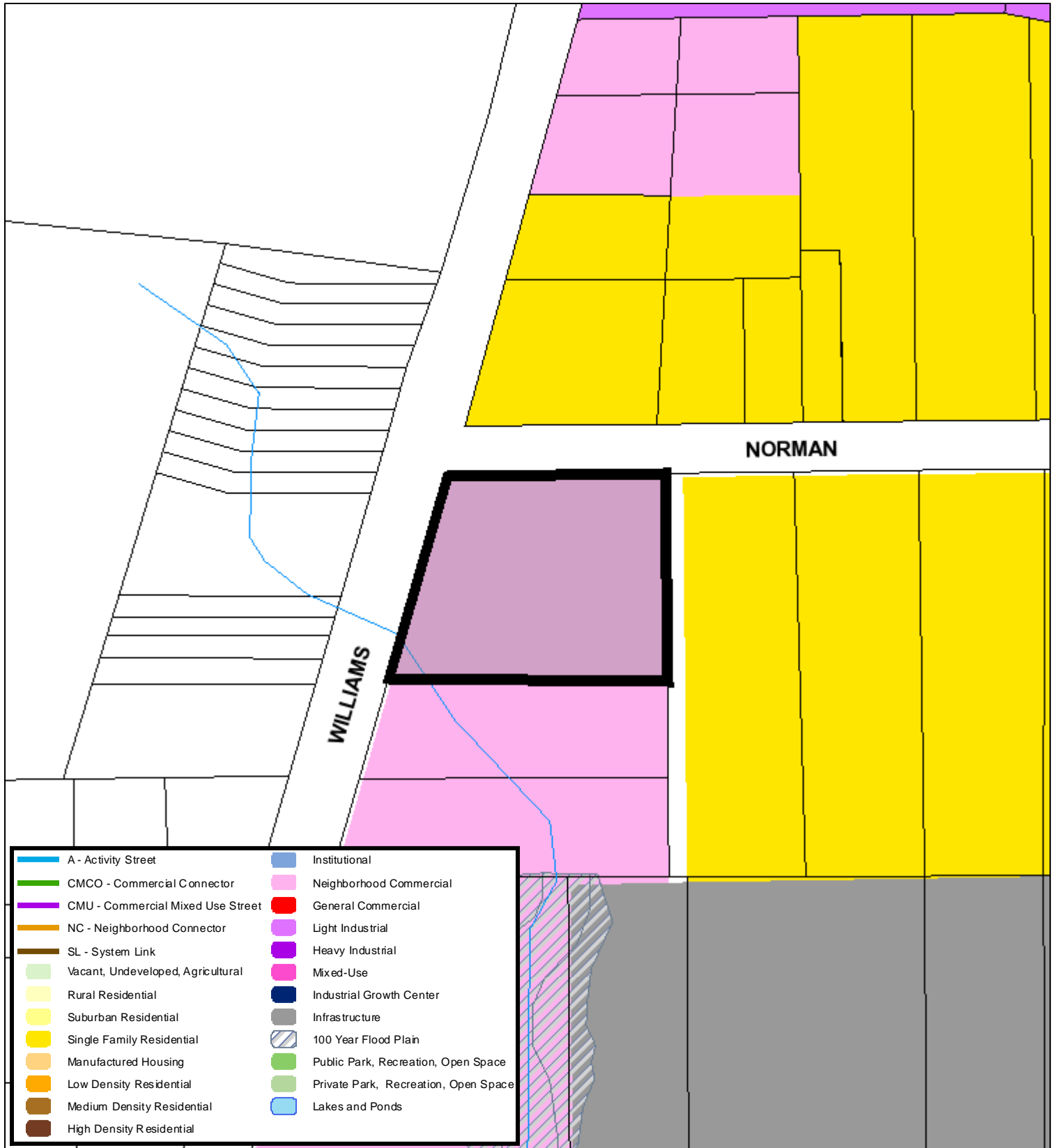
SHEET

SITE

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

