



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 3, 2012

Council District 6

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: Rodrigo Armendariz

Site Location: 7108 South Freeway Mapsco: 105F

Proposed Use: Retail with Outside Storage of Stone/Granite Slabs

Request: From: "E" Neighborhood Commercial

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus outside storage of granite slabs for sale and outdoor storage in the rear; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.

Background:

The applicant is proposing a zoning change to "PD/E" for a Planned Development for E uses plus outside storage of stone slabs for display and sale. The business is a retail store for carpet, tile and granite countertops for homes and businesses.

The outside storage is a necessary component for the business since they are limited on indoor space. The stone slabs are displayed outside. The applicant has been at this site since 2009 and was recently cited by Code Compliance for the outdoor storage in a commercial district.

The Hallmark-Camelot Neighborhood Association had expressed concern about the visibility of the slabs from Bellvue St., south of the property. There is one business between the subject property and Bellvue St., with a 6 ft. chain link fence. The applicant and neighborhood representative met after the Zoning Commission meeting, and the site plan now includes a 6 ft. metal screening fence on the north, south, and west sides of the property, and the dumpster has been moved to the south side of the property and will be enclosed.

Site Information:

Owner:	Rodrigo Armendariz 7108 South Freeway Fort Worth, TX 76134
Agent:	Justin Goddard
Acreage:	0.45 acres
Comprehensive Plan Sector:	Sycamore

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / hand car wash structure
- East "J" Medium Industrial / I-35 Frwy
- South "E" Neighborhood Commercial / restaurant
- West "E" Neighborhood Commercial / apartments

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-145 Approved by City Council 10/07/08 for E uses plus hotel, subject property to the north

Platting History: None

Site Plan Comments:

The revised site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. There is a minimum 10' rear yard setback in which the existing metal building, roll off container and proposed storage area encroaches into.
2. A solid masonry wall, wood fence, or combination thereof, a minimum of six feet in height is the requirement for screening. The site plan indicates a six foot metal fence along the rear, north and south sides of the property. A waiver is necessary for the metal fence.

Zoning Commission recommended waivers to the items noted above.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
I-35W South/North	Tollway/Freeway	Tollway/Freeway	No

Public Notification:

The following Neighborhood Associations were notified:

- Hallmark Camelot NA
- District 6 Alliance
- Everman ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change for "PD/E" Planned Development for E uses plus outside storage of stone slabs. Surrounding land uses consist of a hand wand car wash to the north, north/south freeway to the east, restaurant to the south, and apartments to the west.

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

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the site as neighborhood commercial. Outside storage would be permitted by right in the I, J, or K zoning districts. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- 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 the lack of conformance with the future land use map and the policy stated above; the proposed zoning **is not consistent** with the Comprehensive Plan.

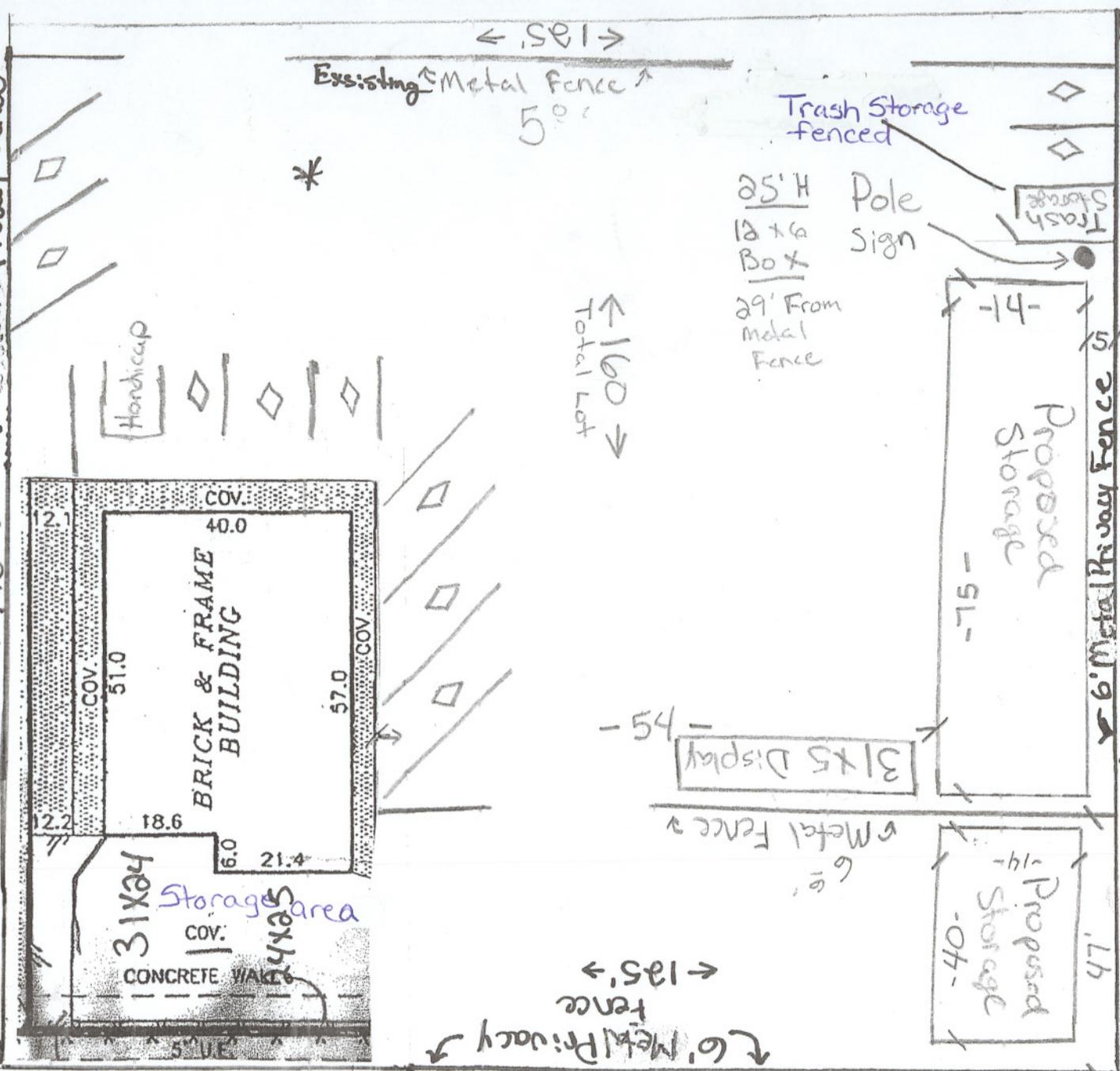
To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

Attachments:

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

ZC-12-013
+ 20' no Fence
6' Metal Privacy Fence

← 140 →



RECOMMENDED FOR APPROVAL

Notes

- ① Will Comply with Urban Forestry Ordinance
- ② Will Comply with Landscape Ordinance
- ③ Will comply with Sign Ordinance
- ④ Retail store approx 3300 sq ft

* No stone fabrication or cutting will be done on site
 * Metal privacy fence sheeting to match existing and face exterior. Posts to the interior

Site Plan

Corner Stone Granite and Floors LLC
 Proposed Outdoor Stone Slab Storage

Revised 2/24/12

◇ Parking 9x11

Owner: Rodrigo Armendariz
 Corner Stone Granite + Floors LLC

Rodrigo Armendariz

North - Zone PD
 South - Zone B
 East - I-35W
 West - Zone A-5

← 160 →
Total Lot

← 135' →
Fence

6' Metal Privacy

6' Metal Fence

25' H Pole Sign
 18 x 6 Box
 29' From metal Fence

Trash Storage fenced

Proposed Storage Storage

Proposed Storage Storage

6' Metal Privacy Fence

← 140 →

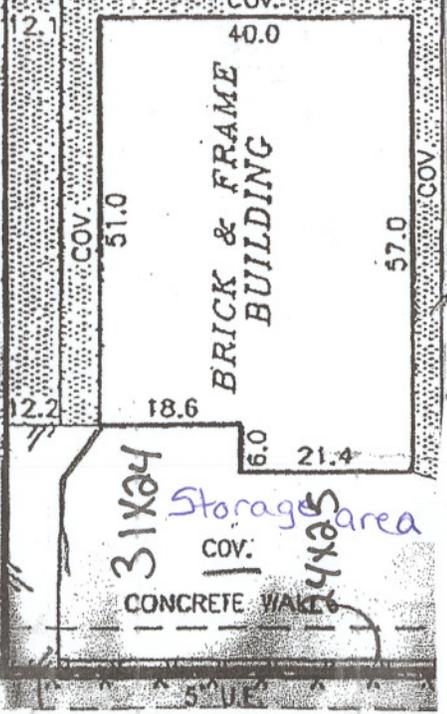
no fence

*

Handicap

Existing Metal Fence 5'

← 138' →

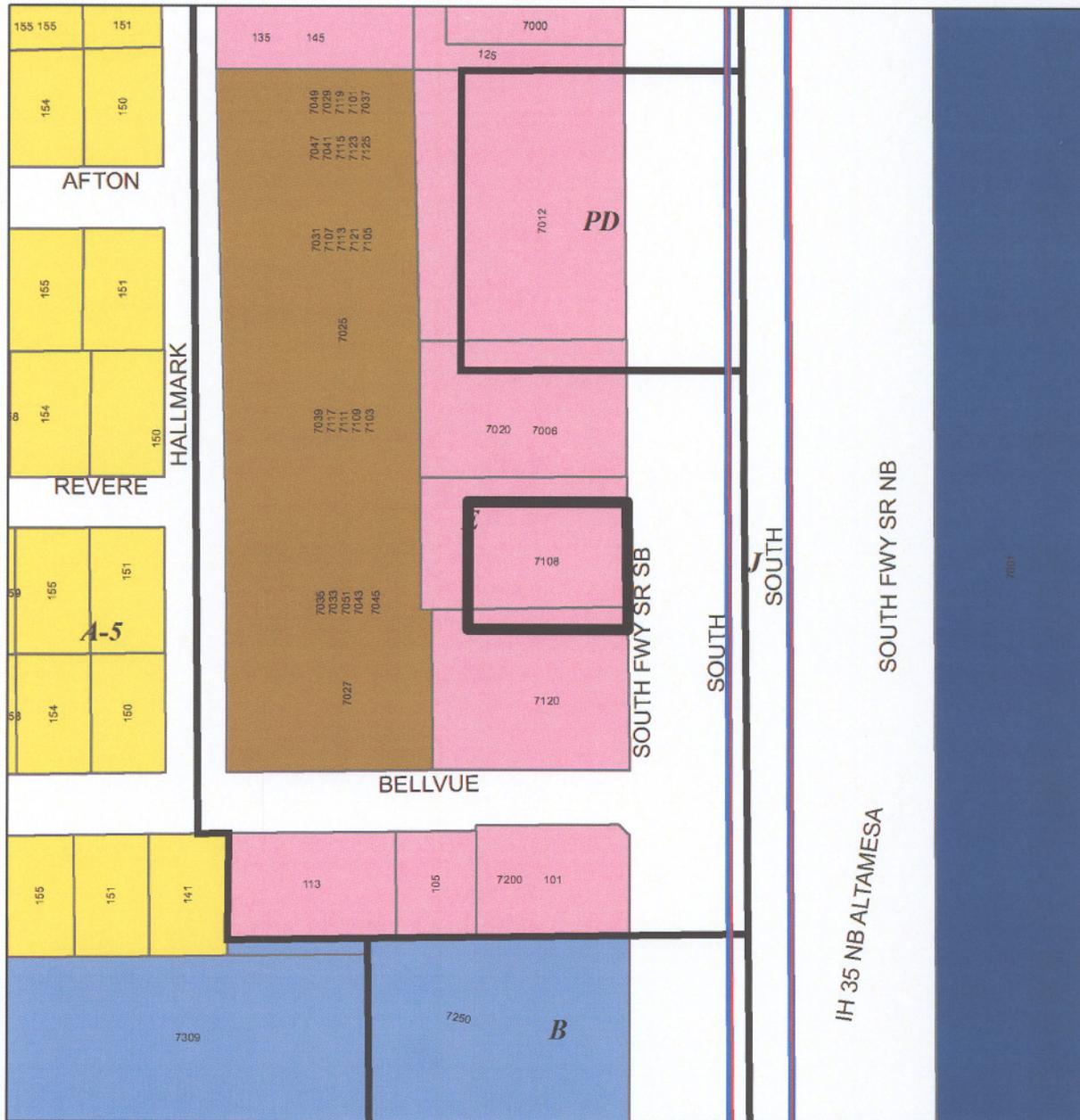




7108 South Freeway

Future Land Use

ZC-12-013



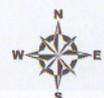
- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- 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



Ordinance with a minimum and maximum block length with 20% allowed to be between 200 and 500 feet; site plan waived to "G" Intensive Commercial

Travis Pierce, 777 Main Street, Fort Worth, Texas representing Edward Geren Ltd., explained to the Commissioners they are requesting another 60 day continuance.

Motion: Following brief discussion Mr. West recommended a continuance of the request to the May 2012 meeting, seconded by Ms. Spann. The motion carried unanimously 9-0.

3. ZC-12-013 Rodrigo Armendariz (CD 6)- 7108 South Freeway (Halmark Addition, Lot C, 0.46 Acres): from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus outdoor storage of granite slabs for sale and outdoor storage in rear; site plan included.

Justin Goddard, 7108 South Freeway, Fort Worth, Texas representing the property owner explained to the Commissioners they met with the neighborhood and came to an agreement on the type of screening fence. The revised site plan shows metal fencing around the north, west and south property lines outside the 20 ft setback from the freeway and the dumpster moved to the south side of the lot.

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

Document received for written correspondence				ZC-12-013	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Steve Epstein/ Hallmark Camelot NA	1617 Steinburg Ln	Yes		Support	Sent letter in

4. ZC-12-022 City of Fort Worth Planning and Development (CD 3)- Text Amendment Reorganize and Renumber Overlay Districts and add a Mixed-Use and Form Based District Use Table; Reactivate O-1 and O-2 Floodplain Districts

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is a cleanup of the Zoning Ordinance to reflect the expansion of several Form Base Districts and to reactivate the O-1 & O-2 districts.

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