



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 15, 2020

Council District 6

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

Opposition: 1 letter
Support: none submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Hulen-Risinger LTD

Site Location: 4300 W. Risinger Road Acreage: 3.187

Proposed Use: Auto Parts Retail Store

Request: From: "E" Neighborhood Commercial
To: Add Conditional Use Permit for auto parts retail store

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located near the northeast intersection of Hulen Street and Risinger Road, both Commercial Connectors on the Master Thoroughfare Plan. The site plan shows a building that is 7,000 square feet with 33 parking spaces. The site plan meets all applicable sections of the zoning ordinance.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which 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 auto related uses are not permitted in the "E" zoning district by right, allowing it by CUP with a site plan may help mitigate any neighborhood concerns.

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:

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / undeveloped
 East "CR" Low Density Multifamily / single family
 South "E" Neighborhood Commercial / commercial
 West "E" Neighborhood Commercial / commercial

Zoning History: None

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 July 24, 2020.
 The following organizations were notified: (emailed July 22, 2020)

Organizations Notified	
Hulen Stone Crossing HOA	Summer Creek Ranch HOA*
Poynter Crossing HOA	Fox Run HA
Stone Meadow HA	Hulen Heights HOA
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Crowley ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow an auto retail store in the "E" zoning district. Surrounding land uses consist of primarily commercial zoning with a single family neighborhood to the east.

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

2. Comprehensive Plan Consistency – Wedgwood

The 2020 Comprehensive Plan designates the site as being Neighborhood Commercial. The site is also located near the intersection of two major arterials. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage new development adjacent 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.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

Based on conformance with the policies stated above, the proposed zoning **is consistent (Technical Inconsistency)** with the Comprehensive Plan.

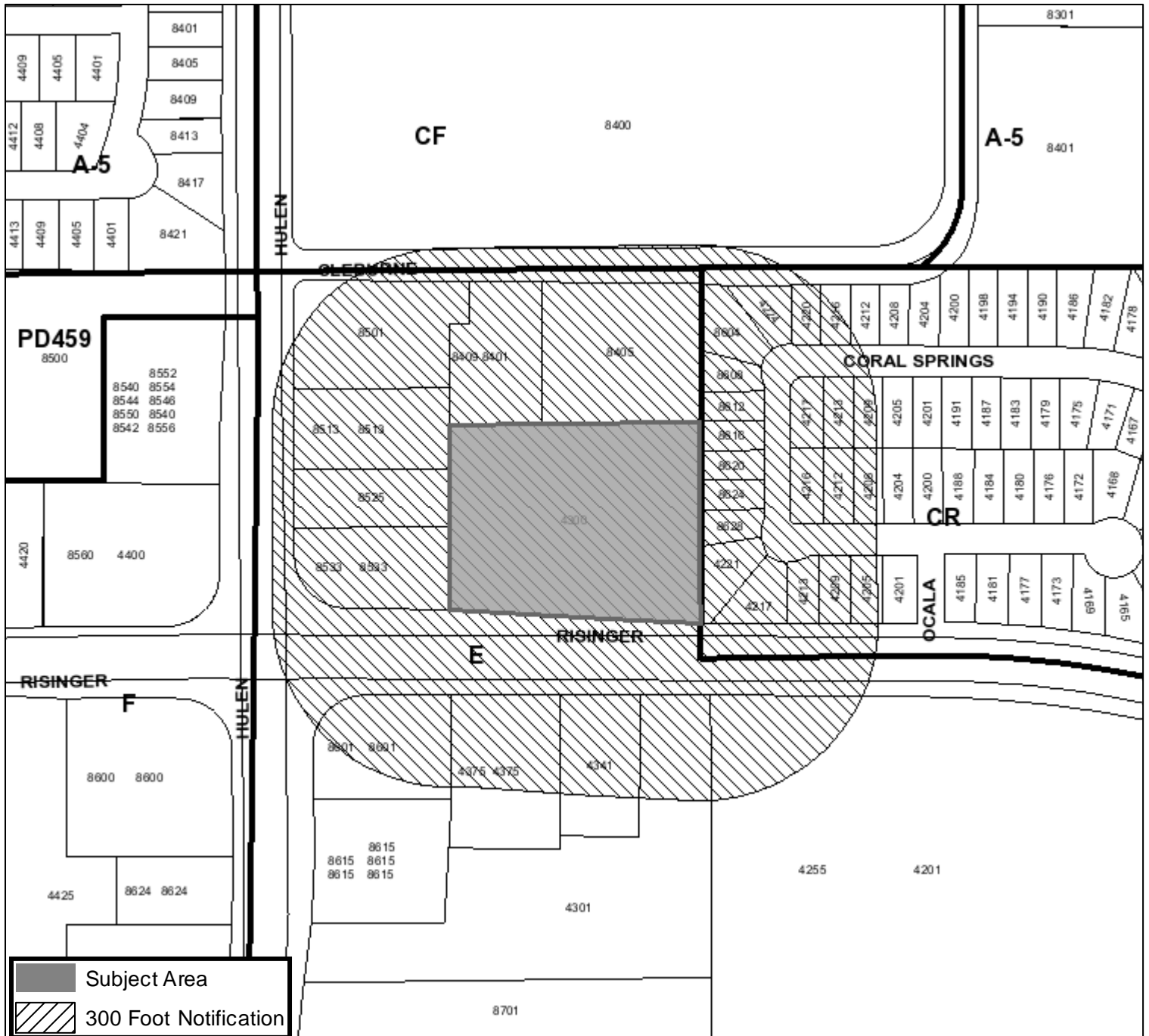
Attachments:

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

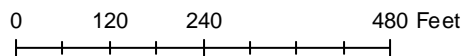


Area Zoning Map

Applicant: Hulen-Risinger LTD
 Address: 4300 W. Risinger Road
 Zoning From: E
 Zoning To: Add Conditional Use Permit for auto parts retail
 Acres: 3.18744484
 Mapsco: 103P
 Sector/District: Wedgwood
 Commission Date: 8/12/2020
 Contact: 817-392-8043



Subject Area
 300 Foot Notification



0.827 ACRES (36,003.00 S.F.)
BLOCK 63, LOT 2R
HULEN MEADOW
OWNER: BULLOCK-GOLDEN
ZONING: 'E' (NEIGHBORHOOD COMMERCIAL)

0.584 ACRES (25,439.00 S.F.)
BLOCK 63, LOT 1R-2
HULEN MEADOW
OWNER: HULEN-RISINGER LTD.
ZONING: 'E' (NEIGHBORHOOD COMMERCIAL)

0.804 ACRES (35,022.00 S.F.)
BLOCK 63, LOT 1R-1
HULEN MEADOW
OWNER: SIMONS MIKE
ZONING: 'E' (NEIGHBORHOOD COMMERCIAL)

10.803 ACRES (54,995.00 S.F.)
BLOCK 63, LOT 4R-1
HULEN MEADOW
OWNER: AVIOSA LLC
ZONING: 'E' (NEIGHBORHOOD COMMERCIAL)

1.456 ACRES (63,415.00 S.F.)
BLOCK 63, LOT 4R-2
HULEN MEADOW
OWNER: HULEN-RISINGER, LTD
ZONING: 'E' (NEIGHBORHOOD COMMERCIAL)

3.101 ACRES (135,069 S.F.)
BLOCK 63, LOT 5R-1
HULEN MEADOW
OWNER: HULEN-RISINGER, LTD
ZONING: 'E' (NEIGHBORHOOD COMMERCIAL)

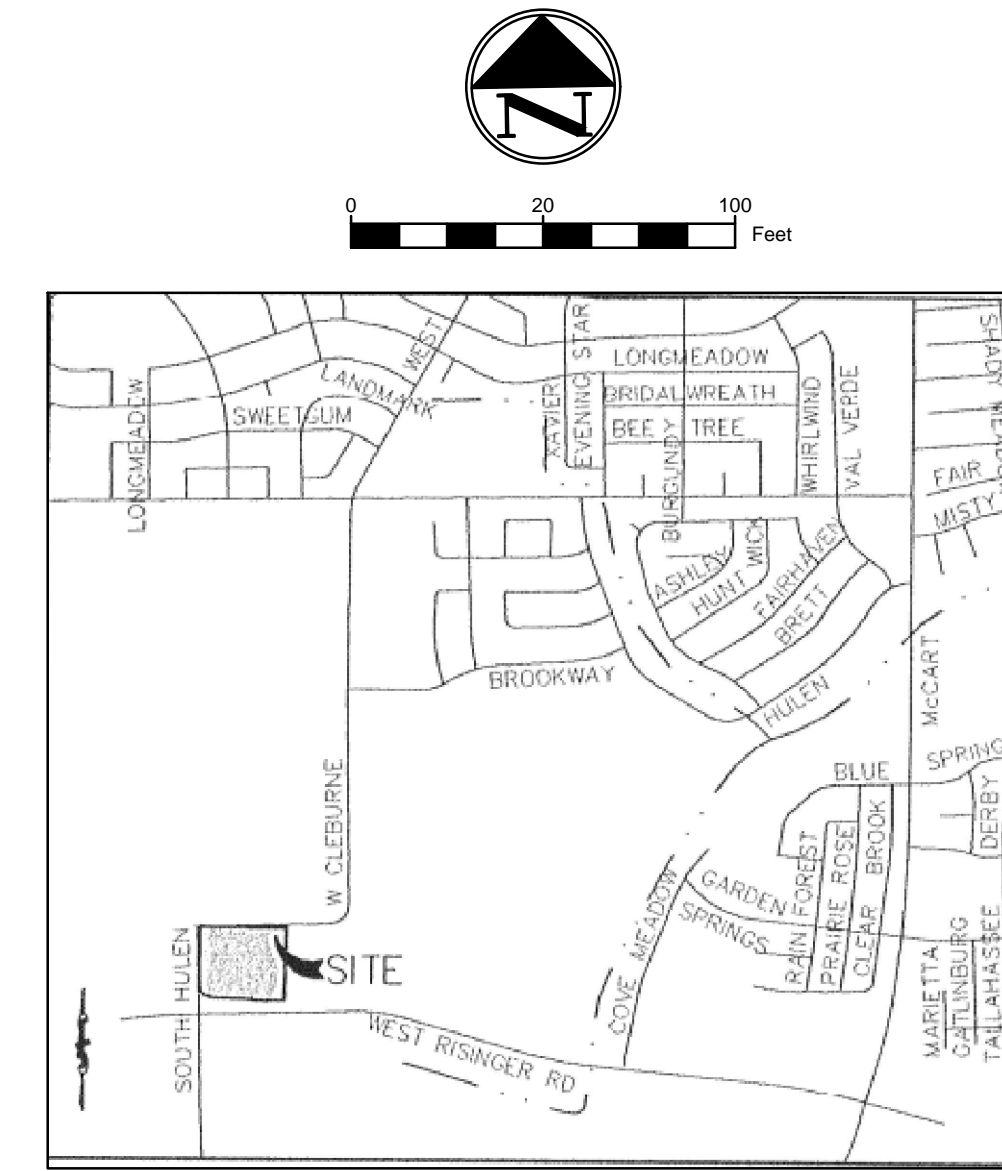
BLOCK 5, LOT 10
GARDEN SPRINGS ADDITION
CAB. A, SLIDE 157
OWNER: RUMEDEN BERNARDIN
ZONING: 'CR'

BLOCK 5, LOT 9
GARDEN SPRINGS ADDITION
CAB. A, SLIDE 157
OWNER: NARAYAN ROHIT
ZONING: 'CR'

BLOCK 5, LOT 8
GARDEN SPRINGS ADDITION
CAB. A, SLIDE 157
OWNER: NAVA DORA L
ZONING: 'CR'

BLOCK 5, LOT 7
GARDEN SPRINGS ADDITION
CAB. A, SLIDE 157
OWNER: SIMS RICHARD C
ZONING: 'CR'

BLOCK 5, LOT 6
GARDEN SPRINGS ADDITION
CAB. A, SLIDE 157
OWNER: WEN JUNG YING
ZONING: 'CR'

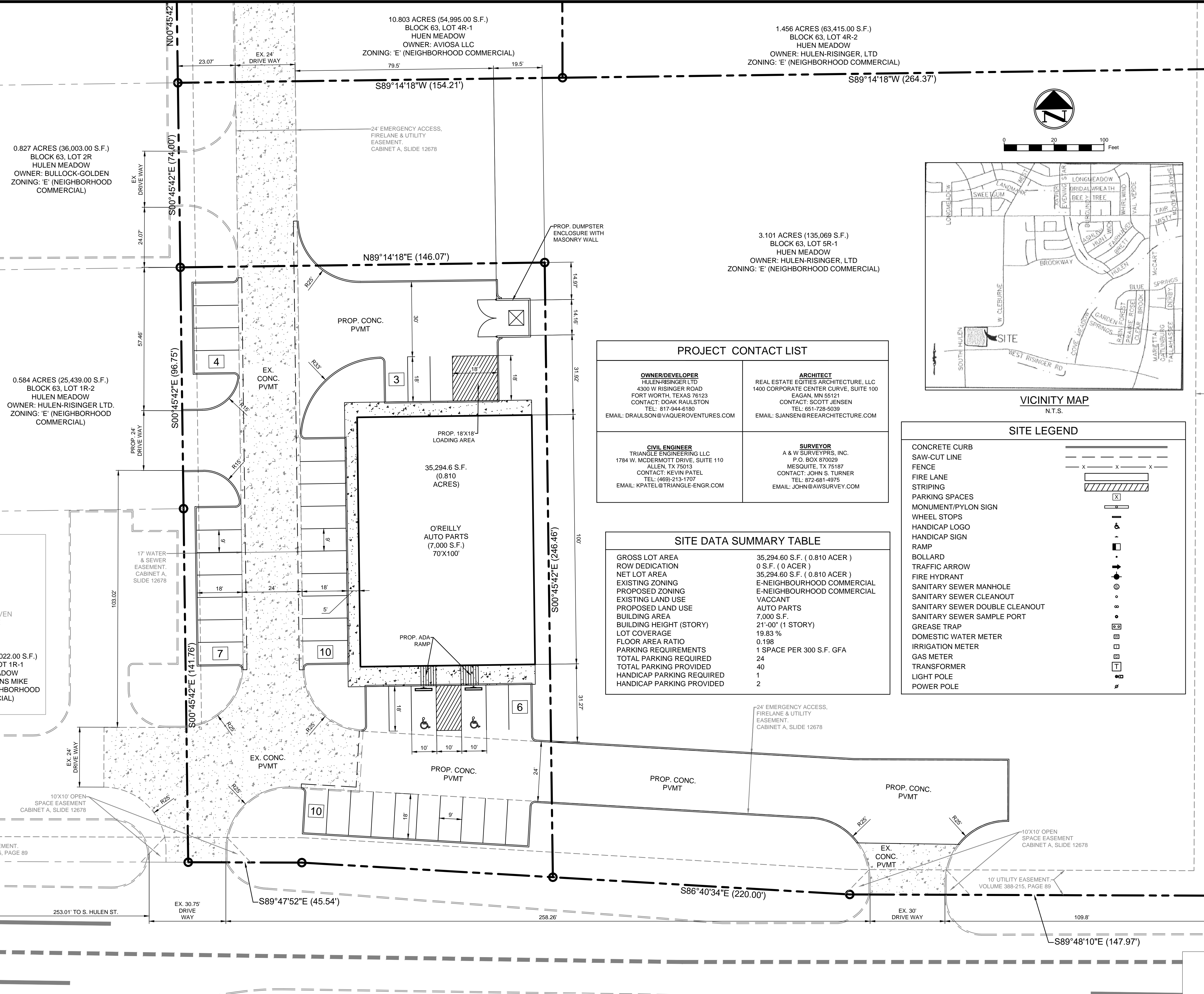


VICINITY MAP
N.T.S.

PROJECT CONTACT LIST	
OWNER/DEVELOPER HULEN-RISINGER LTD 4300 W. RISINGER ROAD FORT WORTH, TEXAS 76123 CONTACT: DOAK RAULSTON TEL: 817-944-6180 EMAIL: DRAULSON@VAQUEROVENTURES.COM	ARCHITECT REAL ESTATE ETTIES ARCHITECTURE, LLC 1400 CORPORATE CENTER CURVE, SUITE 100 EAGAN, MN 55121 CONTACT: SCOTT JENSEN TEL: 651-728-5039 EMAIL: SJANSEN@REARCHITECTURE.COM
CIVIL ENGINEER TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TX 75013 CONTACT: KEVIN PATEL TEL: (469)-213-1707 EMAIL: KPATEL@TRIANGLE-ENGR.COM	SURVEYOR A & W SURVEYING, INC. P.O. BOX 870029 MESQUITE, TX 75187 CONTACT: JOHN S. TURNER TEL: 972-681-4976 EMAIL: JOHN@AWSURVEY.COM

SITE DATA SUMMARY TABLE	
GROSS LOT AREA	35,294.60 S.F. (0.810 ACER)
ROW DEDICATION	0 S.F. (0 ACER)
NET LOT AREA	35,294.60 S.F. (0.810 ACER)
EXISTING ZONING	E-NEIGHBOURHOOD COMMERCIAL
PROPOSED ZONING	E-NEIGHBOURHOOD COMMERCIAL
EXISTING LAND USE	VACCANT
PROPOSED LAND USE	AUTO PARTS
BUILDING AREA	7,000 S.F.
BUILDING HEIGHT (STORY)	21'-00" (1 STORY)
LOT COVERAGE	19.83 %
FLOOR AREA RATIO	0.198
PARKING REQUIREMENTS	1 SPACE PER 300 S.F. GFA
TOTAL PARKING REQUIRED	24
TOTAL PARKING PROVIDED	40
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	2

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	

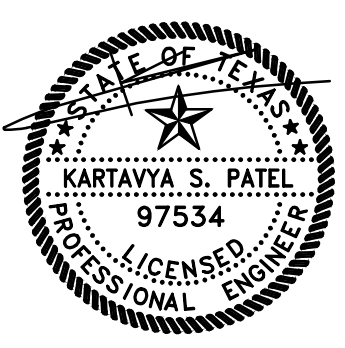


EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.
SANITARY SEWER EASEMENT	S.S.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.

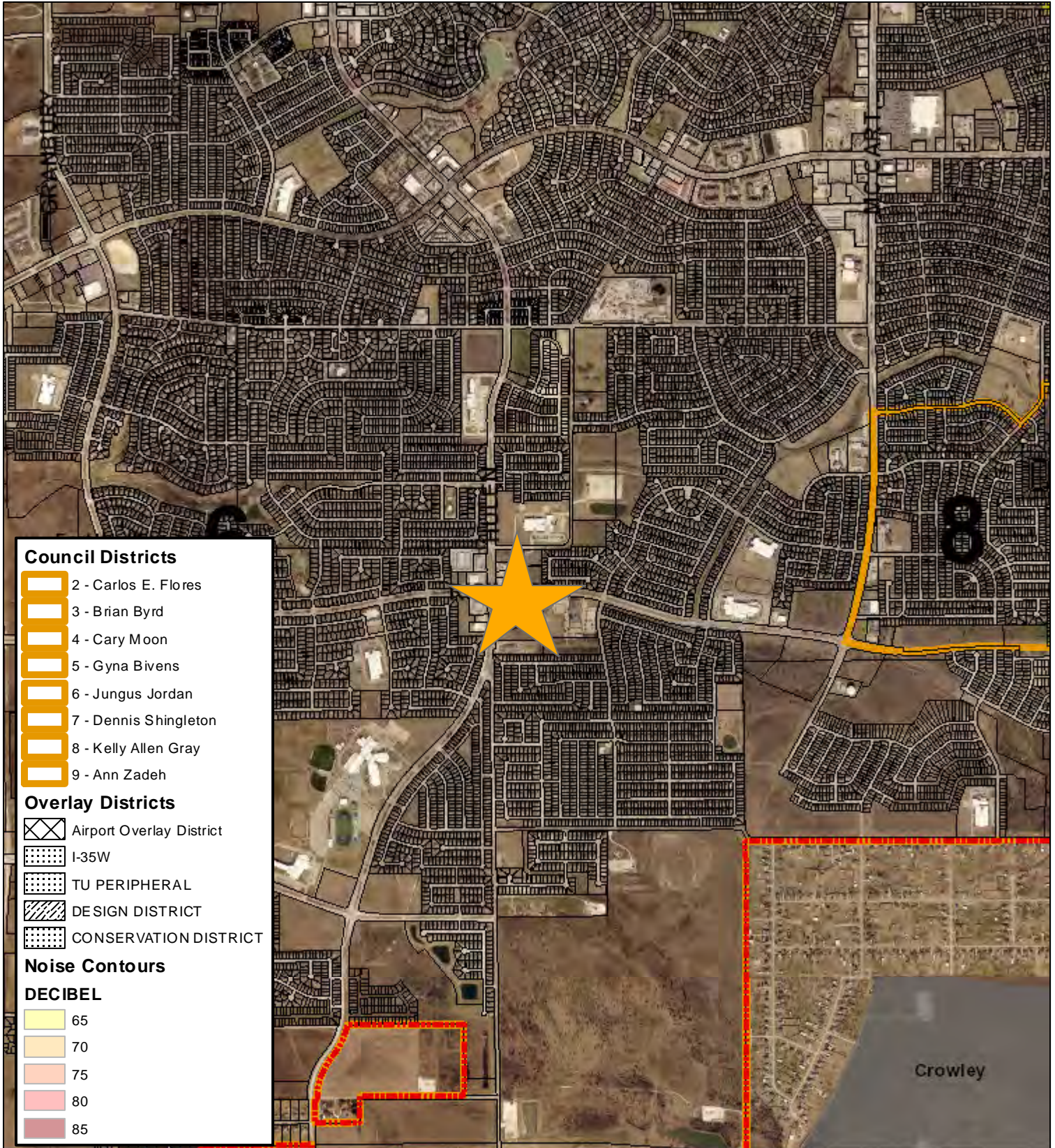
DIRECTOR OF PLANNING & DEVELOPMENT DATE

SITE PLAN
O'REILLY
0.810 ACRES (35,294.60 S.F.)
BEING PART OF LOT 5R-1, BLOCK 63
HULEN-RISINGER ADDITION
ANTONIO CASTILLO SURVEY, ABSTRACT # 272
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS 76123
DATE PREPARED: 08/04/2020

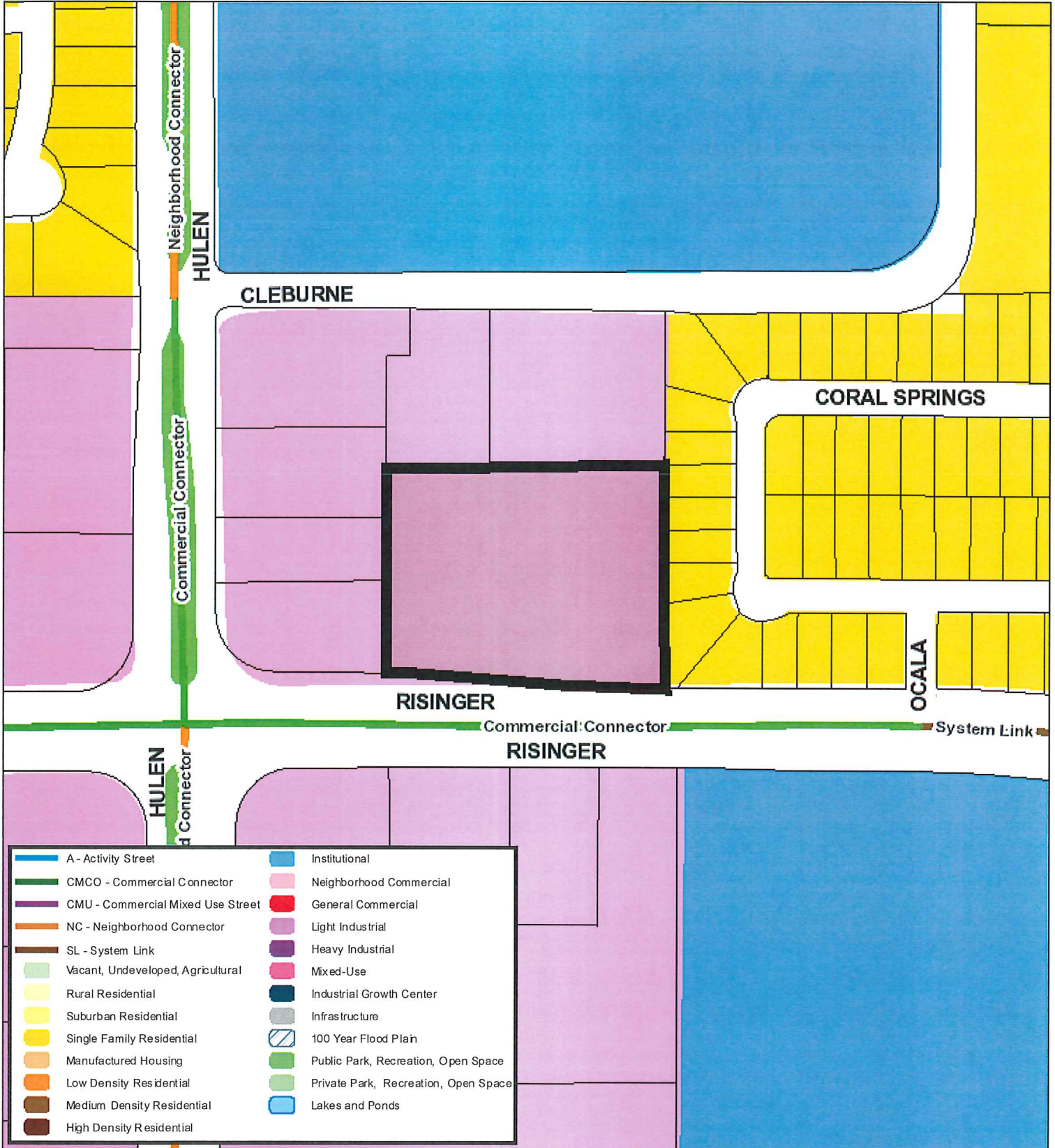
NO.	DATE	DESCRIPTION



Area Map



Future Land Use



200 100 0 200 Feet

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 3, 2020



Aerial Photo Map



0 130 260 520 Feet

