



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 4, 2013

**Council District**                    9

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** none

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

**Owner / Applicant:**            **Razek Properties, Ltd**

**Site Location:**                1020 Lipscomb Street                    Mapsco: 76M

**Proposed Use:**                **Commercial parking lot to serve commercial building**

**Request:**            From: "NS/T4N" Near Southside-General Urban Neighborhood  
To: "NS/T5" Near Southside-Urban Center

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

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

**Background:**

The applicant is requesting a zoning change to "NS-T5" Near Southside-Urban Center to allow for a parking lot to support an existing commercial building facing Rosedale Street. The proposed development consists of three lots and currently has a commercial building on the middle lot. The southern lot has frontage on Rosedale and was a parking lot for the commercial building.

When right-of-way was necessary for the expansion of Rosedale St., a portion of the parking area was acquired. The remaining portion of the parking lot lacks the necessary depth to function as originally designed. The proposed rezoning is for the northern lot.

The existing business is zoned NS-T5. The northern lot/subject area is zoned NS-T4N. The "N" neighborhood designation prohibits parking lots for a single-use, non-residential development. In order to reuse the commercial building located on Rosedale, the zoning must be changed to remove the "N" neighborhood designation and allow a parking lot to serve the commercial building.

According to the application, the Fort Worth South Inc. Design Review Committee and Development Committee have recommended support.

**Site Information:**

Owner:                                Razek Properties, Ltd.  
    3675 Stone Creek Pkwy  
    Fort Worth, TX 75115  
  
Agent:                                 Will Northern  
Acreage:                              0.12 ac  
Comprehensive Plan Sector:      Southside

Surrounding Zoning and Land Uses:

- North "NS/T4N" Near Southside-General Urban Neighborhood / vacant
- East "NS/T4N" Near Southside-General Urban Neighborhood / vacant
- South "NS/T5" Near Southside-Urban Center / commercial structure
- West "NS/T4N" Near Southside-General Urban Neighborhood / single-family, vacant

**Recent Relevant Zoning and Platting History:**

- Zoning History: ZC-07-164 request for various Near Southside Districts approved by City Council 10/07/08
- Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Lipscomb Street	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Fairmount	Hemphill Corridor Task Force
Fort Worth South, Inc.	NUP-Neighborhood Unification Project
Southside Preservation Association	FWISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "NS-T5" in order to provide parking for the commercial office to the south. Surrounding land uses are vacant to the north and east, commercial to the south and residential to the west.

The proposed zoning request **is compatible** with existing surrounding land uses and zoning.

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as mixed-use. The proposed use conforms to the following Comprehensive Plan policy:

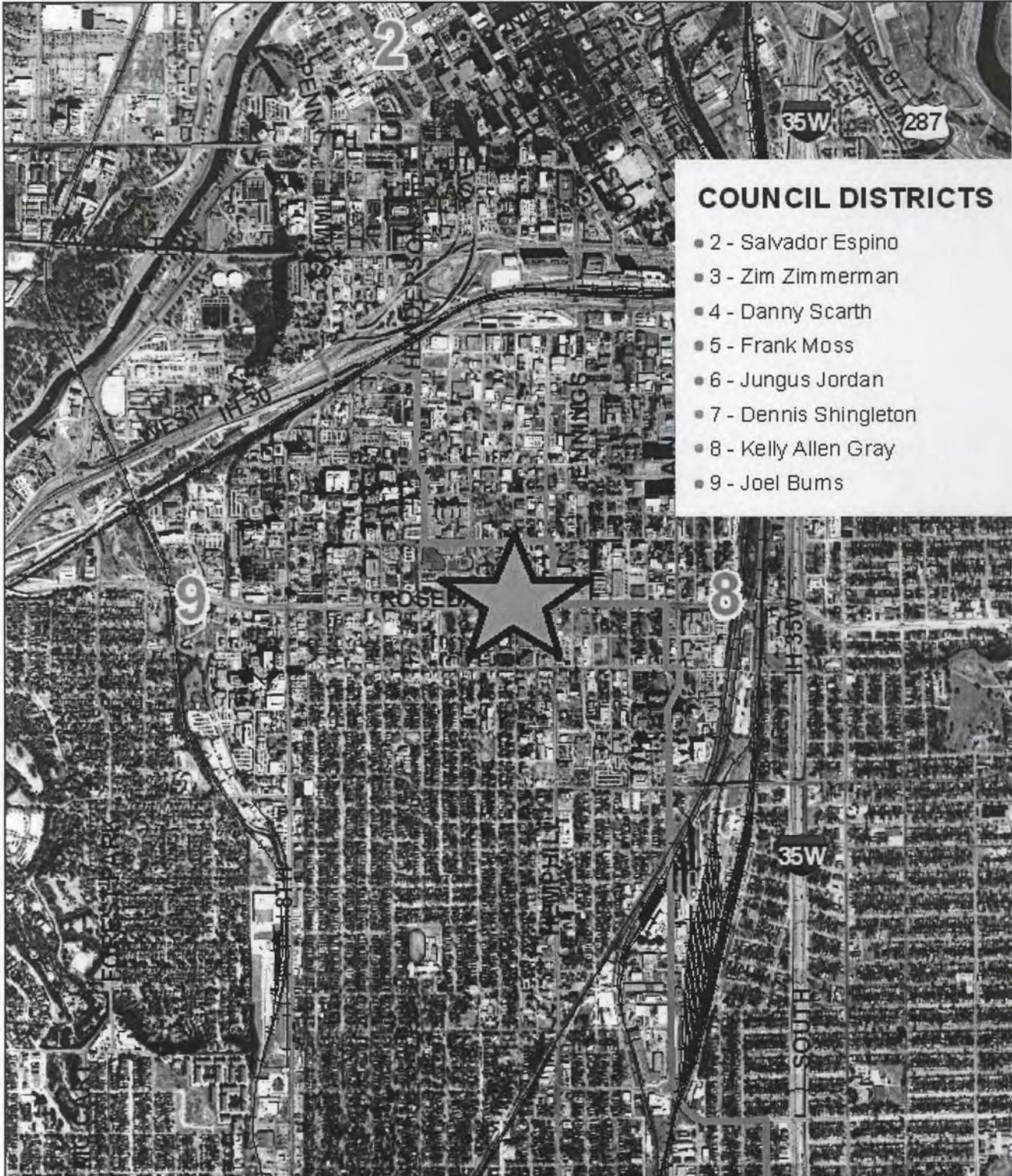
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)

Based on conformance with the future land use map, and policy 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
- 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



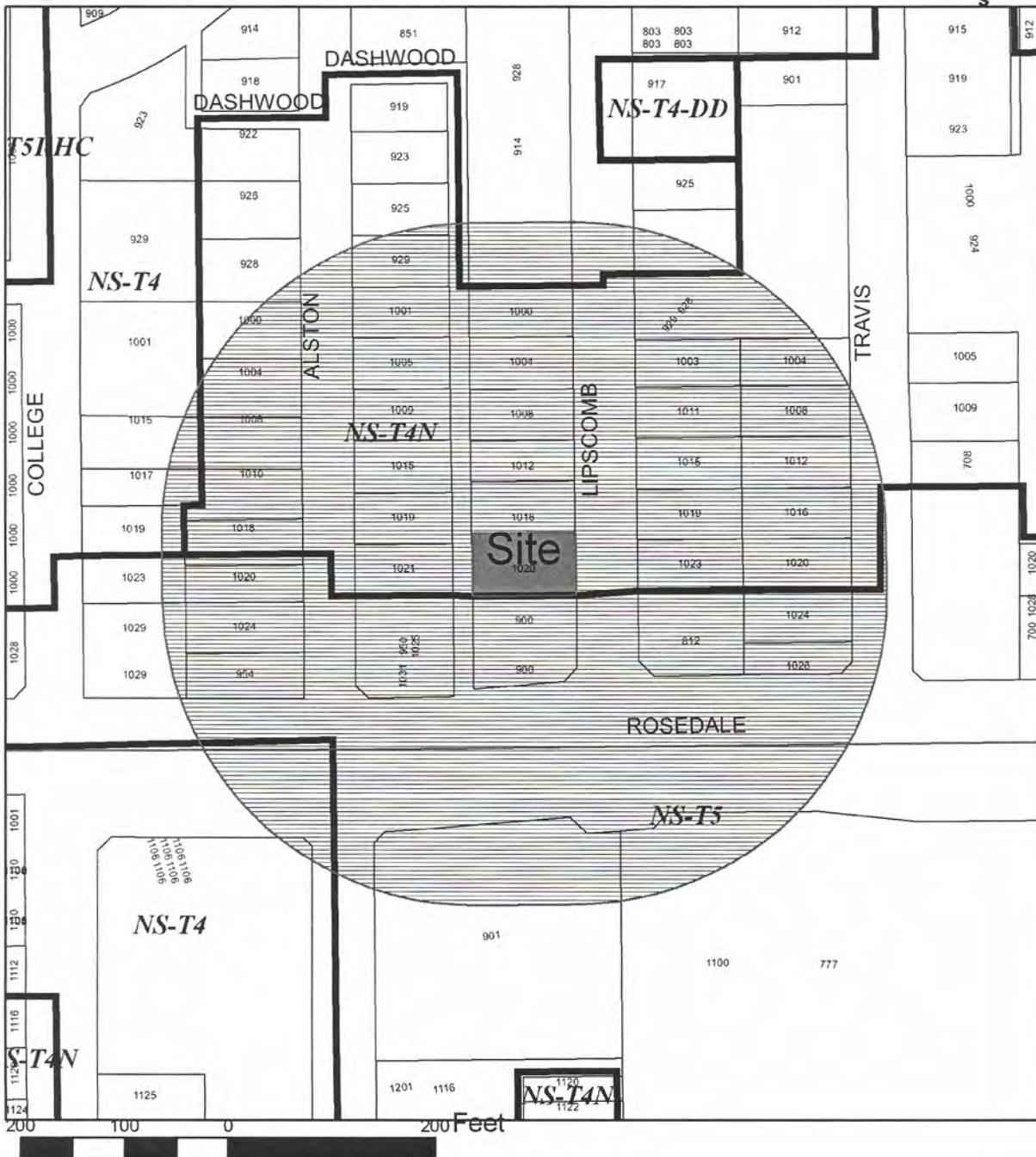


### Area Zoning Map

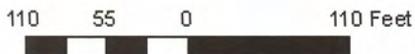
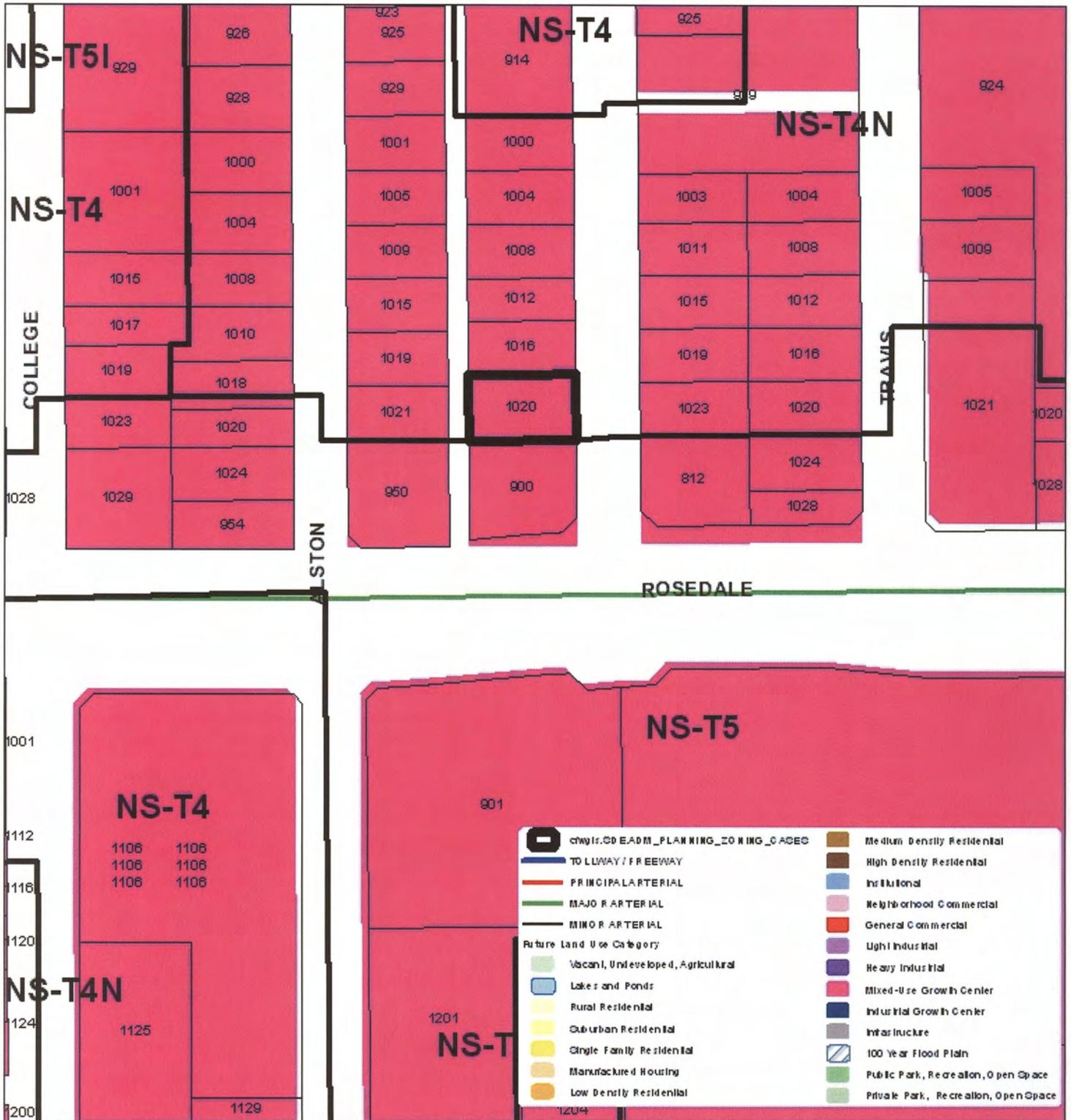
Applicant: Razek Properties, Ltd.  
Address: 1020 Lipscomb Street  
Zoning From: NS-T4N  
Zoning To: NS-T5  
Acres: 0.14  
Mapsc0: 76M  
Sector/District: Southside  
Commission Date: 05/08/2013  
Contact: 817-392-8043



300 Ft. Notification Buffer



### Future Land Use

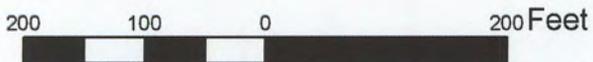


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.





## Aerial Photo Map



**8. ZC-13-065 City of Fort Worth Aviation Department (CD 2) 3327 3300 – 3400 blocks Pearl & Chestnut Avenue, 3400 block Columbus Avenue and 4702 N. Main Street (see addresses in case file, 28.40 Acres): from “AG” Agricultural and “A-5” One-Family to “PD-848” Planned Development for all uses in “I” Light Industrial plus airport related uses and excluding bars/nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses and tattoo parlors; site plan waiver requested**

Jeff Kloska, 4201 Main Street, Fort Worth, Texas Airport Manager for Meacham Airport explained to the Commissioners the history of the airport. He mentioned the Part 151 Noise Study and surrounding uses that may be incompatible to the airport. They recently purchased the last property and want to incorporate the parcels into the PD zoning to make it consistent. Another parcel is zoned AG and located on airport property.

Mr. West asked about the overlay for the airport, are there any plans for this southwest corner. Mr. Kloska said there are no plans for this area but they need to incorporate it into the airport property to assure federal grants. Mr. West asked if any hangars are proposed. He said no, it will be kept as a noise buffer.

Mr. Flores asked will the runways expand in this area. Mr. Kloska said there were talks about extending one of the runways and subsequent studies would have to be done prior to that.

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

**9. ZC-13-066 Razek Properties, Ltd. (CD 9)- 1020 Lipscomb Street (Field Welch Addition, Block 5, Lot 14 & 55’ 13, 0.26 Acres): from “NS-T4N” Near Southside-General Urban Neighborhood to “NS-T5” Near Southside-Urban Center**

Will Northern, 3675 Stone Creek Parkway, Fort Worth, Texas with Razek Properties explained to the Commissioners this property is under contract for a parking lot for the adjacent business, in which the use is not permitted in the current zoning. He did mention he has a letter of support from Fort Worth South.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Ferrell. The motion carried unanimously 8-0. Mr. West stepped away from the Dias.

Document received for written correspondence				ZC-13-066	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Mike Brennan/Fort Worth South	NA	Out		Support	Sent letter in