

Acreage: 3.73 acres
 Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "I" Light Industrial; "J" Medium Industrial / rail ROW, industrial
 East "I" Light Industrial / vacant, warehouse
 South "I" Light Industrial / industrial
 West "J" Medium Industrial / industrial

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
McCart Ave.	Major Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
University Court	Neighbors Working Together
Rosemont	FWISD
Bluebonnet Place	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to add mini-warehouse units within an existing industrial warehouse building. Surrounding land uses are primarily industrial with rail ROW to the north, vacant land and industrial to the east, and industrial uses adjacent the site to the south and west.

The proposed zoning is **compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Heavy Industrial. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces (pg 39)
- 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. 40)

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
- Site plan
- Minutes from the Zoning Commission Meeting

Location Map



COUNCIL DISTRICTS

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



2,000 1,000 0 2,000 Feet





ZC-13-147

Area Zoning Map

Applicant: McCart Panther Partners
 Address: 3500 McCart Avenue
 Zoning From: I
 Zoning To: PD for I uses plus mini-warehouses
 Acres: 3.73056923
 Mapsco: 90B
 Sector/District: Southside
 Commission Date: 10/9/2013
 Contact: 817-392-8043



 300 Ft. Buffer

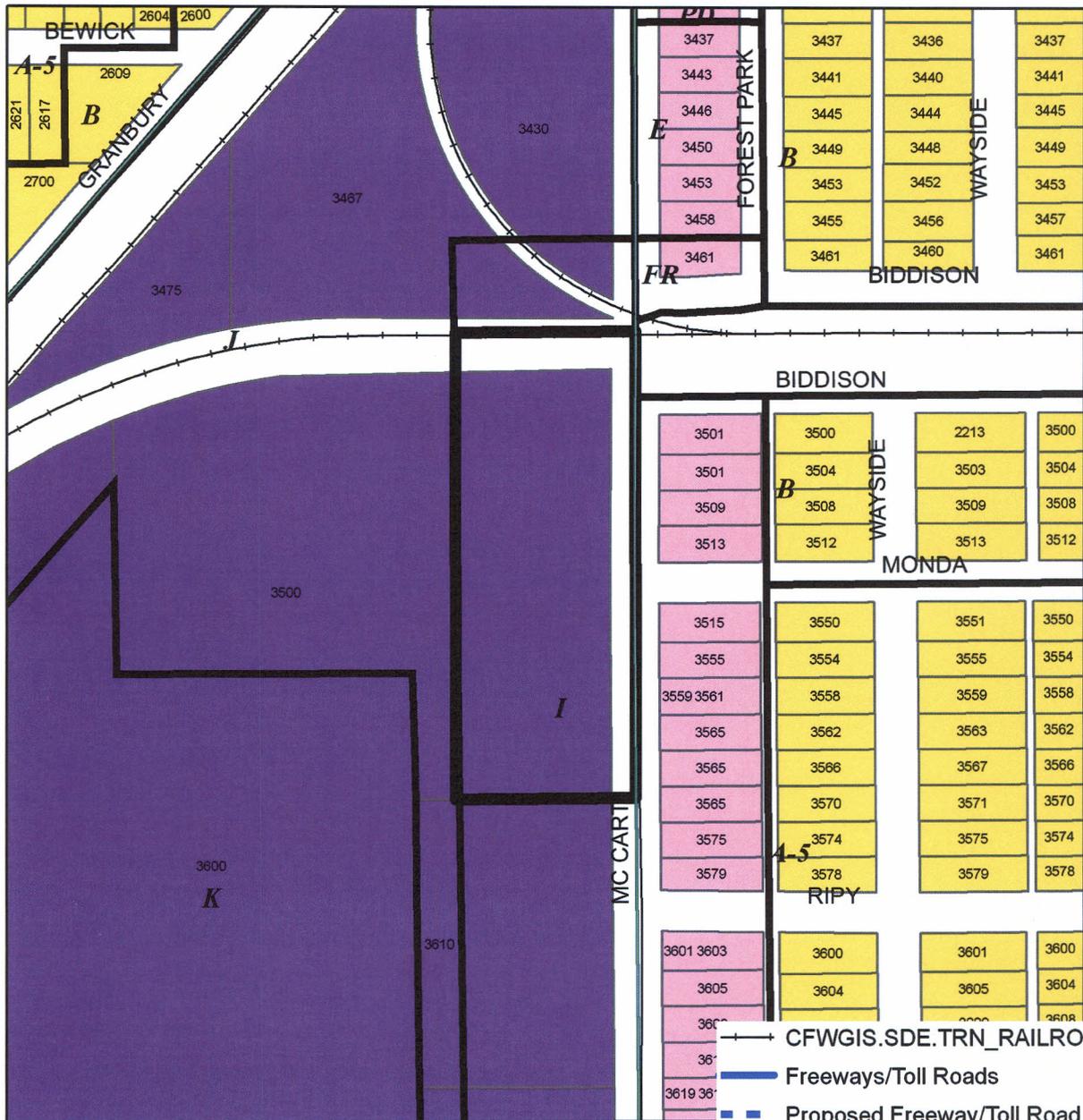




3500 McCart Avenue

Future Land Use

ZC-13-147



- 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

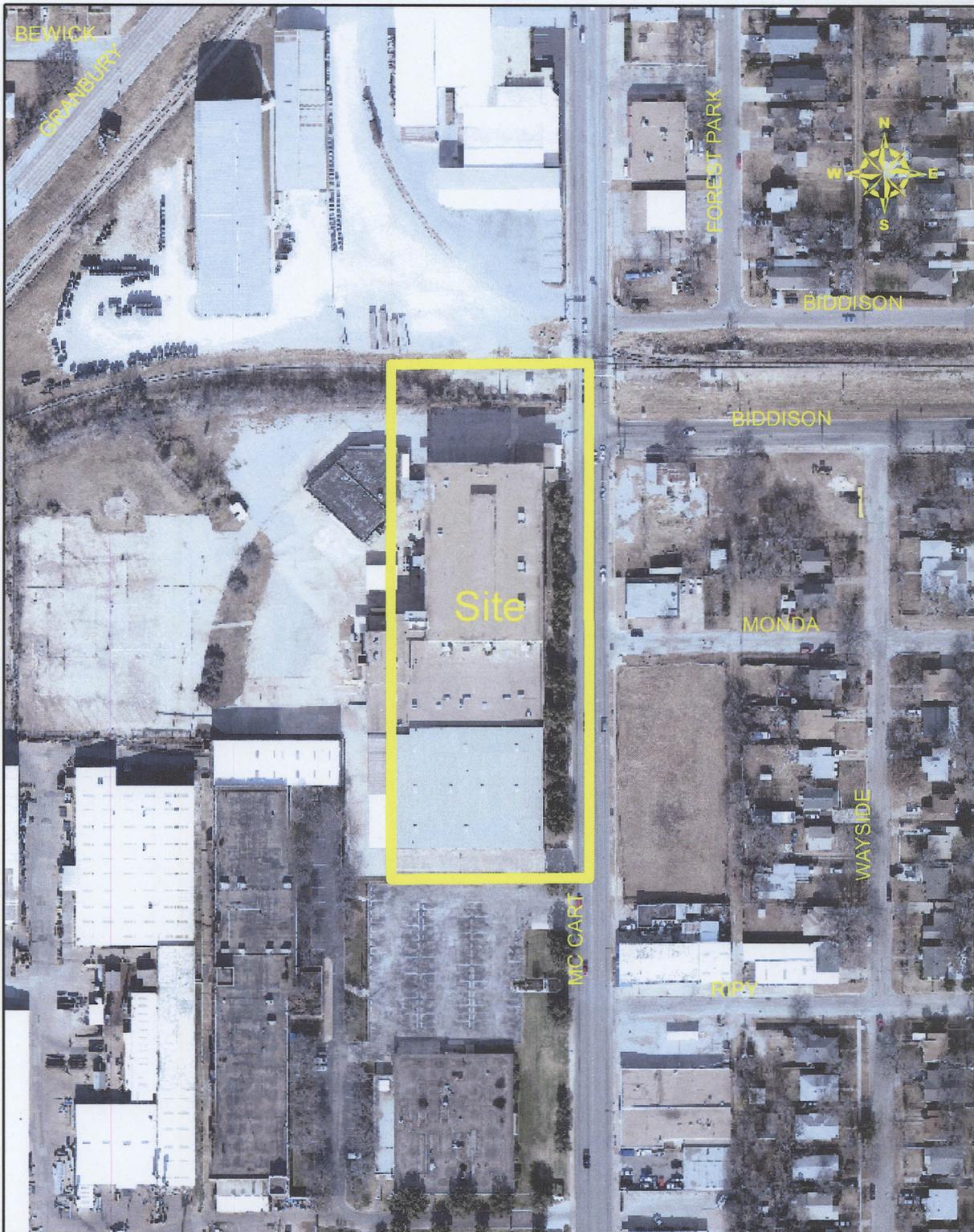
- CFWGIS.SDE.TRN_RAILROADS
 - Freeways/Toll Roads
 - Proposed Freeway/Toll Road
 - Principal Arterial
 - Proposed Principal Arterial
 - Major Arterial
 - Proposed Major Arterial
 - Minor Arterial
 - Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



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



seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-13-146	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Sandra Smith	3413 Galemeadow	In		Opposition	Sent letter in

14. ZC-13-147 McCart Panther Partners (CD 9) – 3500 McCart Avenue (Sutherland Survey, Abstract 1438, 2.98 Acres): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus mini-warehouse; site plan waiver recommended

Coy Quine, 301 S. Sherman Street, Richardson, Texas explained to the Commissioners the request to rezone to PD/I to allow for mini-warehouses. Mr. Quine met with the neighborhood associations and they requested to keep I zoning with a PD for the storage units. The building is about 60 years old. The property will be remodeled for air conditioned climate control storage units.

Robert Snoke, 3826 6th Avenue, Fort Worth, Texas representing Rosemont NA spoke in support. Mr. Snoke mentioned he is speaking on behalf of five organizations in the neighborhood (present with him in the Chamber) that support the request.

Mr. West mentioned a petition was submitted with 189 signatures in support of the request.

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

<i>Document received for written correspondence</i>				ZC-13-147	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Robert Snoke/ Rosemont NA	3826 6 th Ave	Out		Support	Spoke at hearing
Alanzo Aguilar/ Neighbors Working Together	3725 Stuart Dr	Out		Support	Present did not speak
Felix Alvarado	10125 Long Rd	Out		Support	Present did not speak
Jonny Hamlin/ Hubbard Heights NA	1305 W. Gambrell	Out		Support	Present did not speak
David Vella/ Seminary Hills	5013 Gordon Ave	Out		Support	Present did not speak
Elizabeth & Eric Rodriguez/ Rosemont West	4145 Frazier	Out		Support	Present did not speak
John Massey	1117 W. Pafford	Out		Support	Sent letter in
Carol Pruitt	3816 Willing Ave	Out		Support	Sent letter in

Aleida Flores/ Rosemont East	NA	Out		Support	Sent letter in
Ulysses Nava/ South Hills NA	4732 Merida	Out		Support	Sent letter in
Jesse Herrera	707 W. Drew St	Out		Support	Sent letter in
SPS Family Partnership	3430 McCart Ave	In		Support	Sent letter in
A petition with 186 signatures in support was submitted and on file in Planning & Development Department					

15. ZC-13-148 City of Fort Worth Planning & Development (CD 3) – 4920 Ridglea Lane (Ridglea Park Addition, Lot 16R3, 0.27 Acres): from “C” Medium Density Multifamily to “A-5” One-Family

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

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

16. ZC-13-149 City of Fort Worth Planning & Development (CD 3) – 4912 Ridglea Lane (Ridglea Park Addition, Lot 15R3, 0.16 Acres): from “C” Medium Density Multifamily to “B” Two-Family

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

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

17. ZC-13-150 City of Fort Worth Planning & Development (CD 9) – 554 W. Broadus Street (South Side Addition, Block 13, Lot 21, 0.11 Acres): from “B” Two-Family to “A-5” One-Family

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

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

18. ZC-13-151 City of Fort Worth Planning & Development (CD 8) – 1716 E. Jessamine Street (Belmont Addition, Block 24, Lot 5, 0.14 Acres): from “B” Two-Family to “A-5” One-Family

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