



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 7, 2011

Council District 5

Zoning Commission Recommendation:
Denial without Prejudice by a vote of 9-0

Opposition: None

Continued Yes No
Case Manager Lynn Jordan
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: Tom Thornton

Site Location: 3208 House Anderson Road Mapsco: 54Z

Proposed Use: Tow Yard/Office

Request: From: "AG" Agricultural
To: "I" Light Industrial

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent.

Background:

The applicant is proposing a zone change to "I" Light Industrial for a tow yard/office use. The lot is currently vacant with a large tree in the middle of the property. The site will consist of small office with an independent yard for private property towing. Independent operators will deliver towed vehicles that will be picked up by the owners at a later time. The applicant has mentioned they do not intend on storing wrecked vehicles on the lot and it will not be a 24 hour operation.

In 2009 Councilman Moss informed staff he wanted to change this area to single-family on the 2010 Comprehensive Plan.

Site Information:

Owner: Tom Thornton
1178 Boaz Road
Haslet, TX 76052

Acreage: 0.48 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / vacant and single-family
- East "AG" Agricultural / outdoor storage
- South "AG" Agricultural / single-family
- West "AG" Agricultural & "PD-853" Planned Development for I uses with conditions / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-045 approved by City Council 8/18/09 subject property across the street. ZC-08-099 approved by City Council 9/10/08 for I Light Industrial subject property two lots to the south.

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Mosier Valley Rd.	2 lane local	same	no
House Anderson Rd.	2 lane county	minor arterial	yes (2012)

Considerations: The site is a narrow lot that has access to House Anderson Rd., a proposed minor arterial, which is not adequate at this time for the traffic generated by this proposed use.

Public Notification:

The following Neighborhood Associations were notified:

Mosier Valley CAC, Inc.

Eastside Sector Alliance
Hurst-Euless-Bedford ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to I for a tow yard/office use. The site is currently vacant.

Surrounding land uses consist of vacant and single-family to the north, vacant and outside storage of trailers, trucks and stone materials to the east, south and west. Two blocks to the west there are several fairly new single-family homes on Vine Street. Four parcels have some type of industrial/outside storage within the block face.

The proposed zoning for this lot, based on residential structures within the area **is not compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as single-family residential. The requested industrial zoning classification is not appropriate for the land use designation.

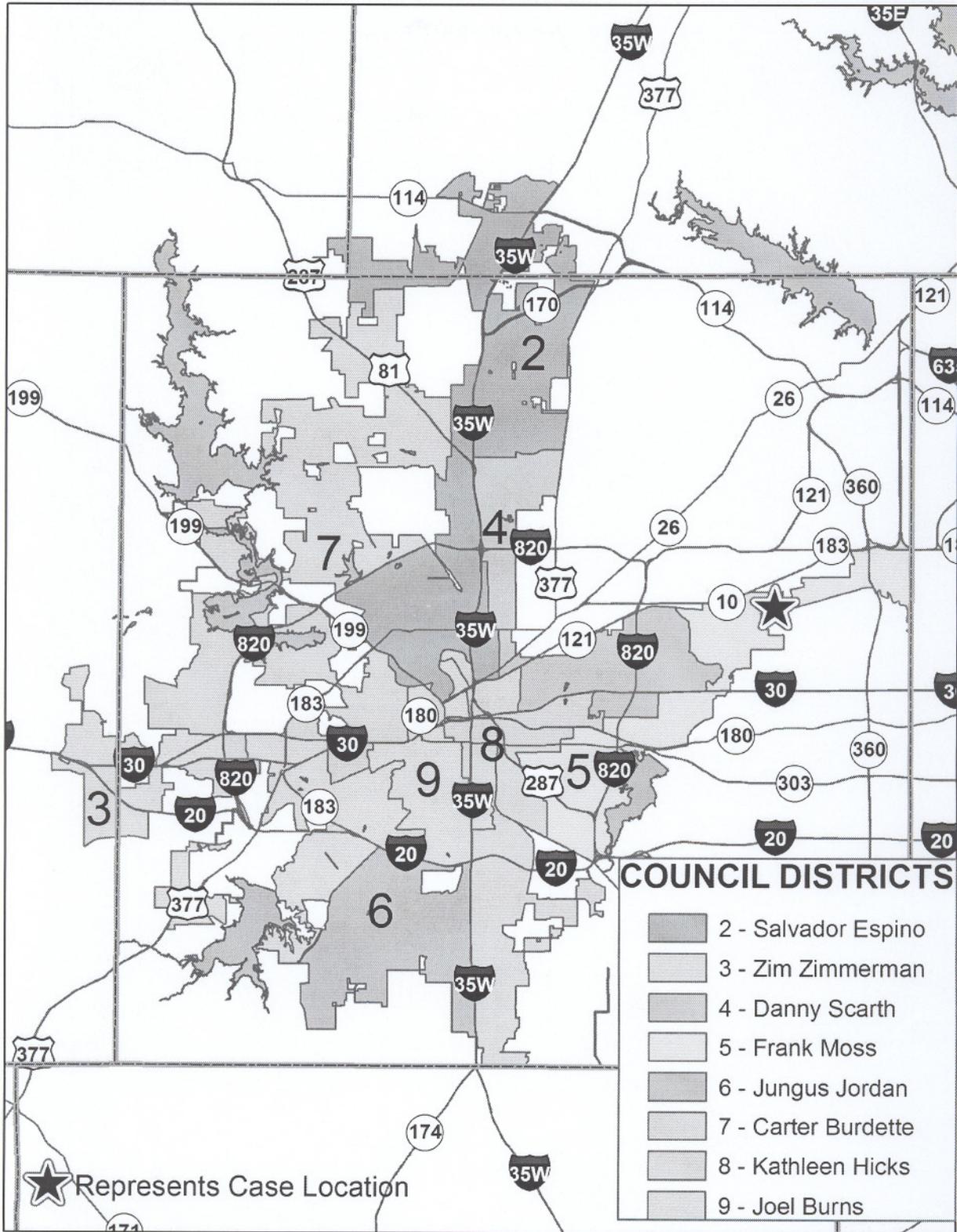
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 37)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated and appearance that may not be compatible with the attributes of other uses. (pg. 38)

Based on the lack of conformance with the future land use map, and policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

Location Map





Future Land Use

ZC-11-039



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | Proposed Minor Arterial |
| | | Flood Plain |

200 100 0 200 Feet

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011.



Aerial Photo Map



Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this parcel was left out of a previously approved zoning case.

Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

3. ZC-11-033 City of Fort Worth Planning & Development (CD 5)- Generally bounded by the East Freeway (I-30), Eastchase Parkway, Brentwood Stair Road and Aldra Drive (Thornton K Hamby Survey, Abstract 815, Tracts 1A, 1A04, & 1C, Allen N. Curry Survey, Abstract 375, Tracts 1A & 2, D C Harrison Survey, Abstract 658, Tract 2C07, E T Square, Block 1, Lots 1C1, 1C, 1B5, 1B4, 1B3, 1B2, 1B1, & 1A, Block 2, Lots 1A, 1B1, 1B2, & 1B3, Block 3, Lots 1G, 1F, 1E, 1D, 1A, 1B, 1C, Eastchase Addition, Block 1, Lot 7R4, 7R3, 7R2, 7R1, 6, & 4, 91.99 Acres): from "G" Intensive Commercial & "I" Light Industrial to "G" Intensive Commercial & "MU-1" Low Intensity Mixed Use for 8100 & 8101 Ederville Road.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners at the last meeting that a representative of certain property owners were concerned about the proposed zoning for their property and wanted to continue to look at other options. After meeting with staff, they agreed to rezone to MU-1 for properties located at 8100 & 8101 Ederville Road.

Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 9-0.

IV. New Cases

4. ZC-11-038 Rex Real Estate. (CD 2)- 10600 Alta Vista Road (Jesse Billingsley, Abstract No. 70, & J. L. Hansborough Survey, Abstract No. 747, 37.45 Acres): from "AG" Agricultural to "E" Neighborhood Commercial.

Tim Welch, 1308 Norwood Drive, Bedford, Texas representing the owner, explained to the Commissioners they are requesting to rezone in order to develop the property for future commercial use. He explained the fact that there is a large floodplain on the property and some fill would have to be brought in to make is usable. Mr. Welch mentioned they do not have any prospective tenants at this time and received no opposition from the neighborhood.

Motion: Following brief discussion Ms. Reed recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

5. ZC-11-039 Tom Thornton (CD 5)- 3208 House Anderson Road (William L. Lee Survey, Abstract 968, Tract 2AO1 0.48 Acres): from "AG" Agricultural to "I" Light Industrial

Mark Storer, 1902 S. State Hwy 121, Lewisville, Texas representing the applicant, explained to the Commissioners they are requesting to rezone the property to I to allow for a towing yard with office. Mr. Storer assured the Commissioners it is not a junk yard. He mentioned some of the other industrial type uses within the vicinity. He is seeking approval of the zoning change in order to get his state licensing. Mr. Storer handed in some pictures to the Commissioners showing some of the surrounding uses and zoning.

Mr. Wilson asked about a church within the vicinity. Mr. Storer responded he was not aware of one close to his property.

Motion: Following brief discussion, Dr. Barnes recommended denial without prejudice of the request, seconded by Ms. Spann. The motion carried 8-1 with Mr. Romero being against.

6. ZC-11-041 City of Fort Worth Planning & Development (CD 5)- Generally bounded by US 287, Collin Street, Erath Street, and Vaughn Boulevard (see addresses in case file, 177.23 Acres): from "A-5" One-Family, "B" Two-Family, "E" Neighborhood Commercial, and "I" Light Industrial to "A-7.5" One-Family, "A-5" One-Family, "ER" Neighborhood Commercial Restricted, and "E" Neighborhood Commercial

Beth Knight, Senior Planner City of Fort Worth, explained to the Commissioners this site is in Councilman Moss' district and they are aligning the zoning with the Comprehensive Plan.

Walter Cheatle, 3301 E. Loop 820 S, representing Mary Haines property owner for 3530 Martin Luther King, 5.6 acres of land, spoke in opposition. Mr. Cheatle mentioned his client property is currently zoned I Light Industrial and wants to keep the zoning. He mentioned Ms. Haines has a potential buyer.

Mr. Wilson asked if there had been any uses on the property in the past. Mr. Cheatle mentioned they have had no uses on the property.

Mary Haines, 3722 Green Hollow Drive, Grand Prairie, Texas mentioned to the Commissioners her husband purchased the property back in the mid 1980's with the intent to build an industrial manufacturing shop. Since then the property has been in a family trust.

Mr. Ortiz informed Ms. Haines about the proposed residential zoning.

Dr. Barnes asked what the original plan was. Ms. Haines explained they manufactured air condition coils at another address and had hoped to move to this site before her husband became ill. She reiterated they had a potential buyer.

Kenneth Jeffrey, 3520 Baylor Street, also spoke in opposition. His concern was the rezoning for commercial business. Ms. Knight explained the proposed commercial is in the far northern section of the request.