

**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
March 19, 2013

Council District 7

Zoning Commission Recommendation:
Approved by a vote of 7-0

Opposition: None

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

Owner / Applicant: H/FW Realty Partners, LP

Site Location: 4652/4654 White Settlement Road Mapsco: 61X

Proposed Use: Commercial

Request: From: "B" Two-Family and "E" Neighborhood Commercial
To: "E" Neighborhood Commercial

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

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

Background:

The proposed site is located on White Settlement Road near Churchill Road. The applicant has submitted a building permit to expand the existing building and allow for storage of antiques which was found to be in the "B" district. The permit is now on hold pending the result of this zoning. The back portion of the lot has been zoned "B" Two-Family since 1950's and has been used off and on for outdoor storage.

In order to retain the commercial classification, the applicant cannot store more than 50% of the overall square footage of the commercial building.

This case will be heard by the City Council on March 19, 2013 at 10:00 a.m.

Site Information:

Owner: H/FW Realty Partners, LP
2925 Briarpark Drive
Suite 800
Houston, Texas 77042

Acreage: 0.49 acres
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North "B" Two-Family / single-family
- East "FR" General Commercial Restricted / commercial
- South "E" Neighborhood Commercial / vacant
- West "E" Neighborhood Commercial / commercial

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
White Settlement Rd	Minor Arterial	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Riverbend Trinity Trails	FWISD
Streams & Valleys	Castleberry ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" Neighborhood Commercial to add onto an existing building for commercial storage. Surrounding land uses consist of commercial business to the west of the site, single-family to the north, vacant to the south, landscaping business with outside storage to the east.

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

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as neighborhood commercial. The requested zoning change is consistent with the following Comprehensive Plan policies.

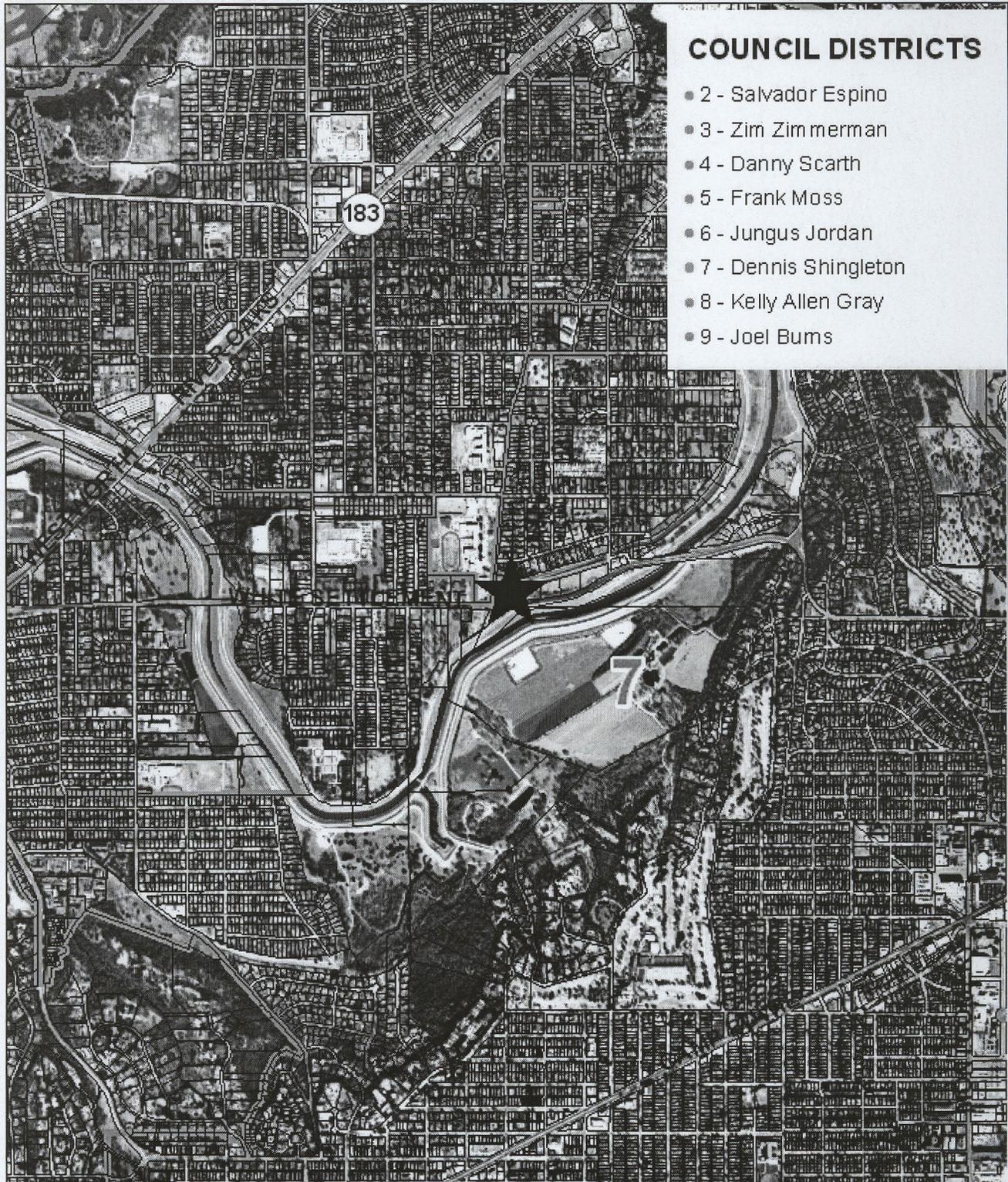
- Locate commercial and institutional uses adjacent to arterial streets, preferably at intersections of other arterials and highways (pg. 37)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (pg. 38)

Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Location Map



2,000 1,000 0 2,000 Feet



Area Zoning Map

Applicant: H/FW Realty Partners, LP
 Address: ~~4652~~ 4654 White Settlement Road
 Zoning From: B, E
 Zoning To: E
 Acres: 0.49
 Mapsco: 61X
 Sector/District: Northside
 Commission Date: 03/13/2013
 Contact: 817-392-2495



 300 Ft. Notification Buffer

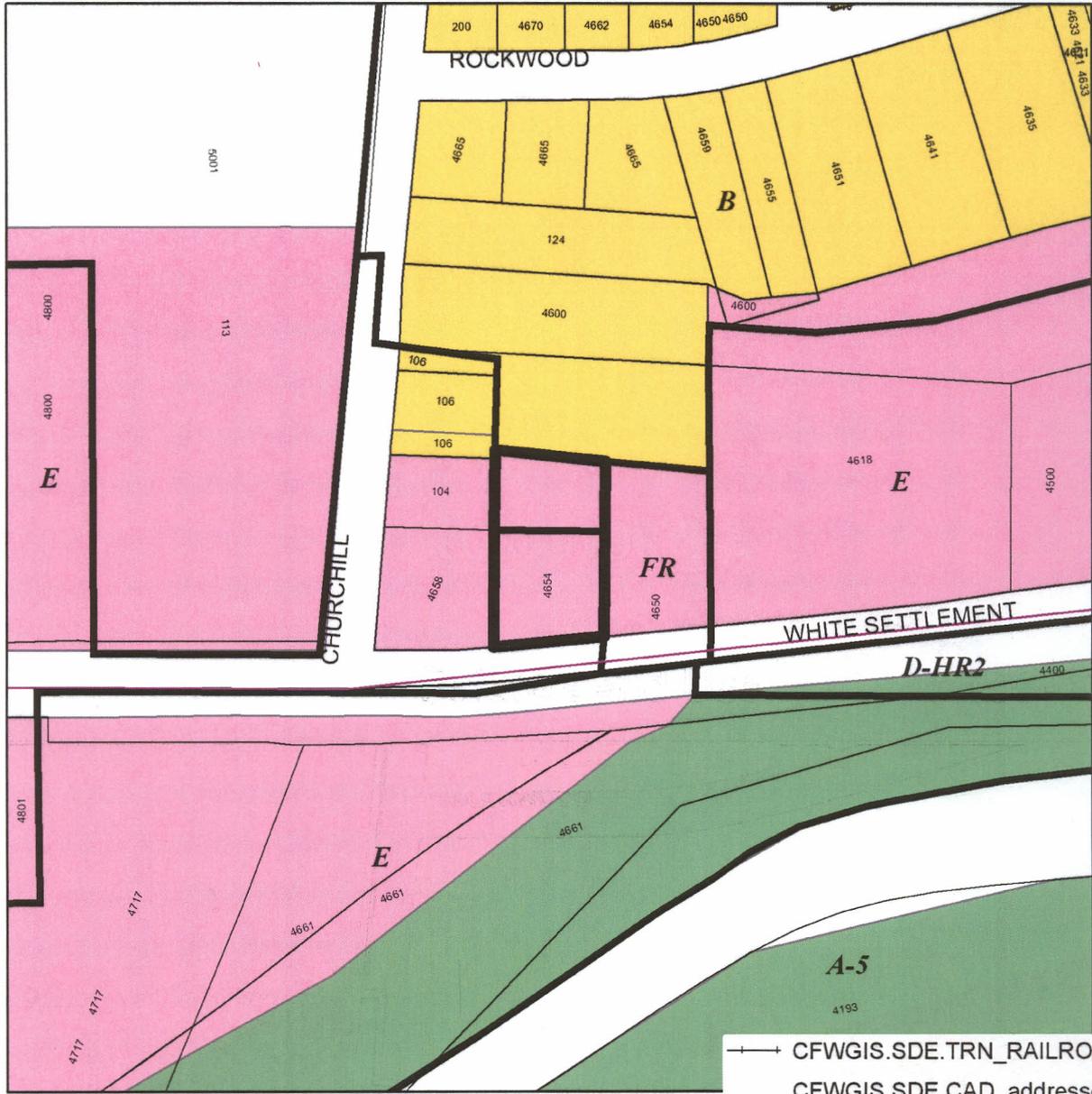


FORT WORTH



Future Land Use

ZC-13-047



- | | |
|-----------------------------------|--------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial |
| Rural Residential | General Commercial |
| Suburban Residential | Light Industrial |
| Single Family Residential | Heavy Industrial |
| Manufactured Housing | Mixed-Use Growth Center |
| Low Density Residential | Industrial Growth Center |
| Medium Density Residential | Infrastructure |
| High Density Residential | Lakes and Ponds |
| Institutional | 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 5, 2013.



Aerial Photo Map

