



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 7, 2013

Council District 9

Zoning Commission Recommendation: Approval by a vote of 8-0	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>
Opposition: none			

Owner / Applicant: Raul Guitierrez Mendez

Site Location: 3441 Stuart Drive Mapsco: 91A

Proposed Use: Single-family

Request: From: "IP" Industrial Park (Inactive District)

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

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

Background:

The applicant is requesting a zoning change from "IP" Industrial Park to "A-5" One-Family for a single-family home. The IP district is no longer in use, but properties with the zoning designation must adhere to the regulations.

The subject property is surrounded to the north and south by vacant tracts with industrial uses across the alley to east. A residential subdivision surrounds the site both west and south. Surrounding lots are platted for single-family homes and the development of industrial uses would likely require assemblage of land and variances due to the proximity of single-family districts. A lone single-family district and home are located two lots north of the site. New additional single-family homes on the eastern side of Stuart Drive would complement the existing neighborhood and buffer nearby industrial uses.

Site Information:

Owner: Raul Guitierrez Mendez
3312 St. Louis
Fort Worth, Texas 76110

Agent: Deyanara E. Mendez

Acreage: 0.1 ac.

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "IP" Industrial Park / vacant
- East "I" Light Industrial / single-family, outdoor storage, industrial
- South "IP" Industrial Park / vacant
- West "A-5" One-Family / 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)
Stuart Drive	Residential	Residential	No
Biddison Street	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Worth Heights*	Neighbors Working Together
Brentmoor	Southeast Fort Worth Inc.
United Communities Association	FWISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "A-5" single-family. Surrounding land uses consist of single-family to the west, vacant land and a single-family to the north, vacant land to the south and industrial uses with outdoor storage to the east. The proposed zoning will provide a buffer to industrial uses to the east and the same zoning as the western side of the Stuart Street.

The proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as light industrial. The proposed zoning is not in conformance with the future land use map, and **is not consistent** with the Comprehensive Plan. However, a case can be made to revise the comprehensive plan for the eastern blockface of Stuart Drive to include residential uses and therefore would be considered a **Minor Boundary Adjustment**. Current lot sizes are platted for single-family homes and industrial zoning will be difficult to build. Assemblage of land would most likely be required, due to setbacks and proximity to single-family within the blockface. The requested zoning change is consistent with the following Comprehensive Plan policies:

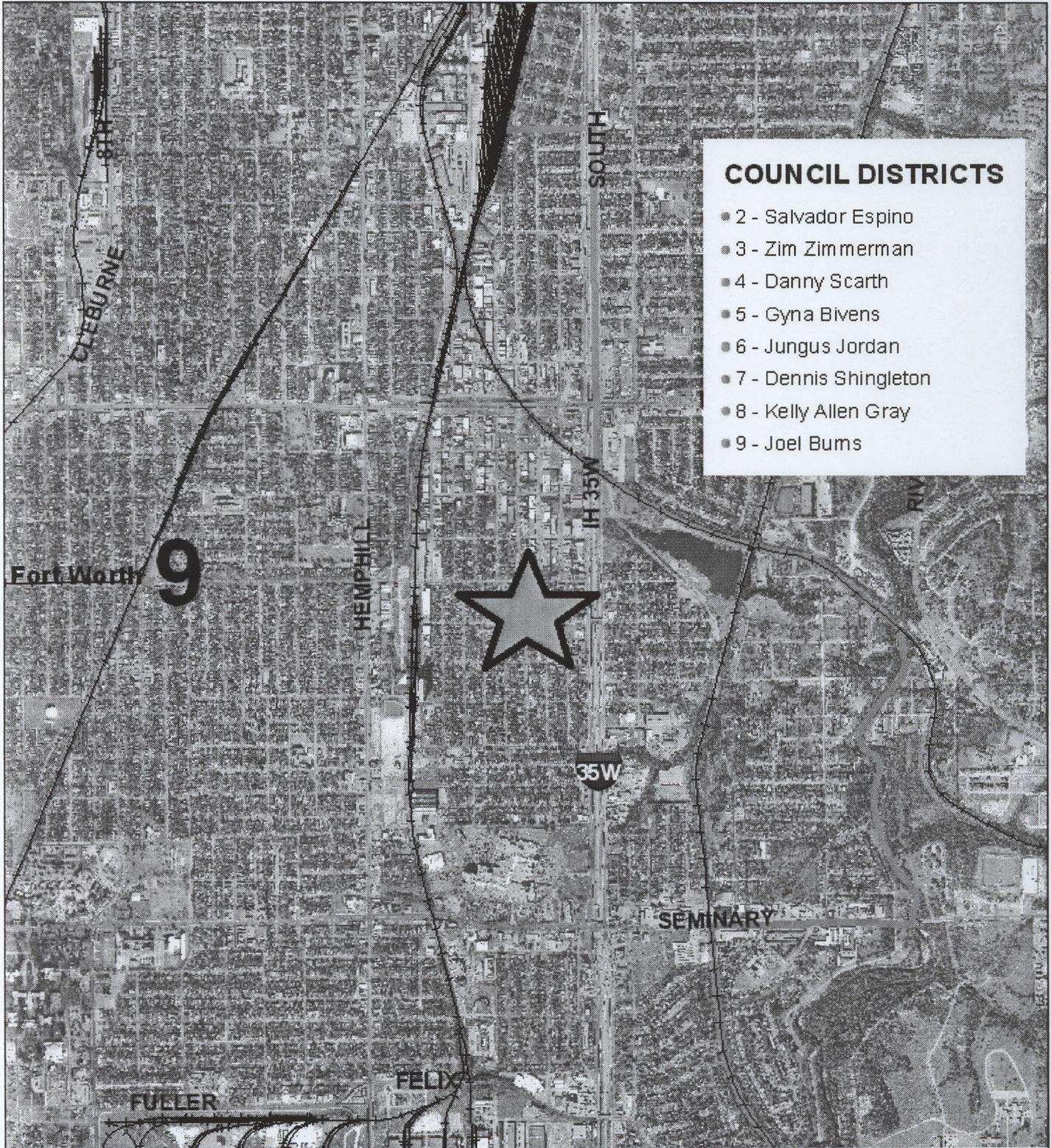
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)
- Locate single-family homes adjacent to local or collector streets. (pg. 39)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

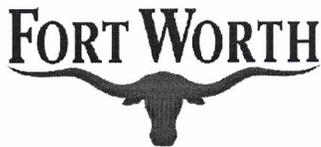
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Location Map



2,000 1,000 0 2,000 Feet





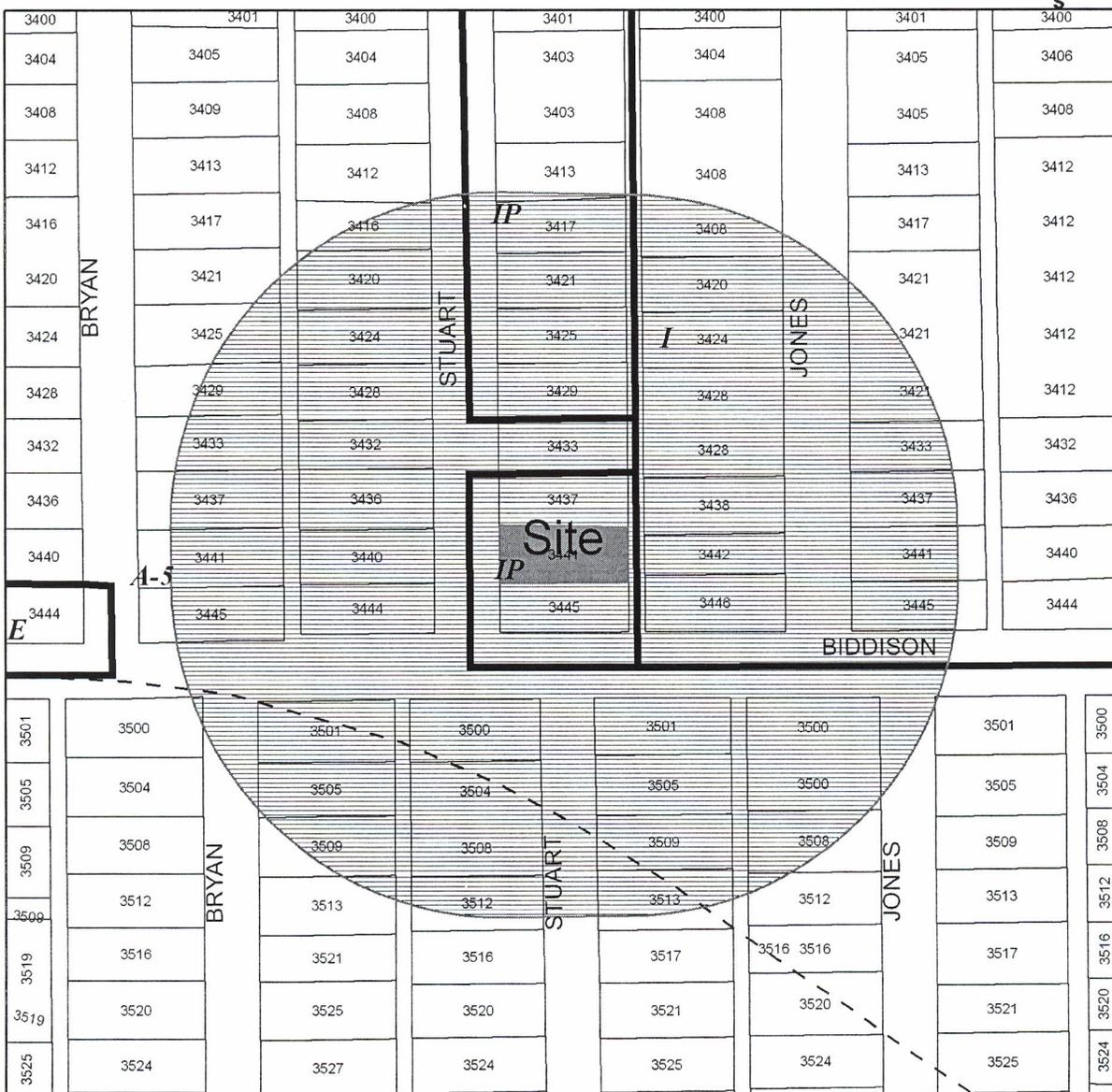
ZC-13-125

Area Zoning Map

Applicant: Raul Guitierrez Mendez
 Address: 3441 Stuart Drive
 Zoning From: IP
 Zoning To: A-5
 Acres: 0.13894127
 Mapsco: 91A
 Sector/District: Southside
 Commission Date: 9/11/2013
 Contact: 817-392-8043



300 Ft. Buffer

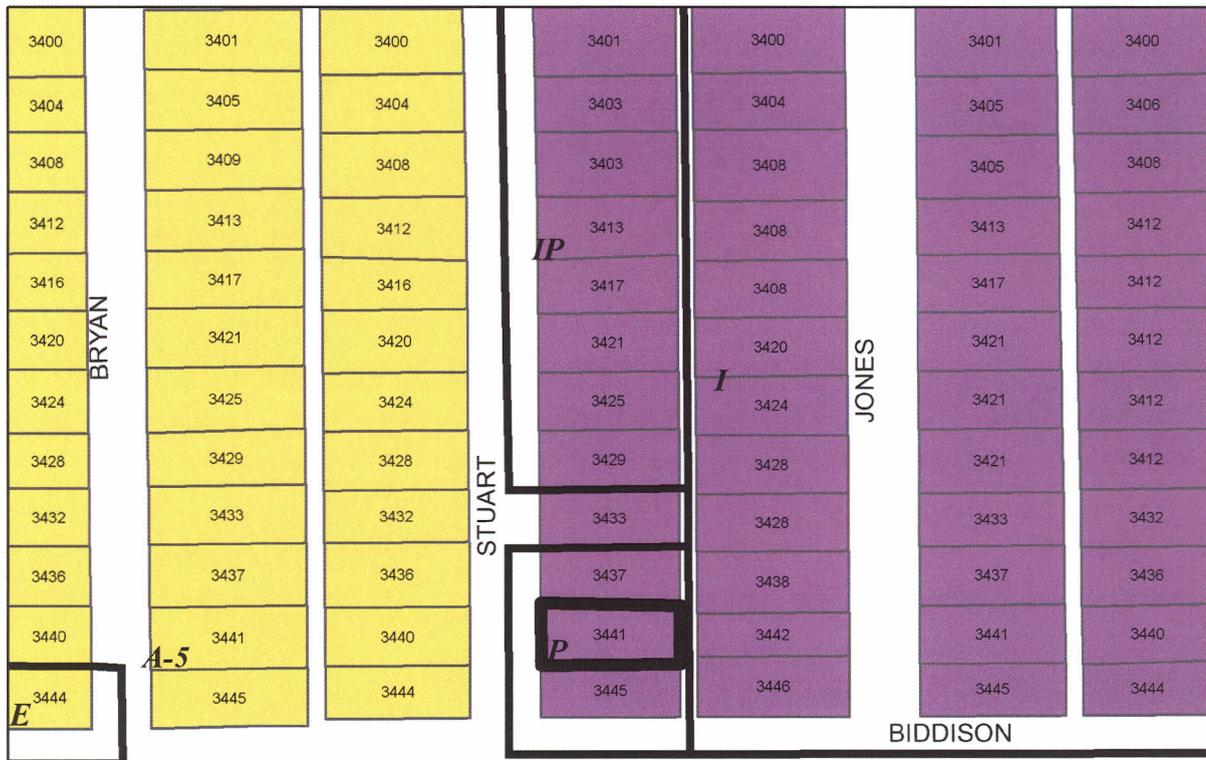




3441 Stuart Drive

Future Land Use

ZC-13-125



- 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

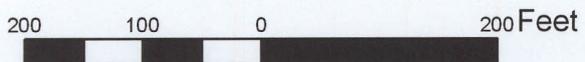
- FLD_ZONE**
- Floodplain



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



- **Sections 4.800 “Nonresidential District Use Table” and 4.1200 “Form Based Districts Use Table” to clarify that line compressors are permitted by right in Industrial Districts and by Planned Development District**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the change to the text.

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

8. ZC-13-125 Raul Guitierrez Mendez (CD 9)- 3441 Stuart Drive (Ryan & Pruitt Addition, Block 58, Lot 11, 0.14 Acres): from “IP” Industrial Park to “A-5” One-Family

Deynanara Mendez, 3312 St. Louis Avenue, Fort Worth, Texas property owner explained to the Commissioners they want to build a single-family house.

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

9. ZC-13-126 Garland All Storage Assoc. LTD (CD 5)- 2941-2969 Precinct Line Road (River Trails All Storage Addition, Block A, Lot 3, 1.44 Acres): from “PD-627” Planned Development for all uses in “E” Neighborhood Commercial plus mini-warehouse with open and covered parking, and excluding the following uses: liquor or package store, tattoo parlor, pawn shop, massage parlor; site plan required to Amend “PD-627” Planned Development to allow for a liquor or package store; site plan included

Coy Quine, 301 S. Sherman Street, Richardson, Texas representing Garland All Storage explained to the Commissioners they are requesting a postponement on this in order to meet with the neighborhood and get on their September 25 meeting agenda.

Jim Roland, 8832 San Joaquin Trail, Fort Worth, Texas representing River Trails Homeowners Association spoke in opposition. Mr. Roland mentioned the existing strip center is almost full with neighborhood uses. He said he did talk with Mr. Quine and said they would not support the use but would put them on the agenda to discuss. This type of use would not be desirable and there are several stores within in a two mile range.

Ms. Reed asked if a 30 day continuance would be ok. Mr. Roland said the indication he is getting from the neighborhood is they are not attune to it, but in all fairness he is going to find a spot on their agenda. He mentioned they are confined to space and limited time where they meet.

Mr. Ferrell wanted to clarify they are willing to meet with the applicant. Mr. Roland said if they are willing to hold an open house he would inform the neighborhood.

Motion: Following brief discussion, Mr. Ferrell recommended a 30 day continuance of the request, seconded by Mr. Hollis. The motion carried unanimously 8-0.