



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 6, 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: **First Financial Bank**

Site Location: 1000 Forest Park Boulevard Mapsco: 76K

Proposed Use: **Commercial**

Request: From: "I" Light Industrial

 To: "G" Intensive Commercial

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency).**

Background:

The subject property is located on the corner of Rosedale Street and Forest Park Blvd. The applicant is proposing a zoning change from "I" Light Industrial to "G" Intensive Commercial in order to construct a bank and office building. The site is currently vacant and has a Neighborhood Commercial future land use designation.

Banks and offices are allowed in both "I" Light Industrial and "E" Neighborhood Commercial, however these categories only allow a maximum height of 45 ft. The applicant is asking for "G" Intensive Commercial in order to have additional flexibility with height and allow possibly a four (4) story building.

The proposed site is located on two major arterials and is near the future Chisholm Trail Parkway. It is also across the street from the Midtown development, which has several multistory hotels, restaurants, and offices. The proposed intensive commercial use is appropriate at the intersections of major arterials and freeways.

Site Information:

Owner: First Financial Bank
 101 N. Main Street
 Weatherford, TX 76086

Agent: Tom Malone-TMA-CHA Architects
Acreage: 1.37 acres
Comprehensive Plan Sector: TCU/Westcliff
Surrounding Zoning and Land Uses:
 North "J" Medium Industrial / vacant, Rail ROW

East "PD 558" for PD/MU2, site plan required / Midtown – commercial hotels, and restaurants
 South "E" Neighborhood Commercial; "A-5" One-Family / commercial, residential
 West "I" Light Industrial; "J" Medium Industrial / vacant, electric substation

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Rosedale Street	Major Arterial	Major Arterial	No
Forest Park Blvd.	Major Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Mistletoe Heights	Southside Preservation Association
FW Downtown Neighborhood Alliance	FWISD
Fort Worth South, Inc.	

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting a zoning change to "G" Intensive Commercial. Surrounding land uses vary with rail ROW to the north, vacant land and electric substation to the west, Midtown development to the east, and commercial and residential to the south. The site is located at the intersection of two major arterials and across the street from a major multistory commercial development.

Based on surrounding land uses and existing infrastructure, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as neighborhood commercial. While the proposed commercial development is not consistent with this designation, the property is located at the intersection of two major arterials, which is a proper location for intense commercial uses. The policies below apply to this development:

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways (pg. 40)

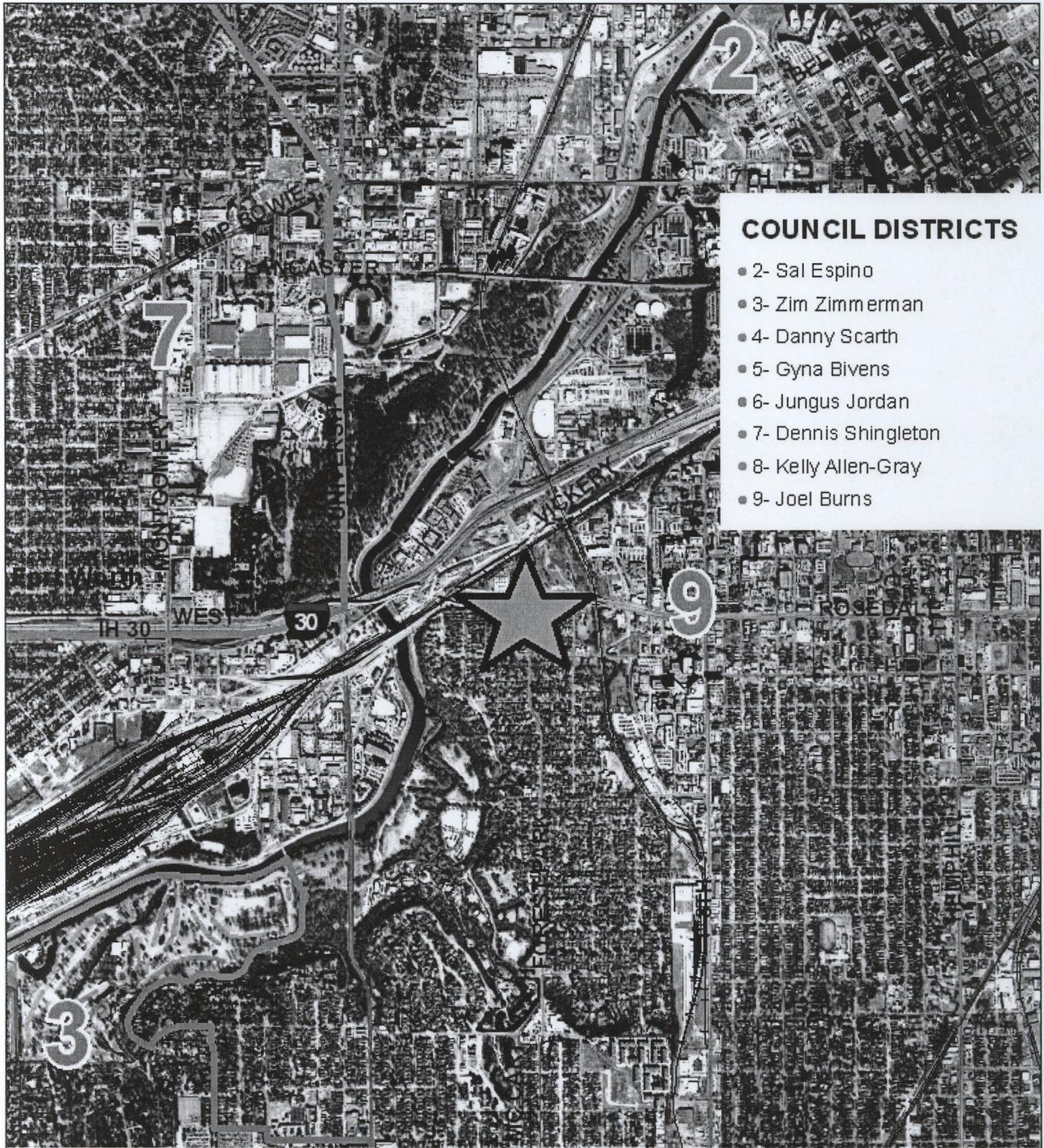
Due to the neighborhood commercial designation, the zoning change request **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Location Map



COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns



2,000 1,000 0 2,000 Feet

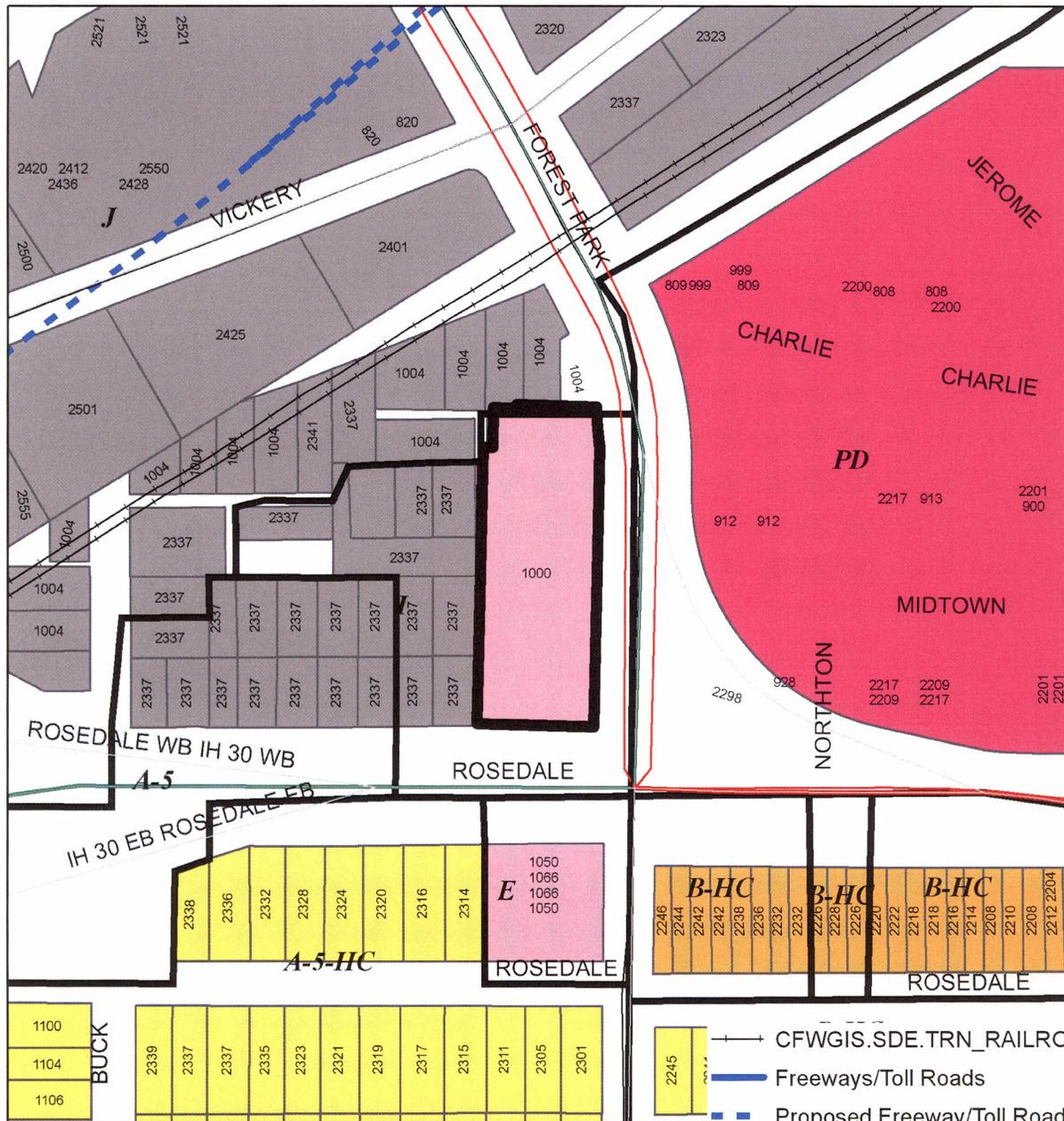




1000 Forest Park Boulevard

Future Land Use

ZC-13-086



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road

- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

- FLD_ZONE**
- Floodplain



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 5, 2013.



Aerial Photo Map



City of Fort Worth, Texas
Zoning Commission
July 10, 2013–Meeting Minutes

Present:

Ann Zadeh, Chair, District 1
Carlos Flores, District 2
Robert West, District 3
Charles Edmonds, Jr., District 4
Hugh Ferrell, District 5
Namon Hollis, District 6
Nick Genua, District 7
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Beth Knight, Senior Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

None

I. Public Hearing – 10:00 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Genua, seconded by Mr. Hollis, on a vote of 9-0, voted to approve as amended the Zoning Commission minutes of the June 12, 2013 meeting

Video on individual cases can be viewed at the following website.
http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. New Cases

1. ZC-13-086 First Financial Bank (CD 9) 1000 Forest Park Boulevard (North Mistletoe Addition, Block 1, Lot 1-R, 1.37 Acres): from “I” Light Industrial to “C” Intensive Commercial

The applicant was not present to discuss the case. On a motion by Mr. Genua, seconded by Ms. Conlin, voted to move the case to the end of the agenda.

The case was called at the end of the agenda; the applicant was not present.

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

2. ZC-13-087 LPM Holdings LLC (CD 3) 3101 Merrick Avenue (Chamberlain Arlington Heights 1st, Block 174, Lot 13, 0.21 Acres): from “B” Two-Family to “C” Medium Density Multifamily

Renee Franklin, 3101 Merrick Street, Fort Worth, Texas owner of the property explained to the Commissioners she is requesting C zoning.