



Fort Worth, Texas 76111  
 Agent: Trinh Le  
 Acreage: 0.12 acres  
 Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:  
 North "A-7.5" One-Family / single-family  
 East "CF" Community Facilities / commercial  
 South "A-5" One-Family / single-family  
 West "A-7.5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-08-037 ER Neighborhood Commercial Restricted, approved by City Council 05-09-08 subject property to the NE fronting Beach Street; ZC-06-236 Council-initiated rezoning various districts, approved by City Council 12-20-06; PD-639 Planned Development for Office Use with 6 ft. wood fence 30 sq. ft. non-illuminated monument sign, approved by City Council 05-10-05 subject property to the southeast fronting Beach Street

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Marigold Ave.	Residential Two-way	Local Rd	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Carter Riverside NA	FWISD
Riverside Alliance	

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "ER" Neighborhood Commercial Restricted for a commercial office. Surrounding land uses consist of single-family to the north, west and south, with commercial offices to the east along Beach Street.

Based on surrounding land uses, the proposed zoning for this site **is not compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as single-family. The requested zoning change is not consistent with the following Comprehensive Plan policies.

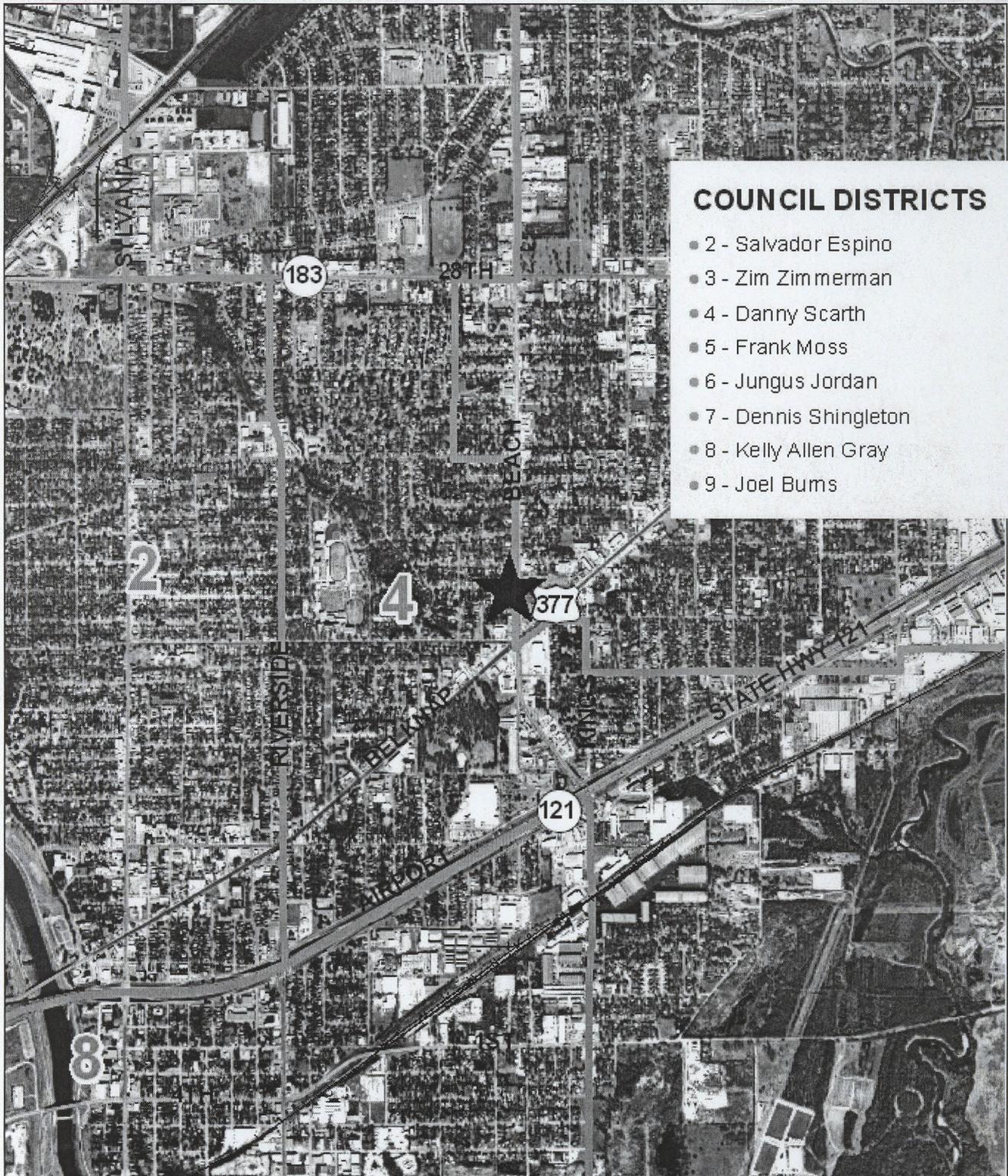
- Locate commercial and institutional uses adjacent to arterial streets, preferably at intersections of other arterials and highways (pg. 37)

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan. The encroachment into the neighborhood would be considered a Significant Deviation.

**Attachments:**

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

## Location Map



2,000 1,000 0 2,000 Feet





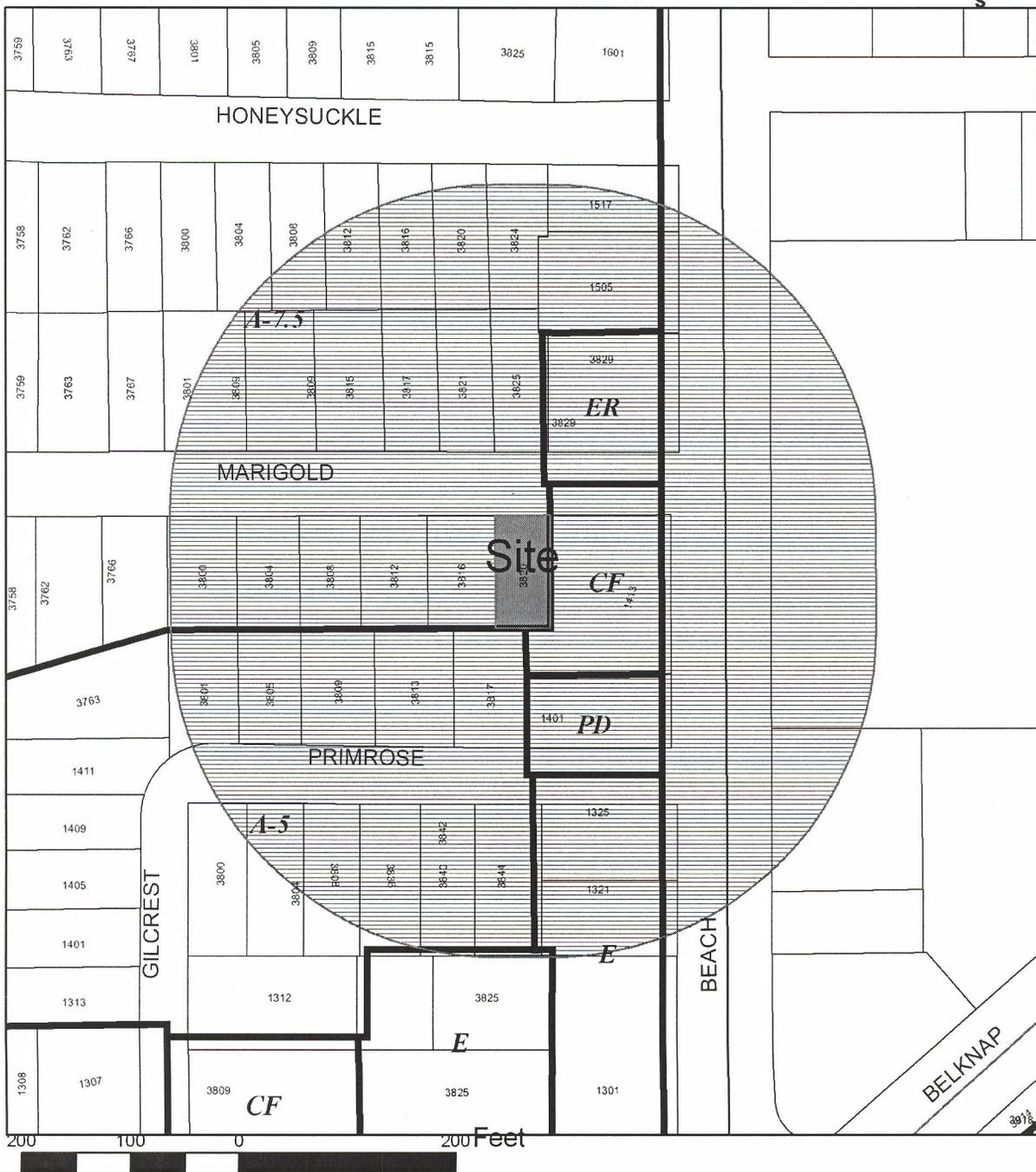
ZC-13-053

# Area Zoning Map

Applicant: LTT Investment Corp.  
 Address: 3820 Marigold Avenue  
 Zoning From: A-7.5  
 Zoning To: ER  
 Acres: 0.12  
 Mapsco: 64J  
 Sector/District: Northeast  
 Commission Date: 04/10/2013  
 Contact: 817-392-2495



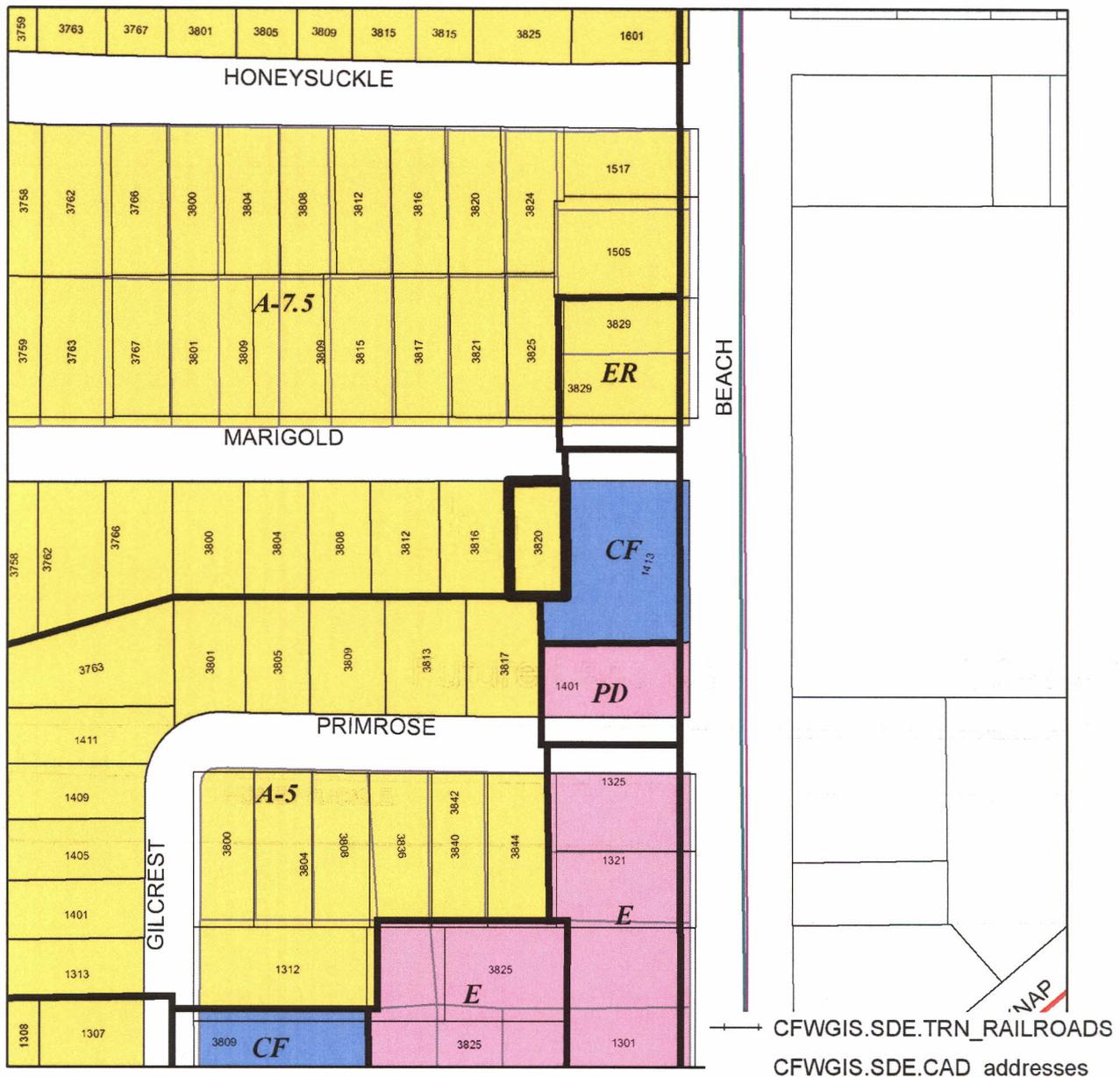
 300 Ft. Notification Buffer





# Future Land Use

# ZC-13-053



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

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



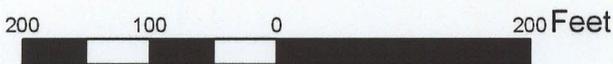
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.



## Aerial Photo Map



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Motion: Following a brief discussion, Mr. Conlin recommended a 30 day continuance of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-13-051	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
James Bews/Central Meadowbrook NA	1709 Watson St.	Out		Opposition	Spoke at hearing
Janet Kennedy	5024 Norma St.			Opposition	Present but did not speak
Dale Brock	5520 Jewell Ave.	In		Support	Sent letter in

**8. ZC-13-053 LTT Investment Corp (CD 4)- 3820 Marigold (D W Dixon Addition, Block, Lot 2, 0.12 Acres): from “A-7.5” One-Family to “ER” Neighborhood Commercial Restricted**

Trinh Le, 1504 N. Riverside, Fort Worth, Texas with LTT Investment Corporation explained to the Commissioners he is requesting ER to turn the house into an investment office. He did mention he met with the Carter Riverside NA and they were in support.

Mr. West wanted to note for the record a letter of opposition was submitted.

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

<i>Document received for written correspondence</i>				ZC-13-053	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Terri McIlraith/Carter Riverside	1801 Bolton St.	Out		Support	Sent letter in
SR Davidson FLP	3817 Marigold	In		Opposition	Sent letter in

**9. ZC-13-054 Octapharma Plasma Inc. (CD 8)- 2549 Newark Avenue and 2552 Sargent Street (Weavers Subdivision, Block, Lots L & K, 0.40 Acres): from “A-5” One-Family to “PD/MU-1” Planned Development for Low Intensity Mixed Use plus parking lot; site plan included**

Jim Lichty, 4064 W 79<sup>th</sup> Street, Prairie Village, Kansas and the owner of the property explained to the Commissioners they have worked with the neighborhood and sent them revisions of their proposal. Mr. Lichty said he has had several conversations with the neighborhood association and that he met with them in person last night for their support. He said they asked for a two sided fence. A modification to the plan will include a two sided fence on the entire north side. Mr. Lichty said the other request was to leave all the pedestrian lights on after dark on a photocell as opposed to turning them off at midnight. He said they were ok with that. He did say