



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 16, 2015

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: **Kenneth R. Farmer**

Site Location: 5024 Sun Valley Drive Mapsco: 93K

Proposed Use: **Industrial**

Request: From: "B" Two-Family
To: "I" Light Industrial

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

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

Background:

The proposed site is located on Sun Valley Drive east of Marie Jones St. The applicant is proposing to change the zoning from "B" Two-Family to "I" Light Industrial and merge Lots 5-8 to construct an industrial warehouse building. The site abuts lots already zoned "I" Light Industrial to the north, south, east, and west.

Site Information:

Owner: Kenneth Farmer
2140 Hall Johnson Road
Suite 102
Grapevine, TX 76119
Acreage: 0.28 acres
Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North "I" Light Industrial / small warehouse
East "I" Light Industrial / vacant
South "I" Light Industrial / industrial with outdoor storage
West "I" Light Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-005, from "B" to "I" for equipment and storage yard; approved by City Council 1/15/13; subject property to the north, and east one lot. PD-716 Planned

Development for warehouse/office facility with site plan approved, approved by City Council; effective 9/05/06; subject property to the north and west one lot.

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sun Valley	Two-Lane residential	Two-Lane residential	No
Marie Jones	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Southeast Fort Worth Inc.*	Streams and Valleys Inc.
Trinity Habitat for Humanity	Fort Worth ISD

*Located within the Southeast Fort Worth Alliance

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "I" Light Industrial for industrial warehouse. Surrounding land uses are primarily industrial with outside storage and vacant to the east, and west.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Industrial Growth Center. The proposed "I" zoning is consistent with the following Comprehensive Plan policy:

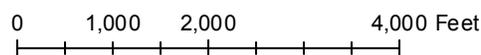
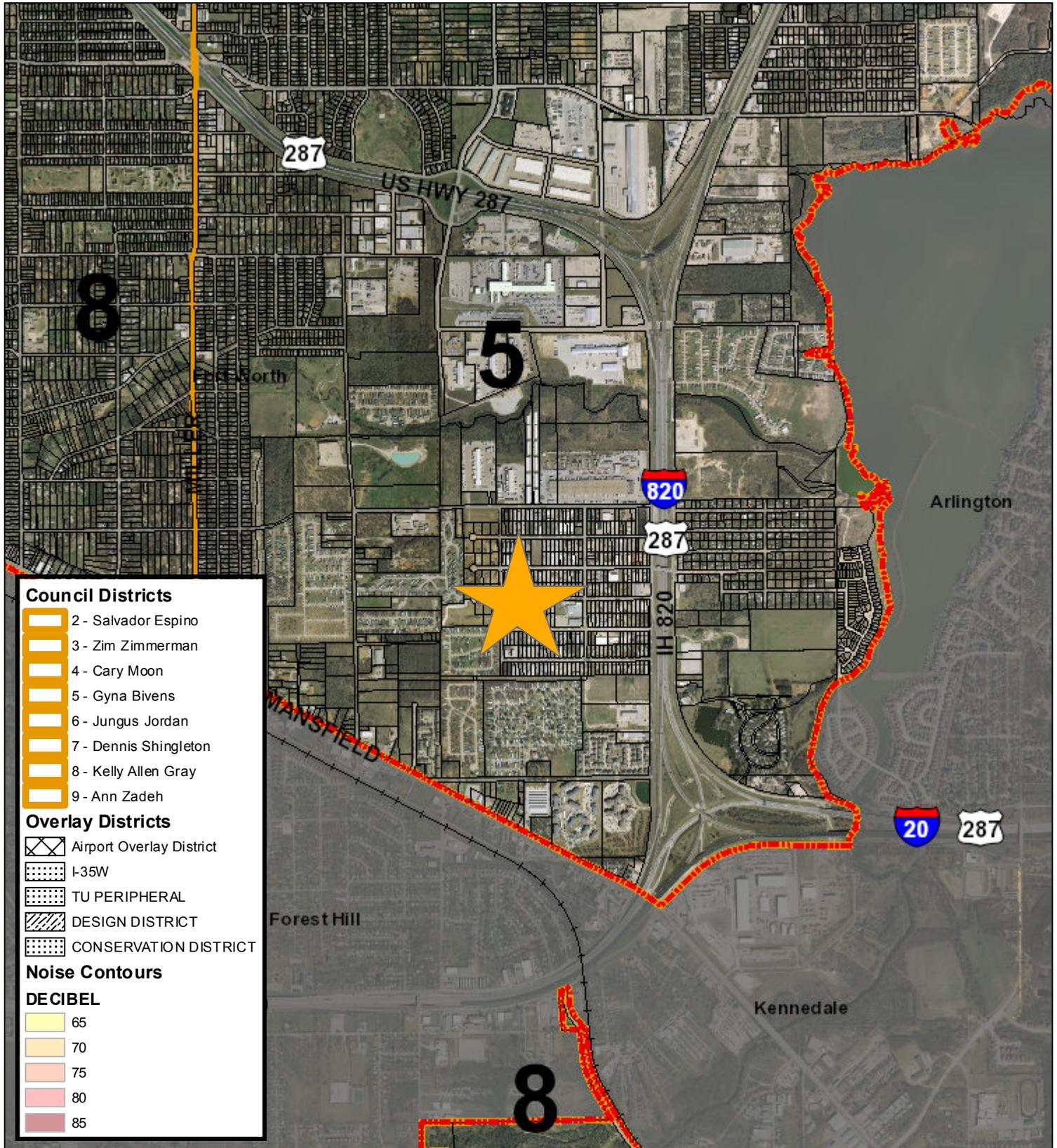
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 38)

Based on the conformance with the future land use map and policy 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
- Minutes from the Zoning Commission meeting

Area Map

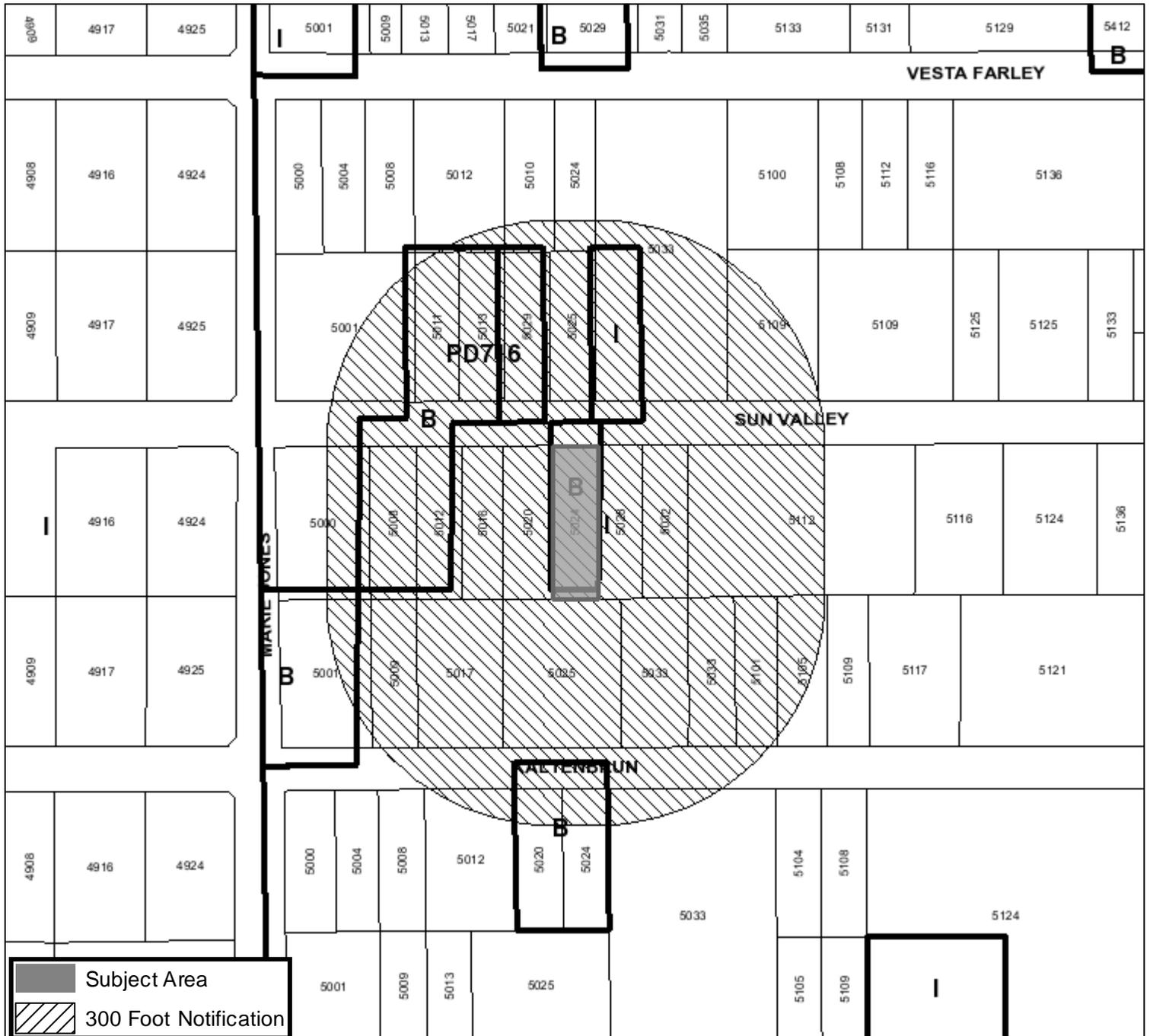




ZC-15-067

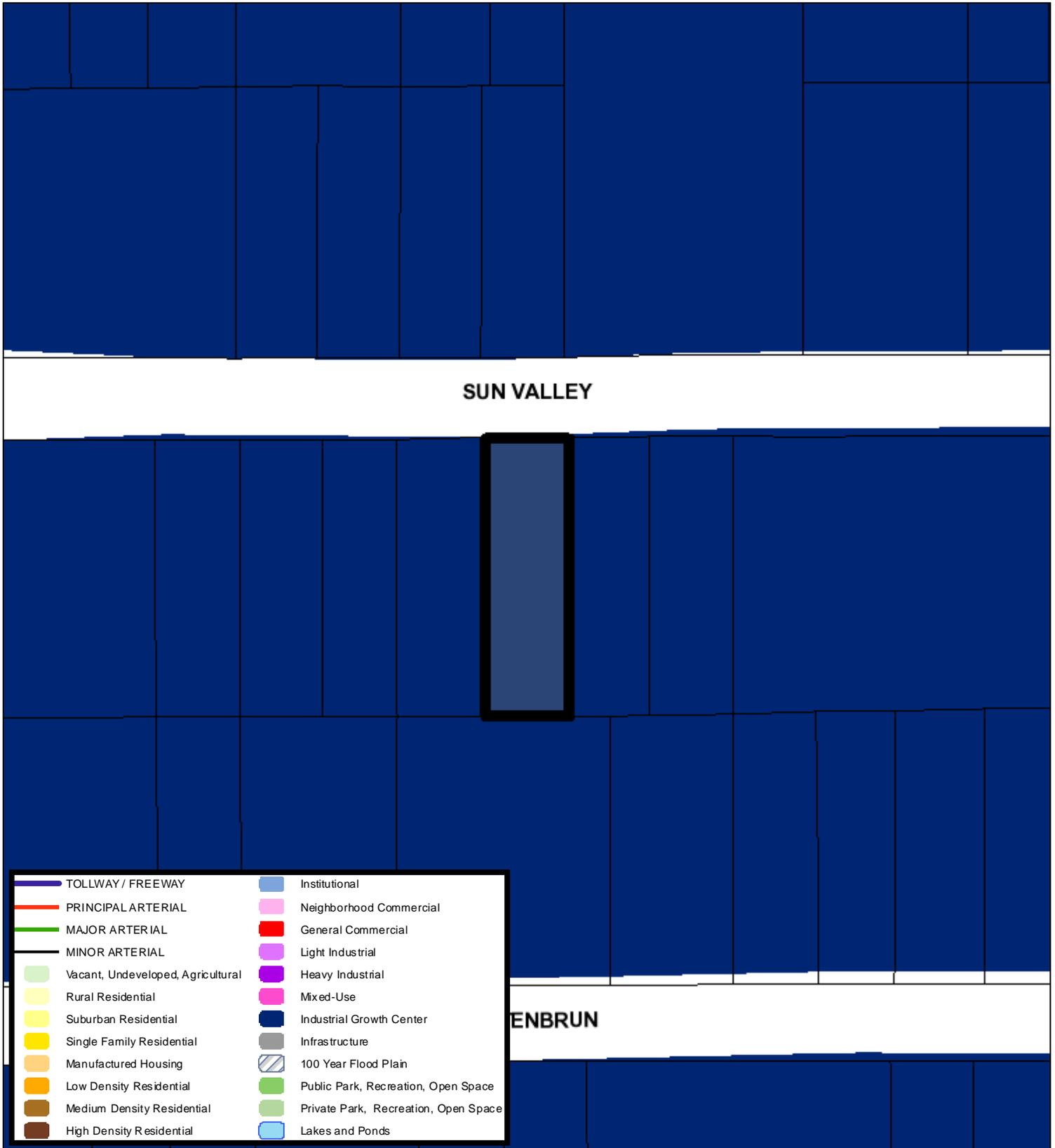
Area Zoning Map

Applicant: Kenneth Farmer
 Address: 5024 Sun Valley Drive
 Zoning From: B
 Zoning To: I
 Acres: 0.28571355
 Mapsco: 93K
 Sector/District: Southeast
 Commission Date: 6/10/2015
 Contact: null



0 95 190 380 Feet

Future Land Use



100 50 0 100 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map

