



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 4, 2013

Council District 9

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: none	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: 2720 Weisenberger, L. P.

Site Location: 2720 Weisenberger Street Mapsco: 62X

Proposed Use: Mixed Use

Request: From: "A-5" One-Family
To: "MU-1" Low Intensity Mixed Use

Land Use Compatibility: Requested changes are compatible.

Comprehensive Plan Consistency: Requested changes are not consistent. (Technical Inconsistency)

Background:
The applicant is requesting a zoning change to "MU-1" Low Intensity Mixed Use. No specific project has been described, however the proposed lot may be used for detention (storm water runoff) in the overall development of the project if needed.

Site Information:
Owner: 2720 Weisenberger, L. P.
601 W. Main Street
Decatur, Texas 76234
Agent: Jim Schell
Acreage: 0.17
Comprehensive Plan Sector: Arlington Heights
Surrounding Zoning and Land Uses:
North "J" Medium Industrial / proposed mini- warehouse
East "MU-1" Low Intensity Mixed Use / vacant
South "A-5" One-Family / single-family and vacant
West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:
Zoning History: ZC-12-098 approved by City Council 11/12/12 for MU-1 subject property to the east and J certain properties to the north;
ZC-07-144 approved by Council 09/04/07 for single-family and mixed use subject properties to the south
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Weisenberger St	Residential Two-way	Local Road	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Linwood	Linwood Redevelopment Assoc.
Cultural District Alliance	FWISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "MU-1" in order to develop in accordance with the Mixed Use zoning.

Surrounding land uses consist of vacant to the north and east, vacant, single-family to the south and west with vacant lots scattered throughout.

As a result, the proposed zoning for the sites **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as general commercial. This was recently changed to be consistent with the existing auto and related intensive commercial uses in the area. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Encourage mixed use projects in mixed use growth centers, transient oriented developments, and urban villages. (pg. 37)

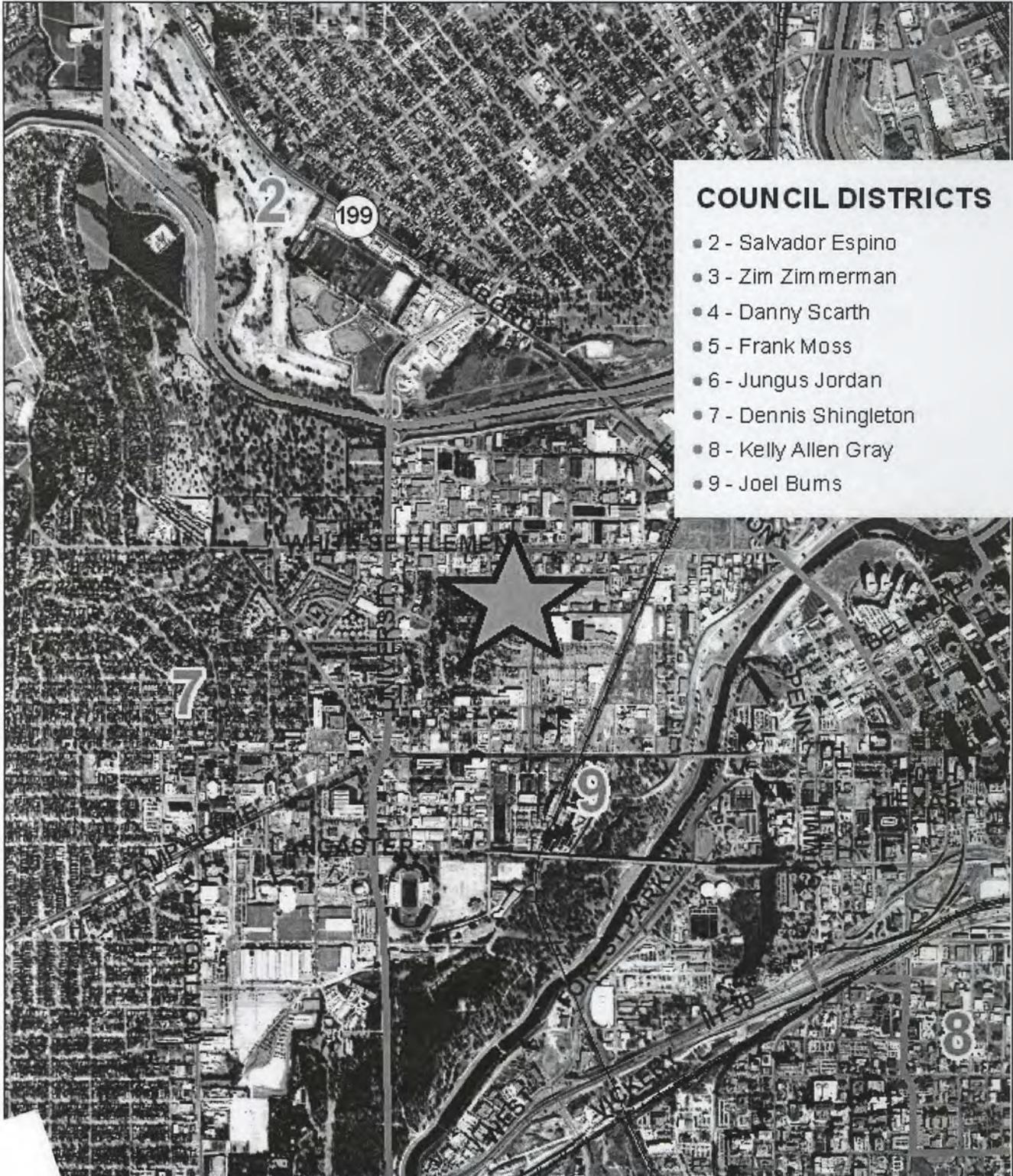
Based on the lack of conformance with the future land use map and the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan and is considered a Technical Inconsistency.

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





Area Zoning Map

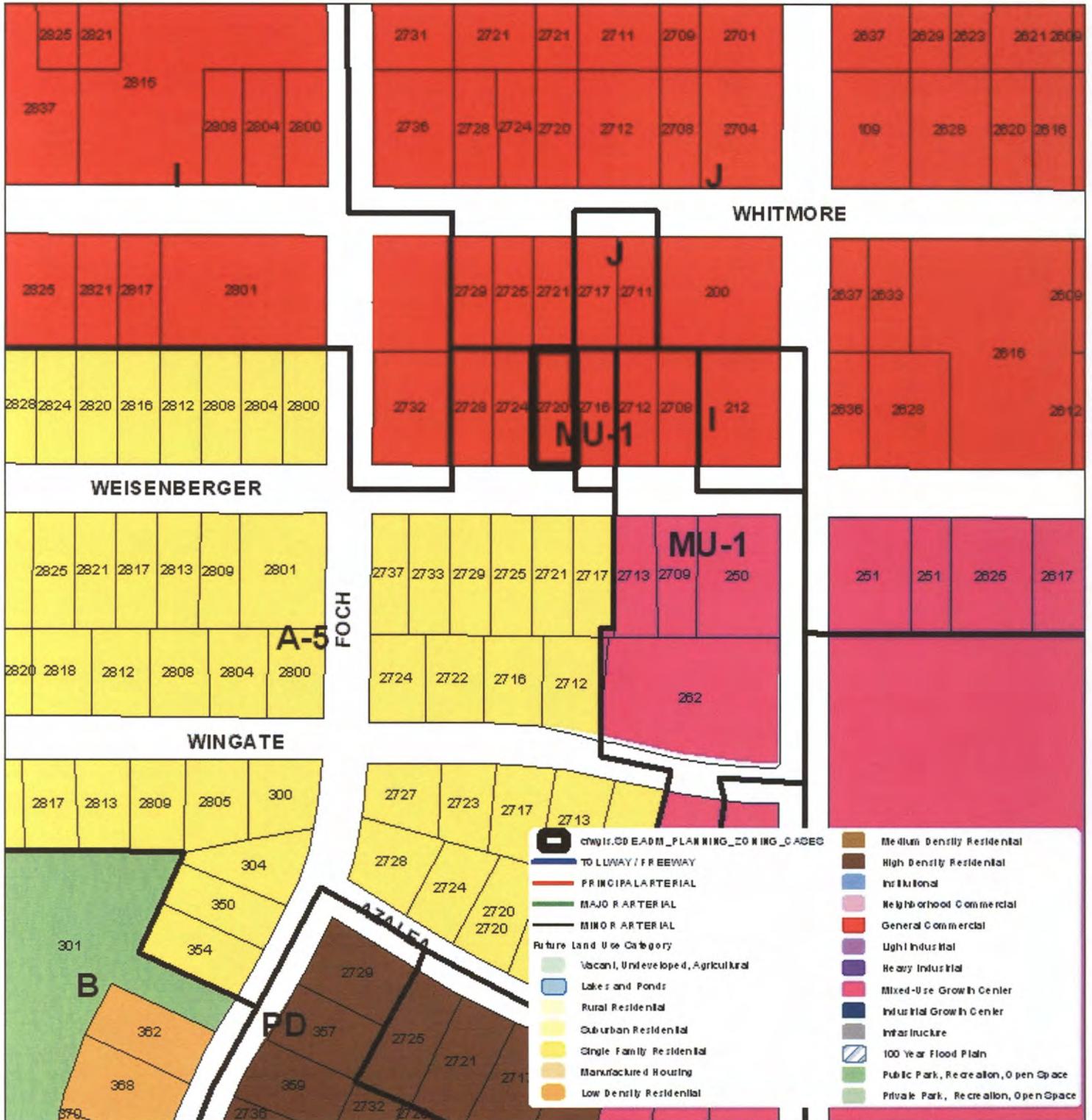
Applicant: 2720 Weisenberger LP
Address: 2720 Weisenberger Street
Zoning From: A-5
Zoning To: MU-1
Acres: 0.17
Mapsc0: 62X
Sector/District: Arlington Heights
Commission Date: 05/08/2013
Contact: 817-392-2495



 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



10. ZC-13-067 Julia Hope Gerald Hood Estate & Lola Webb (CD 2)- 4600 and 4644 Keller Haslet Road (Jose Chirino Survey, Abstract 265, Tracts 10C & 10D, 15.00 Acres): from "A-10" One-Family to "A-5" One-Family

Rick Horn, 1100 Macon Street, Fort Worth, Texas explained to the Commissioners they are requesting A-5 zoning for 5000 square foot lots. He does have a letter of support from the adjacent property owners.

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

<i>Document received for written correspondence</i>				<i>ZC-13-067</i>	
Name	Address	In/Out 300 notification area ft	Position on case		Summary
Tamara Thornton/Timberland HOA	NA	Out		Support	Sent letter in
Brent Springer	NA	Out		Support	Sent letter in
Brenda Braden	NA	Out		Support	Sent letter in
James Whitlow	NA	Out		Support	Sent letter in

11. ZC-13-068 2720 Weisenberger L. P. (CD 9)- 2720 Weisenberger Street (Weisenberger Addition, Block 7, Lot 15, 0.17 Acres): from "A-5" One-Family to "MU-1" Low Intensity Mixed Use

Jim Schell, 500 West 7th Street, Suite 600, Fort Worth, Texas representing Weisenberger L. P. explained to the Commissioners a similar request was before them for properties to the east for a storage warehouse facility. They may need detention in this area for the new development and if so they will use this lot for it. He said the lot next to it is vacant. He also talked with Eva Bonilla and noted there was no opposition.

Mr. Flores asked staff about the ramifications of a detention pond in MU-1. Ms. Burghdoff explained detention can go in any zoning district, it is considered part of the infrastructure. Mr. Schell said if they do need a detention facility they would use this lot so the other lot could be used for the overall development.

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

12. ZC-13-069 LD Texas Investments LLC (CD 2)- 1618 N. Sylvania Avenue (R T Evans Addition, Block 2, Lot 3C, 0.30 Acres): from "A-5" One-Family and "E" Neighborhood Commercial to "PD-833" Planned Development for E uses with warehouse plus parking lot for existing business; site plan included