



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 6, 2014

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Hassan Family Trust

Site Location: 13400 S. Pipeline Road Mapsco: 55W

Proposed Use: Parking Lot

Request: From: "AG" Agricultural and "I" Light Industrial
To: "E" Neighborhood Commercial

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The applicant is requesting a zoning change from "AG" Agricultural and "I" Light Industrial to "E" Neighborhood Commercial for overflow parking for the paving company to the south. The property is south of Pipeline and east of Tarrant Main.

The property to the south is a paving company with outside storage of trucks and equipment. They want to expand and build a new office building which would take some of their existing parking spaces. They are acquiring the lot to the north in order to have more parking spaces. If approved the lot will have Urban Forestry requirements and a Land Use CO would be required.

Site Information:

Owner: Hassan Family Trust
604 W. Eules Boulevard
Eules, TX 76040
Agent: Tony Givens
Acreage: 0.76 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North City of Eules / single-family
East "AG" Agricultural / vacant
South "I" Light Industrial / industrial
West "A-5" One-Family / single family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-102 “PD-922” Planned Development for “E” Neighborhood Commercial uses plus warehouse, inside/outside storage of materials and equipment as related to the pavement services business with fuel storage; subject property to the south and east

Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Trinity Blvd	Minor Arterial	Minor Arterial	No
Tarrant Main	Residential Two-Way	Residential Two-Way	No

Public Notification:

The following organizations were notified:

Organizations Notified	
DFW International Airport*	Eastside Sector Alliance*
	Hurst-Eules-Bedford ISD

closest neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “E” Neighborhood Commercial for auxiliary parking use. Surrounding land uses are City of Euless to the north, vacant to the east, single-family to the west, and industrial to the south.

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

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the Future Land Use map.

- Locate commercial and institutional uses adjacent to arterials streets, preferably at the intersections of other arterials and highways (pg. 37).

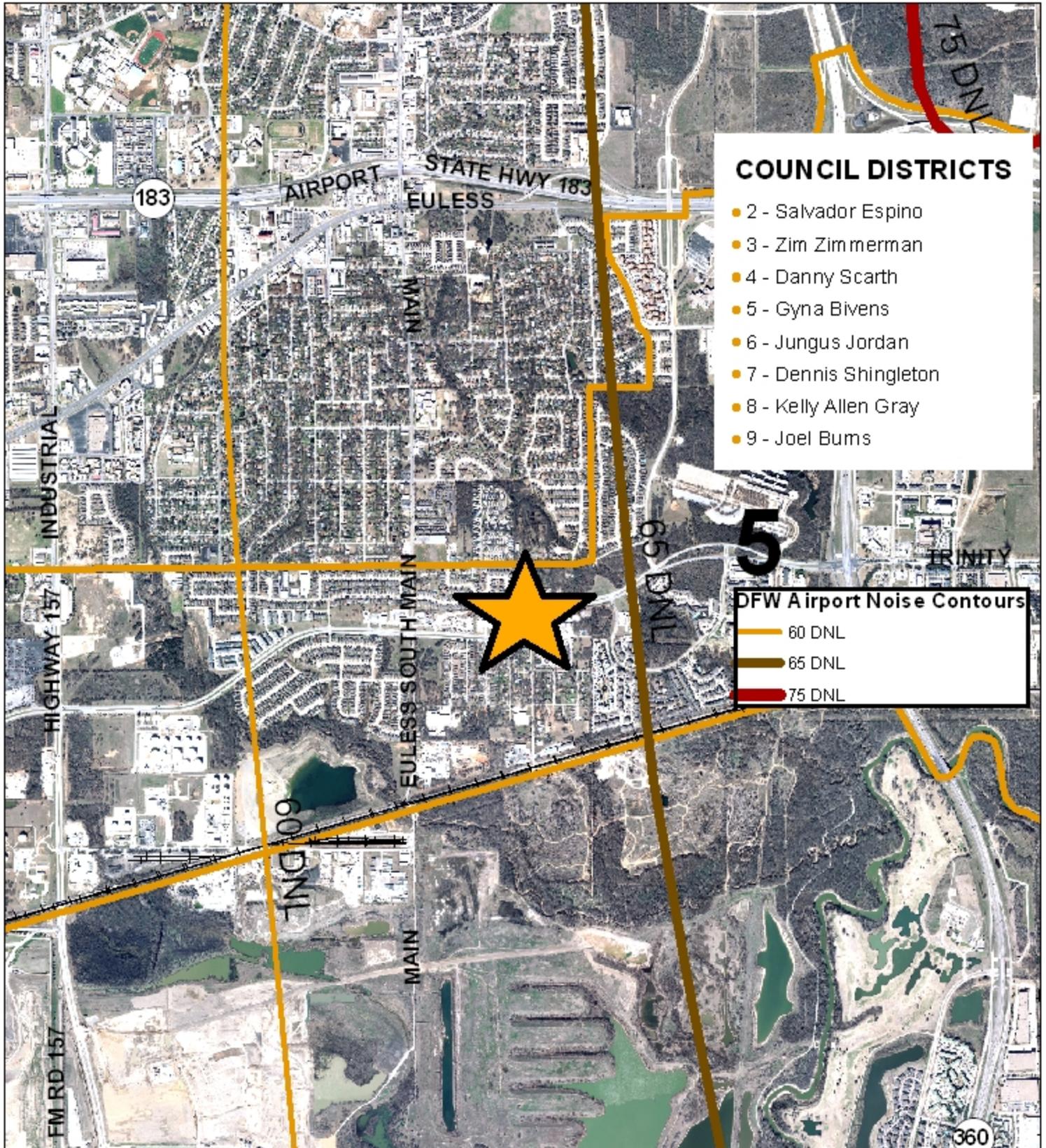
Based on conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.

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

Location Map

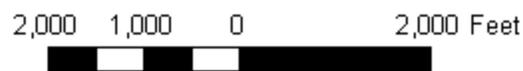


COUNCIL DISTRICTS

- 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

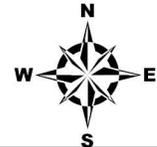
DFW Airport Noise Contours

- 60 DNL
- 65 DNL
- 75 DNL

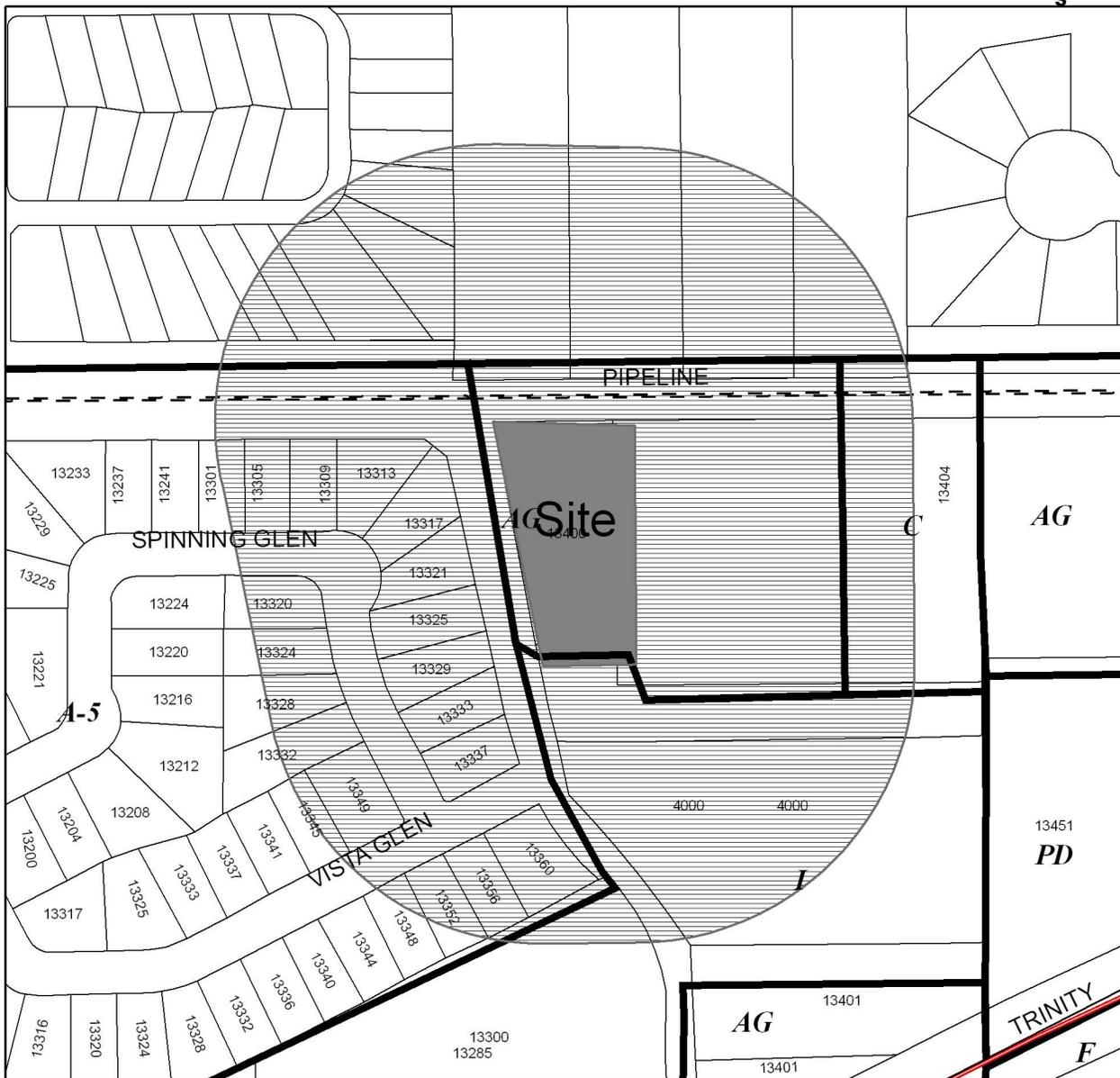


Area Zoning Map

Applicant: Hassan Family Trust
 Address: 13400 S. Pipeline Road
 Zoning From: AG, I
 Zoning To: E
 Acres: 0.76139485
 Mapsco: 55W
 Sector/District: Eastside
 Commission Date: 4/9/2014
 Contact: 817-392-2495



 300 Ft. Buffer

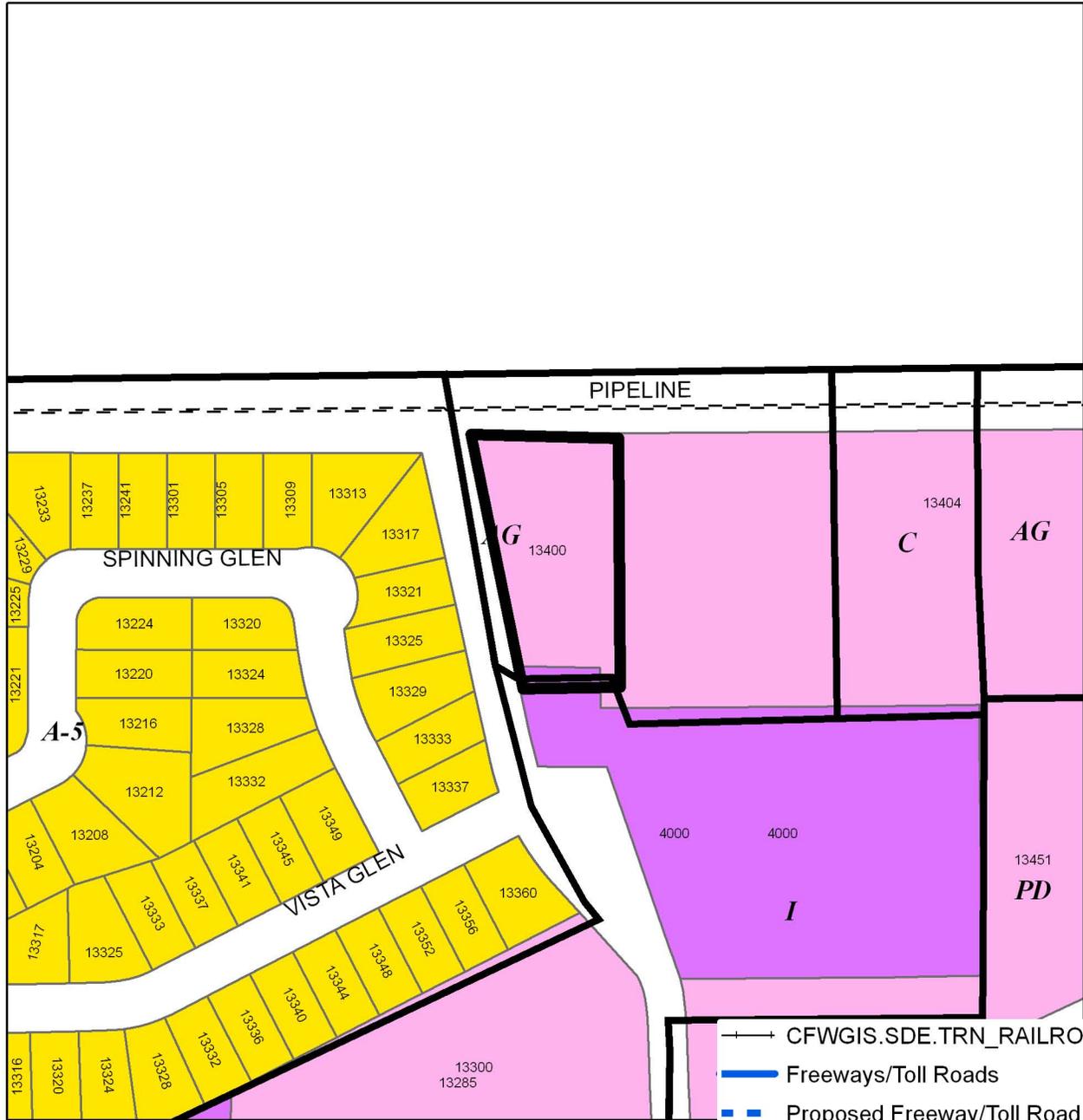




13400 S. Pipeline Road

Future Land Use

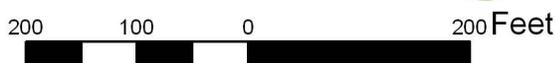
ZC-14-037



- 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 18, 2014.



Aerial Photo Map



Ms. Murphy, Planning Manager explained to Ms. Branham that state law requires the city to notice according to the latest tax rolls and that we use the Tarrant Appraisal District boundaries and rely on their accuracy. Ms. Branham said she wanted to make sure this doesn't happen again.

Mr. Flores wanted to clarify if it was noticed properly. Ms. Murphy said yes.

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

Document received for written correspondence				ZC-14-036
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Beverly Branham	6487 Woodstock Rd	In		Spoke at hearing
PTCAA Texas	2400 Alliance Gateway	In	Opposition	Sent letter in

IV. New Cases

4. ZC-14-037 Hassan Family Trust (CD 5) – 13400 South Pipeline Road (GW Couch Survey, Abstract No. 279, 0.76 Acres): from “AG” Agricultural & “I” Light Industrial to “E” Neighborhood Commercial

Tony Givens, 4,000 Tarrant Main, Fort Worth, Texas property owner explained to the Commissioners they own a paving company business. The parking lot as depicted on the display map will be the site for a new office building; the new parking lot will be extended to the north. Mr. Givens said he did talk with the neighborhood association and his neighbors across the street.

Austin Givens, 4000 Tarrant Main, Fort Worth, Texas with Pavement Services said he has talked to a few of the neighbors and were in support. He said the problem is they have overgrown their parking lot and overflow out to Tarrant Main St.. They want to extend their parking to the north property line.

Ms. McDougall asked Mr. Givens if this was for employee parking. Mr. Givens said yes. Ms. McDougall asked if there would be trucks parked there and will it be paved. Mr. Givens said no trucks or materials and it will be paved.

Mr. Flores asked Mr. Givens since they stated they spoke with the neighbors and neighborhood if they had any documentation, letters of support, signage or petition. Mr. Givens said he has a text message from one person saying they were in support. Mr. Flores asked how many people he spoke to. Mr. Givens said he spoke to three people in person. Mr. Flores asked what the total number of response was from neighbors. Mr. Givens said he received no phone calls after leaving notes at their homes. Mr. Givens said he spoke live with two and received one text message. He did say he called Louis McBee with the neighborhood association and they were ok and this information was forwarded to the City of Fort Worth.

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

5. ZC-14-038 David Matoke (CD 5) –11601 Mosier Valley Road (J W Haynes Survey, Abstract No. 786, Tract 1A & A, 2.54 Acres): from “PD-534” Planned Development/Specific Use for a vehicle exchange facility with no more than 20 parking spaces and no outside storage; site plan required to Amend to “PD/I” Planned Development for all uses in “I” Light Industrial plus outdoor storage without a primary use.; site plan waiver requested

Dennis Hopkins, P. O. Box 637, Arlington, Texas representing David Matoke explained to the Commissioners he is requesting a 30 day continuance to the May 14th hearing. Mr. Hopkins said the reason for the request is his applicant had to leave the country to tend to his brother.

Mr. West asked Mr. Hopkins if has contacted anyone. Mr. Hopkins said he sent out eighteen letters and received four of them back and none were in opposition. He also stated he had two letters of support; one from the City of Euless, property owner to the north and one from the Cathedral of Faith Church at the intersection of House Anderson and Trinity. The property owner to the immediate west he was not able to get in touch with.

Mr. Edmonds asked if he heard back from the Eastside Sector Alliance. Mr. Hopkins said he did not send them a letter. Mr. Edmonds said the reason he asked is he is wondering if they are still active. Mr. Hopkins said he has done a lot of zoning in this general area and has never talked to them. He focuses on the surrounding property owners.

Ms. McDougall asked staff if they were aware of a park going in at Mosier Valley and where it will be located. Mr. Hopkins said he knows about it and it is some distance to the west. It is supposed to be a four acre park at the original site of the old Mosier Valley School.

Mr. Edmonds asked Mr. Hopkins to contact them so they are aware of what is going on and can have some input. Mr. Hopkins said he does send out letters in advance of the City sending their notifications out, and he will reach out to them.

Ms. McDougall said the Historic Randol Mill Valley Association has taken Mosier Valley under their wing and within the boundaries if that Alliance group and recommended he talk with them.

Motion: Following brief discussion, Ms. McDougall recommended a 30 day Continuance of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

6. ZC-14-039 Ricardo Salazar (CD 2) – 2504 Azle Avenue (Rosen Heights Second Filing, Block 59, Lots 22 & 23, 0.32 Acres): from “A-5” One-Family to “ER” Neighborhood Commercial Restricted