



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 16, 2011

Council District 4

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

Opposition: None

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

Owner / Applicant: Lincoln Beach Tarrant, Ltd

Site Location: 4532 N. Tarrant Pkwy. Mapsco: 36E

Proposed Use: Restaurant with drive-thru

Request: From: "AR" One-Family Restricted; "E" Neighborhood Commercial

To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting a zoning change from "AR" One-Family Restricted to "E" Neighborhood Commercial for a proposed drive through restaurant. Recently, the owner of the property was inquiring about the zoning of the property, and discovered that the property has dual zoning. Following a review from staff, it was determined that the existing zoning lines were in the proper location.

As a result, the applicant would like to rezone the entire lot to "E" in order to remove the dual zoning and develop the property.

Variances from the Board of Adjustment may be required if the zoning is approved for front yard and supplemental setbacks depending on the configuration of the development.

This case will be heard at City Council on August 16, 2011.

Site Information:

Owner: Lincoln Beach Tarrant, Ltd
2000 McKinney Avenue
Suite 1000
Dallas, Texas 75201

Agent: Icon Consulting Engineers, Inc/David Gregory
Acreage: 0.64 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:
North "E" Neighborhood Commercial / Walmart, commercial

East "AR" One-Family Restricted; / vacant
South "AR" One-Family Restricted; / vacant
West "E" Neighborhood Commercial; / proposed animal hospital

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-024 approved by City Council March 8, 2011 subject property to the west

Platting History: None

Public Notification:

The following Neighborhood Associations were notified:

Trace Ridge NA
Summerfields NA
Park Glen NA

PID 6
North Fort Worth Alliance
Keller ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change for a portion of their lot from "AR" One-Family Restricted to "E" Neighborhood Commercial. Surrounding uses are primarily commercial and vacant. A Walmart Super Center is directly north of the proposed site, along with anchor commercial stores on the outlying property. A proposed animal hospital is located directly west of the proposed site and the land is vacant east and south of the site.

Based on surrounding land uses, the proposed zoning for this lot **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2010 Comprehensive Plan designates the subject property as neighborhood commercial. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leap frog development. (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Separate incompatible land uses with buffer or transitional uses. (pg. 38)

Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

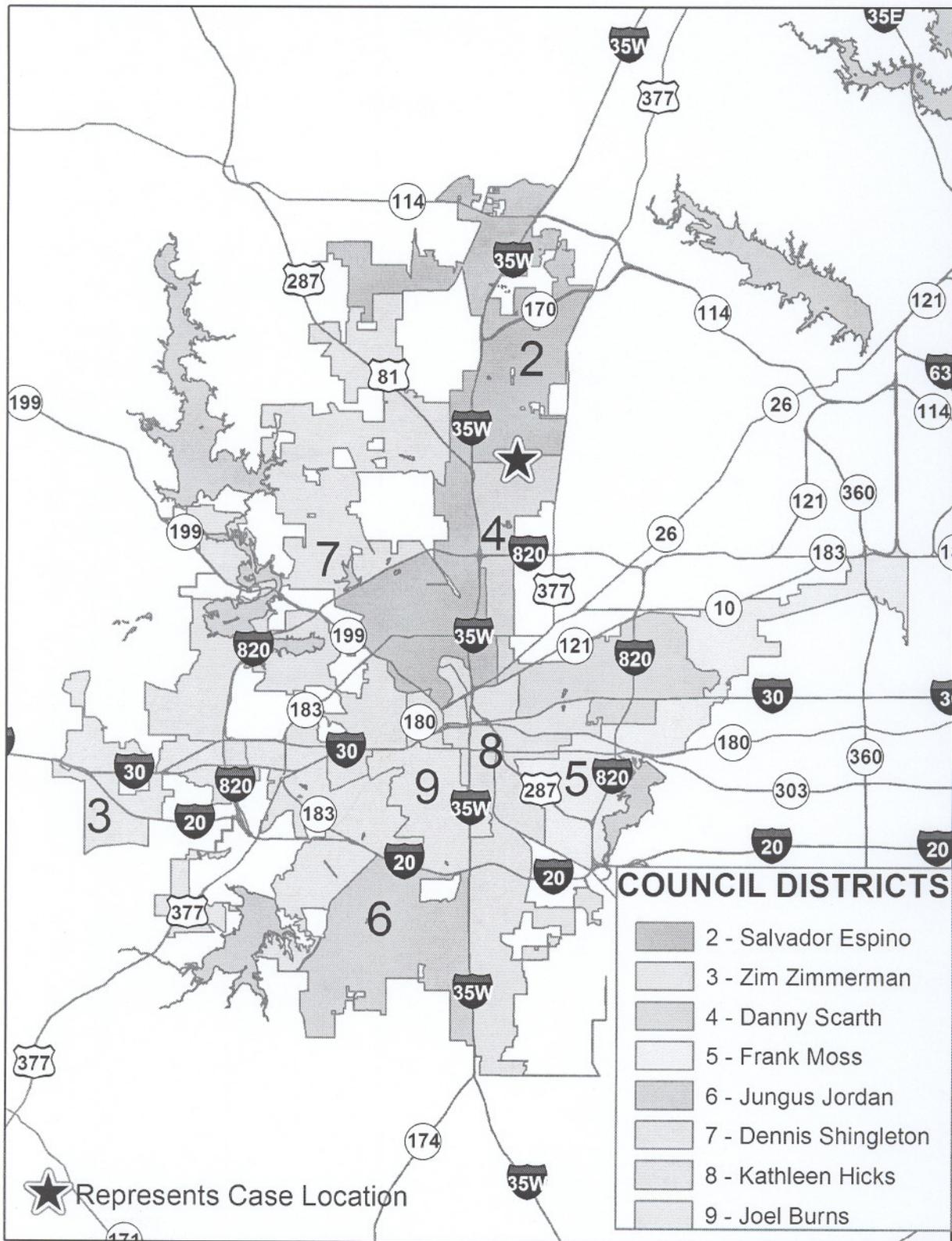
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-11-066

Location Map



★ Represents Case Location

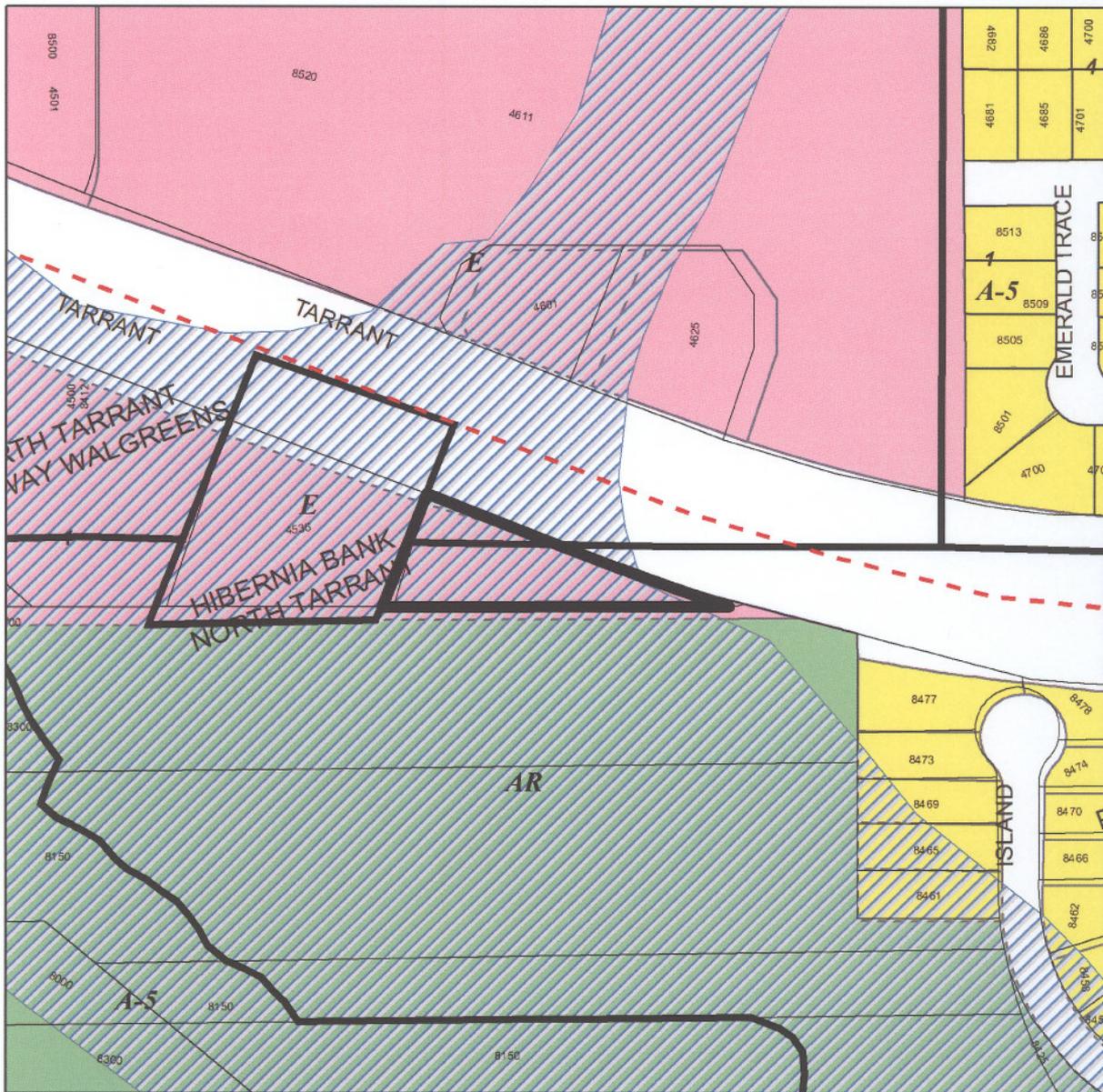


5 2.5 0 5 Miles



Future Land Use

ZC-11-066



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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

