



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 6, 2011

**Council District** 5

**Zoning Commission Recommendation:**

Denial by a vote of 9-0

**Opposition:** None

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** **Mary Tran Quach**

**Site Location:** 4121 Mansfield Hwy. Mapsco: 92R

**Proposed Use:** **Auto sales and repair**

**Request:** From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

**Land Use Compatibility:** Requested change is not compatible.

**Comprehensive Plan Consistency:** Requested change is not consistent.

**Background:**

The proposed site is located on Mansfield Highway and the corner of Miller Avenue. The applicant intends to utilize the site for automotive sales and repair. Currently the lot is zoned "E" and contains a legal nonconforming automotive sales lot. As a result, the applicant would like to rezone the property to "FR" Neighborhood Commercial Restricted in order to allow automotive sales and repair.

Council Initiated rezoning was initiated for the Echo Heights Neighborhood in 2009. This property was included but was not rezoned since it already had the "E" Neighborhood Commercial zoning that matched the Comprehensive Plan and met the neighborhood's intent for the future.

**Site Information:**

Owner: Mary Tran Quach  
18 Devon Court  
Mansfield, TX 76003

Agent: Alan Matheson  
Acreage: 0.83 ac  
Comprehensive Plan Sector: Southeast

**Surrounding Zoning and Land Uses:**

- North "E" Neighborhood Commercial / vacant
- East "E" Neighborhood Commercial / gas station
- South City of Forest Hill; "GB" General Business; Light Industry / pawn shop, commercial
- West "E" Neighborhood Commercial / single-family

**Public Notification:**

The following Neighborhood Associations were notified:

Southeast Fort Worth, Inc.

Fort Worth ISD

**Recent Relevant Zoning and Platting History:**

Zoning History:

ZC-09-100, Council Initiated rezoning in order to align with Comprehensive Plan; approved 10/09 (Subject property's zoning did not change and was already zoned "E" prior to zoning case).

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Miller Avenue	Minor Arterial	Minor Arterial	No
Mansfield Highway	Major Arterial	Principal Arterial	No

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "FR" General Commercial Restricted for auto sales and repair. Surrounding land uses vary with single-family adjacent to the west, vacant land directly north, a gas station just east, and light industrial to south (City of Forest Hill). Mansfield Highway is a major arterial, and contains a variety of commercial and industrial uses and intensities. However, the proposed primary use, automotive sales, is not consistent with the intent of the overall Echo Heights neighborhood goals and previous Council Initiated rezoning.

The proposed zoning **is not compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as neighborhood commercial. The proposed "FR" zoning is not consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is not 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 from the Zoning Commission meeting

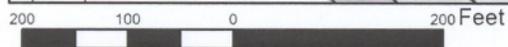
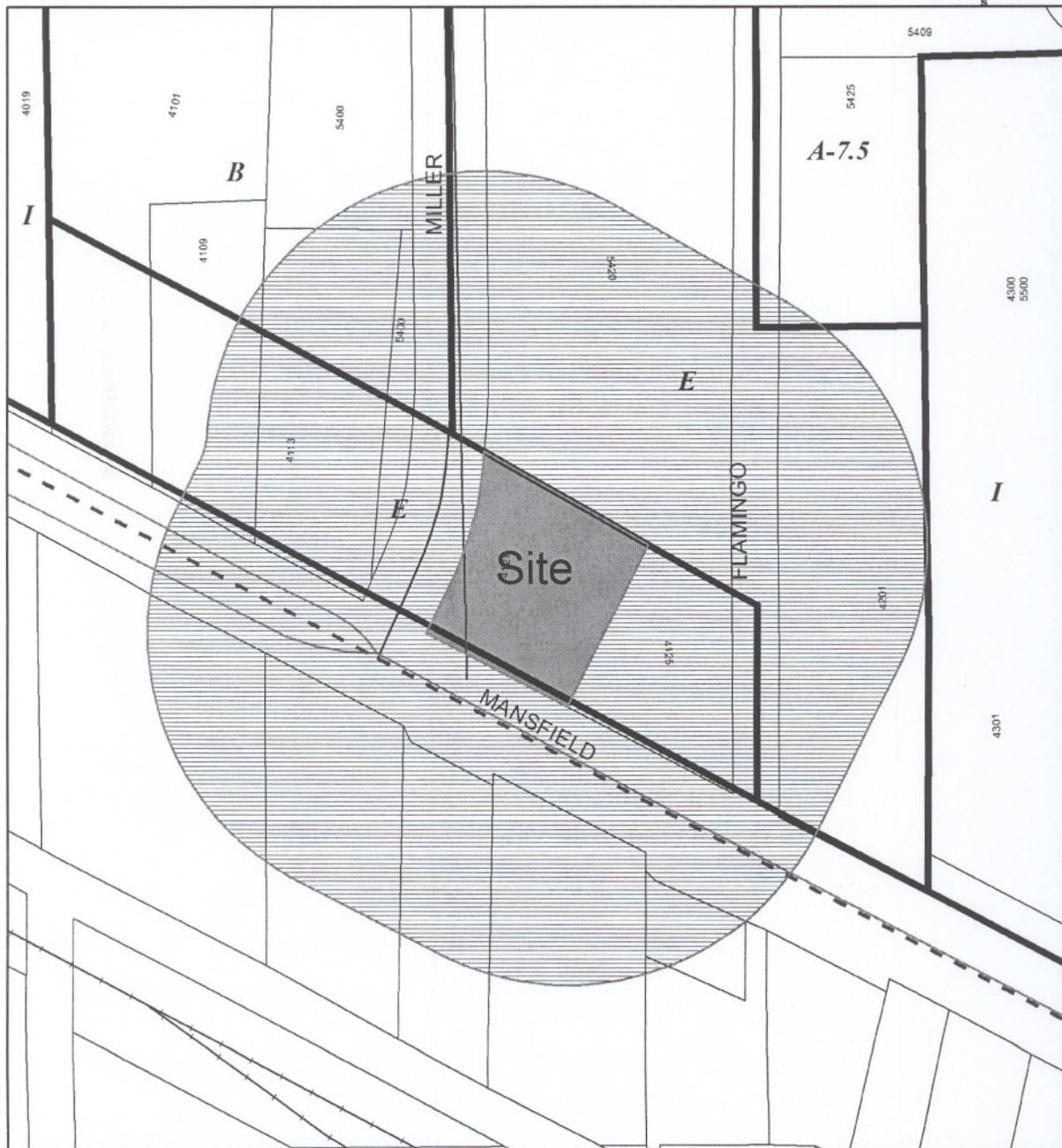




### Area Zoning Map

Applicant: Mary Tran Quach  
Address: 4121 Mansfield Highway  
Zoning From: E  
Zoning To: FR  
Acres: 0.82651438  
Mapsc0: 92R  
Sector/District: Southeast  
Commission Date: 11/09/2011  
Contact: 817-392-8043

 300 Ft. Buffer



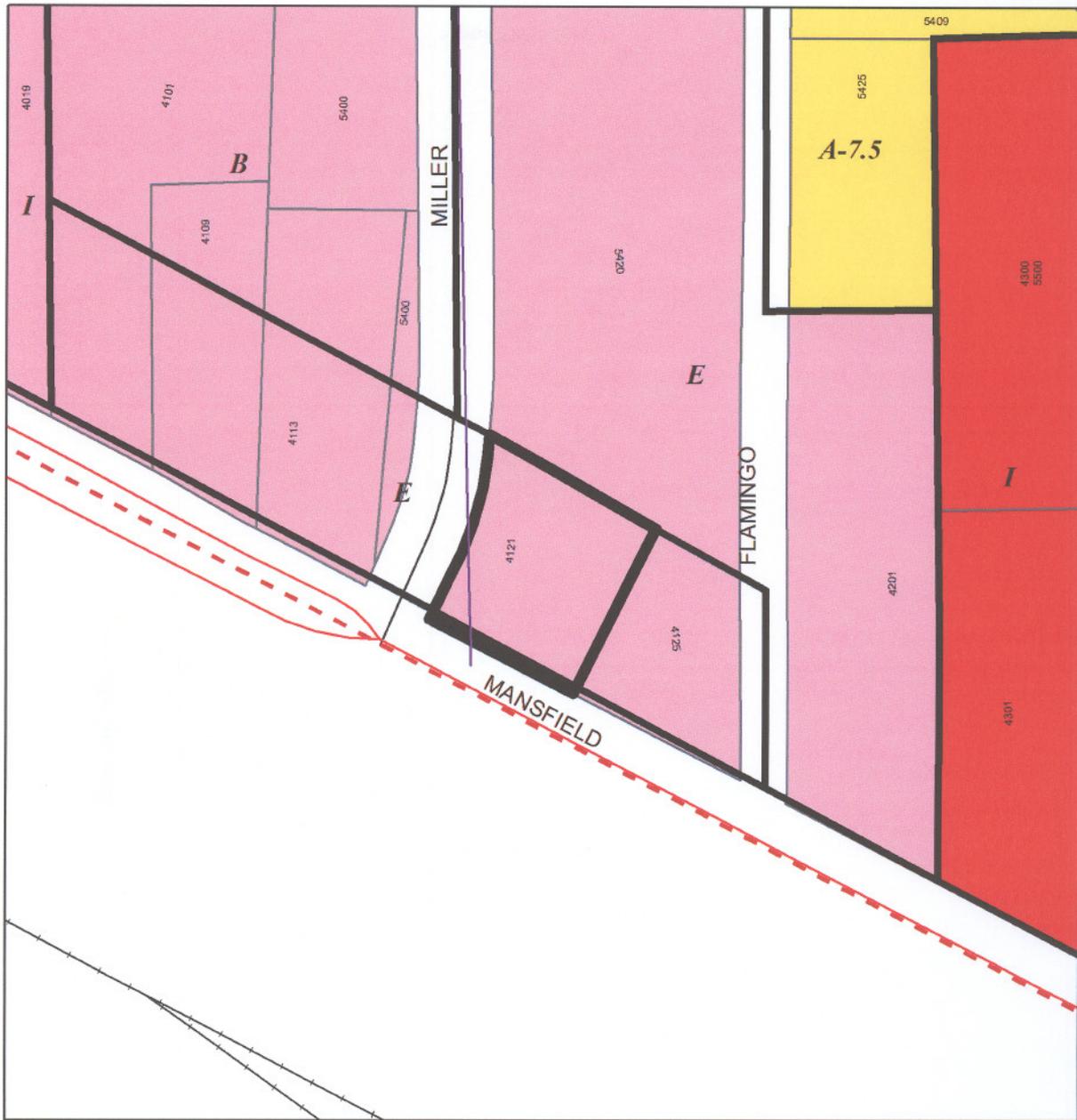
# FORT WORTH



4121 Mansfield Highway

## Future Land Use

ZC-11-113



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



**4. ZC-11-113 Mary Tran Quach (CD 5)- 4121 Mansfield Highway (Lesters Subdivision, Block 1, Lot 1, 0.83 Acres): from “E” Neighborhood Commercial to “FR” General Commercial Restricted**

Alan Matheson, 2615 W. Pioneer Parkway, Grand Prairie, Texas representing Mary Tran Quach explained to the Commissioners the reason for the request. He had photographs for display showing the property being used for auto repair and sales and the current use which is vacant. He mentioned the owner lost her tenant therefore losing her legal non-conforming status.

Ms. Zadeh asked if he would comment on the staff report not be compatible or consistent with the Comprehensive Plan. Mr. Matheson mentioned there are car sales as well as industrial uses in the area and would be a financial burden to the owner if she could not use the building for what it was built for.

Mr. Ortiz asked how many parking spaces are on the lot. Mr. Matheson mentioned approximately 20 spaces.

Dr. Barnes explained the property was zoned FR and through a Council initiated rezoning took it to E based on input from the neighborhood.

There was no one present in opposition.

Motion: Following brief discussion, Dr. Barnes recommended denial with prejudice of the request, seconded by Ms. Zadeh. The motion carried 8-1 with Mr. Romero against.

**5. ZC-11-115 House Anderson Properties Ltd. (CD 5)- 3528, 3532, and 3536 House Anderson Road (Kitty House Survey, Abstract 678, 1.93 Acres): from “AG” Agricultural and “K” Heavy Industrial to “K” Heavy Industrial**

James Langford, 3001 Bookhout, Dallas, Texas, representing House Anderson Properties Ltd., explained to the Commissioners they are requesting to rezone to K to expand their existing facility C-KOE Metals. He explained they produce refined aluminum products and the reason for the expansion is because of a high demand for a highly refined product. Mr. Langford mentioned Russia has reduced the refining of aluminum products in order to build airplanes. This expansion will create 12 new jobs as well as be the first in Fort Worth. He provided four letters of support from the surrounding businesses. It was mentioned they did try to contact the Church but have had no response until this week asking us to continue the case since the pastor for the Cathedral Church is out of town. Due to the urgent demand of this product they would like to move forward and not continue. Mr. Langford brought up the concern mentioned about an SOB going in there. He stated they have been there for 20 years and are not going anywhere.

Mr. Edmonds asked what property is zoned K. Mr. Langford mentioned the property that faces House Anderson.

Mr. Romero asked him to explain their process. Mr. Langford mentioned they bring in aluminum ingets (steel i-beams) which are melted down in a furnace. The heat from that process evaporates