

Acreage: 3.20 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "AG" Agricultural & "OM" Office Midrise / large lot single-family & vacant
East "F" General Commercial / vacant
South "F" General Commercial / vacant restaurant
West "I" Light Industrial / outdoor storage of equipment

Recent Relevant Zoning and Platting History:

Zoning History: ZC-03-304 approved by City Council 01/13/04 from OM to C subject property
ZN-97-047 approved by City Council 07/0/97 to PD/SU for outdoor contractor's yard; subject property to the west.

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Trinity Boulevard	principal arterial	same	No

Considerations: The proposed development will have primary access to Trinity Boulevard, an existing principal arterial which is adequate for the proposed use.

Public Notification:

The following Neighborhood Associations were notified:

Eastside Sector Alliance

Hurst-Eules-Bedford ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "I" Light Industrial for expansion of an existing pavement business.

Surrounding land uses consist of single-family and vacant land to the north, a vacant restaurant to the south, vacant land to the east, and outdoor storage of equipment to the west.

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

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as neighborhood commercial. The requested zoning change is not consistent with the following Comprehensive Plan policy.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)

Based on non conformance with the future land use map and the policy stated above; the proposed zoning **is not consistent** with the Comprehensive Plan. Light Industrial future land uses are designated to the east and south of this property.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment>

Attachments:

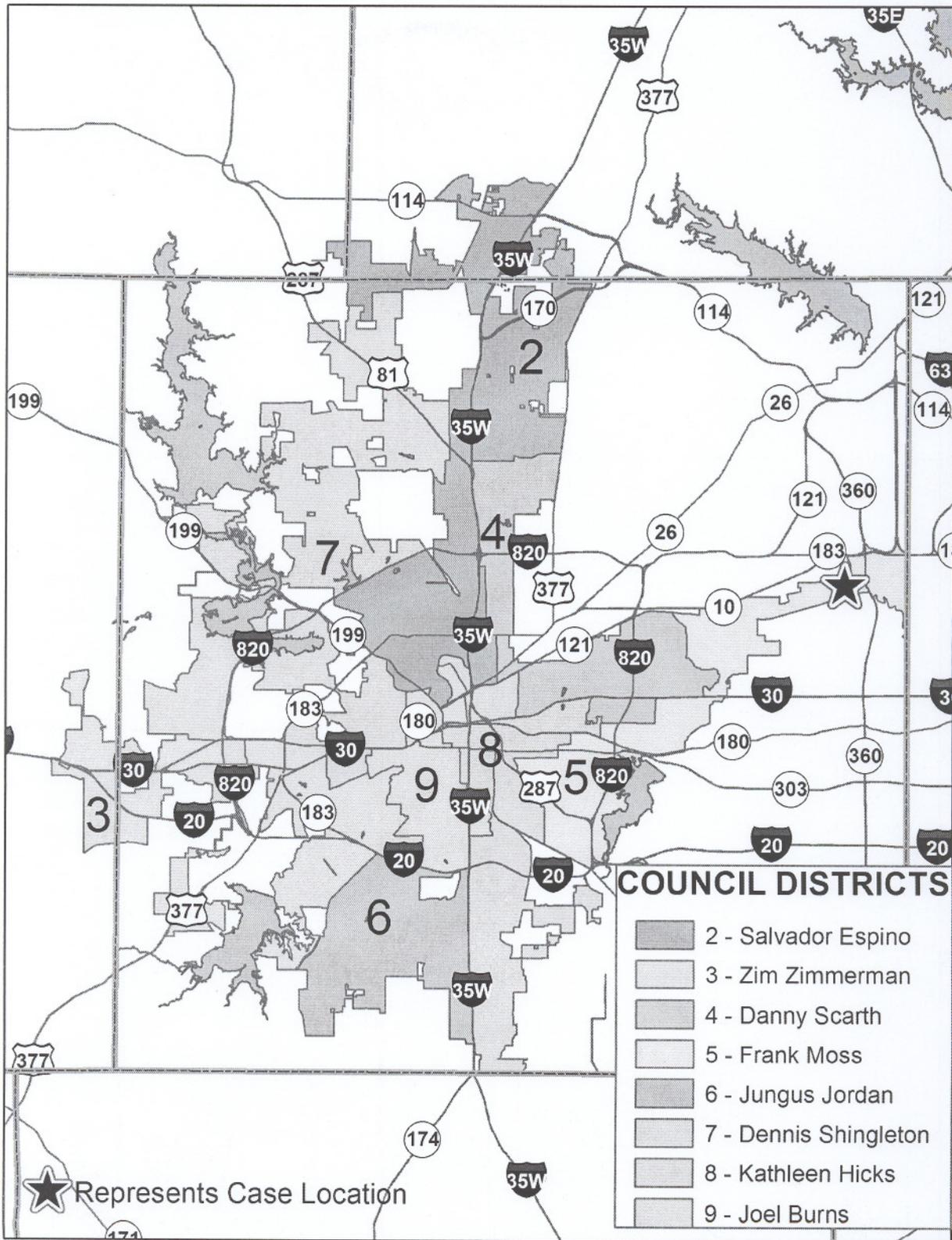
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-11-102

Location Map



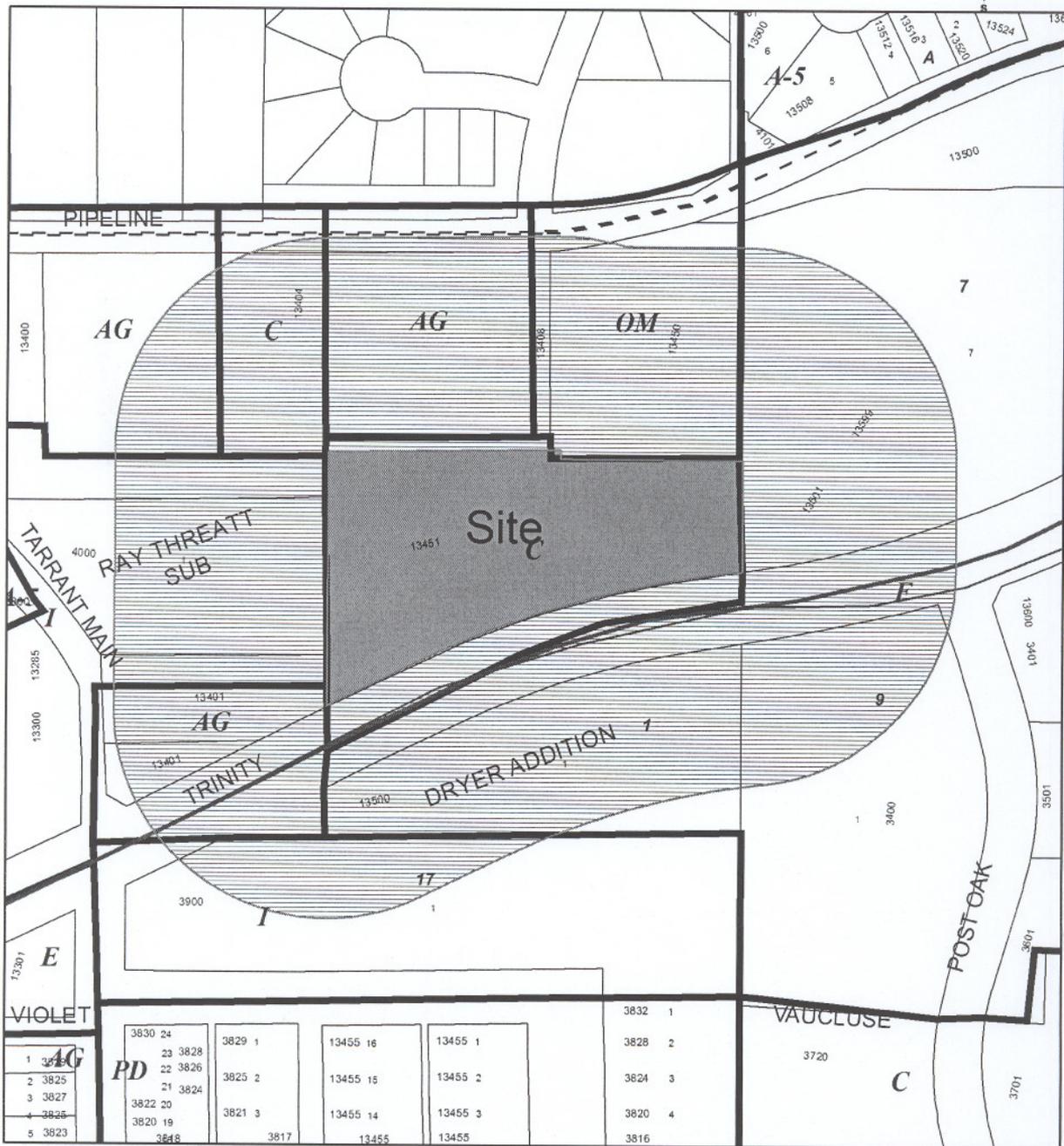


ZC-11-102

Area Zoning Map

Applicant: Worthington National Bank
 Address: 13451 Trinity Boulevard
 Zoning From: C
 Zoning To: K
 Acres: 3.20022373
 Mapsco: 55V, 56S
 Sector/District: Eastside
 Commission Date: 10/12/2011
 Contact: 817-392-2495

 300 Ft. Buffer



1 3823	3830 24	3829 1	13455 16	13455 1
2 3825	23 3828	3825 2	13455 15	13455 2
3 3827	22 3826	3821 3	13455 14	13455 3
4 3825	21 3824	3817	13455	13455
5 3823	3822 20			
	3820 19			
	3828			

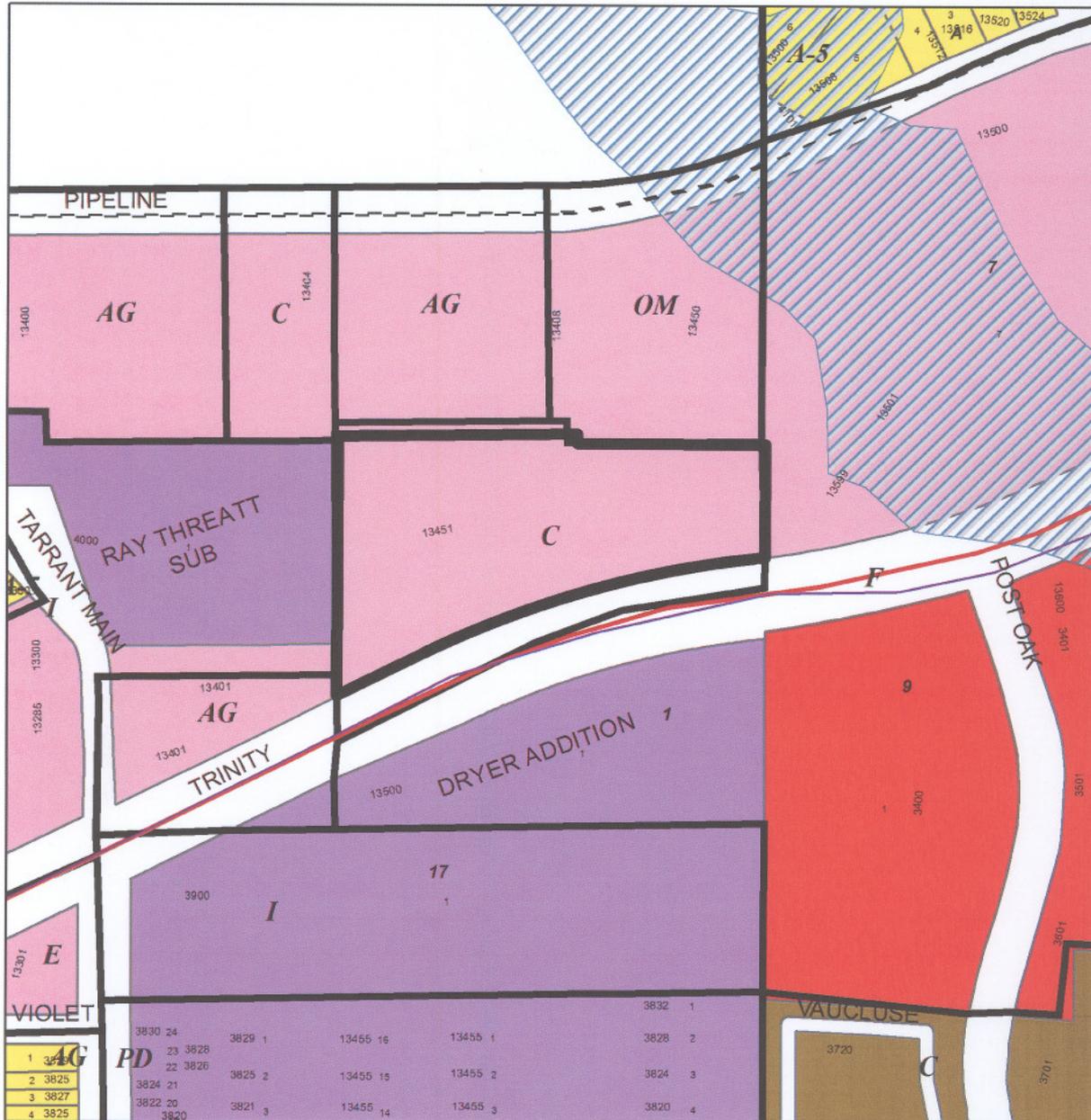
3832 1
3828 2
3824 3
3820 4
3816



13451 Trinity Boulevard

Future Land Use

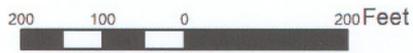
ZC-11-102



- 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 01, 2011



Aerial Photo Map



The case was called at the end of the agenda. Again no applicant was present. Mr. Wilson mentioned it should be continued.

Mr. Genua mentioned when he was on the Board of Adjustment, if the applicant was not present they denied the case without prejudice.

Motion: Following brief discussion Dr. Barnes recommended a 30 day continuance of the request, seconded by Ms. Spann. The motion carried 7-1 with Mr. Romero against.

5. ZC-11-102 Worthington National Bank (CD 5)- 13451 Trinity Boulevard (G. W. Couch Survey, Abstract No.279, 3.20 Acres): from "C" Medium Density Multifamily to "K" Heavy Industrial

Anthony Givens, 4000 Tarrant Main, Fort Worth, Texas representing Pavement Services the business just to the west, explained to the Commissioners they are requesting to amend the zoning request to "I" Light Industrial. Mr. Givens mentioned their company deals in asphalt and concrete repair as well as maintenance and construction. They are currently leasing the site to the west; they have been there since 1987 and would like to relocate and will have access off of Trinity Boulevard.

Motion: Following brief discussion Dr. Barnes recommended approval of the request as amended to I Light Industrial, seconded by Mr. Romero. The motion carried unanimously 8-0.

Document received for written correspondence				ZC-11-102	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
INTOC Properties	3400 Post Oak Blvd	Yes		Opposition	Sent letter in

6. ZC-11-103 5401 Parker Henderson Road (CD 5)- 6051 Bailey Boswell Road (Parris Estate Addition, Block 1, Lot 1, 16.28 Acres): from "A-5" One-Family to "AG" Agricultural

Luis Galindo, 306 West 7th Street, Fort Worth, Texas representing Ms. Escatel explained to the Commissioners they are requesting AG for existing agricultural uses.

Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 8-0.

7. ZC-11-104 W. I. Cook Foundation (CD 9)- 1006 – 1020 Southland Avenue & 927 8th Avenue (Southland & Field Welch Subdivision, Block 10, Lots 8, 14, 16, & pt of 17, 0.73 Acres): from "D" High Density Multifamily, "E" Neighborhood Commercial, "FR"