



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 10, 2019

Council District 8

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **Garland All Storage Associates, LTD**

Site Location: 7801 Crowley Road

Proposed Use: **Auto Parts**

Request: From: "E" Neighborhood Commercial
To: Add Conditional Use Permit to allow auto parts retail; site plan included

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located east of Crowley Road. The applicant is requesting to add a Conditional Use Permit to allow an auto parts retail facility; site plan included. The property may not receive direct access from Crowley Road, requiring the use or acquisition of cross access easements from adjacent properties to utilize existing driveways.

Auto part stores are only permitted within FR through K zoning districts or through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the "E" district. The site plan indicates approximately a sq. ft. building.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

While an auto parts store is not permitted in the "E" zoning district by right, allowing it by CUP with a site plan may help mitigate any neighborhood concerns. In past zoning cases a request for an auto parts store has added additional language to the site plan to post signage visible from all areas of the property disallowing any type of work on vehicles in the parking lot.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is

established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated "CUP" in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate Of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Site Information:

Owner: Garland All Storage Assoc., LTD
82 W. Armstrong Drive
Mustang, OK 73064

Agent: Carl Helton

Acreage: 1.05 ac

Comprehensive Plan Sector: Sycamore

Surrounding Zoning and Land Uses:

North	"CF" Community Facilities / Church
East	PD 723 PD/E plus mini warehouse excluding certain uses / All Storage Sycamore
South	PD 723 PD/E plus mini warehouse excluding certain uses / All Storage Sycamore
West	"FR" General Commercial Restricted / single-family

Recent Relevant Zoning and Platting History:

Zoning History: PD 723 Planned Development for all uses in "E" Neighborhood Commercial excluding certain uses; site plan approved eff. 10/03/06 subject property to the east

Platting History: NA

Site Plan Comments:

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

Platting site plan comments: No comment at this time

Transportation/Public Works (TPW) site plan comments: No comment

Fire site plan comments: No comment

Park & Recreation site plan comments: No comment

Water site plan comments: No comment at this time

(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)
Crowley Road	Neighborhood Connector	Neighborhood Connector	No
Everman Pkwy	Neighborhood Connector	Neighborhood Connector	No

Public Notification:

300 foot Legal Notifications were mailed on July 17, 2019.

The following organizations were notified: (emailed July 15, 2019)

Organizations Notified	
Willow Creek NA	Hallmark Camelot Highland Terrace Assn.*
Streams and Valleys Inc.	Trinity Habitat for Humanity
Crowley ISD	

Located within this registered neighborhood organization*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to add a CUP to allow an auto parts facility in the “E” zoning district. Surrounding land uses consist of a church to the north, mini-warehouse to the east and south, Crowley Road to the west.

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

2. **Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the site as being Neighborhood Commercial. Auto parts stores are first permitted by right in the “FR” General Commercial district. The requested zoning change is not consistent with the following Comprehensive Plan policies:

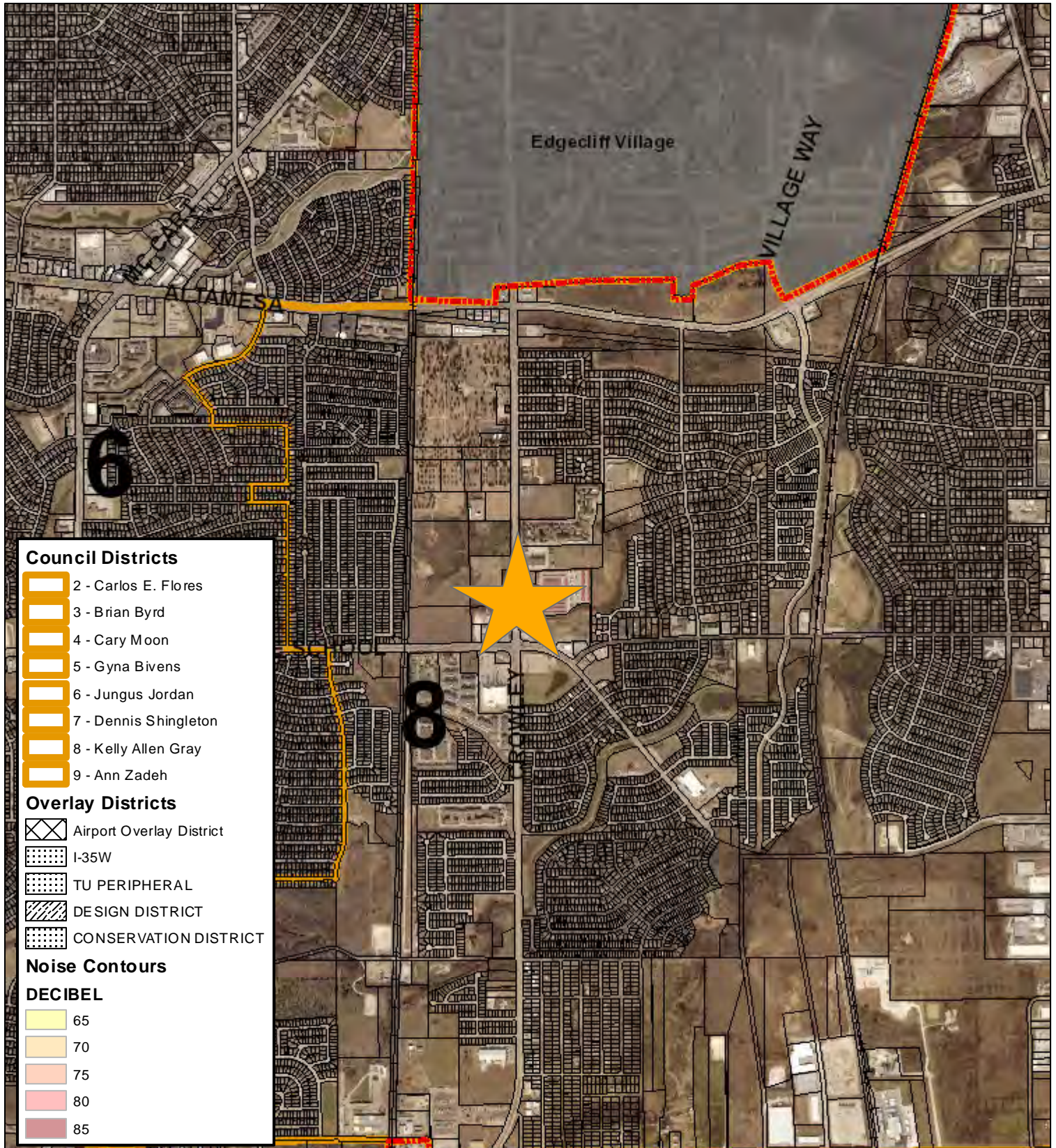
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on the lack of conformance with the future land use map and policy 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

Area Map



SITE DATA SUMMARY

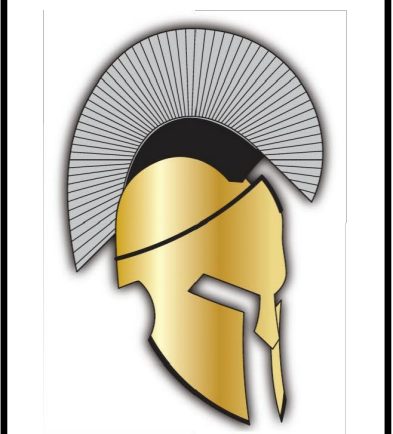
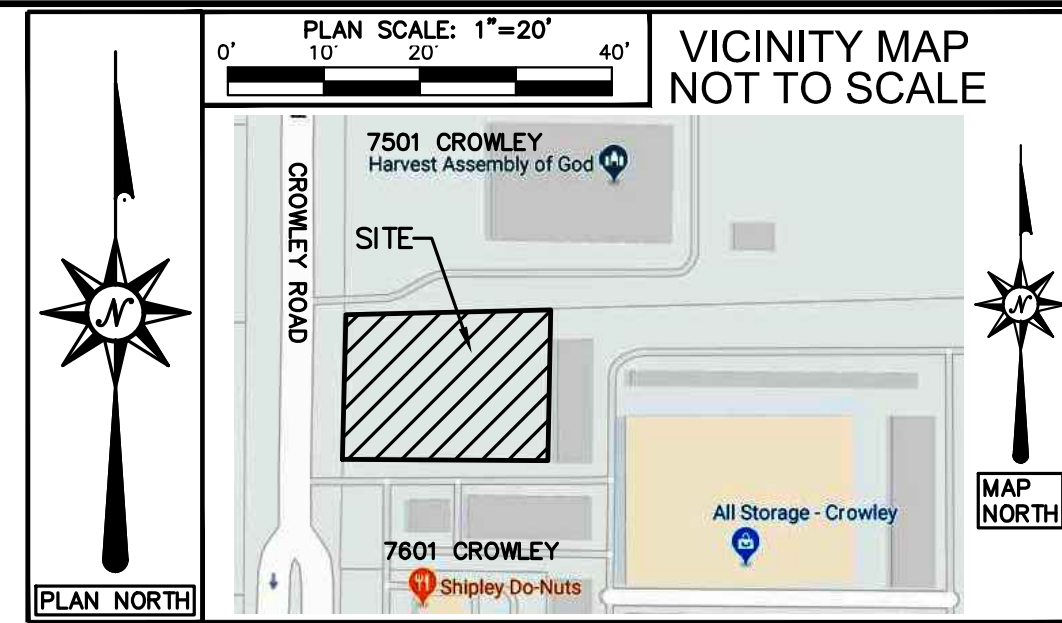
LOCATION: CROWLEY ROAD BETWEEN SITE ADDRESSES 7501 AND 7601 HERRERA, GONEFACIO SURVEY ABSTRACT 2027 TRACT 3J
 ZONING DISTRICT: "E" NEIGHBORHOOD COMMERCIAL
 GENERAL USE DESCRIPTION: AUTO PARTS RETAIL SALES
 CITY OF FORT WORTH USE DESCRIPTION, SECTION 4.803: 'AUTO PARTS SUPPLY, RETAIL'
 BUILDING OCCUPANCY USE: MERCANTILE (VB)
 SITE AREA: 45,081 SF, 1.0349 ACRES ("AS SURVEYED")
BUILDING INFORMATION:
 GROSS FLOOR AREA = 7,381 SF (EXTERIOR FACE)
 BUILDING HEIGHT = 21 FT
 NUMBER OF FLOORS = ONE
 EXTERIOR MATERIALS: SPLIT FACE CMU WITH GLASS STOREFRONT
 EXTERIOR BUILDING COLOR: EARTH TONE COLOR SCHEME

BUILDING SETBACKS

FRONT SETBACK (CROWLEY ROAD)	REQUIRED	PROVIDED
FRONT SETBACK (CROWLEY ROAD)	20 FT	90.8± FT
SIDE SETBACK (NORTH AND SOUTH)	0 FT; 3 FT MIN. IF PROVIDED	22.7± FT (N.); 75.2± FT (S.)
REAR SETBACK (EAST)	10 FT	42.5± FT
ITEM	REQUIRED	PROVIDED
SITE LANDSCAPING PER CITY ORDINANCE SECTION 6.301	MINIMUM 10% OF SITE = 4,508 SF	18,017 SF (40.0%±)
MINIMUM 75% OF REQUIRED LANDSCAPING SHALL BE BETWEEN BUILDING AND FRONT PROPERTY LINE	4,508 SF x 0.75 = 3,381 SF	6,757 SF
MAXIMUM BUILDING HEIGHT	3 STORIES/45 FT.	1 STORY/21 FT.

PARKING INFORMATION

ITEM	REQUIRED	PROVIDED
PARKING REQUIRED: CITY OF FORT WORTH ORDINANCE SECTION 4.901, COMMERCIAL BUILDING; PER ORDINANCE SECTION 6.201, MAXIMUM PARKING LIMITED TO 125% OF MINIMUM PARKING REQUIREMENT	1 SPACE PER 250 SF FLOOR AREA: 7,381/250 = 30 SPACES	37 SPACES
MIN. PARKING DIMENSIONS	MAXIMUM PARKING: 1.25 x 30 = 37 SPACES MAXIMUM	9 FT x 18 FT
MIN. DRIVE ISLE WIDTH	24 FT	25 FT
ADA PARKING SPACES	2 SPACES	2 SPACES
LOADING AREA	1 REQUIRED	1 PROVIDED
BIKE PARKING REQUIRED: CITY OF FORT WORTH ORDINANCE SECTION 6.204.	1 RACK FOR 0-40 AUTO SPACES	1 RACK



SPARTAN ENGINEERING SOLUTIONS, LLC

2583 PINE BLUFFS COURT
 HIGHLAND, MI 48357
 PHONE: 810-746-9928
 WEB: WWW.SPARTAN-ES.COM

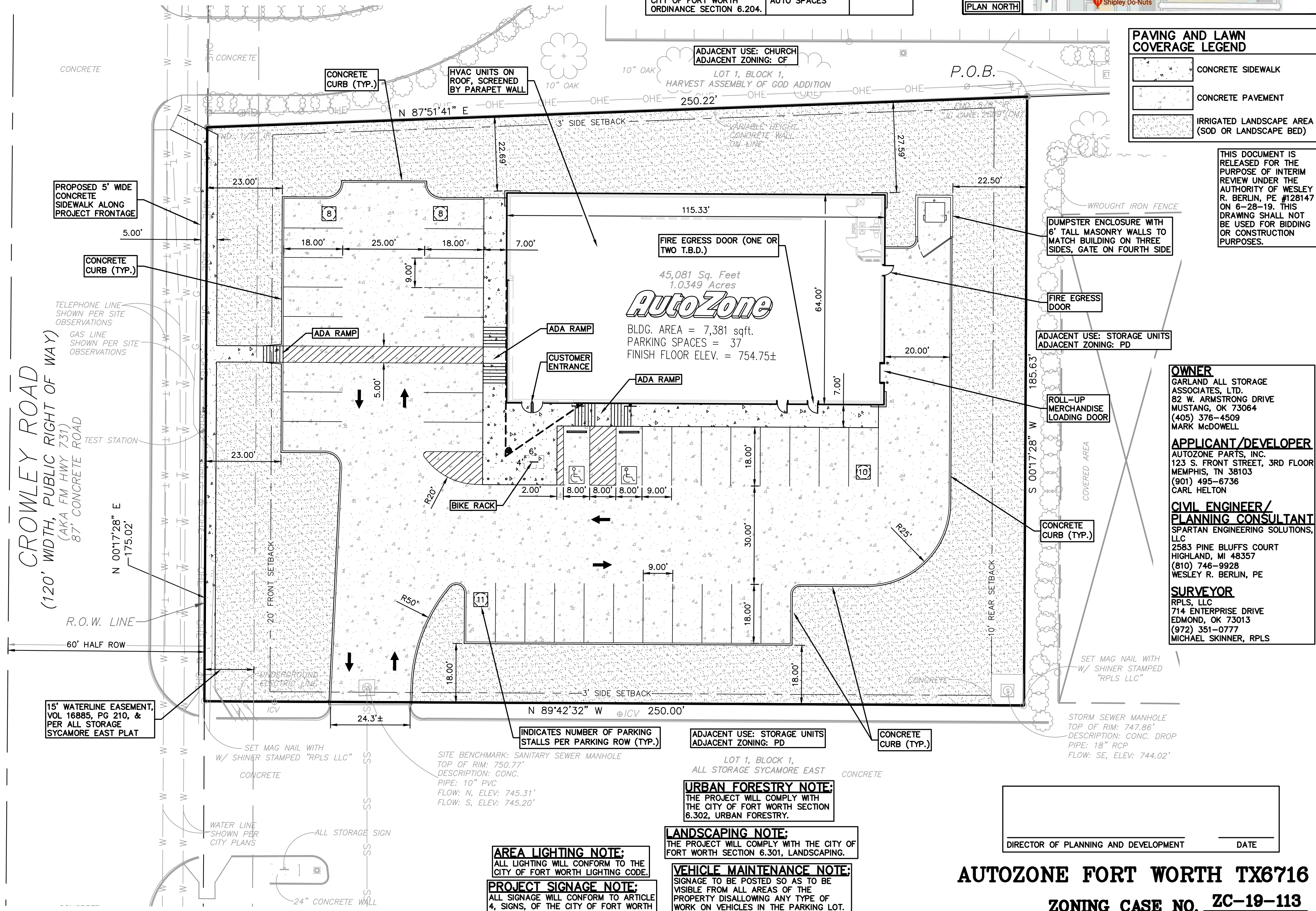
T.B.P.E. FIRM REGISTRATION # F-19280



PAVING AND LAWN COVERAGE LEGEND

[Pattern]	CONCRETE SIDEWALK
[Pattern]	CONCRETE PAVEMENT
[Pattern]	IRRIGATED LANDSCAPE AREA (SOD OR LANDSCAPE BED)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WESLEY R. BERLIN, PE #128147 ON 6-28-19. THIS DRAWING SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.



OWNER
 GARLAND ALL STORAGE ASSOCIATES, LTD.
 82 W. ARMSTRONG DRIVE
 MUSTANG, OK 73064
 (405) 376-4509
 MARK McDOWELL

APPLICANT/DEVELOPER
 AUTOZONE PARTS, INC.
 123 S. FRONT STREET, 3RD FLOOR
 MEMPHIS, TN 38103
 (901) 495-6736
 CARL HELTON

CIVIL ENGINEER/PLANNING CONSULTANT
 SPARTAN ENGINEERING SOLUTIONS, LLC
 2583 PINE BLUFFS COURT
 HIGHLAND, MI 48357
 (810) 746-9928
 WESLEY R. BERLIN, PE

SURVEYOR
 RPLS, LLC
 714 ENTERPRISE DRIVE
 EDMOND, OK 73013
 (972) 351-0777
 MICHAEL SKINNER, RPLS

PREPARED FOR: **AUTOZONE PARTS, INC.**
 123 S. FRONT STREET, 3RD FLOOR
 MEMPHIS, TN 38103

PROJECT: **AUTOZONE FORT WORTH TX6716**
 CROWLEY ROAD BETWEEN SITE ADDRESSES 7501 AND 7601 HERRERA, GONEFACIO SURVEY ABSTRACT 2027 TRACT 3J
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SHEET TITLE: **SITE PLAN**

SCALE: 1" = 20'

REVISED:
 1:7/25/19 CITY EMAIL

P.E./P.M. WRB/WRB

DRAFTED: WRB

CHECKED: WRB

JOB NO. 2019-012

ORIGINAL ISSUE DATE
 JUNE 25, 2019

SHEET NO.

AUTOZONE FORT WORTH TX6716
ZONING CASE NO. ZC-19-113

SP1.0

AREA LIGHTING NOTE:
 ALL LIGHTING WILL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.

PROJECT SIGNAGE NOTE:
 ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS, OF THE CITY OF FORT WORTH

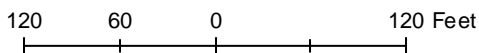
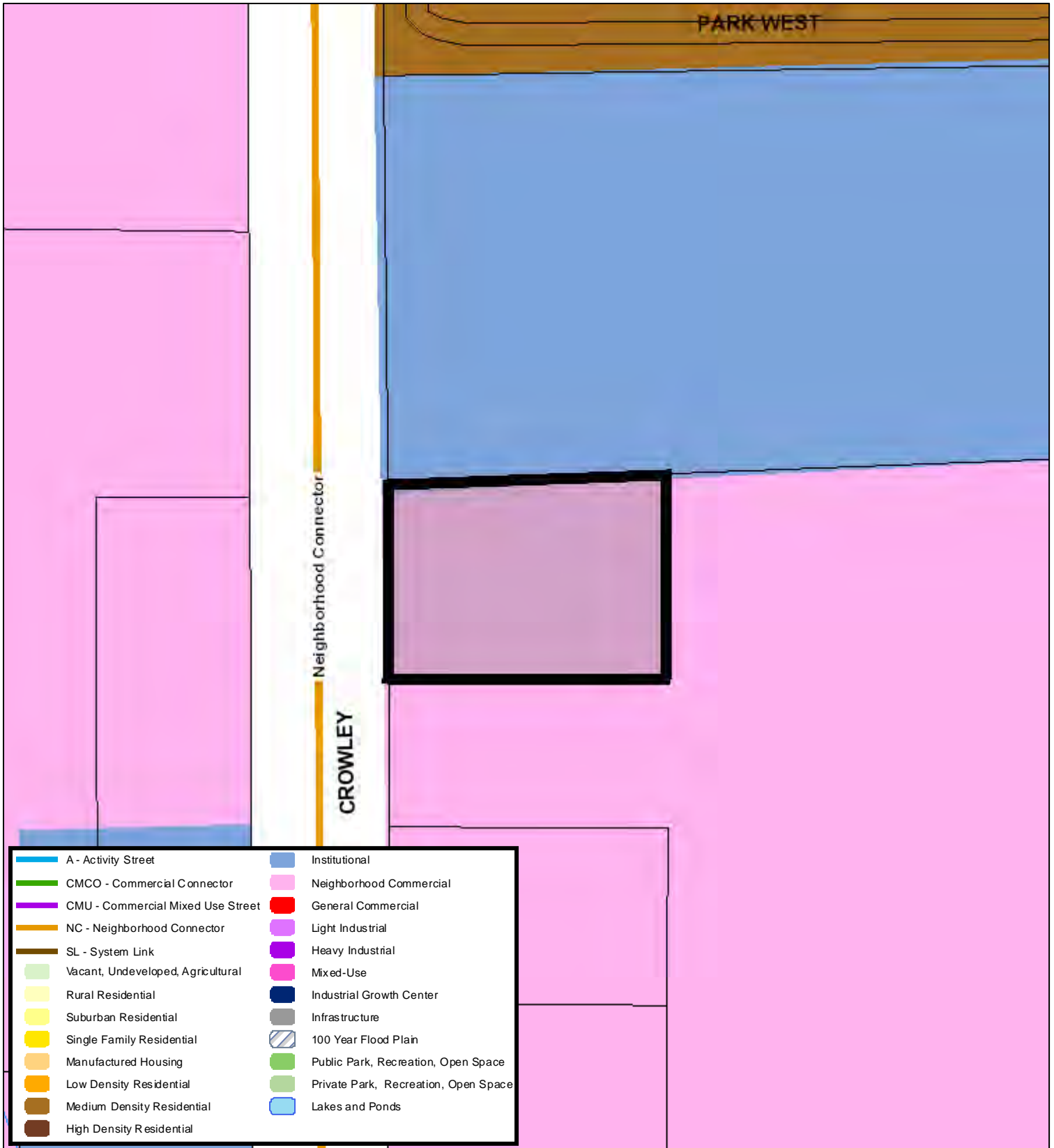
URBAN FORESTRY NOTE:
 THE PROJECT WILL COMPLY WITH THE CITY OF FORT WORTH SECTION 6.302, URBAN FORESTRY.

LANDSCAPING NOTE:
 THE PROJECT WILL COMPLY WITH THE CITY OF FORT WORTH SECTION 6.301, LANDSCAPING.

VEHICLE MAINTENANCE NOTE:
 SIGNAGE TO BE POSTED SO AS TO BE VISIBLE FROM ALL AREAS OF THE PROPERTY DISALLOWING ANY TYPE OF WORK ON VEHICLES IN THE PARKING LOT.

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

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 75 150 300 Feet

