



PLANNING AND ZONING COMMISSION MEMORANDUM

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

SUBJECT: SUP 2018-10 Public hearing and consideration of a request from Dynamic Engineering Consultants, PC for a special use permit for a waiver of the masonry standards at 7724 and 7740 NE Loop 820, being 23.97 acres described as Lots A3, AR1A, B1B, and B1A, Calloway Park Addition; and Lot 1C, Block E, Calloway Farm Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of TX Motors of North Richland Hills, Inc., Dynamic Engineering Consultants, PC, is requesting a special use permit (SUP) to authorize a waiver of the masonry requirement for new auto shade structures to be constructed at the AutoNation Hyundai North Fort Worth and AutoNation Chrysler Dodge Jeep Ram (CDJR) North Richland Hills dealerships. The 23.97-acre site is located on the south side of NE Loop 820 and west of Booth Calloway Road.

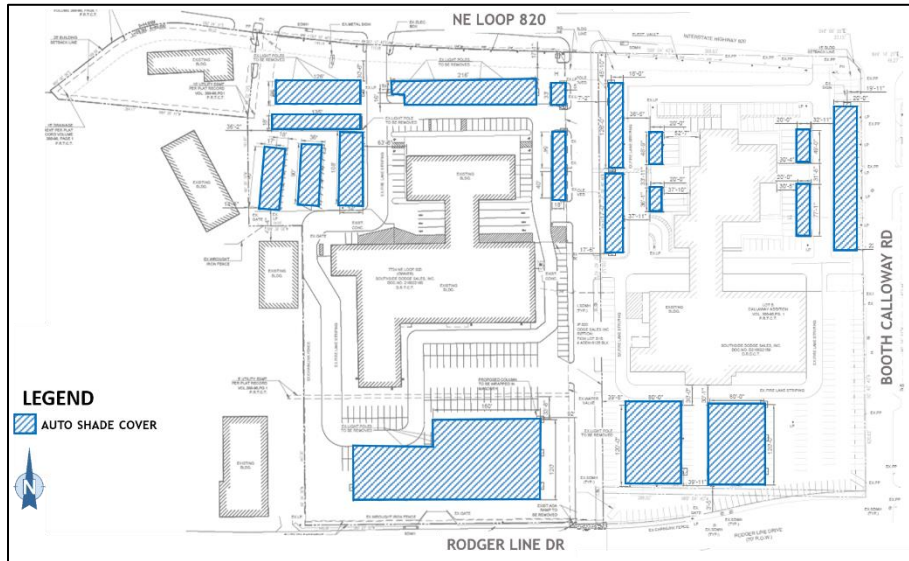
GENERAL DESCRIPTION:

The property under consideration includes two automobile dealerships located on the NE Loop 820 frontage road. The properties are bounded on the east by Booth Calloway Road, on the south by Rodger Line Drive, and on the west by Calloway Branch creek. Dealerships have been operating on the properties since at least 1979.

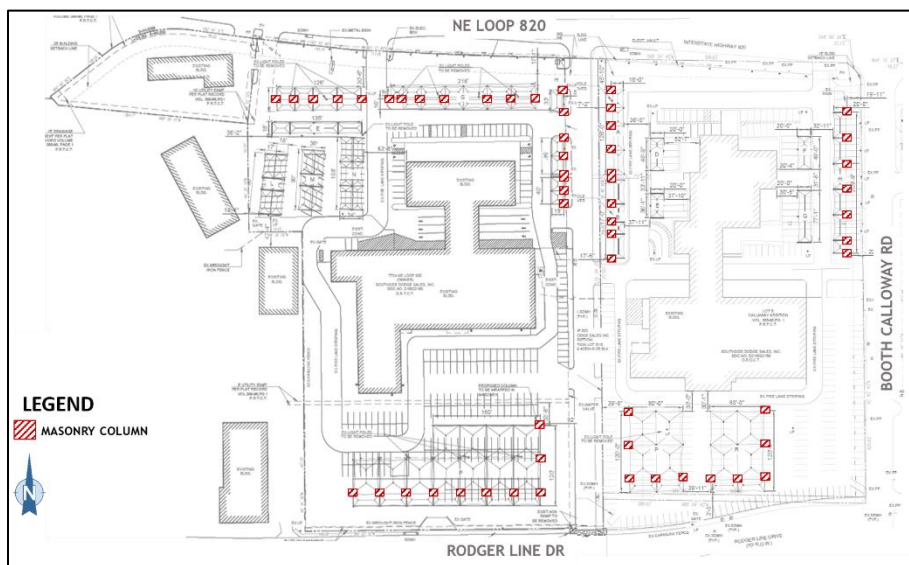
Section 118-713 of the zoning ordinance establishes standards for permanent and temporary auto shade covers. Permanent shade covers are permanently attached to the ground with a rigid framework and flexible membrane canopy that covers an area of 500 square feet or more. The shade covers are allowed to be constructed in the front, side, or rear yards of the property, provided they do not obstruct emergency vehicle access. The covers must be a solid subdued color and may not contain any advertising sign or logos.

The owner proposes to construct 19 permanent auto shade covers on the properties. Ten of the shade covers would be constructed on the Hyundai site, and nine shade covers constructed on the CDJR site. Shade covers would be located in the front, side, and rear of the properties. The total covered area on both lots would be 85,699 square feet (8.2% 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, shade cover construction details, and outdoor lighting plans is attached.



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, Rodger Line Drive, and the internal driveway between the dealerships. 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 105 columns, 57 columns (54%) would be wrapped with stone masonry.





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. While it is not part of the SUP application, a landscape plan for the site was submitted by the applicant. The existing property is non-conforming to the landscaping standards, and the applicant is proposing an alternative landscape plan that will be considered by the Landscape Review Board on January 14, 2019.

Special Use Permit

The zoning ordinance provides that special use permits may establish reasonable conditions of approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties.

The following are the proposed conditions of approval for this SUP application. These conditions are based on the applicant's proposed construction. These conditions may be modified by the Planning and Zoning Commission. Any other conditions recommended by the Commission will be included in the proposed ordinance considered by City Council.

1. *Site plan.* The auto shade structures must be installed in accordance with the site plan.
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. *Lighting.* Lighting on the site shall comply with Section 118-728 of the Zoning Ordinance and the standards described below.
 - a. Light fixtures located adjacent to NE Loop 820 and Booth Calloway Road must be positioned or shielded to minimize light trespass so that the maximum illumination at the property line does not exceed one-half foot candle.
 - b. The light poles on both properties must be painted the same color to provide a consistent appearance across both sites.

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 including automobile-related services, retail trade, and business service establishments with outside storage, display, and sales.

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 to serve 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 district is also appropriate along business corridors as indicated on the comprehensive plan.

PROPOSED ZONING: The applicant is requesting a special use permit to authorize a waiver of the masonry requirements for a portion of the automobile shade cover structures.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	LR Local Retail C-1 Commercial	Public / Semi-Public Right-of-way	NE Loop 820 freeway Davis Boulevard flyover ramps
WEST	C-2 Commercial	Commercial	Motel and car rental agency
SOUTH	C-1 Commercial	Public / Semi-Public	Hospital
EAST	C-2 Commercial	Commercial	Vacant lot and vehicle storage

PLAT STATUS: The property is currently platted as Lots A3, AR1A, B1A, and B1B, Calloway Park Addition; and Lot 1C, Block E, Calloway Farm 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 SUP 2018-10.