



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 17, 2019

SUBJECT: ZC 2018-20 Public hearing and consideration of a request from Multatech for a Zoning Change from C-2 Commercial to PD Planned Development for a vehicle inventory storage lot at 4500 Booth Calloway Road, being 10.3186 acres described as Lot 1R, Block CR, Lynncrest Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of TX Motors of North Richland Hills, Inc., Multatech is requesting a zoning change from C-2 Commercial to PD Planned Development on 10.3186 acres located at 4500 Booth Calloway Road.

GENERAL DESCRIPTION:

The site under consideration is located on the south side of NE Loop 820, at the southeast corner of the frontage road and Booth Calloway Road. The site is currently used by the AutoNation dealerships as a storage lot for vehicle inventory. The applicant proposes to remove the building and most of the existing pavement on the property and reconstruct the parking areas and install automobile shade covers.

A complete site plan package for the proposed development is attached, which includes a summary description of the project. Planned improvements to the site include reconstruction of the parking areas on the lot and the installation of shade covers over the parking spaces. Additional construction includes perimeter and internal landscaping, outdoor lighting, and various utility and storm drain improvements. The site plan also indicates a possible location for a future building near the southwest corner of the lot, but this building is not part of the proposed zoning change request.

The application for rezoning to the PD district provides an opportunity to address modifications to specific site development and building design standards for the site. These items are described in more detail below. All other development standards have been satisfied.

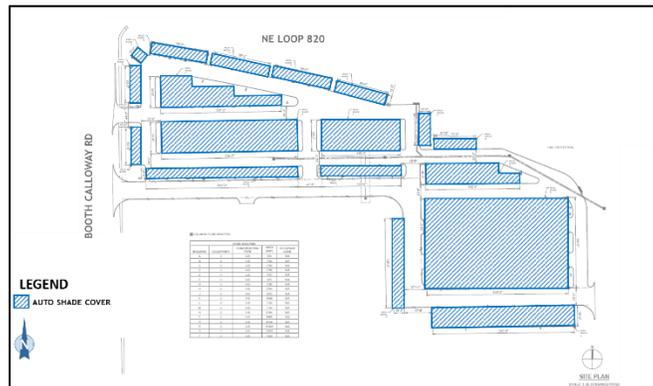
Land uses

The proposed use for the property is a vehicle storage lot with covered parking. AutoNation intends to use the site for inventory overflow parking associated with their adjacent dealerships. The property is currently zoned C-2 Commercial, and the use is not

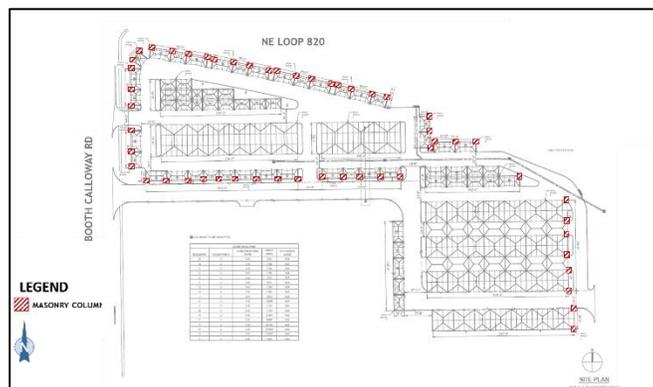
listed as permitted use in the zoning ordinance. The applicant is requesting a zoning change to the NR-PD district to allow the proposed use.

Automobile shade covers

The owner proposes to construct 18 permanent auto shade covers on the properties. The shade covers would be located in all the parking areas on the lot. The total covered area on the lot would be 100,400 square feet (22.4% of total lot area). The canopies would be constructed with a black steel structure and silver/gray membrane fabric. A summary plan showing the proposed locations is shown below. A detailed set of plans showing the site layout and shade cover construction details is included in the site plan package.



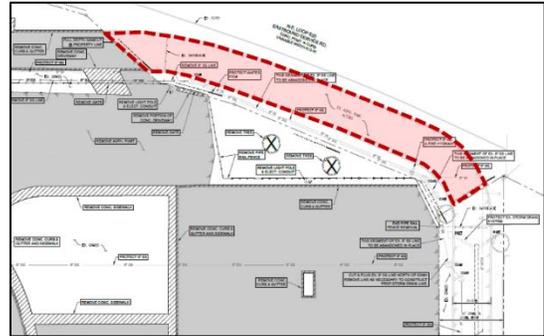
Since the shade covers are considered structures, the standards for exterior materials are applicable. This requires that the columns for the shade covers be constructed or wrapped with a masonry material such as brick or stone. The applicant proposes a stone masonry wrap on the shade structure columns that are adjacent to NE Loop 820, Booth Calloway Road, and the eastern side of the property. The applicant is requesting a waiver of the requirement for the columns located on the interior of the site. A summary plan showing the location of the proposed columns with a masonry wrap is shown below. Of the total 154 columns, 53 columns (34%) would be wrapped with stone masonry.



Pavement removal

There is an existing section of asphalt street pavement adjacent to the northeast corner of the site. This pavement is a remainder portion of Blackman Road and Lynn Terrace, which were abandoned in 2002. This area has been used for the private parking of vehicles associated with the existing storage lot.

While the pavement is located in the Loop 820 right-of-way, the Development Review Committee recommends that the owner remove this street pavement section as part of the demolition and preparation of the site for construction. This recommendation is intended to advance the City Council goals of quality community development and revitalization and positive city image.



The applicant requests that the pavement removal not be included as a condition of development on the site.

Landscaping

The construction of the new shade structures also makes the landscaping and buffering standards applicable to the properties. The standards are based on the Freeway Corridor Overlay district.

A landscape plan is included in the site plan package. The proposed landscaping includes a landscape setback adjacent to the perimeter streets, internal landscaped areas, and hardscape elements associated with the Freeway Corridor Overlay district. While only a portion of the overall lot would be developed, the landscape setback on Booth Calloway Road extends along the entire street frontage.

The landscape plan does not fully comply with the applicable standards for the portion of the site being developed, as described below.

1. Parking lot islands. The landscaping standards require all parking spaces to be located within 100 feet of large tree within a landscaped island in the parking lot. The standards require one landscaped island for each 20 parking spaces, which would require 26 landscaped islands on the site. The DRC recommends that the parking lot island standard be waived for this site. This type of waiver is consistent with approved zoning and development plans for other automobile dealership lots.
2. Parking lot trees. As noted above, all parking lot islands are required to contain one large tree. While the DRC recommends a waiver of the island standard, the required trees could be planted elsewhere on the site. The landscape plan indicates 26 trees to be planted in the internal parking area, but 16 of those trees are ornamental trees. The ornamental trees are proposed on the north side of the 30-foot wide driving aisle connecting to Booth Calloway Road. The DRC recommends that the driving aisle be reduced to 26 feet wide so the planting area

is increased in width, and the ornamental trees be replaced with a species of large trees.

3. Landscaped area. The landscape plan only applies to the portion of the lot proposed for development and not the entire lot. In the event other buildings are constructed on the site in the future, the landscaping standards would apply to that area of the site at the time of construction. These two areas of the lot will be delineated in the site plan exhibits.

Planned development conditions

The following are the proposed conditions of approval for this planned development application. Any other conditions recommended by the Planning and Zoning Commission will be included in the proposed ordinance considered by City Council.

1. *Permitted land uses*. Uses permitted in this Planned Development district are limited to those permitted in the C-2 Commercial zoning district with the addition of the following:
 - a. Vehicle storage lot
2. *Compliance with development standards*. Construction of the auto shade covers must comply with Section 118-713 of the Zoning Ordinance, except as amended below:
 - a. A waiver of the exterior materials standard is authorized for the columns of the auto shade structures as shown on the site plan attached as Exhibit "C."
3. *Site development standards*. Development of the property shall comply with the site development standards of the C-2 Commercial zoning district and the standards described below.
 - a. Building location and setbacks shall be as shown on the attached site plan.
 - b. Landscaping shall be installed as shown on the attached landscape plan. All landscaping and irrigation must be installed prior to the issuance of a certificate of occupancy.
 - c. The existing asphalt pavement section of Blackman Road and Lynn Terrace, abandoned in 2002, must be removed as part of the demolition of the site pavement.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Commercial." This designation is intended to permit a variety of commercial uses automobile-related services, retail trade, and business service establishments with outside storage, display, and sales. Outside uses are required to be buffered from residential uses and public views.

CURRENT ZONING: The property is currently zoned C-2 Commercial. This district is intended to provide for the development of retail and general business uses primarily



...serving the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The C-2 is also appropriate along business corridors as indicated on the comprehensive plan.

The site is also covered by three separate special use permits that were approved between 1993 and 2011 related to the former Allen Samuels dealership.

- Ordinance 1890 (5/24/1993): used vehicle sales lot
- Ordinance 3013 (9/28/2008): automobile dealership
- Ordinance 3123 (8/22/2011): pre-owned auto sales lot

PROPOSED ZONING: The proposed zoning is PD Planned Development following the C-2 Commercial district land uses and development standards. The proposed change is intended to permit the proposed development on the site and allow for the modifications to the site development standards for the property.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Right-of-way for NE Loop 820	NE Loop 820
WEST	C-2 Commercial	Commercial	Automobile dealerships (new)
SOUTH	R-2 Single-Family Residential	Commercial	Existing single-family residences
EAST	C-2 Commercial	Office	Automobile dealership (used)

PLAT STATUS: The property is currently platted as Lot 1R, Block CR, Lynncrest Addition.

CITY COUNCIL: The City Council will consider this request at the January 28, 2019, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2018-20.