



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 3, 2019

**Council District** 6

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> None submitted <b>Support:</b> Candle Ridge HOA, Primrose School of Columbus Trail	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Columbus Trail -94 LTD

**Site Location:** 7701 Summer Creek Drive      Acreage: 0.712

**Proposed Use:** Auto Repair

**Request:**      From: PD 246

To: Amend PD 246 to add auto repair use, site plan included.

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

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

**Staff Recommendation:** Approval

**Background:**

The proposed site is located south of Sycamore School Road on the east side of Summer Creek Drive. The applicant is requesting to amend the PD to add an auto repair use, site plan included. The site plan and use is required to meet the supplemental standards from Section 5.104 for Automotive Repair; Paint and Body Shop uses. The site plan does not require any waivers.

In 1997, the property was rezoned to PD/E with an agreement with the neighborhood that the southern 220 feet (known as PD246A) would be limited to a day care use or commercial use with development standards. In 2002, the site was limited to the day care use only. Limitations were added to the larger northern property (PD246) in 2002 to restrict tattoo parlors and massage parlors.

The site is located adjacent to the Summer Creek Growth Center.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / undeveloped
- East PD 246 / undeveloped
- South PD 246 / undeveloped
- West PD 471 / commercial

Zoning History: ZC-97-050, from A and PD 246 to PD 246; effective 7/8/97; subject site and surrounding  
ZC-02-270 amend PD 246; effective 12/10/02; subject site and surrounding

**Site Plan Comments:**

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

**(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 October 25, 2019.

The following organizations were notified: (emailed October 22, 2019)

Organizations Notified	
Summer Creek South HOA	Villages of Sunset Pointe HA
Summer Creek Meadows HA*	Hulen Heights HOA
Summer Creek HA	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to amend PD 245 to add an auto repair use. Surrounding uses are primarily commercial and undeveloped commercial property.

As a local service use, the adjacency to several commercial uses, and the location near two major arterials on the Master Thoroughfare Plan, the proposed zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency – Wedgwood**

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial in which auto related uses are not permitted. The proposed auto repair does not meet the below policies within the following Comprehensive Plan:

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- 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.

While an auto based use is not typically appropriate in neighborhood commercial land use, the auto repair will provide service to the surrounding neighborhood and the submittal of a site plan provides details and additional screening that may help to mitigate any concerns. Therefore, the proposed zoning is **not consistent (Technical Inconsistency)** with the Comprehensive Plan.



**Attachments:**

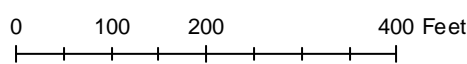
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

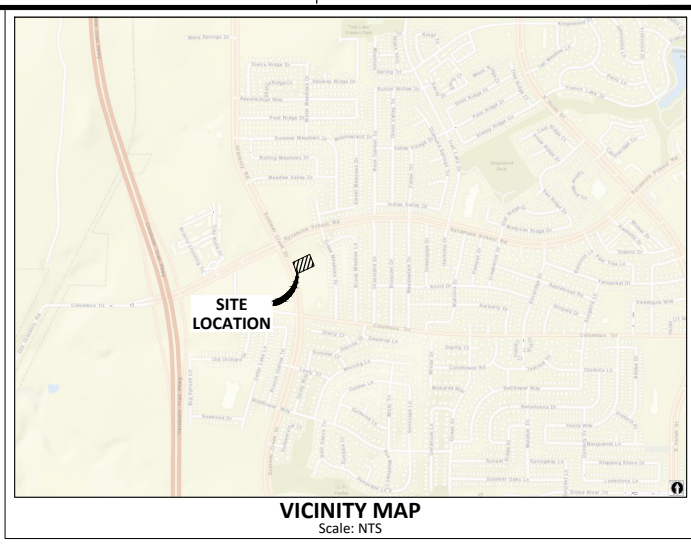
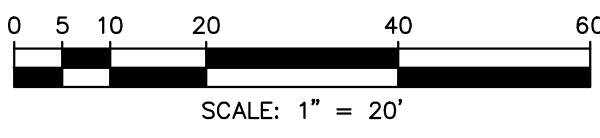
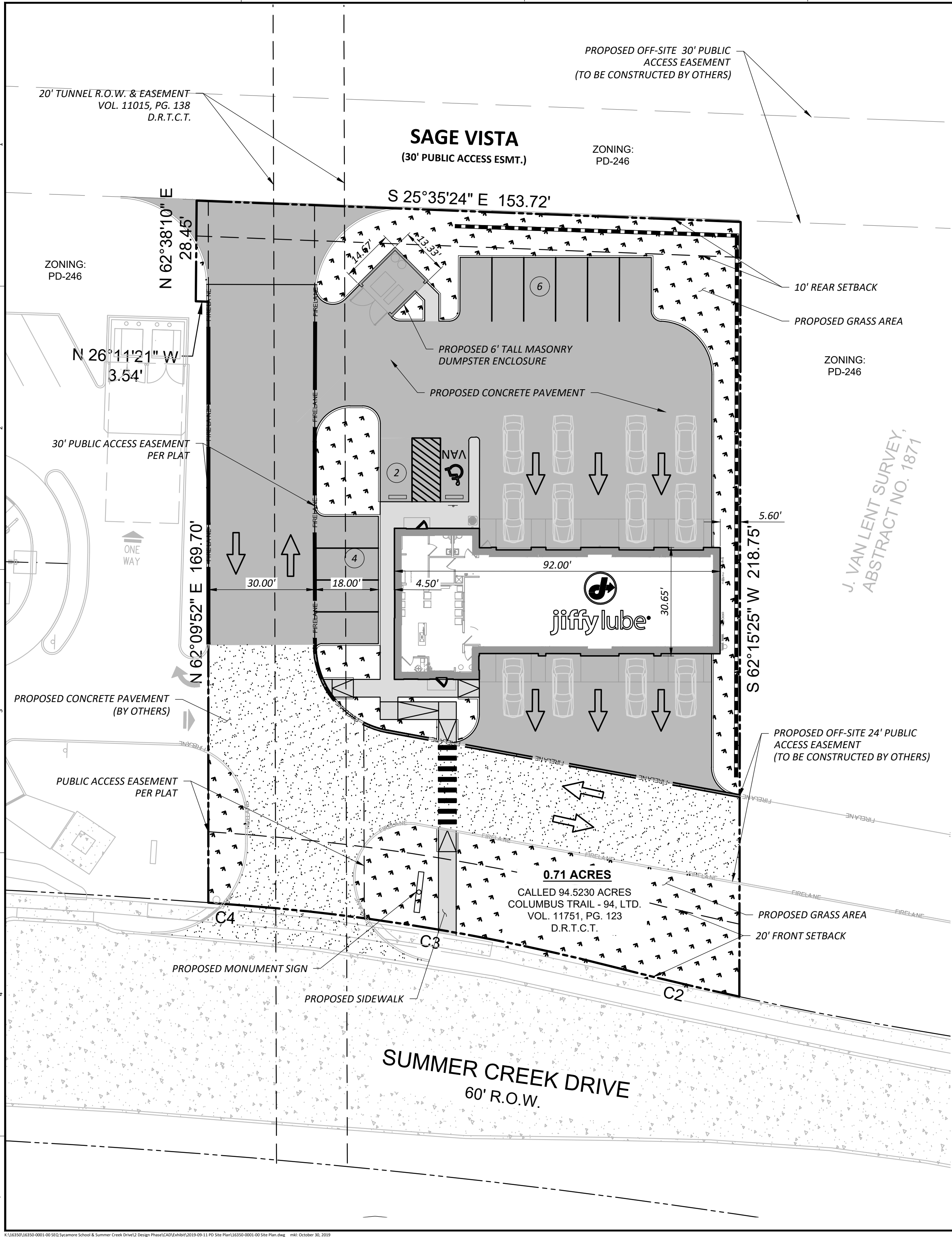
### Area Zoning Map

Applicant: Columbus Trail -94 LTD  
 Address: 7701 Summer Creek Drive  
 Zoning From: PD 246 for certain E uses  
 Zoning To: Amend PD 246 to add auto repair use  
 Acres: 0.71240457  
 Mapsco: 102M  
 Sector/District: Wedgwood  
 Commission Date: 11/13/2019  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification





SITE DATA	
CURRENT ZONING	PD 246 NEIGHBORHOOD COMMERCIAL
PROPOSED USE	AUTOMOTIVE SERVICE
TOTAL PAD 1 AREA	31,027 SF / 0.712 ACRES
TOTAL BUILDING AREA	4,042 SF
BUILDING FOOTPRINT AREA	2,984 SF
BUILDING LOWER BAY AREA	1,058 SF
NUMBER OF STORIES	SINGLE-STORY
BUILDING HEIGHT	22'-2"
4 SPACES / 1,000 SF	2,984 SF (BLDG FOOTPRINT) / 1,000 SF
PARKING REQUIRED	12 SPACES
PARKING PROVIDED	12 SPACES
ADA PARKING REQUIRED	1 SPACE (9'x18')
ADA PARKING PROVIDED	1 SPACE (9'x18')
FRONT BUILDING SETBACK	BUILDING: 20' LANDSCAPE: 5'
SIDE BUILDING SETBACK	BUILDING: N/A LANDSCAPE: 5'
REAR BUILDING SETBACK	BUILDING: 10' LANDSCAPE: 5'

- NOTES:**
1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
  2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  3. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
  4. THE PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.

- EXISTING LEGEND**
- EXISTING RIGHT OF WAY
  - - - EXISTING LOT LINE
  - - - EXISTING FIRE LANE
  - FIRE HYDRANT
  - WASTEWATER MANHOLE
- PROPOSED LEGEND**
- ▬ FIRE LANE
  - - - SHARED ACCESS DRIVEWAYS
  - ▨ PROPOSED CONCRETE PAVEMENT (BY OTHERS)
  - PROPOSED CONCRETE PAVEMENT
  - ▤ EXISTING CONCRETE PAVEMENT
  - ▩ PROPOSED GRASS AREA
  - ▧ PROPOSED GRASS AREA
  - ▦ PROPOSED SIDEWALK
  - ⊗ PARKING COUNT

**DEVELOPER**  
GUGGENHEIM PARTNERS  
3000 INTERNET BOULEVARD  
FRISCO, TX 75034  
PHONE: 214.872.4000  
CONTACT: JUSTIN HIEGEL

**ARCHITECT**  
DESIGN WEST ARCHITECTS  
795 N. 400 W.  
SALT LAKE CITY, UT 84103  
PHONE: 801.539.8221  
CONTACT: GRANT GOLIGHTLY, RA

**CIVIL ENGINEER**  
JONES | CARTER  
4500 MERCANTILE PLAZA DRIVE  
FORT WORTH, TX 76137  
PHONE: 682.268.2200  
CONTACT: TRAVIS BOUSQUET, PE

**SURVEYOR**  
EAGLE SURVEYING  
210 SOUTH ELM STREET  
DENTON, TX 76201  
PHONE: 940.222.3009  
CONTACT: MATTHEW RAABE, RPLS

DIRECTOR OF PLANNING & DEVELOPMENT: \_\_\_\_\_  
DATE: \_\_\_\_\_

BEING A 0.71 ACRE TRACT OF LAND OUT OF THE J. VAN LENT SURVEY, ABSTRACT NUMBER 1871, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PART OF A CALLED 94.5230 TRACT OF LAND CONVEYED TO COLUMBUS TRAIL - 94, LTD. BY DEED OF RECORD IN VOLUME 11751, PAGE 123 OF THE DEED RECORDS, TARRANT COUNTY, TEXAS

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM  
CALL BEFORE YOU DIG!!!  
www.texas811.org  
Texas811 or 1-800-545-6005

REVISIONS

No.	Date	Appr.

DESIGNED BY: MKL  
CHECKED BY: TB  
DATE: SEPTEMBER 4, 2019  
JOB NO.: 16350-001-00

DRAWN BY: MKL

**JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
6509 Wilcrest Drive, Suite 600 • Plano, Texas 75024 • 972-482-3880

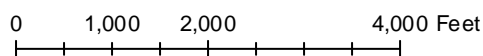
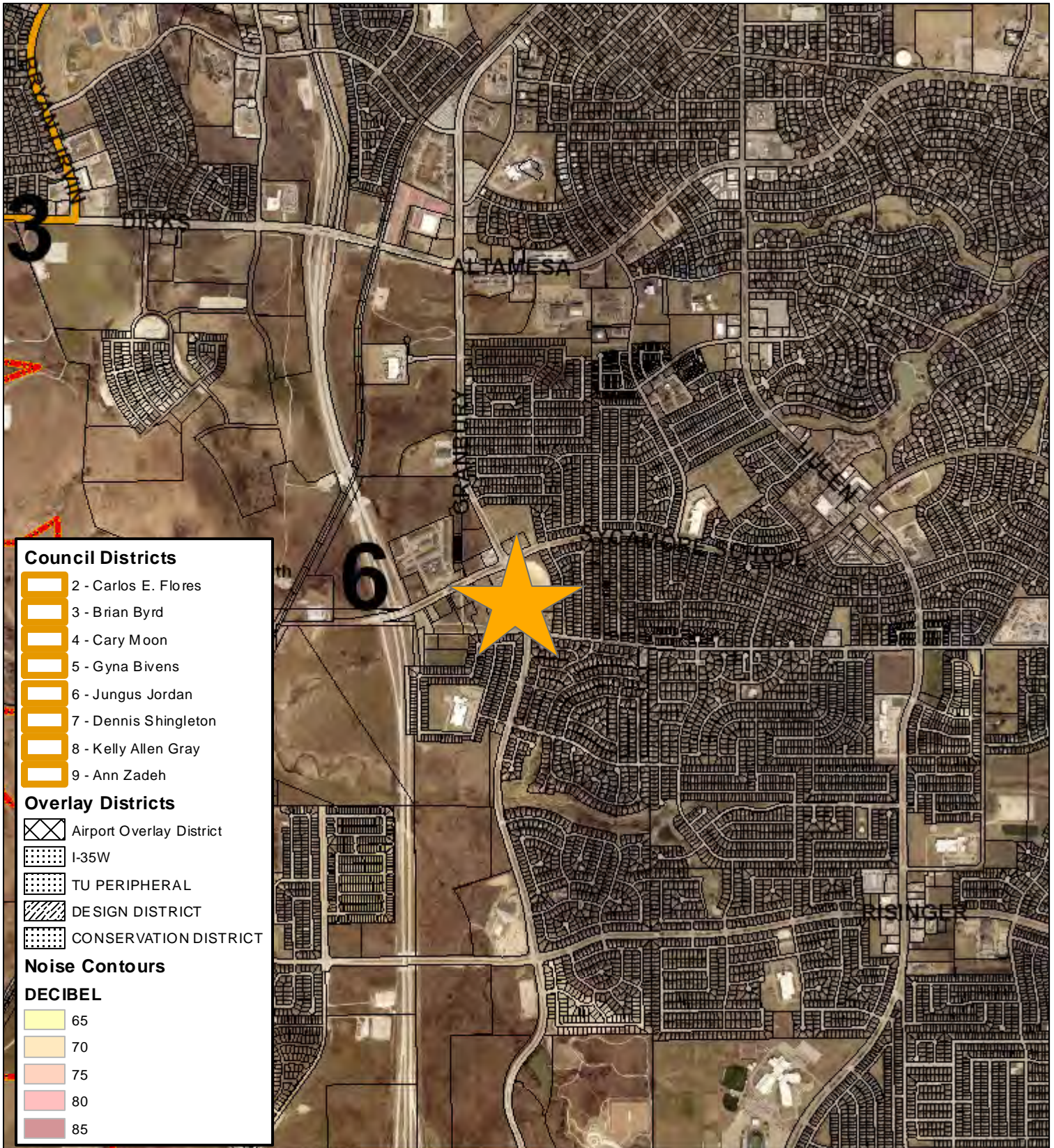
**INTERIM REVIEW**  
Not intended for construction, bidding or permit purposes.  
Engineer: MATTHEW K. LOOS, P.E.  
P.E. Serial No.: 128869  
Date: OCTOBER 2019

CITY OF FORT WORTH, TEXAS  
**JIFFY LUBE - SUMMERCREEK & SYCAMORE**

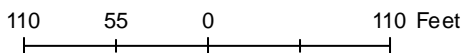
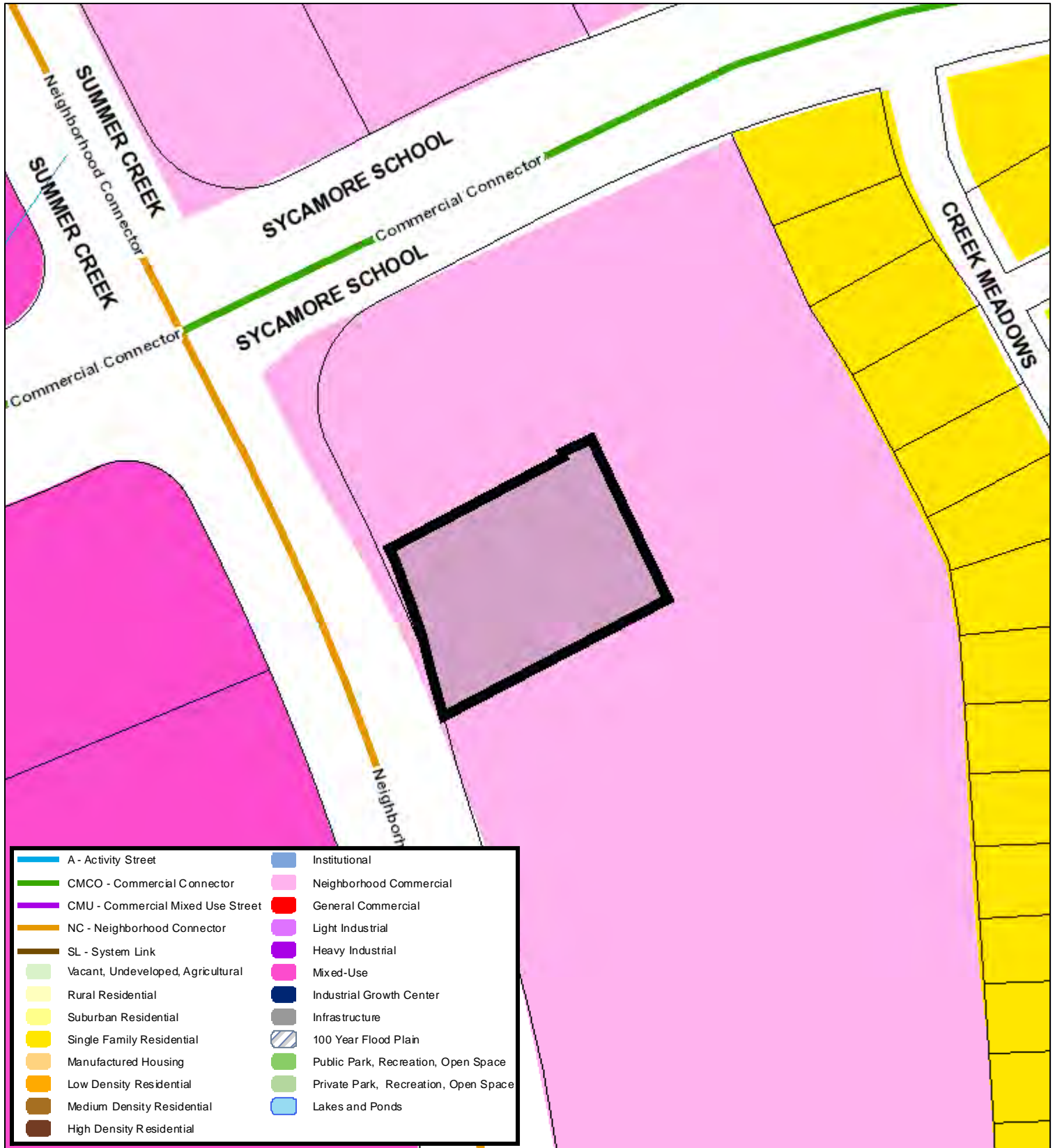
**PD SITE PLAN**

SHEET NO.  
**ZC-19-167**

### 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 70 140 280 Feet

