



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
July 15, 2014

**Council District** 9

**Zoning Commission Recommendation:**  
Denial by a vote of 5-3

**Opposition:** One submitted, (within 200 ft)  
**Support:** Eight letters submitted, (six within 200 ft)

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** JCO Properties L.P.

**Site Location:** 3908 & 3912 Locke Avenue Mapsco: 75M

**Proposed Use:** Commercial

**Request:** From: "A-5" One-Family  
To: "FR" General Commercial Restricted

**Land Use Compatibility:** Requested change is not compatible.

**Comprehensive Plan Consistency:** Requested change is not consistent.  
**(Significant Deviation)**

**Background:**

The proposed site is located on the West Freeway Service Road and Locke Avenue near the corner of Alamo Avenue. The applicant is proposing to change the zoning from "A-5" One-Family to "FR" General Commercial Restricted. The applicant would like add on to the existing commercial structure in order to expand the leasing space.

If approved, the proposed site would be required to have a 25 ft. setback, bufferyard and screening fence adjacent to residential. Additionally, a review of parking, and landscaping would be completed, prior to operating the establishment.

**Site Information:**

Owner: JCO Properties, L.P.  
3801 West Freeway  
Fort Worth, TX 76107  
Agent: Jerry D. Courter  
Acreage: 0.36 acres  
Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

- North "A-5" One-Family / West Freeway Service Road
- East "FR" General Commercial Restricted / commercial
- South "A-5" One-Family / single-family
- 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)
West Freeway Service Road	Service Road	Service Road	No
Locke Ave	Residential	Residential	NO

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Arlington Heights	Cultural District Alliance
Alamo Heights	Fort Worth ISD
Westside Alliance	

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “FR” General Commercial Restricted to expand an existing commercial building. Surrounding land uses are primarily single-family to the west and south with Interstate 30 to the north and commercial to the east.

The proposed site has double frontage. As a result, the existing single-family homes face Locke Avenue with their back yards adjacent the service road. The existing commercial is the opposite with frontage along the service road and the rear yard facing the residential. The proposed development encroaches into an established single-family neighborhood.

As a result, the proposed zoning **is not compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial and Single-Family. The proposed “FR” zoning is inconsistent with the following Comprehensive Plan policies:

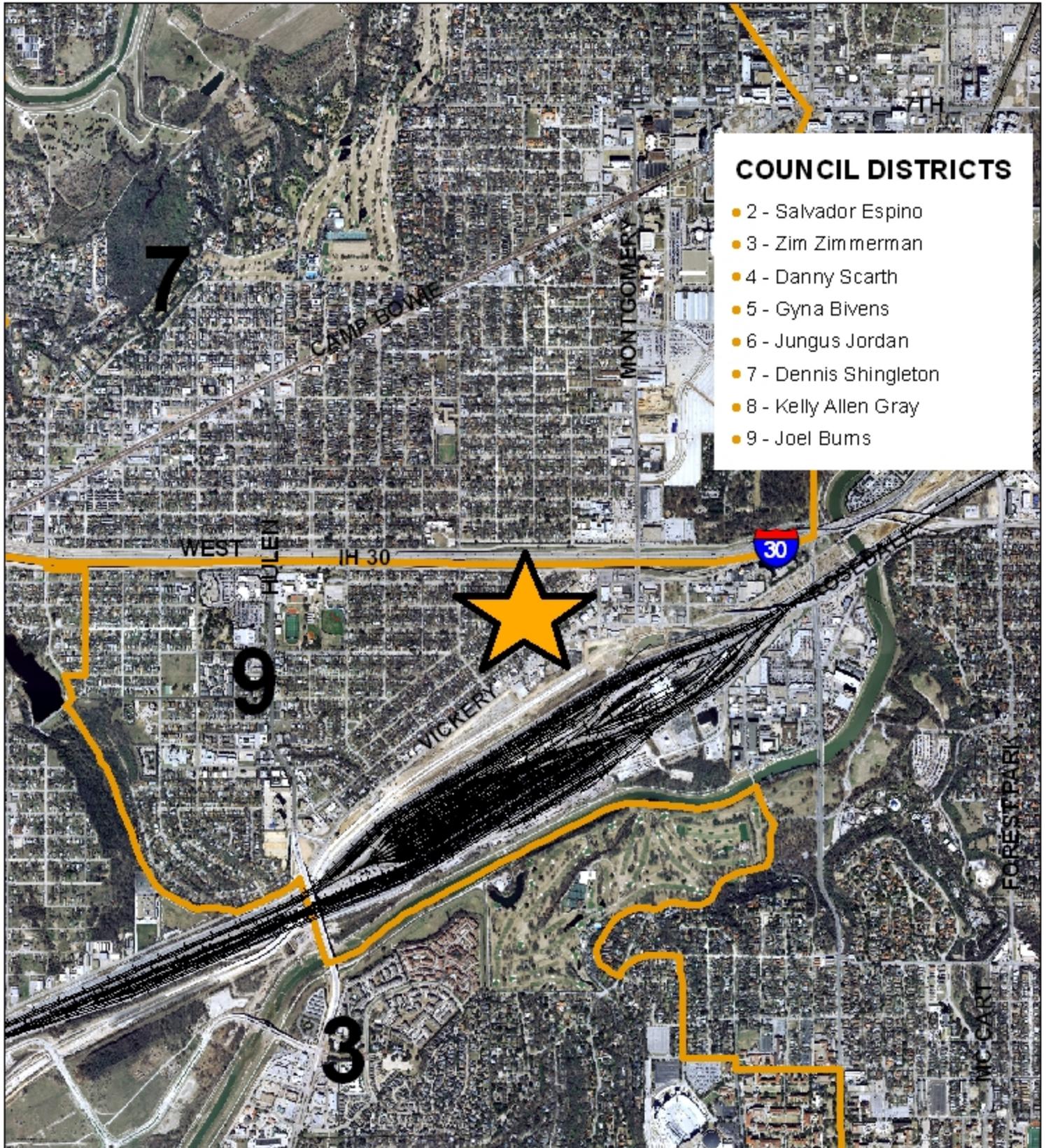
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

**Attachments:**

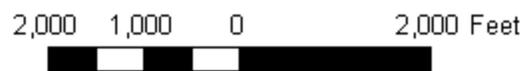
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

## Location Map



### COUNCIL DISTRICTS

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

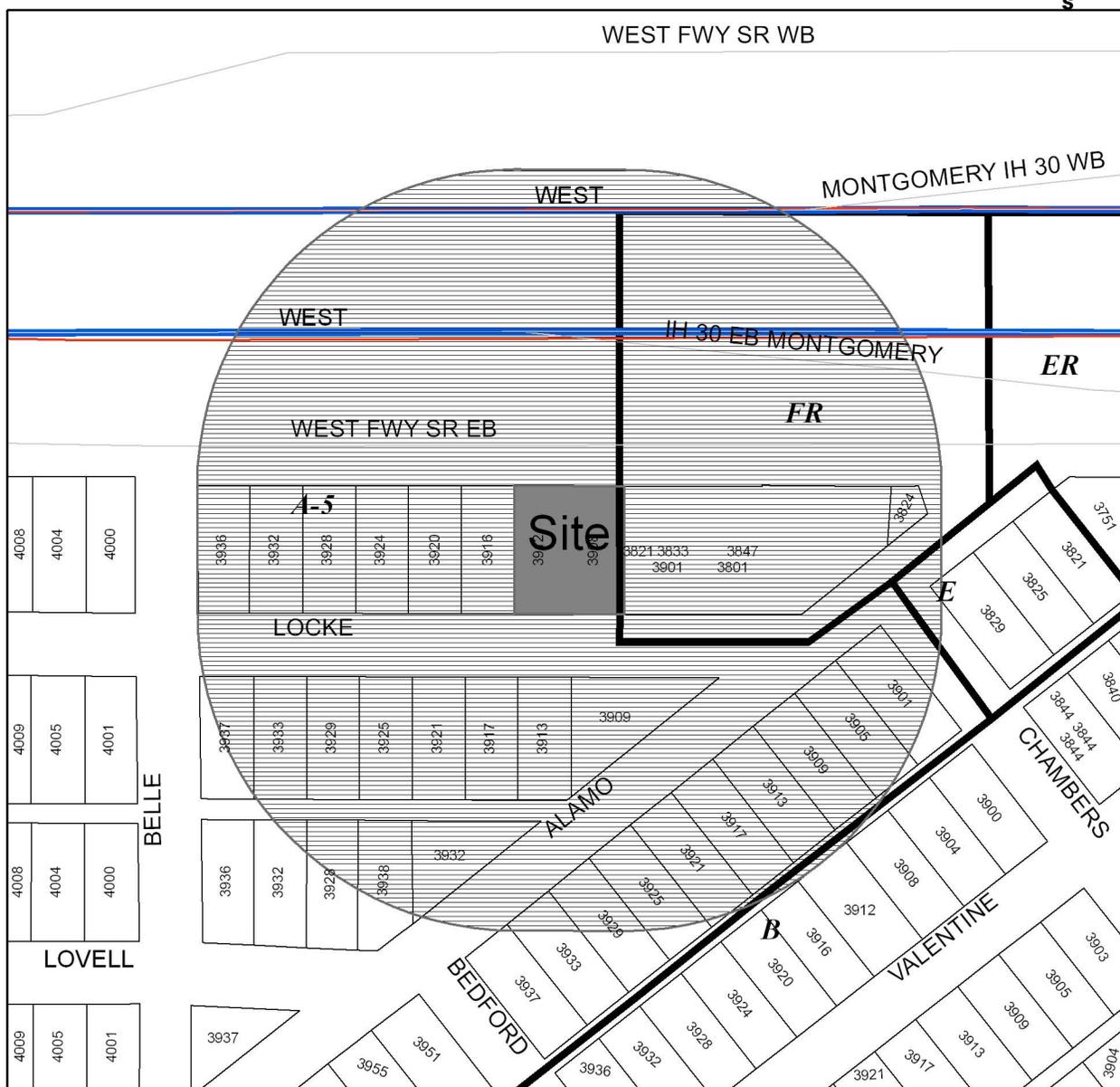


## Area Zoning Map

Applicant: JCO Properties, LP  
 Address: 3908 & 3912 Locke Avenue  
 Zoning From: A-5  
 Zoning To: FR  
 Acres: 0.29032128  
 Mapsco: 75M  
 Sector/District: Arlington Heights  
 Commission Date: 6/11/2014  
 Contact: 817-392-8043



300 Ft. Buffer





3908 & 3912 Locke Avenue

# Future Land Use

ZC-14-063



- 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

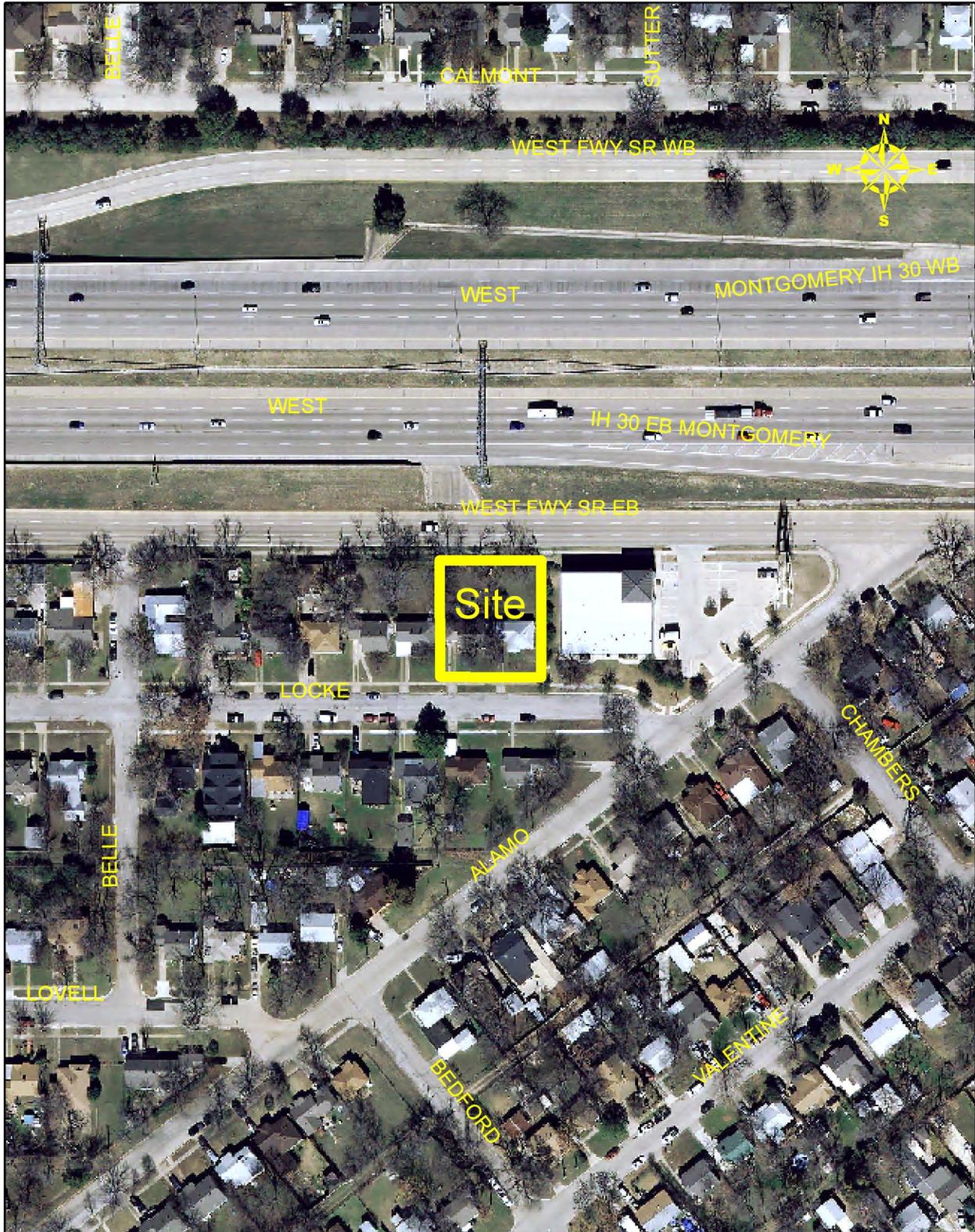
- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD\_ZONE**
- Floodplain



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



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

**IV. New Cases**

**2. ZC-14-062 Tarrant Acquisitions LTD (CD 5) –2600-2800 blocks Precinct Line Road (J B Johnson Survey, Abstract No. 855, and Wm. C. Trammel Survey, Abstract 1509, 49.75 Acres): from “O-2” Floodplain District and “F” General Commercial to “TL-N” Trinity Lakes Neighborhood District**

Dennis Hopkins, P. O. Box 637, Arlington, Texas representing Tarrant Acquisitions/Ken Newell explained to the Commissioners the request is to rezone the property to TL-N Trinity Lakes Form Base Code. The development is for approximately 251 residential lots. Mr. Hopkins submitted two letters of support, from the Lakes of River Trails and the Hurst Euless-Bedford ISD.

Ms. McDougall asked what they had planned for the area and noted the concerns from the floodplain manager. Mr. Hopkins said this will be a residential development, developed to the form based code and that there has been a lot of work done to the property to bring it out of the floodplain. Ms. McDougall wanted to mention for the record she lives close to this area and that she did reach out to Historic Randol Mill Valley Alliance to see if they were notified of the project; she said they were.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Reed. The motion carried 7-0-1 with Mr. West recussing.

<i>Document received for written correspondence</i>				<b>ZC-14-062</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Lakes of River Trails HOA	NA	Out		Support	Sent letter in
HEB Independent School Dist.	NA	Out		Support	Sent letter in

**3. ZC-14-063 JCO Properties L. P. (CD 9) – 3908 and 3912 Locke Avenue (Factory Place Addition, Block 44, Lots 7 & 8, 0.29 Acres): from “A-5” One-Family to “FR” General Commercial Restricted**

Jerry Courter, 3801 West Freeway, Fort Worth, Texas property owner for Techline, explained to the Commissioners they own the property at 3801 West Freeway and have three lease spaces. They have acquired two residential lots and would like to expand. Mr. Courter said he did speak with Arlington Heights, Alamo Heights and West Side Alliance who have not commented on whether they support the zoning or not. He has attended a couple of meetings but has not received any opposition. Mr. Courter handed in letters of support from nearby property owners

and highlighted the property on the overhead map. They asked for FR zoning to be consistent with the overall property.

Ms. Reed asked about the site plan. Mr. Courter said it was submitted with the application. It displays what currently exists and the new addition. Ms. Reed said they did receive a letter in opposition. (*A site plan is not required for a straight zoning request.*)

Motion: Following brief discussion, Ms. Reed recommended Denial of the request, seconded by Ms. McDougall. The motion carried 5-3 with Mr. Northern, Mr. West and Ms. Conlin against.

<i>Document received for written correspondence</i>					<b>ZC-14-063</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Amy Everett	3920 Locke Ave	In	Opposition		Sent letter in
Frank Ruiz	3925 Locke Ave	In		Support	Sent letter in
Kathy Raffel	3916 Locke Ave	In		Support	Sent letter in
Scott Raffel	3917 Locke Ave	In		Support	Sent letter in
Carmen Cortez	3929 Locke Ave	In		Support	Sent letter in
Refugio Quintero	3933 Locke Ave	In		Support	Sent letter in
Jose Gallegos	3924 Locke Ave	In		Support	Sent letter in
Anna Aguero	3921 Locke Ave	In		Support	Sent letter in
Sonia Dutton	3913 Locke Ave	In		Support	Sent letter in

**4. ZC-14-064 Tarrant Acquisitions LTD./Kenneth Newell (CD 5) – 9501 Trammel Davis Road (William P. Burns Survey, Abstract No. 121, 3.67 Acres): from “O-1” Floodplain District to “PD/SU” Planned Development/Specific Use for permanent concrete batch plant; site plan included**

Dennis Hopkins, P. O. Box 637, Arlington, Texas explained to the Commissioners the history behind this area as being used for mining. Mr. Hopkins said the reason for the request is to establish a permanent concrete batch plant in addition to the current mining that is going on. The proposal is for a dry batch concrete facility that consists of sand, gravel and concrete which will be stored at this site. Mr. Hopkins said all mixing will take place in the truck as it drives to its destination. The concrete batch plant will be essential to the development of Trinity Boulevard and other related infrastructure in the area. Mr. Hopkins did submit letters of support.

Mr. Flores mentioned to Mr. Hopkins the letter received from TPW concerning the floodplain. The letter stated that an analysis will be required which may take up to 60 days. Mr. Flores asked if that would be enough time for the applicant to address TPW’s concern.