



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 6, 2013

Council District 8

Zoning Commission Recommendation: Approval by a vote of 9-0	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes <u>X</u>	No ___
	Council Initiated	Yes ___	No <u>X</u>
Opposition: none			

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 3017 Booker Street Mapsco: 63Z

Proposed Use: Neighborhood Commercial

Request: From: "J" Medium Industrial
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

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

Background:

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site contains a vacant structure and located on the corner of Booker Street and Riverside Drive.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 0.25 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / single-family
- East "J" Medium Industrial / industrial, parking
- South "J" Medium Industrial / industrial
- West "J" Medium Industrial / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Riverside Drive	Major Arterial	Major Arterial	No
Booker Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
United Riverside	Riverside Alliance
Neighborhoods of East Fort Worth	United Riverside Rebuilding Corporation
Streams & Valleys (West Fork Trinity River)	FWISD
East Fort Worth Business Assoc.	

Development Impact Analysis:

1. Land Use Compatibility

Surrounding land uses vary with single-family to the north and west, and industrial both south and east. The proposed site is located along a major arterial and the "E" Neighborhood Commercial will provide a buffer to more intense uses close to the site. As a result the proposed zoning is **compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as single-family. Based on the lack of conformance with the future land use map, the proposed zoning is **not consistent (Technical Inconsistency)** with the Comprehensive Plan.

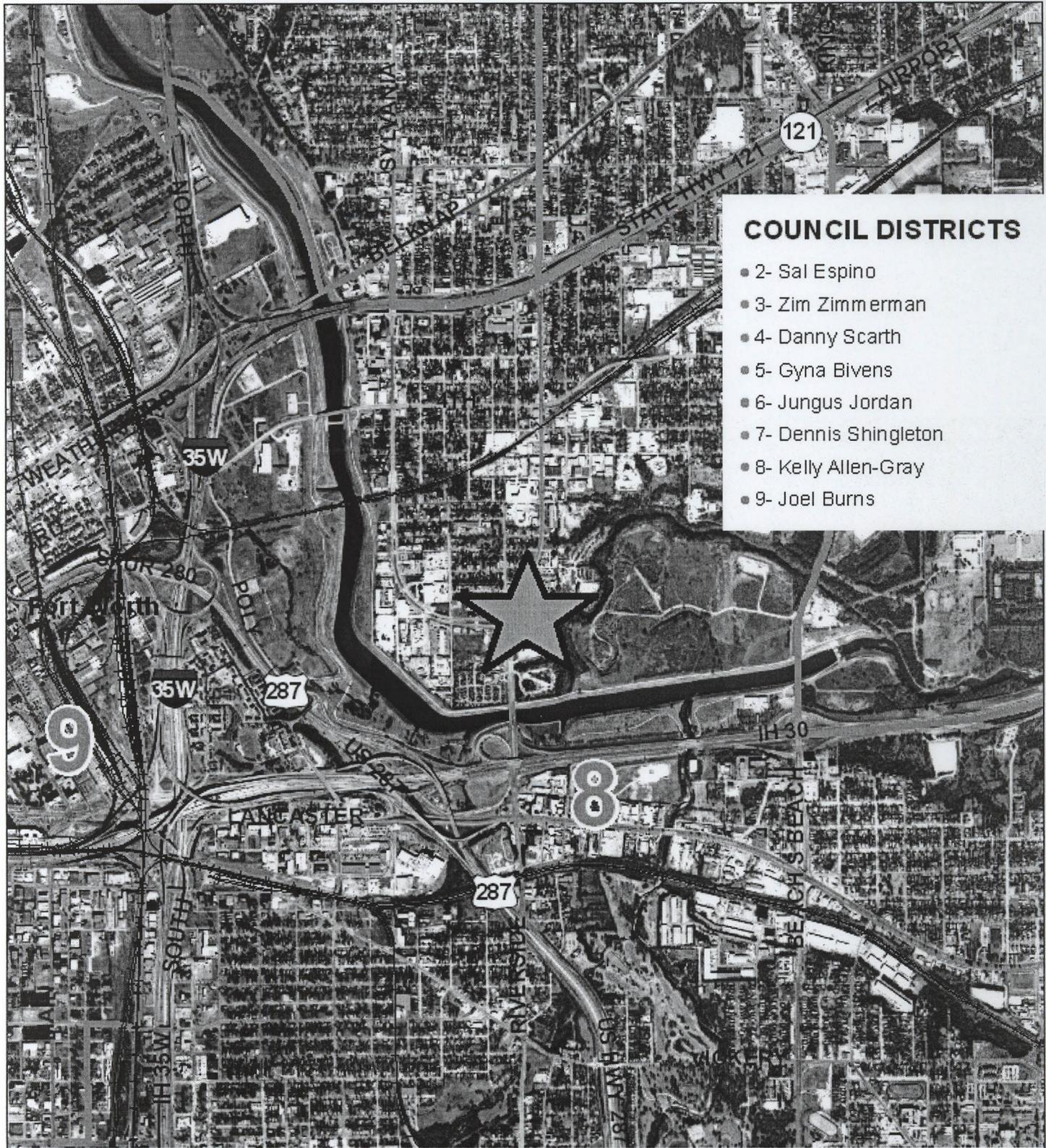
However, due to the road classification of Riverside Drive and intensive non-residential uses across the street and to the south, a review of the future land use classification is necessary.

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 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



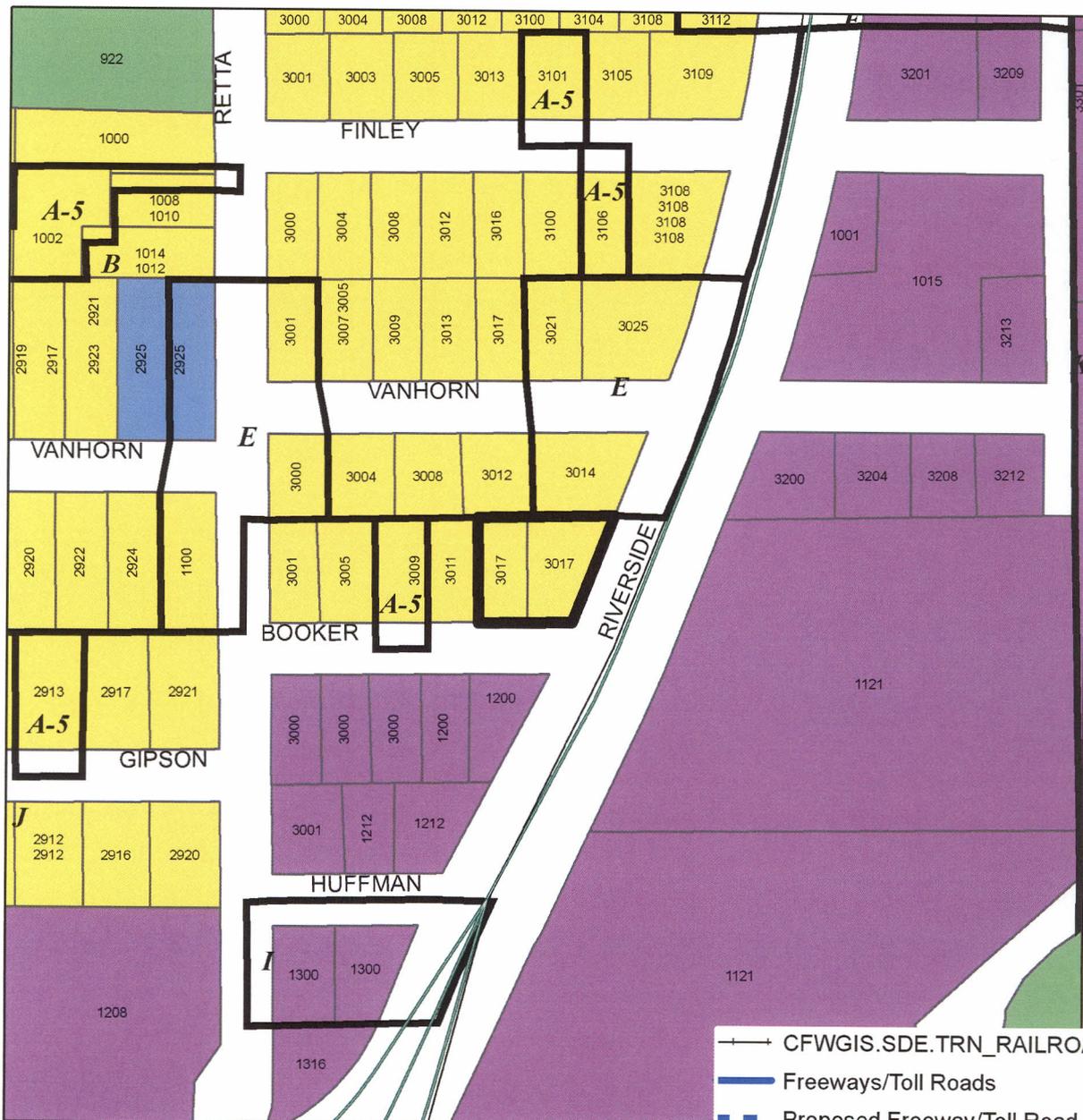
FORT WORTH



3017 Booker Street

Future Land Use

ZC-13-105



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

- 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

- 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.





3017 Booker Street

ZC-13-105

Aerial Photo Map



200 100 0 200 Feet

A horizontal scale bar with markings at 0, 100, and 200 feet. The bar is black with white markings and text.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

20. ZC-13-105 City of Fort Worth Planning & Development (CD 8) – 3017 Booker Street (Lincoln Place Addition, Block, Lots 25 & 26, 0.25 Acres): from “J” Medium Industrial to “E” Neighborhood Commercial

Phyllis Allen, 2707 Ennis Avenue, Fort Worth, Texas spoke in support. She wanted clarification on which property it was. Ms. Murphy explained how staff identifies existing land uses.

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

21. ZC-13-106 Cameron Schoepp, Terri Thornton and G. & J. Voigt (CD 7) – 3301, 3305, and 3317 W. 4th Street (William J. Bailey Addition, Block 14, Lots 1 thru 5, 0.69 Acres): from “C” Medium Density Multifamily to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus art gallery with waivers to parking and a fence in the front yard; site plan waiver requested

Cameron Scheopp, 3308 W. 4th Street, Fort Worth, Texas explained to the Commissioners they are requesting to add an art gallery in this area. He narrated a presentation explaining some of their art work and what they are proposing. Mr. Scheopp said it would be an 80 square foot vitrine that would display art on a vacant lot. He contacted all the adjacent neighbors who were in support of the project.

Mr. Genua asked staff how the City defines art. Ms. Burghdoff said in this instance he wants to display a structure that would require a building permit. A free standing sculpture would be permitted to be displayed in anyone’s front yard as long as you didn’t exceed the height limit of the district.

Mr. Flores asked staff about any signage that would be permitted. Ms. Burghdoff said C zoning has its own requirements for signage.

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

22. ZC-13-107 Richard Young (CD 6) – 5700 McCart Avenue (Southwest Hills Addition, Block 5, Lot 1RB, 0.48 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto sales and repair; site plan included