



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 4, 2012

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

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

**Owner / Applicant:** Tarrant County Water Control District

**Site Location:** 800 E. Northside Drive Mapsco: 62R

**Proposed Use:** Office and Parking Garage

**Request:** From: "O-1" Floodplain & "TU-N2" Trinity Uptown-Neighborhood Zone  
To: "G" Intensive Commercial

**Land Use Compatibility:** Requested change is compatible.

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

The proposed site is located off of Northside Drive east of the Trinity River. The applicant is requesting a zoning change from to "O-1" Floodplain and "TU-N2" Trinity Uptown-Neighborhood Zone to "G" Intensive Commercial for the construction of a new office building and two-story parking garage. The proposed change falls outside of the mapped floodplain area and would be ok for a permanent structure per Claire Davis in our TPW/Storm Water Management Section.

Staff discussed whether the property should be rezoned to TU-N2. It was determined that the proposed building layout and construction would not meet the requirements of TU. The "G" district was chosen instead of the "J" Industrial district that is in the general area in order to discourage the additional development of industrial uses along the river, now that the redevelopment of the river is being directed toward entertainment and office uses. The "G" district allows commercial uses but also additional height if desired.

**Site Information:**

Owner: Tarrant County Water Control District  
800 E. Northside Drive  
Fort Worth, Texas 76102

Agent: James Schell  
Acreage: 12.98 acres  
Comprehensive Plan Sector: Northeast

**Surrounding Zoning and Land Uses:**

North "I" Light Industrial / industrial uses with outdoor storage  
East "J" Medium Industrial / Office warehouse

South "TU-N2" Trinity Uptown District / vacant  
West "O-1" Floodplain / Trinity River

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

| Street/Thoroughfare | Existing       | Proposed       | In Capital Improvements Plan (CIP) |
|---------------------|----------------|----------------|------------------------------------|
| E. Northside Drive  | Major Arterial | Major Arterial | No                                 |

**Public Notification:**

The following Neighborhood Associations were notified:

Rock Island/Samuels Avenue                      Near Northside Partners Council  
Marine Park NA                                      Fort Worth ISD  
Streams & Valleys  
FW Downtown Alliance

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "G" Intensive Commercial for an office and parking garage. Surrounding land consist of industrial uses with outside storage, office warehouse to the north and east, office complex to the south, and the Trinity River to the west.

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

**2. Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as Mixed Use Growth Center. The proposed zoning to "G" for office/parking garage use is in conformance with the future land use map, and therefore the proposed zoning **is consistent** with the Comprehensive Plan.

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

**Attachments:**

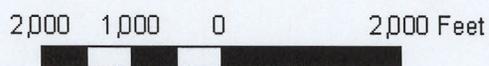
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

### Location Map



#### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums





ZC-12-125

# Area Zoning Map

Applicant: Tarrant County Water Control District  
 Address: 800 E. Northside Drive  
 Zoning From: O-1, TU N-2  
 Zoning To: G  
 Acres: 12.99  
 Mapsco: 62R  
 Sector/District: Northeast  
 Commission Date: 11/14/2012  
 Contact: 817-392-2495



300 Ft. Notification Buffer



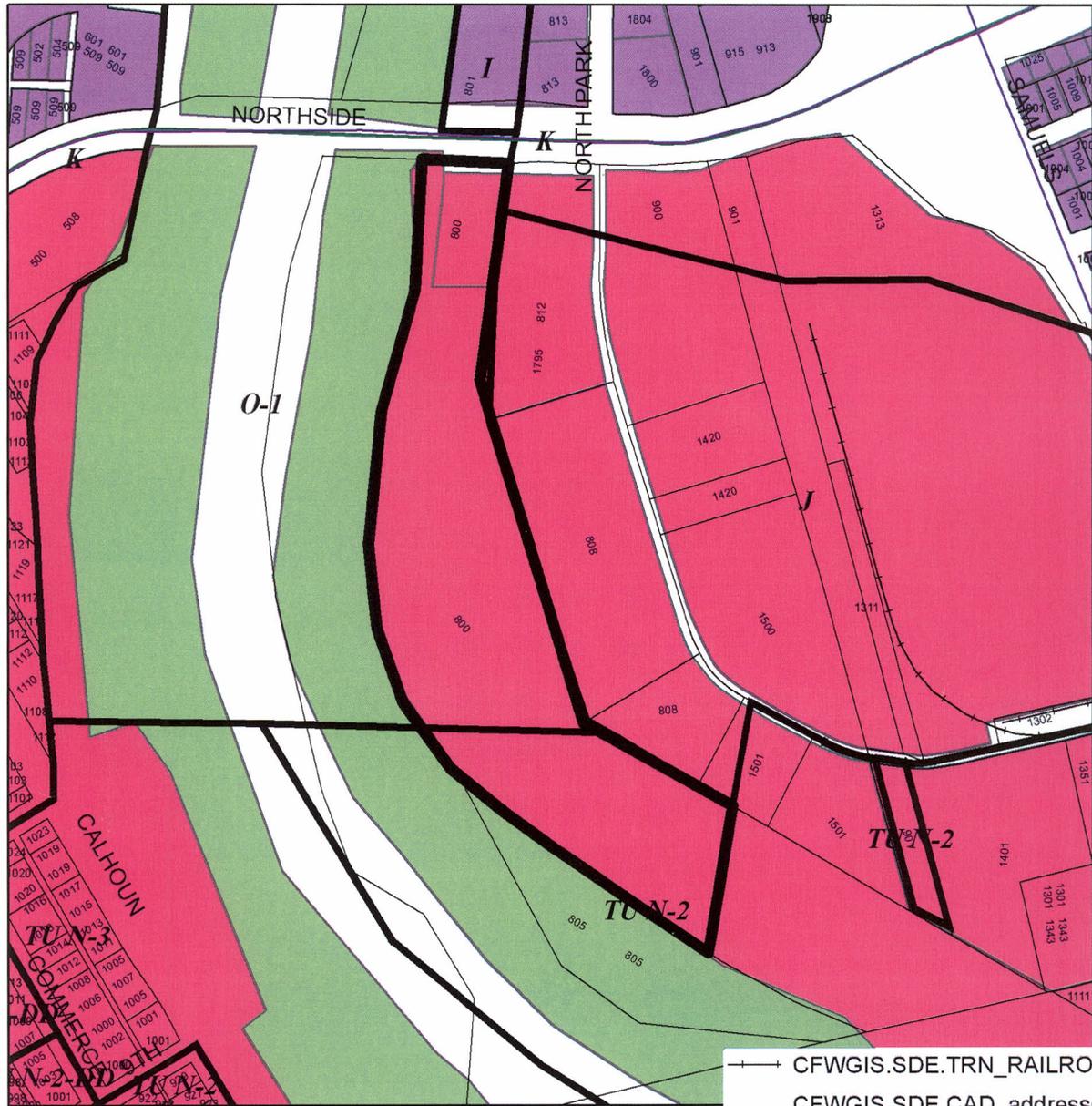
200 100 0 200 Feet





# Future Land Use

# ZC-12-125



- 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

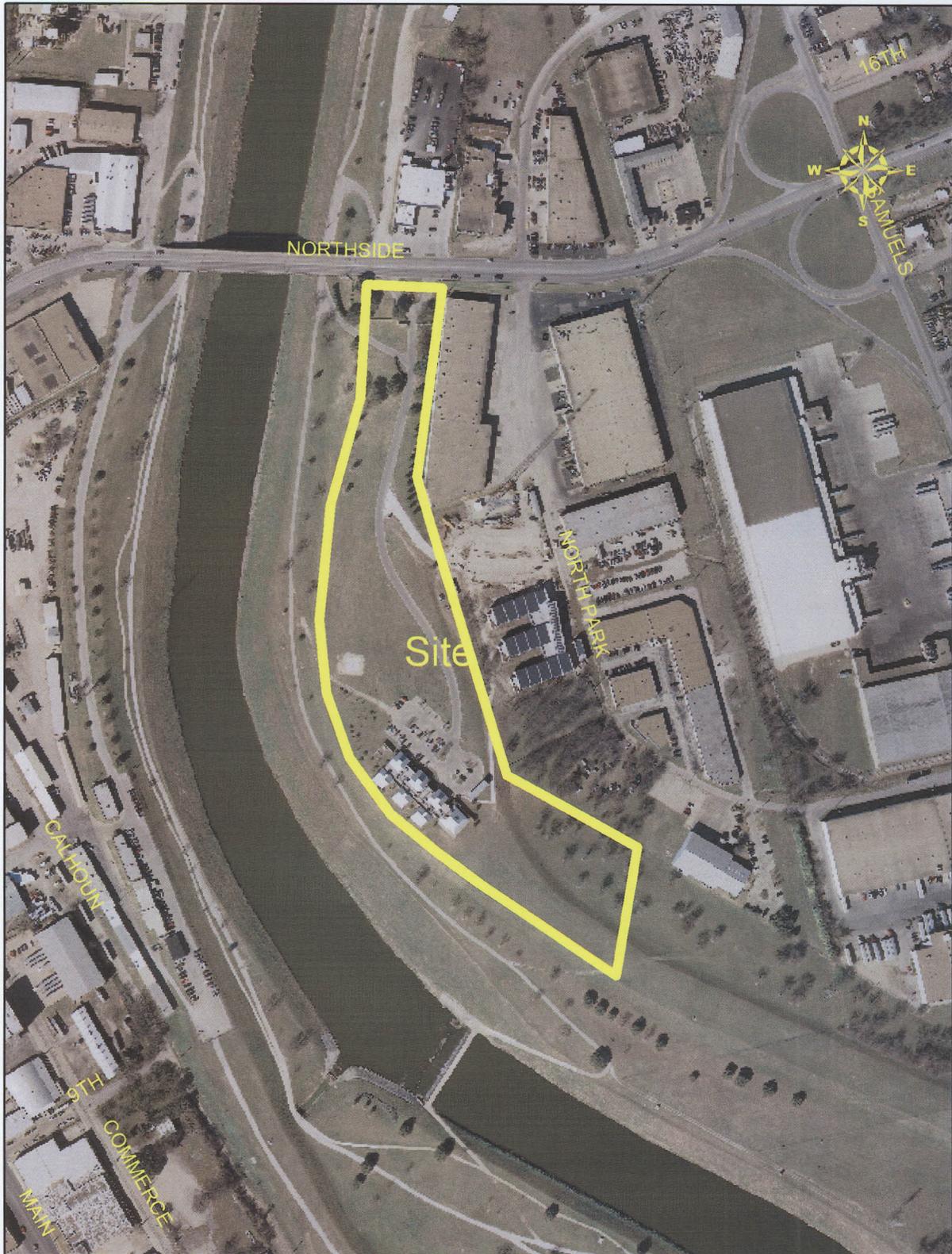
- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



## Aerial Photo Map



**Development to include oil change, inspections, emission and electrical testing, brakes, belts, filters, battery maintenance; site plan included**

Jeff Linder, 4113 Duncan Way, Fort Worth, Texas with Bannister Engineering representing Chesapeake Land Development explained to the Commissioners the request to amend the zoning to allow for minor auto repair.

Motion: Following brief discussion, Ms. Spann recommended a Denial without Prejudice of the request, seconded by Mr. Genua. The motion carried 8-0-1 with Mr. West abstaining.

**18. ZC-12-118 Linwood Partners LLC (CD 9 )- 2700 Blocks of Mercedes Avenue and Merrimac Street, 357, 359, 407, 409 Foch Street (Linwood Addition, Block 16, Lots 1-6, 22, 23, 24, Block 17, Lots 1 -10, 11R, 13 – 16, 5.12 Acres): from “R2” Townhouse/Cluster and “MU-1” Low Intensity Mixed Use to “PD/UR” Planned Development for all uses in “UR” Urban Residential with development standards; site plan waiver recommended**

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing Linwood explained to the Commissioners they did meet with the neighborhood and have revised development standards and height limitation.

Motion: Following brief discussion, Ms. Reed recommended approval as amended to four stories and revised development standards of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

**19. ZC-12-121 Stanley Rowland (CD 7)- 6336 Northridge (Greenfield Acres Addition, Block 1, Lot K, 0.50 Acres): from “A-5” One-Family to “E” Neighborhood Commercial**

Ms. Rowland mentioned to the Commissioners they are ok with ER zoning.

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

**20. ZC-12-125 Tarrant County Water Control District (CD 9)- 800 E. Northside Drive (Fruhth Addition, Block 1, Lot A1-R, 12.98 Acres): from “O-1” Floodplain & “TU-N2” Trinity Uptown-Neighborhood Zone to “G” Intensive Commercial**

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing Tarrant County Water Control Board mentioned to the Commissioners they are rezoning in order to build a parking garage for existing office building.

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