



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 1, 2011

Council District 5

Zoning Commission Recommendation:
Approved by a vote of 8-0

Opposition: None

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

Owner / Applicant: Leticia Escatel

Site Location: 5401 Parker Henderson Road Mapsco: 93J

Proposed Use: Horse Stables

Request: From: "A-5" One-Family
To: "AG" Agricultural

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.

Background:

The applicant is requesting to rezone the property to AG for agricultural uses. The 2011 aerial indicates a riding arena with possible stables. Staff has contacted the applicant and they want to continue to board their horses on the property.

Requirements for large animals in A-5 district.

- Live on the property or within a ¼ mile.
- Large animals must be kept at least 50 ft from any regulated structure and shall require at least 10,000 sq. ft. per animal.

Requirements for large animals in AG district.

- Large animals must be kept at least 50 ft from any regulated structure and shall require at least 10,000 sq. ft. per animal.

Site Information:

Owner: Leticia Escatel
P. O. Box 7744
Fort Worth, TX 76111

Acreage: 16.28 ac
Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North "B" Two-Family & "AG" Agricultural / WM Green Elementary & vacant
East "MH" Manufactured Housing / Willow Terrace MHP

South "MH" Manufactured Housing / Willow Terrace MHP
West "MH" Manufactured Housing / vacant & single-family

Public Notification:

The following Neighborhood Associations were notified:

Echo Heights NA
Southeast Fort Worth

Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-011 surplus property approved by Council 02/08/11 subject property to the west

BOA History: BA-06-175 Special Exception from the BOA for a one day temporary rodeo in honor of Cinco De Mayo

Platting History: None

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting to rezone to AG for an agricultural use, to continue to board horses.

Surrounding land uses are vacant and an elementary school to the north, mobile home park to the east and south, and vacant with some single-family to the west

Based on the surrounding land uses, the proposed "AG" Agricultural zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as single-family residential. The proposed AG zoning is not consistent with the following Comprehensive Plan policy:

- Promote estate type developments and agricultural uses on land designated as agricultural. (pg. 39)

Based on the lack of conformance with the future land use map, the proposed "AG" zoning **is not consistent** with the Comprehensive Plan.

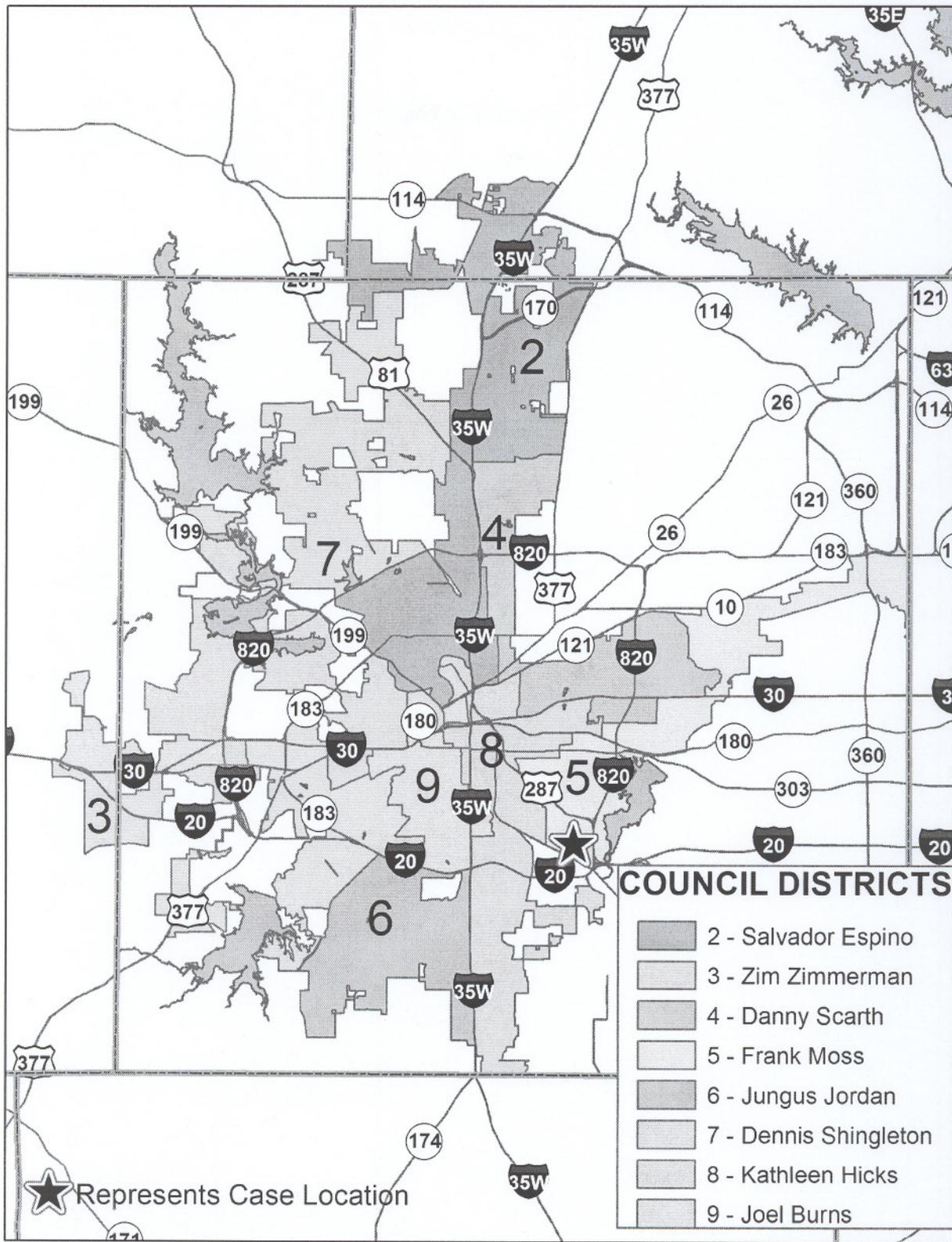
However, a closer look at the Comprehensive Plan for this property should be looked at since the primary use indicates agricultural uses.

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

Location Map



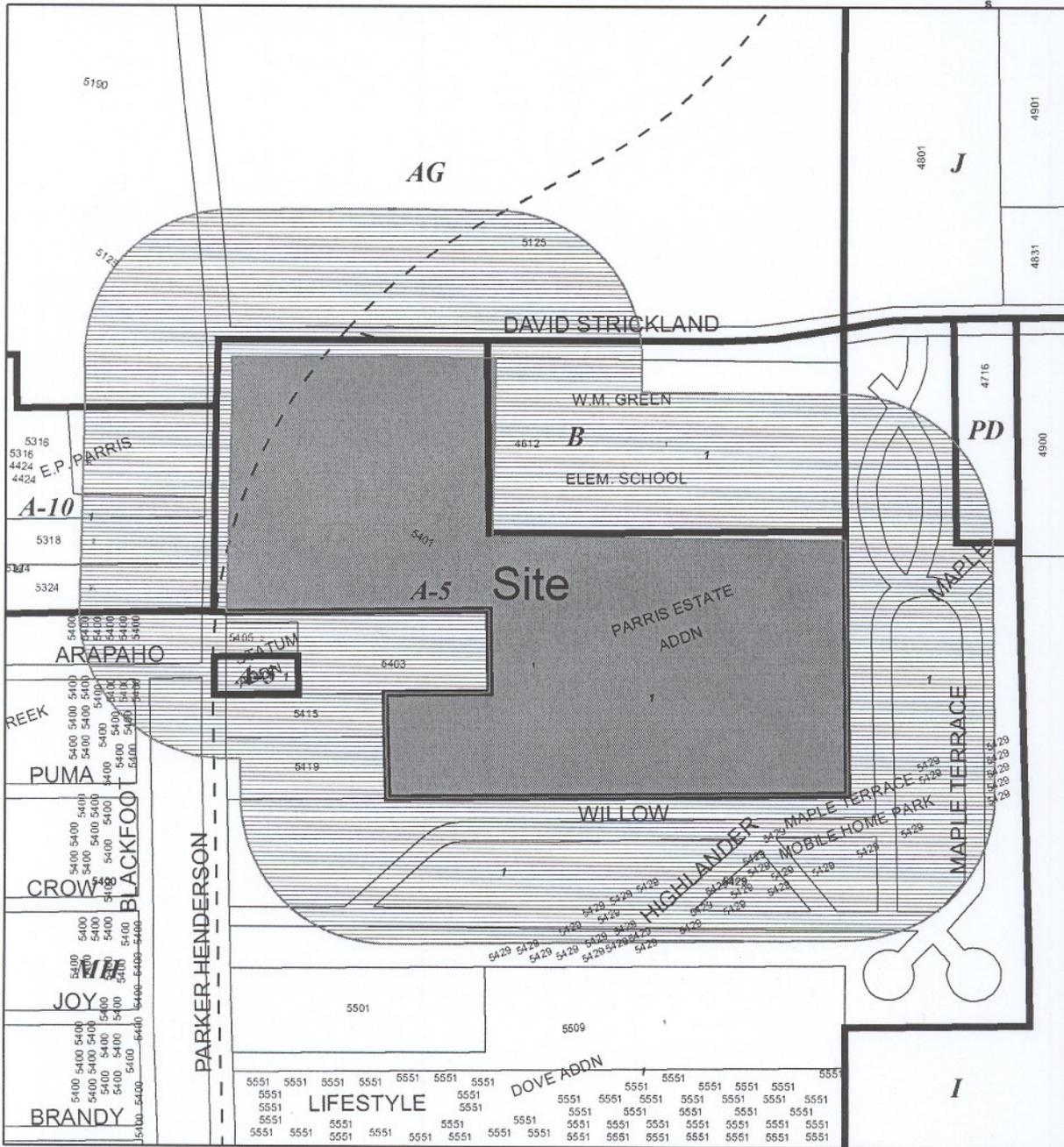


ZC-11-103

Area Zoning Map

Applicant: Leticia Escatel
 Address: 5401 Parker Henderson Road
 Zoning From: A-5
 Zoning To: AG
 Acres: 16.3932479
 Mapsco: 93J
 Sector/District: Southeast
 Commission Date: 10/12/2011
 Contact: 817-392-2495

 300 Ft. Buffer



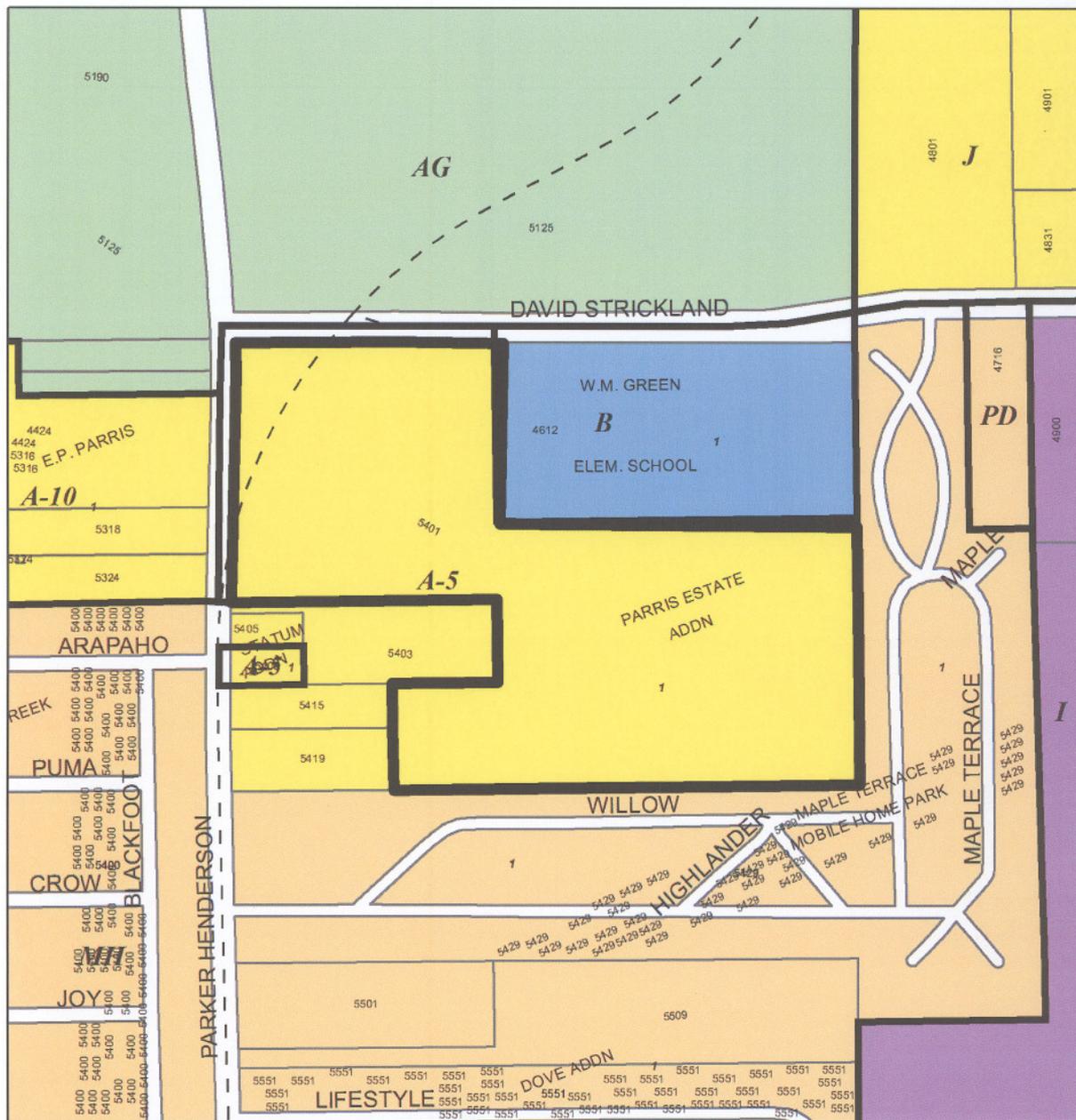
200 100 0 200 Feet



5401 Parker Henderson Road

Future Land Use

ZC-11-103



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| 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 |

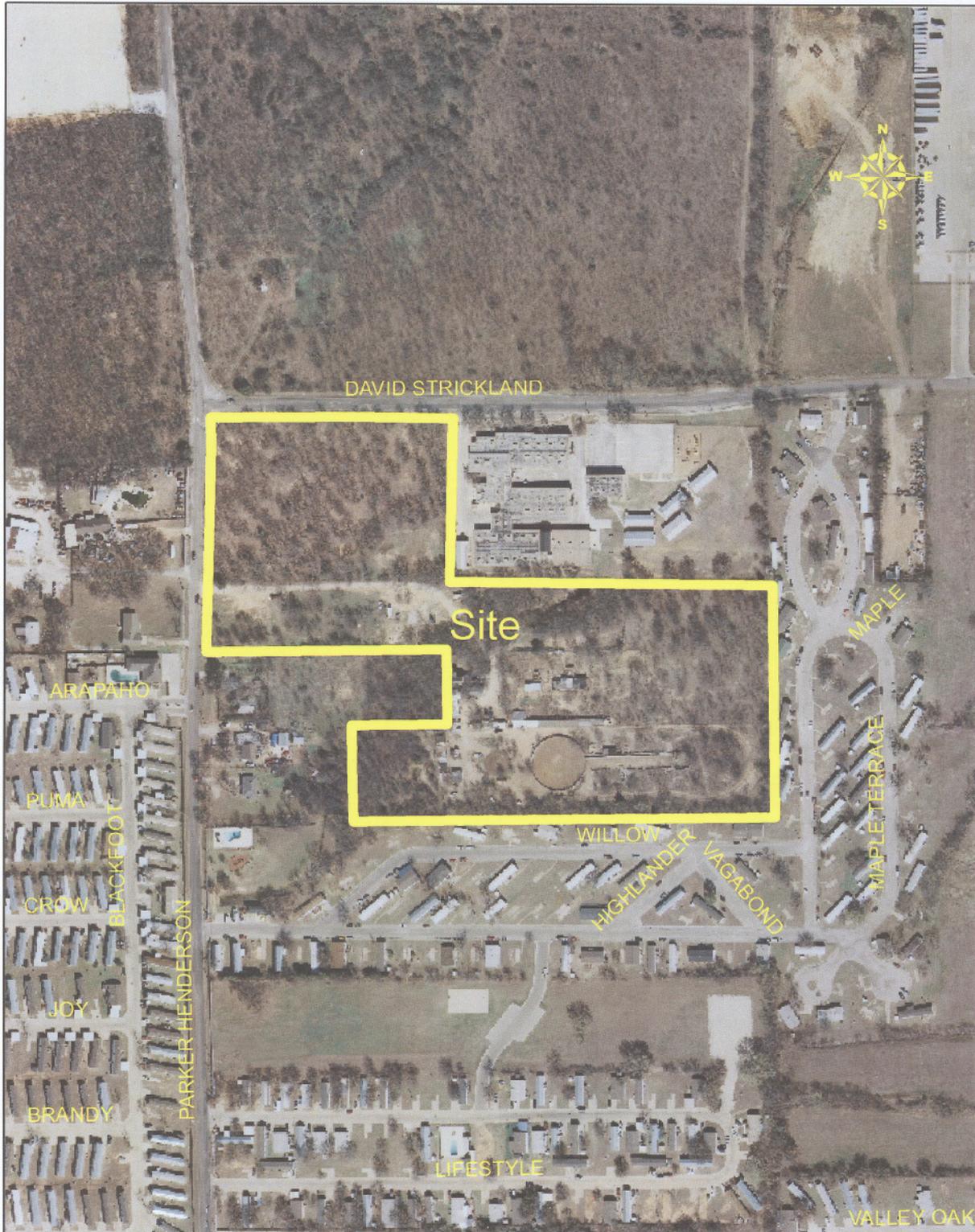


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011





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" General Commercial, "FR" General Commercial Restricted and "G" Intensive Commercial to "G" Intensive Commercial