



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 9, 2013

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 7-0-1

Opposition: none

Continued Yes ___ No X
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Francisco Medina

Site Location: 1300 Harrington Avenue Mapsco: 62P

Proposed Use: Barbershop and hair salon

Request: From: "A-5" One-Family
To: "ER" Neighborhood Commercial Restricted

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

Comprehensive Plan Consistency: Requested change **is not consistent (Minor Boundary Adjustment).**

Background:

The proposed rezoning site is located at the intersection of Northside Drive and Harrington Avenue. The applicant is proposing to open a barbershop and hair salon on this site. The site was rezoned from "E" Neighborhood Commercial to "A-5" One-Family as part of La Nueva Northside Neighborhood, which surrounds and includes the subject. The case was approved March 8, 2011.

The site was noted as a residential use in 2010, when the rezoning process for the larger Northside neighborhood began. In 2011, "A-5" One-Family zoning was approved to remove the non-conforming status of the residential use and to be in accordance with the Comprehensive Plan. Single family residential uses are found surrounding the proposed rezoning site on three sides with limited commercial uses to the south, across Northside Drive. The existing building maintains its original residential architecture, with no commercial landscaping, transitional buffers, signage, or on-site parking. The site's most recent building permits for commercial uses were not acted upon and subsequently expired.

"ER" Neighborhood Commercial Restricted zoning is intended to be a transitional district between residential uses and commercial areas for limited commercial, institutional, and office uses serving the immediate neighborhood. Alcoholic beverage sales are prohibited. Commercial uses are first allowed by right in the "ER" Neighborhood Commercial Restricted district, accommodating a limited intensity of uses, hours of use, and influx of traffic. The current access to the subject would be from Northside Drive. The location of the driveway should be given careful consideration to account for the adjacent alley and limited sight distance on Northside Drive.

The site currently contains a vacant building, with no additional landscaping and no on-site parking. The building is approximately 1,200 square feet, which would require five on-site parking spaces.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

Based on the conformance with policies stated above, the proposed zoning **is not consistent** (Minor Boundary Adjustment) 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



2,000 1,000 0 2,000 Feet



Area Zoning Map

Applicant: Francisco Medina
 Address: 1300 Harrington Avenue
 Zoning From: A-5
 Zoning To: ER
 Acres: 0.21
 Mapsco: 62P
 Sector/District: Northside
 Commission Date: 06/12/2013
 Contact: 817-392-8190



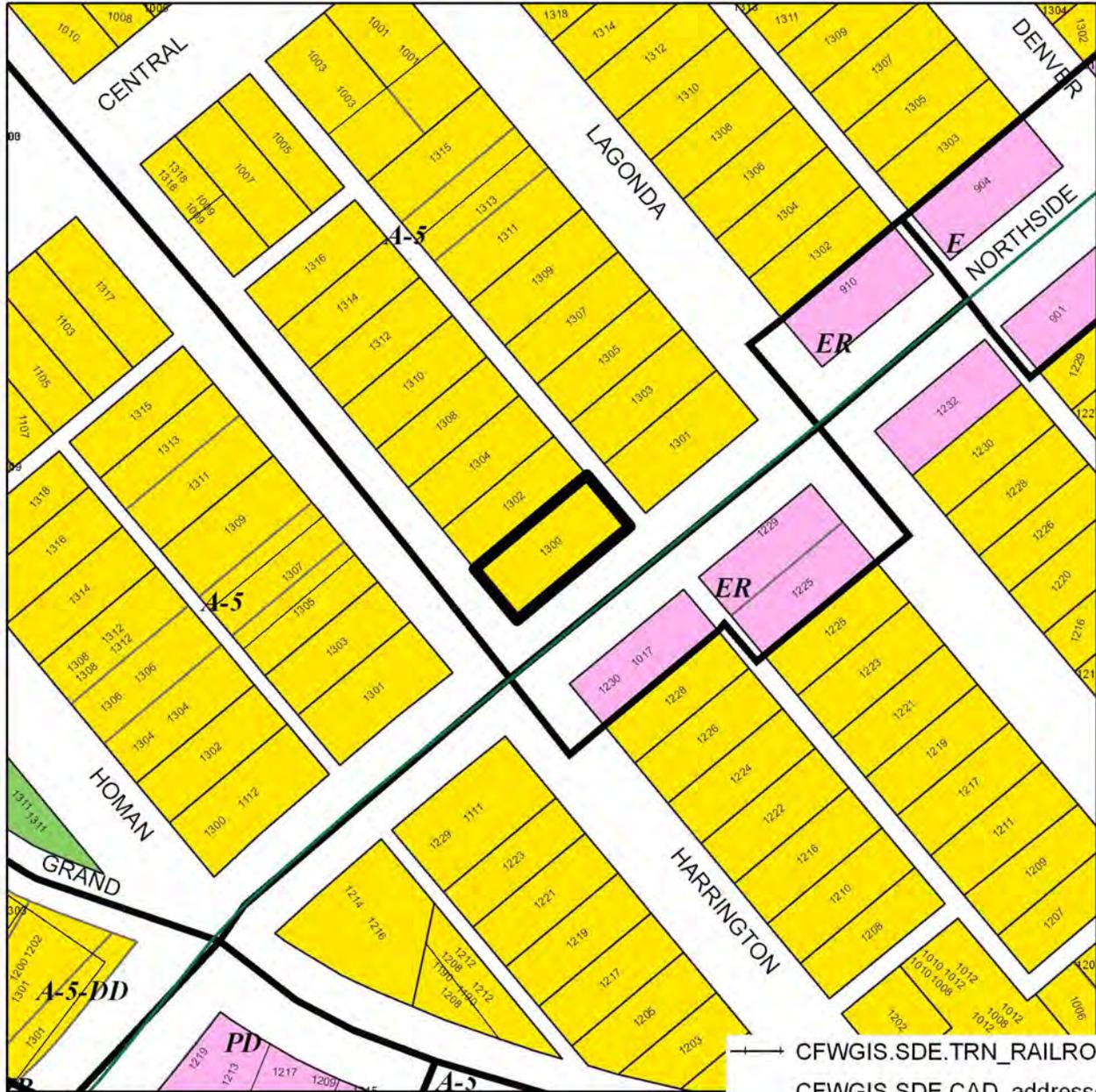
300 Ft. Notification Buffer





Future Land Use

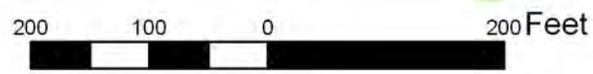
ZC-13-074



- 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

- 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



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

Luis Galindo, 306 W 7th Street, Fort Worth, Texas representing Francisco Medina explained to the Commissioners the use would not be inconsistent with the surrounding uses.

Mr. West asked whom he has contacted in the neighborhood. Mr. Galindo said his client met with the neighbors and it is his understanding there is no opposition. Mr. West read into the record a letter of support from the Northside Neighborhood Association.

Mr. Genua asked what he intended on doing for parking. Mr. Galindo said they will have to get variances for the parking. Mr. Genua asked if there will be any lighting issues to surrounding properties. Mr. Galindo said no.

Motion: Following brief discussion, Mr Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried 7-0-1 with Mr. Flores recusing.

6. ZC-13-075 Sanders Family Partnership/Royce Sanders (CD 5) 3912 Euless South Main Street (GW Couch Survey, Abstract 279, Tract 2C01, 0.60 Acres): from “AG” Agricultural to “I” Light Industrial

Billy Sanders, 1317 Sarah Brook, Keller, Texas property owner explained to the Commissioners they would like to rezone this parcel to “I” like the rest of their property. They thought this property had been included in the prior zoning.

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

7. ZC-13-077 Industrial Developments International Texas LP (CD 7)- 16100 block Three Wide Drive (Richard Matany Survey, Abstract No 878 and James Smith Survey, Abstract No 1149, 9.70 Acres): from “AG” Agricultural to “I” Light Industrial

Eddie Eckart, 2405 Mustang Drive, Grapevine, Texas representing Industrial Developments International Texas LP explained to the Commissioners they are annexing and rezoning the remainder of their property for a 700,000 square foot industrial warehouse distribution center. The property is just south of the new GE building.

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

8. ZC-13-078 Bell Helicopter Textron Inc. (CD 5)- 800 Block SH 10 E. Hurst (AB Howerton Survey, Abstract 677, 22.12 Acres): from “A-5” One-Family and “MU-1” Low Intensity Mixed Use to “PD-588” Planned Development/Specific Use for the following uses: day care center; government office facility; health Services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices convenience store; parking area or