



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 9, 2013

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: none

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

Owner / Applicant: **Ronald Reeves**

Site Location: 3551 Tarrant Main Street Mapsco: 55V

Proposed Use: **Residence with Outside Storage**

Request: From: "AG" Agricultural
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus single-family residence; site plan waiver recommended

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

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

Background:

The proposed site is located off of Tarrant Main Street just north of the Trinity Railway Express rail line. The applicant is requesting a zoning change from "AG" Agricultural to "PD/I" Planned Development for all uses in "I" Light Industrial plus a single-family residence. The site currently has large farm equipment and buildings stored outside.

The residence is currently a rental and the owner intends to continue renting the property but is requesting to have the outdoor storage for his items.

Site Information:

Owner: Ronald Reeves
902 Yorkshire Drive
Grand Prairie, Texas 75050

Acreage: 0.77 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North "AG" Agricultural and "I" Light Industrial / vacant and warehouse
- East "I" Light Industrial / vacant warehouse building
- South "I" Light Industrial / industrial and outdoor storage
- West "AG" Agricultural / vacant and outdoor storage

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|---------------------|------------|------------------------------------|
| Tarrant Main | Residential/Two-way | Local Road | No |

Public Notification:

The following organizations were notified:

| Organizations Notified | |
|--------------------------|----------------|
| Eastside Sector Alliance | Fort Worth ISD |

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/I” for Light Industrial use plus a residence with outside storage of equipment and buildings. Surrounding land uses are primarily industrial with some outside storage and vacant to the north, west and south, to the east is a vacant warehouse

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 Light Industrial. The requested zoning change is consistent with the following Comprehensive Plan policies.

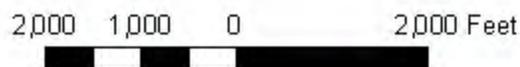
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern (pg. 39)

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
- Minutes of the Zoning Commission meeting

Location Map





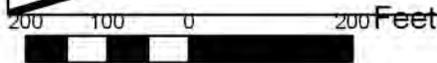
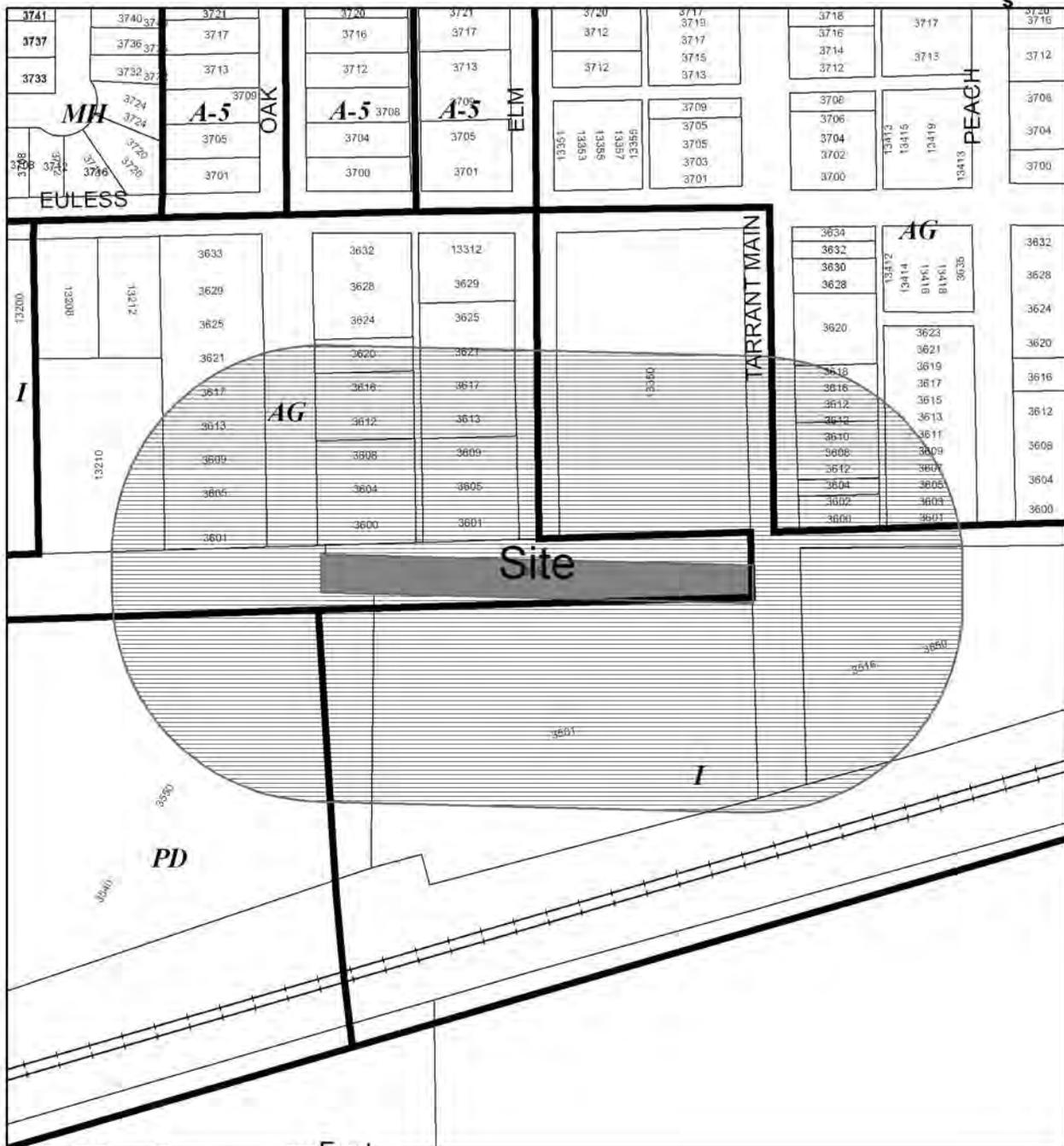
ZC-13-072

Area Zoning Map

Applicant: Ronald Reeves
 Address: 3551 Tarrant Main St
 Zoning From: AG
 Zoning To: PD for all uses in "I" Light Industrial plus single family residence
 Acres: 0.77
 Mapsco: 55V
 Sector/District: Eastside
 Commission Date: 06/12/2013
 Contact: 817-392-2495



300 Ft. Notification Buffer





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

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



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011



Aerial Photo Map



2. ZC-13-063 Harold James Hamilton (CD 5) 2002 Stalcup Road (Hollywood Hills Addition, Block 5, Lot 27A , 0.09 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

Harold Hamilton, 6320 Willard Road, Fort Worth, Texas owner of the property explained to the Commissioners the property was zoned neighborhood commercial at one time and rezoned to A-5. He mentioned he had a restaurant there for several years as well as a barber shop.

Dana Burghdoff tried to explain to the applicant what she thought may have happened to his property several years ago. The property was zoned B but a Certificate of Occupancy was given for the commercial uses. The property was rezoned to A-5 during the recent Council initiated rezoning to be consistent with the current zoning.

Motion: Following a brief discussion, Mr. Ferrell recommended approval of the request, seconded by Mr. West. The motion carried unanimously 8-0.

3. ZC-13-072 Ronald Reaves (CD 5) –3551 Tarrant Main (John Heirs Childress Survey, Abstract 249, Tract 1A01, 0.77 Acres): from “AG” Agricultural to “PD/I” Planned Development for “I” Light Industrial plus single-family residence; site plan waiver requested

Ronald Reaves, 902 Yorkshire Drive, Grand Prairie, Texas property owner explained to the Commissioners he has owned the property for several years and has always stored some farm equipment and a truck at the back of the lot. He also has a couple of storage boxes. He did explain he is keeping the residence for his security. Mr. Reaves did hand in a petition from property owners in support.

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

4. ZC-13-073 Hudson Services Inc. (CD 7) – 3010 Keller Hicks Road (Williams McCowen Survey, Abstract 999, Tract 12A04, 0.54 Acres): from “MH” Manufactured Housing to “E” Neighborhood Commercial

Don Hudson, 3010 Keller Hicks Road, Fort Worth, Texas property owner explained to the Commissioners they would like to use the property for an office. He displayed some pictures of the surrounding uses.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

5. ZC-13-074 Francisco Javier Medina (CD 2) – 1300 Harrington (North Fort Worth Addition, Block 70, Lot 22, 0.20 Acres): from “A-5” One-Family to “ER” Neighborhood Commercial Restricted