



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 5, 2013

Council District 6

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: none

Continued Yes ___ No X
 Case Manager Stephen Murray
 Surplus Yes ___ No X
 Council Initiated Yes ___ No X

Owner / Applicant: Elizabeth Potter & Virginia Purcell

Site Location: 500 block of FM 1187 Mapsco: 188MR

Proposed Use: Neighborhood Commercial

Request: From: "A-5" One-Family, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted

To: ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial

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

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

Background:

The proposed site is located on FM 1187 and the partially completed Hemphill Street. The applicant owns several parcels and would like to change the majority of the zoning to "E" and a small parcel along the future Hemphill Street to "ER" for a commercial development. Most of the contiguous parcels are currently zoned "ER", "E" or "FR" and front FM 1187 which is a major arterial. Additionally, the site is buffered by the existing and future Hemphill Street, which is located south and east of the site.

The table below provides the current zoning and proposed zoning for each parcel.

Parcel	Current Zoning	Proposed Zoning
Proposed Zoning Case		
Parcel 2	FR	E
Parcel 5	ER	E
Parcel 7	ER	E
Parcel 7	A-5	ER
Under Common Ownership and Adjacent the Site		
Parcel 3 & 4 (Directly east of the site)	E	E
Parcel 6 (Directly west of Parcel 2)	E	E
Remainder of Parcel 7	ER	ER

Site Information:

Owner: Elizabeth Potter & Virginia M. Purcell
 1415 S. Voss, #110-513
 Houston, TX 77057

Agent: Lester Day
 Acreage: 15.5 acres
 Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:

North FM 1187 ROW; "ER" Neighborhood Commercial Restricted; "E" Neighborhood Commercial / FM 1187 ROW; vacant, gas well
 East "A-5" One-Family; "E" Neighborhood Commercial / single-family, vacant
 South "A-5" One-Family "ER" Neighborhood Commercial Restricted / commercial, vacant
 West "ER" Neighborhood Commercial Restricted; "E" Neighborhood Commercial /vacant,

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None
BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Hemphill Street	Residential	Minor Arterial	No
FM 1187	Major Arterial	Principal Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Coventry HOA	Crowley ISD
District 6 Alliance	Burleson ISD
Coventry Crime Watch	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial. Surrounding land uses are primarily vacant with single-family to the east. The proposed parcels are located along FM 1187 and Hemphill Street. Neighborhood commercial zoning is intended to provide a buffer to residential uses, will serve the surrounding community, and is appropriate along major and minor arterials.

As a result, both the proposed "ER" and "E" **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as neighborhood commercial and single-family. The proposed zoning is consistent with the following Comprehensive Plan policies.

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- 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 conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

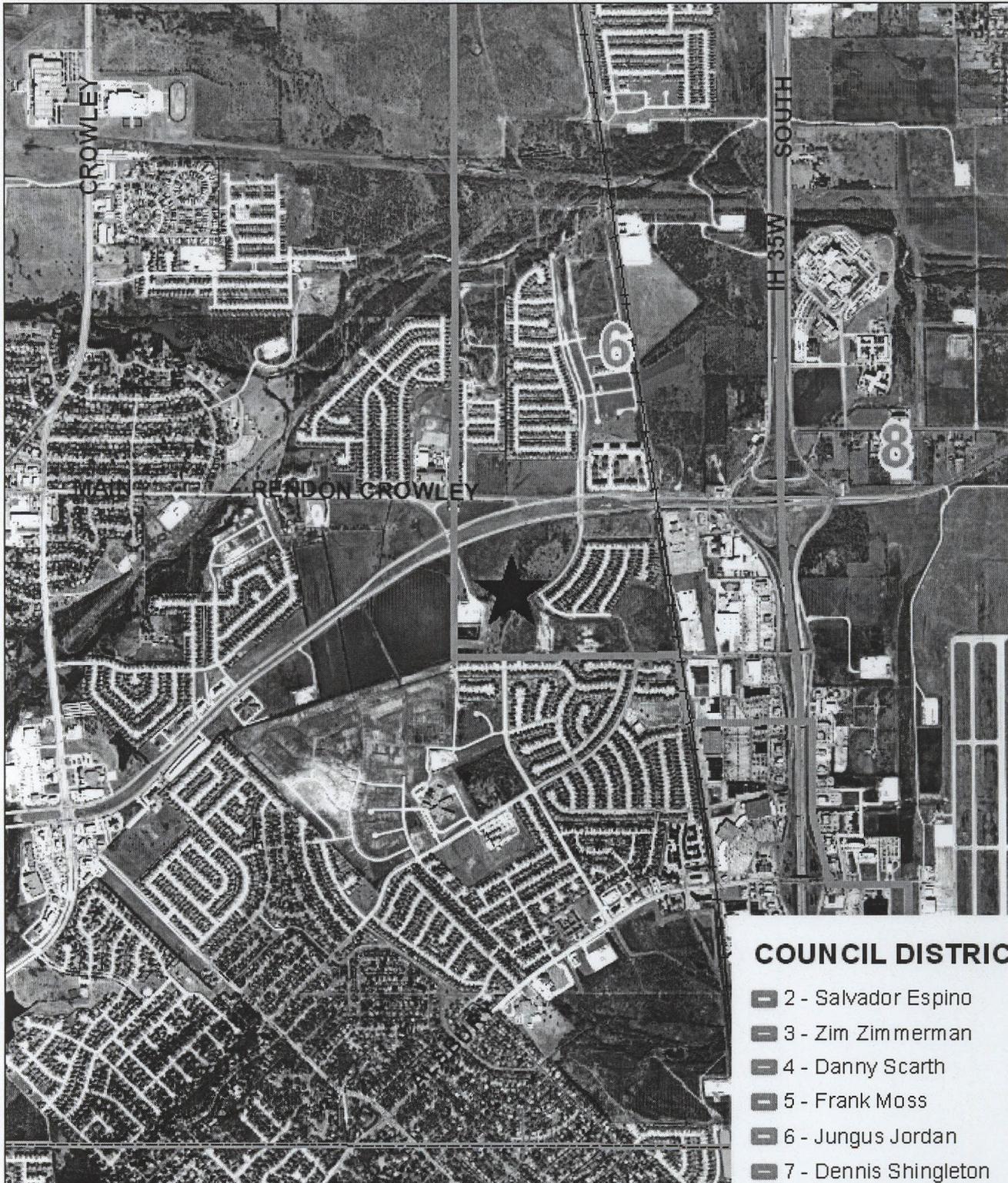
To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

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



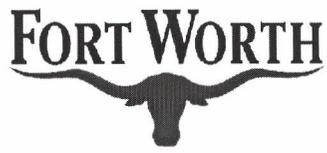
COUNCIL DISTRICTS

- 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



2,000 1,000 0 2,000 Feet



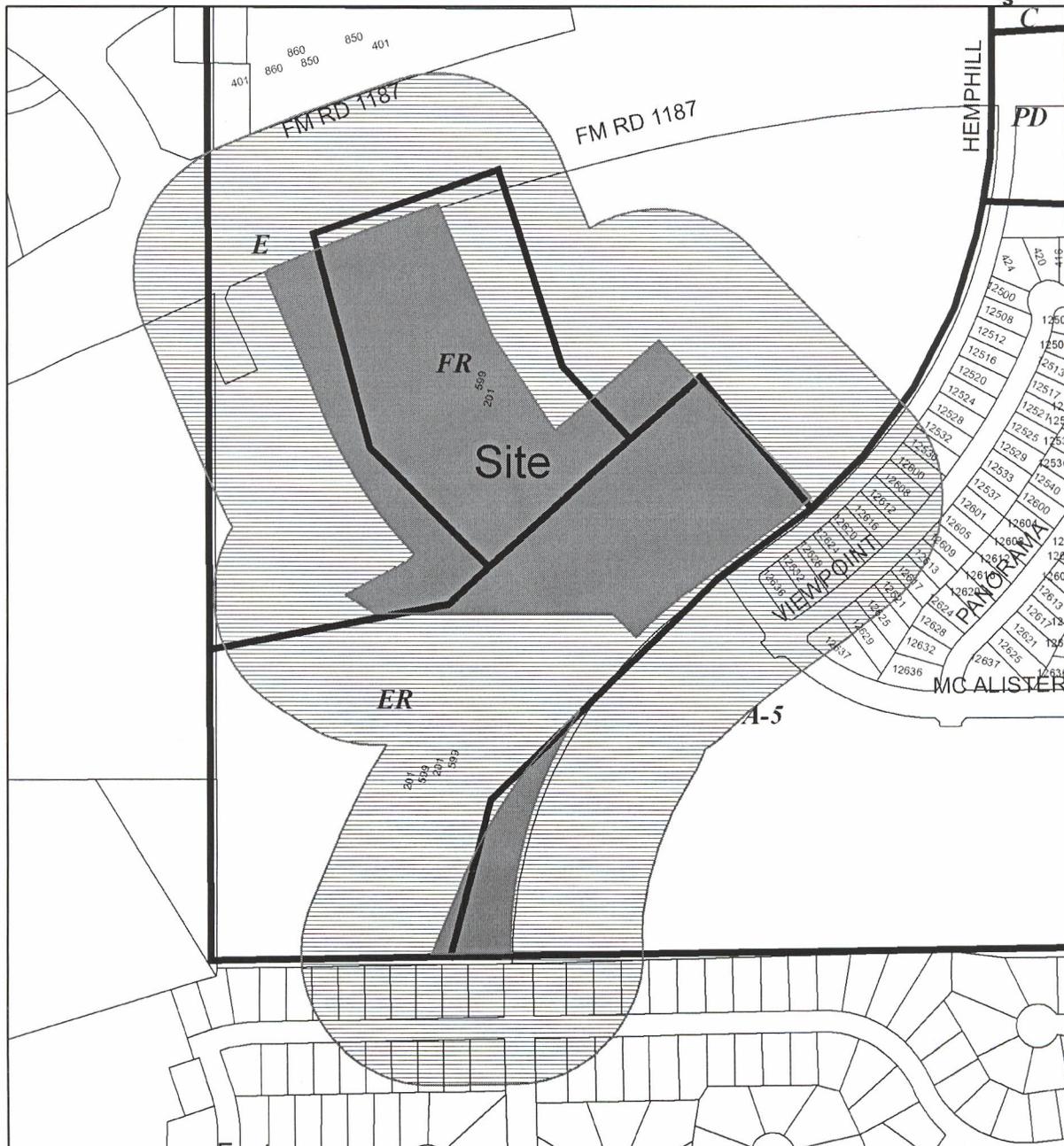


ZC-13-017

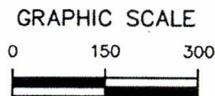
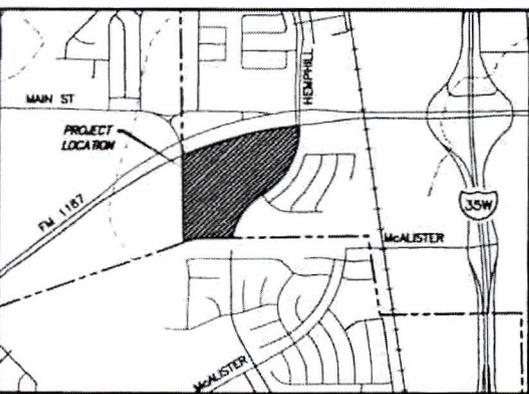
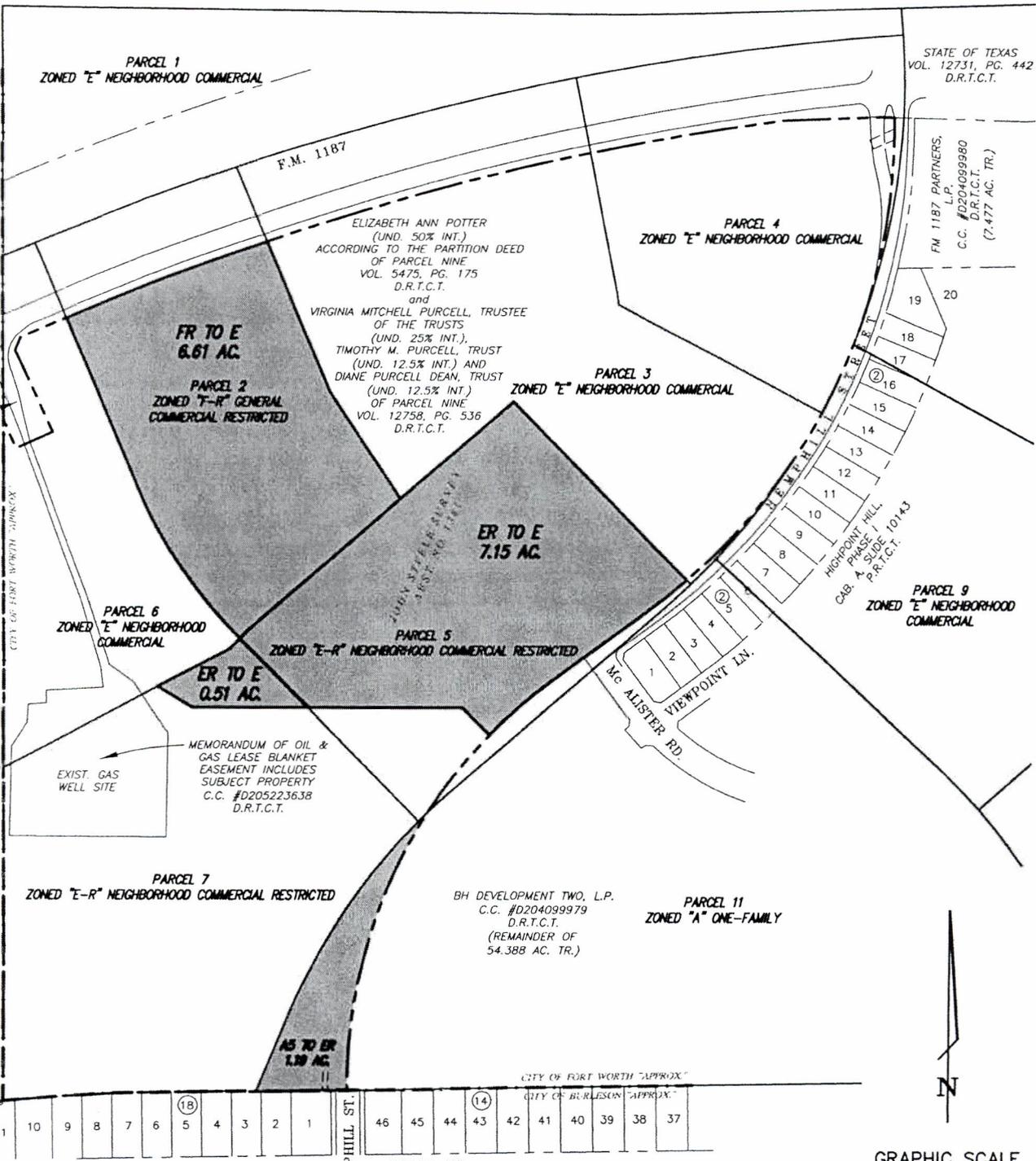
Area Zoning Map

Applicant: Elizabeth Potter & Virginia Purcell
Address: 500 block FM 1187
Zoning From: A-5, ER, E, FR
Zoning To: ER, E
Acres: 15.5
Mapsc0: 188MR
Sector/District: Far South
Commission Date: 02/13/2013
Contact: 817-392-8043

 300 Ft. Notification Buffer



200 100 0 200 Feet



- PROPOSED RE-ZONE LIMITS
- PROPERTY BOUNDARY
- EXISTING ZONING BOUNDARY
- EXISTING USES: AGRICULTURE & GAS WELL SITE

ZC-13-017-

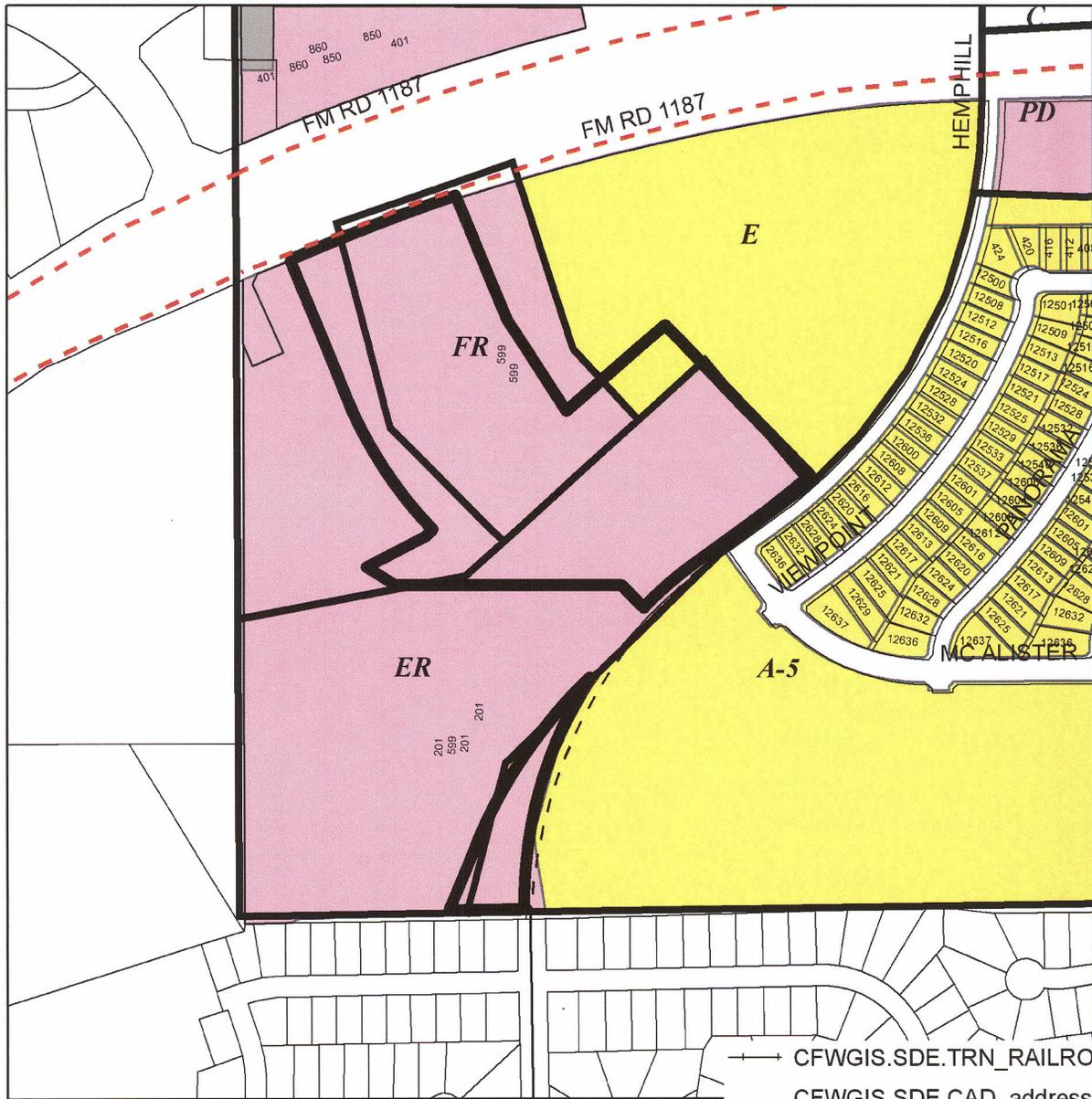
PARCELL TRACT REZONING EXHIBIT

SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THE JOHN STEELE SURVEY, ABSTRACT NO. 1381.



Future Land Use

ZC-13-017



- 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

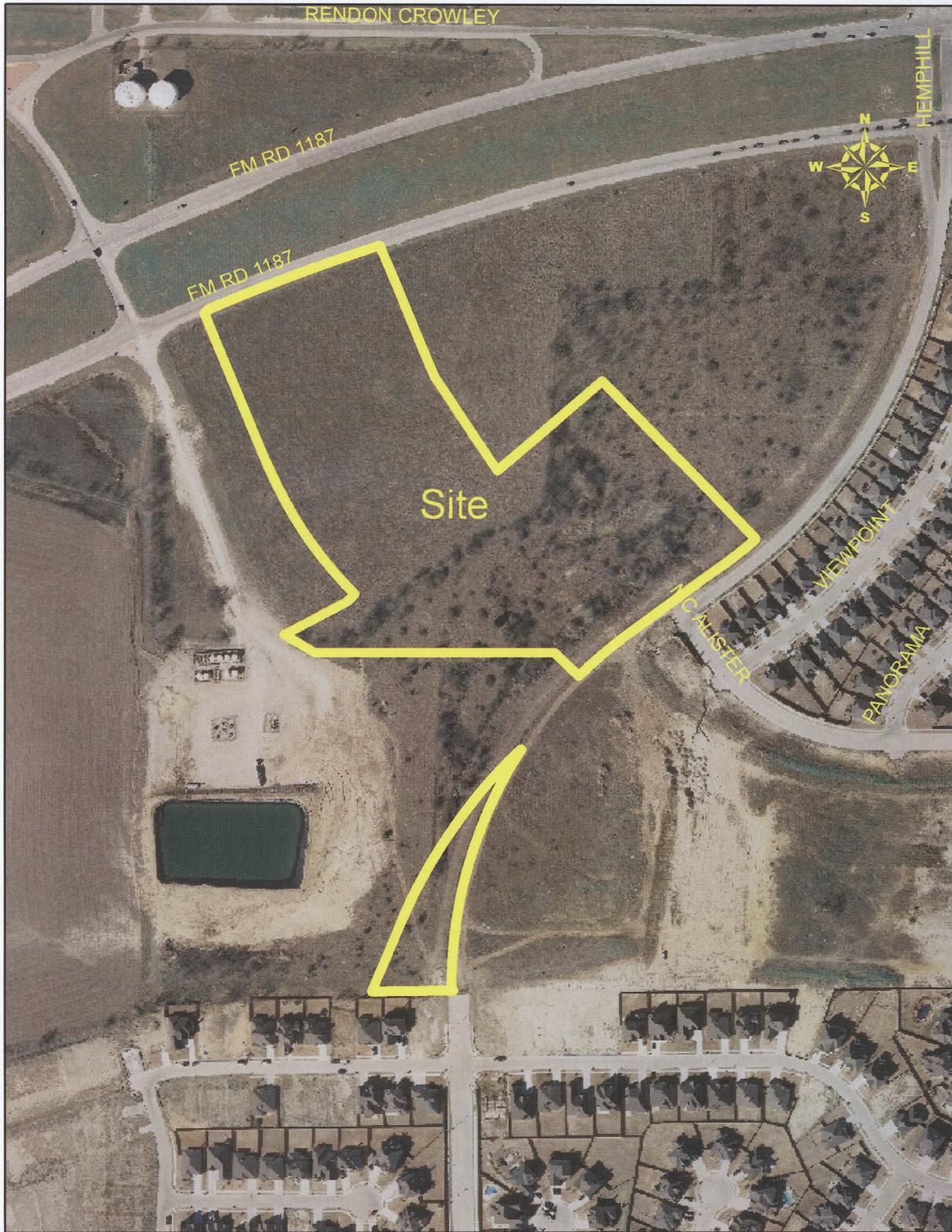
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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.



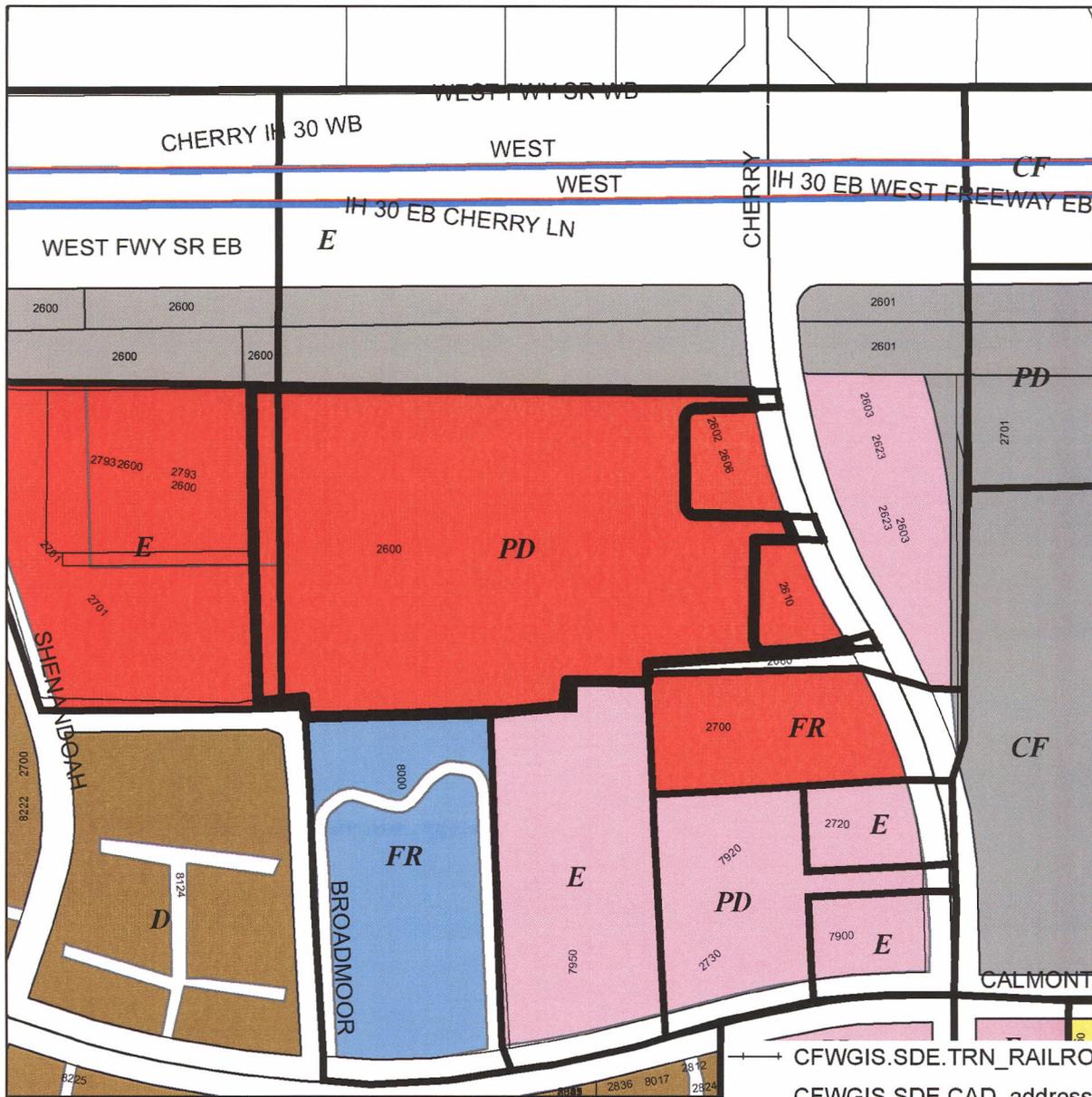
Aerial Photo Map





Future Land Use

ZC-13-019



- 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.



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

10. ZC-13-017 Elizabeth Potter and Virginia Purcell (CD 6)- 500 Block of FM 1187 (John Steele Survey, Abstract No. 1381, 15.47 Acres): from "A-5" One-Family, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial and "FR" General Commercial Restricted to "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial

Lester Day, 3461 N. Riley Place, Hurst, Texas representing Elizabeth Potter and Virginia Purcell, explained to the Commissioners the current zoning is probably about 20 years old and what they are requesting to realign the current zoning as it lines up with Hemphill Street. This property is on the City Limit line just east of Crowley and north of Burleson. Mr. Day said basically it is a cleanup zoning.

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

Document received for written correspondence				ZC-13-017
Name	Address	In/Out 200 notification area ft	Position on case	Summary
Deidra Turner	12637 Viewpoint	In	Opposition	Sent letter in

11. ZC-13-018 Electro-Tech Services Inc. (CD 2)- 5116 Northeast Parkway (The Great Southwest Industrial Park, Mark IV, Block 2, Lot 2, 2.38 Acres): from "K" Heavy Industrial to "PD/K" Planned Development for all uses in "K" Heavy Industrial plus halfway house; site plan included.

Jim Schell, 5901 Mosson, Fort Worth, Texas explained to the Commissioners he recently purchased this property and owns six other lots already zoned I Light Industrial. He owns a paving company and wants to build a new office, and a new storage garage. He will be re-platting the lots into one.

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

Document received for written correspondence				ZC-13-018
Name	Address	In/Out 200 notification area ft	Position on case	Summary