



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

Owner / Applicant: **LD Texas Investments LLC/Larry Frazier**

Site Location: 1618 North Sylvania Avenue Mapsco: 63/L

Proposed Use: **Parking and maneuvering space for existing office/warehouse**

Request: From: "A-5" One-Family and "E" Neighborhood Commercial

To: "PD-883" Planned Development for all uses in "E" Neighborhood Commercial with warehouse plus parking lot for existing business; site plan included

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

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

Background:

The applicant is requesting a zoning change to "PD 883" for Neighborhood Commercial uses and office and warehouse use. New construction is not proposed and the applicant would like to add additional property directly north for seven (7) new parking spaces, storage, and maneuvering space.

The existing site, which is not part of this zoning request, has approximately 3,500 square feet of office use, 2,800 square feet of warehouse space and an existing 1,043 square foot metal storage building. Alcohol sales are also prohibited for this site.

Site Information:

Owner: LD Texas Investments LLC/Larry Frazier
 1616 North Sylvania
 Fort Worth, TX 76101

Agent: Barry Hudson/Dunaway Assoc.
Acreage: 0.30 ac
Comprehensive Plan Sector: Northeast
Surrounding Zoning and Land Uses:
North "E" Neighborhood Commercial / restaurant, commercial
East "A-5" One-Family / fire station
South PD 883, PD/E plus warehouse, site plan included / warehouse
West "B" Two-Family / single family

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiency is:

1. A 20 foot supplemental setback with bufferyard is required along all portions of the property adjacent to A-5 residential.

Zoning Commission recommended a waiver to the item noted above.

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sylvania Avenue	Minor Arterial	Minor Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Sylvan Heights West	Oakhurst Alliance of Neighbors
Oakhurst	FWISD
Riverside Alliance	

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting a zoning change to PD/E for parking for an existing business. The property located just north of the existing office/warehouse buildings. Surrounding land uses vary with single-family to the west, commercial and restaurant to the north, and a fire station to the east. The addition to the existing site for parking and maneuvering will have minimal impact to the surrounding area and Sylvania Avenue is a minor arterial, which supports commercial uses.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as neighborhood commercial. Auxiliary automotive parking is permitted within commercial districts. The proposed zoning is consistent with the following Comprehensive Plan policy:

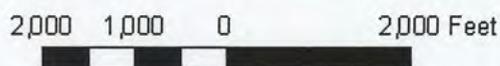
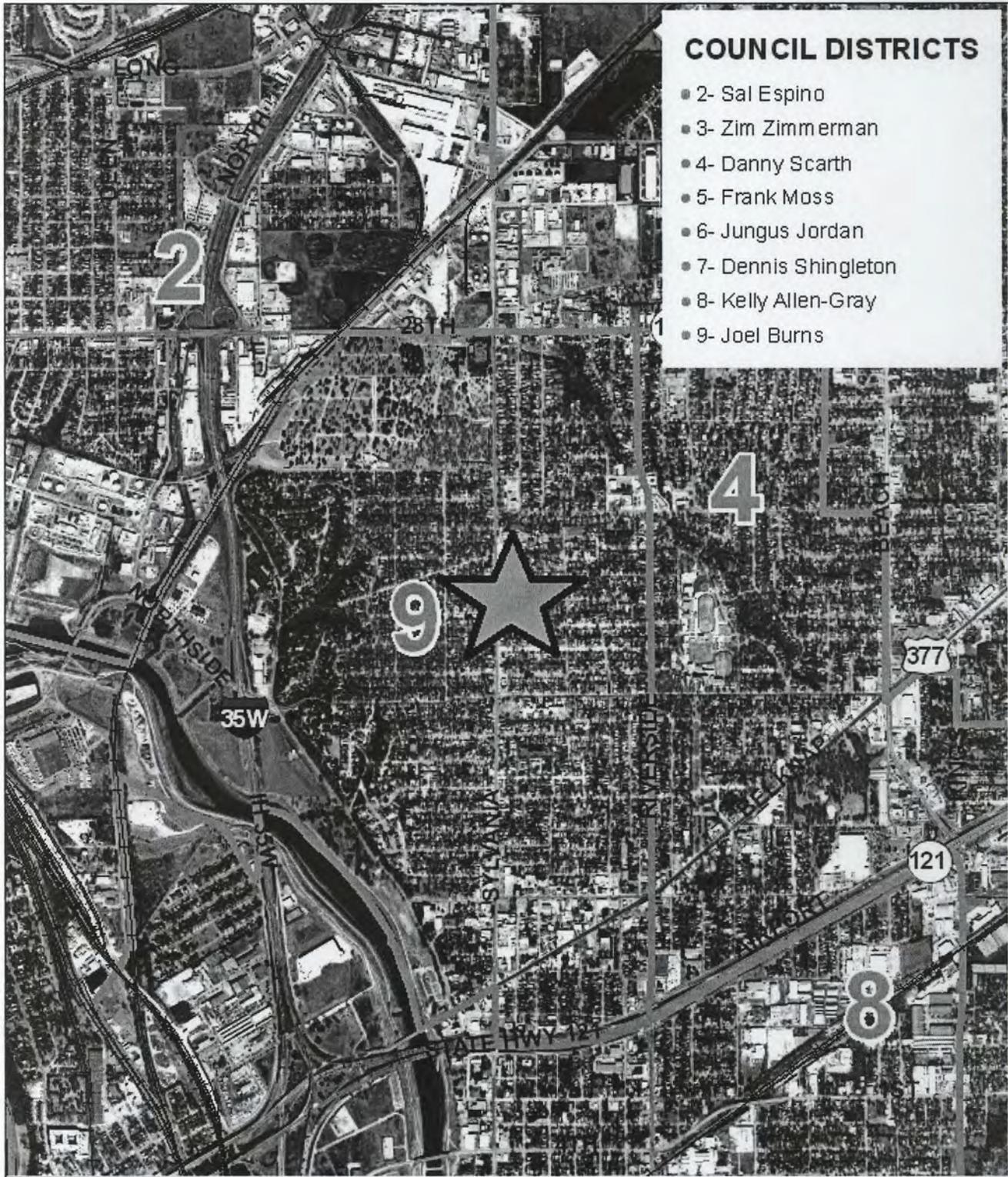
- Promote appropriate infill development of vacant lots, and contaminated sites within developed areas (Pg 38)
- Encourage development type and intensity appropriate to existing or planned street infrastructure

Based on the 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
- Site Plan
- Minutes of the Zoning Commission meeting

Location Map





ZC-13-069

Area Zoning Map

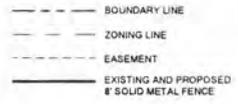
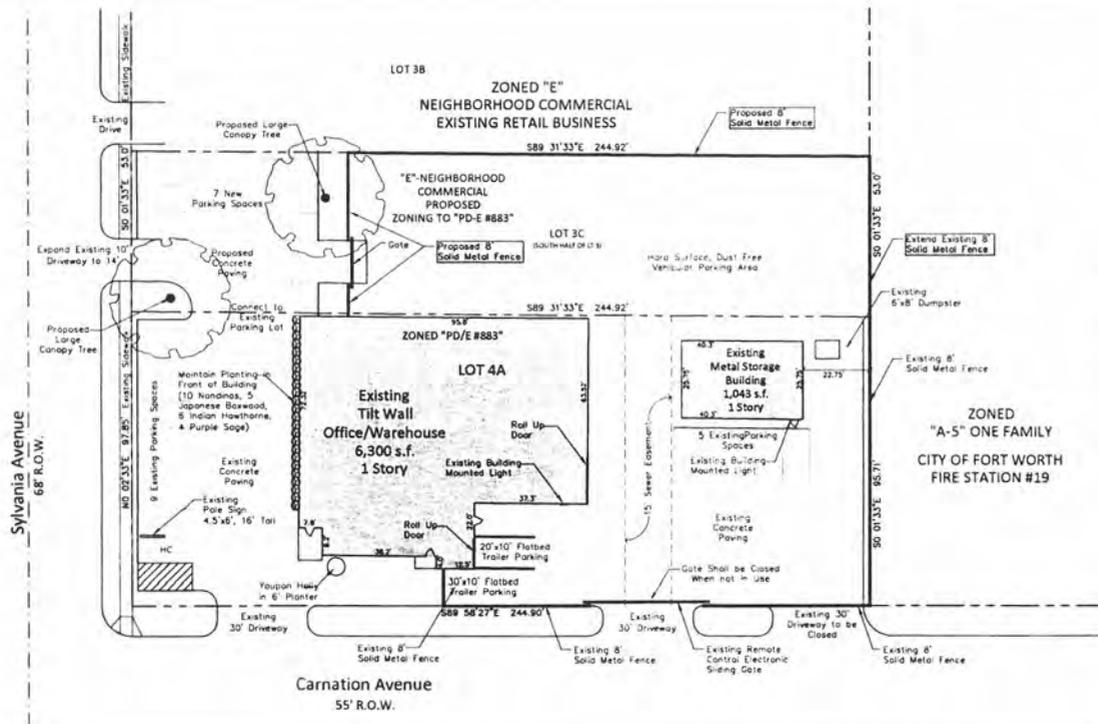
Applicant: LD Texas Investments, LLC
 Address: 1618 N. Sylvania Avenue
 Zoning From: E
 Zoning To: PD 883
 Acres: 0.3
 Mapsco: 63L
 Sector/District: Northeast
 Commission Date: 05/08/2013
 Contact: 817-392-8043



300 Ft. Notification Buffer



RECOMMENDED FOR APPROVAL



- NOTES**
1. 8' METAL SCREENING FENCE, BLACK SUPPORT POSTS WITH GALVANIZED CORRUGATED STEEL WILL SCREEN THE EXISTING LOADING DOCKS, DUMPSTER, AND TRAILER PARKING AREAS FROM THE RESIDENTIAL AREA TO THE SOUTHEAST.
 2. LIMITED ADDITIONAL LANDSCAPING AREAS ARE PROPOSED, PER SECTION 6.301 G, EXEMPTION.
 3. NO ADDITIONAL EXTERIOR LIGHTING IS PROPOSED.
 4. EXISTING POLE SIGN WILL REMAIN.
 5. NO ALCOHOLIC BEVERAGE SALES SHALL BE ALLOWED ON SITE.
 6. SINCE THE ADJACENT LAND USE TO THE EAST IS A CITY OF FORT WORTH FIRE STATION (AND NOT A RESIDENTIAL LAND USE), A WAIVER OF THE 5' BUFFER YARD REQUIREMENT IS REQUESTED ALONG THE EAST PROPERTY LINE.

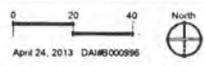
RECEIVED
 APR 25 2013
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This is an expansion of the Commercial Planned Development: "PD/E" #883 approved on Lot 4A on August 3, 2010. This expanded "PD/E" Site Plan includes Lot 3C to provide additional employee and vehicular parking. NO additional buildings are proposed.

LOT 3C, BLOCK 2
 & LOT 4A, BLOCK 2
 R T EVANS ADDITION
 TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 DIRECTOR OF PLANNING AND DEVELOPMENT
 DATE _____
 ZONING CASE # ZC-13-069

DUNAWAY
 680 Bailey Avenue • Suite 400 • Fort Worth, Texas 76102
 Tel: 817.365.1121 • Fax: 817.365.2107
 www.dunaway.com

OWNER
 LD Texas Investments, LLC
 1616 North Sylvania
 Fort Worth, TX 76111
 Attention: Larry Frazier



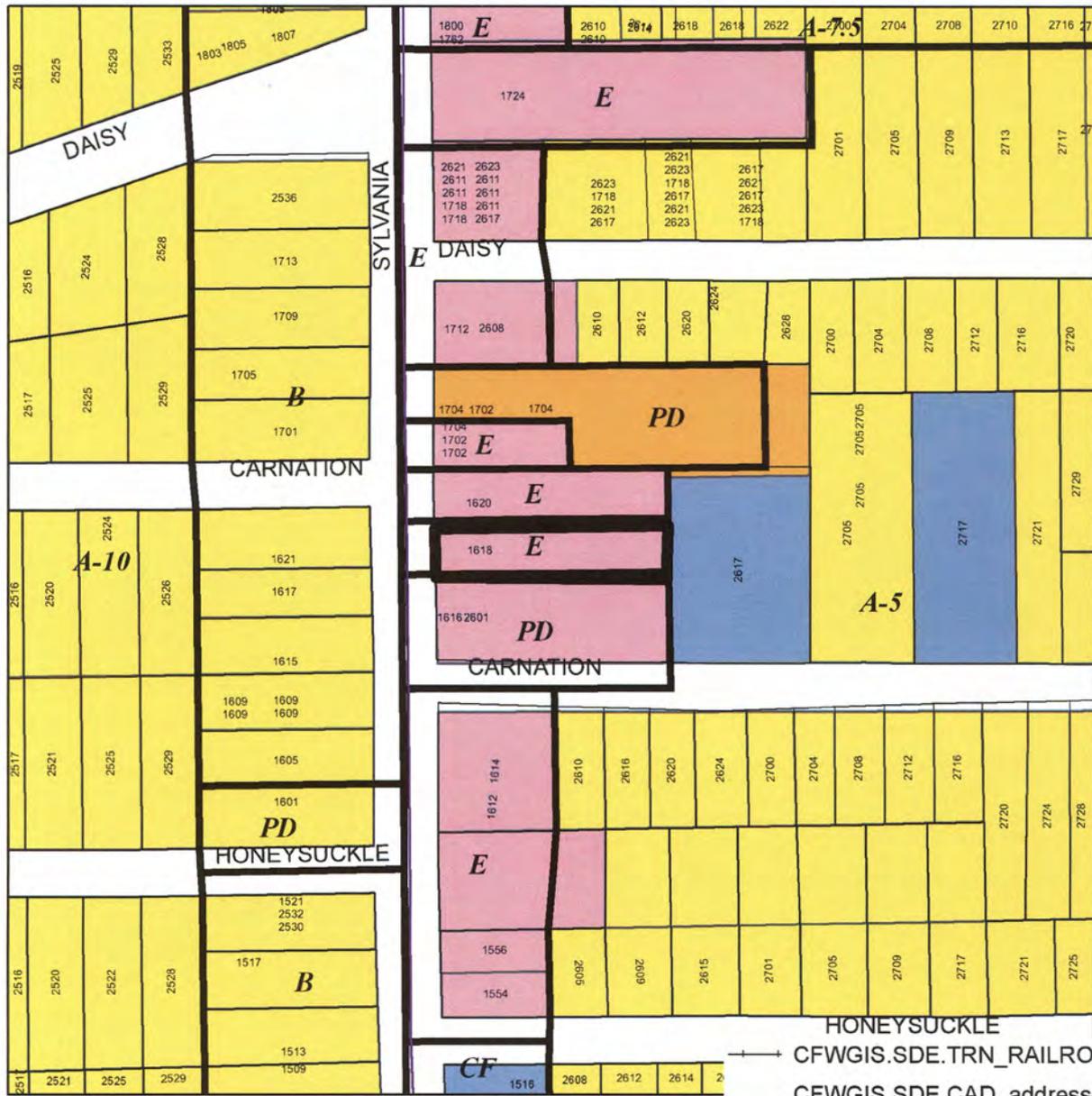
A PLANNED DEVELOPMENT
SITE PLAN FOR
1618 & 1616 N. Sylvania
 "PD/E #883" Site Plan

ZC-13-069



Future Land Use

ZC-13-069



CFWGIS.SDE.TRN_RAILROADS
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- 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
- 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



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.

Document received for written correspondence				ZC-13-067
Name	Address	In/Out 300 ft notification area	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

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas, Fort Worth, representing LD Texas Investments explained to the Commissioners they are expanding an existing business and incorporating this lot into the overall site plan. They are requesting a waiver to the bufferyard requirement adjacent to residential since it is a fire station.

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

<i>Document received for written correspondence</i>				ZC-13-069	
Name	Address	In/Out 300 notification area ft	Position on case		Summary
Walter Barber/Sylvan Heights West NA	NA	Out		Support	Sent letter in

13. ZC-13-070 Boaz Road L. P. (CD 7)- 7401 Bowman Roberts Road, 8000 Boat Club Road, and 6570 W. J. Boaz Road (E A Shultz Survey, Abstract 1439, Tract 1 and 1A, 111.57 Acres): from “AG” Agricultural, “AR” One-Family Restricted, “CR” Low Density Multifamily to “A-5” One-Family and “E” Neighborhood Commercial

Rick Horn, 1100 Macon Street, Fort Worth, Texas representing Boaz Road L. P. explained to the Commissioners they are rezoning to single-family and neighborhood commercial.

Mr. Genua wanted staff to clarify Mr. Horn’s comment. Mr. Horn explained the property along Boat Club Road follows the land use designation for neighborhood commercial. Mr. Genua asked why not ER. Mr. Horn responded by saying E seems to be the most accommodating for retail uses. Ms. Murphy explained to the Commissioners ER zoning has size restrictions and the size of the parcel is too big for the intent of the ER district.

Mr. West asked if he had any contact with adjacent property owners. Mr. Horn said no and was not aware of any opposition. Mr. West said they did receive in their packets two letters of opposition. Mr. West asked if the proposed lots will be the same as what is in the general area. Mr. Horn said yes they will be 5,000 sq. ft. lots.

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

<i>Document received for written correspondence</i>				ZC-13-070	
Name	Address	In/Out 300 notification area ft	Position on case		Summary
Stacey Amanda Childress &	6229 Bush Buck Run	In	Opposition		Sent letter in
Rickey & Yvette Jackson	7317 Little Mohican Dr.	In	Opposition		Sent letter in