



**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:** 1 Letter submitted; Echo Heights NA

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

**Owner / Applicant:** L.A. Jacobini

**Site Location:** 4215 & 4293 Chickasaw Avenue Mapsco: 92D

**Proposed Use:** Contractor's Office and Storage

**Request:** From: "E" Neighborhood Commercial  
To: "I" Light Industrial

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

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

**Background:**

The proposed site is located on Chickasaw Ave and US Highway 287. The applicant is proposing to change the zoning from "E" Neighborhood Commercial to "I" Light Industrial for a contractor's office and storage.

The site was rezoned through a Council Initiated rezoning in 2009 and the property changed from "I" Light Industrial to its current category, which reduces the intensity of allowed uses. The proposed site abuts a PD zoned lumber yard and directly north of truck storage, well site, and equestrian facility. A couple of single-family homes remain southeast of the proposed site.

Access to the site and Highway 287 north/south will most likely come from Chickasaw St., which is considered a residential type street. The access road near this facility does not have direct access to Highway 287 and trucks wanting to access the highway will likely travel north on Miller Street.

At the Zoning Commission meeting, the owner/applicant explained that the potential buyer is ATCI, a traffic and highway lighting business. They will use the property as a contractor's yard with office. Business trucks will be parked on the site overnight. Some storage of lighting materials will be stored on site. The owner explained the industrial operations in the area and that he has not received any opposition.

**Site Information:**

Owner: L.A. Jacobini

3932 Bunting Ave.  
Fort Worth, TX 76107

Acreage: 1.19 acres  
Comprehensive Plan Sector: Southeast

**Surrounding Zoning and Land Uses:**

North "E" Neighborhood Commercial / MLK Freeway  
 East "E" Neighborhood Commercial / MLK Freeway  
 South PD 421 "PD-SU" for all uses in "FR" plus outside truck and trailer storage and equestrian facility for horse boarding and grooming; "A-10" One-Family / truck and trailer storage and equestrian facility , single-family  
 West PD 941 "PD/SU" Planned Development/Specific Use for lumber yard with outdoor storage and drying kiln; site plan approved and attached as Exhibit "A". / lumber yard

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-09-100, Council Initiated rezoning from "I" Light Industrial to "E" Neighborhood Commercial; effective 10/29/09  
 ZC-12-051, from "E" to "PD/SU for lumber yard with outdoor storage and drying kiln, site plan approved; effective 7/28/12.

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
MLK Freeway	Freeway	Freeway	No
Chickasaw Ave	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Echo Heights NA*	Southeast Fort Worth Inc
Eastland NA	Trinity Habitat for Humanity
Eastwood Pleasant Glade NA	Streams And Valleys Inc
Fairhaven NA	East Fort Worth, Inc.
Village Creek NA	Fort Worth ISD

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "I" Light Industrial for a contractor's office and storage. Surrounding land uses vary with a lumberyard to the west, truck parking and equestrian center to the south, Highway 287 to the north and east. The proposed zoning allows uses that are similar in nature to existing nearby PD's.

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 Neighborhood Commercial. The proposed "I" zoning is inconsistent with the following Comprehensive Plan policy:

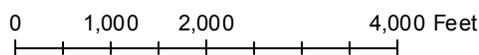
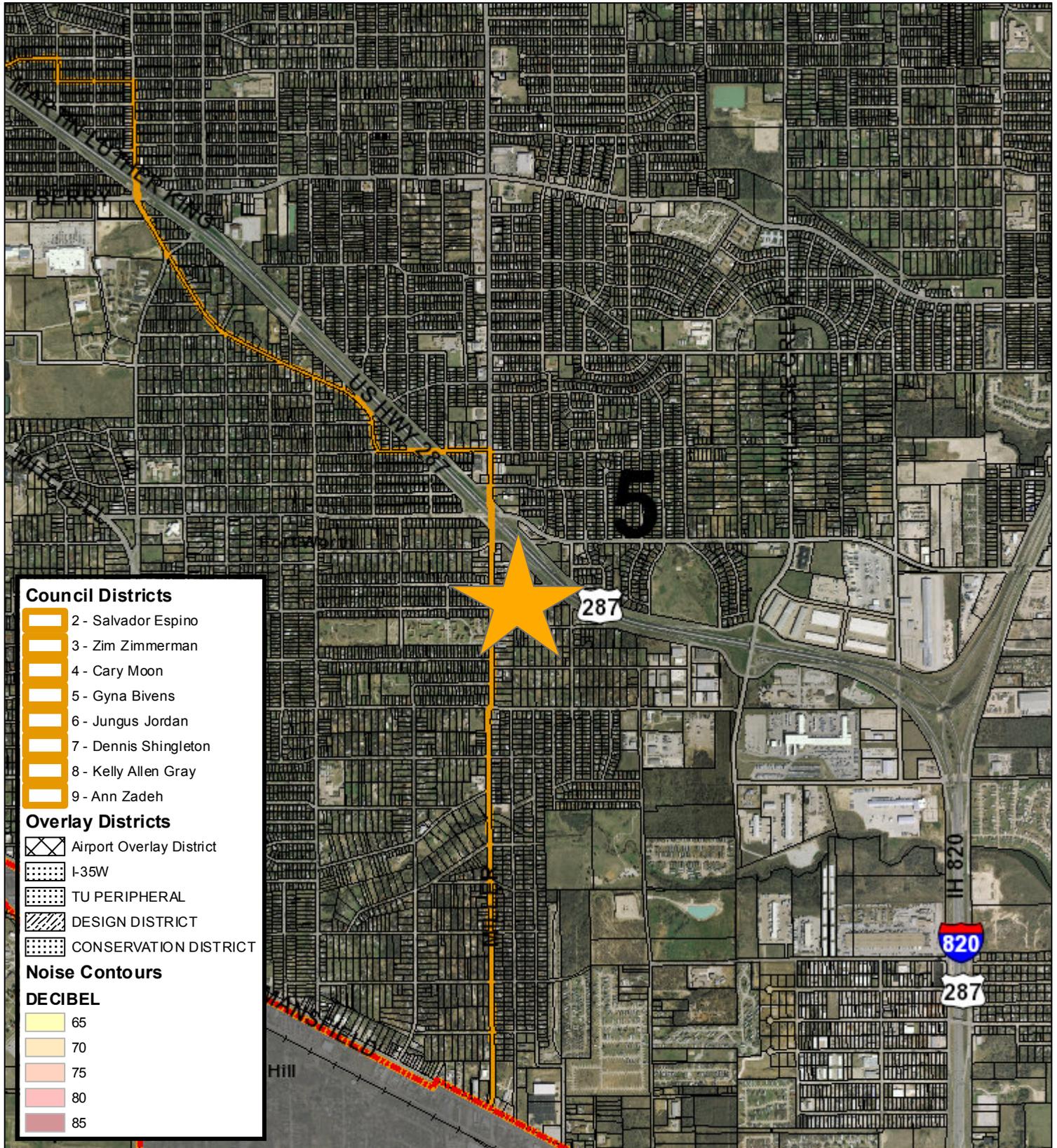
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the conformance with the future land use map and policy 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

### Area Map

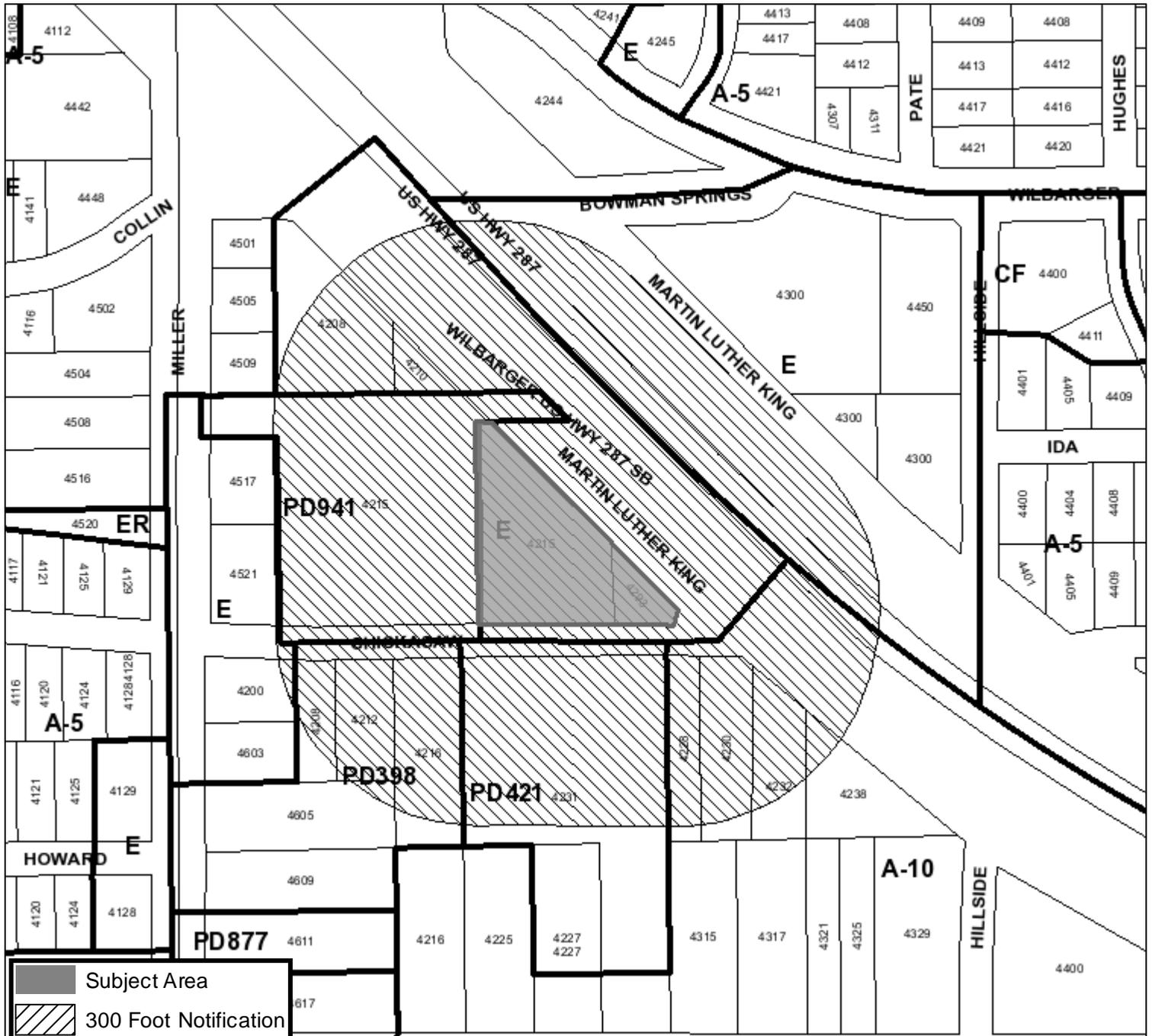




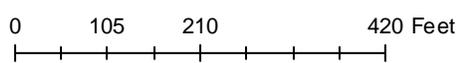
ZC-15-068

# Area Zoning Map

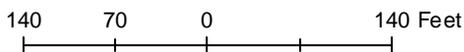
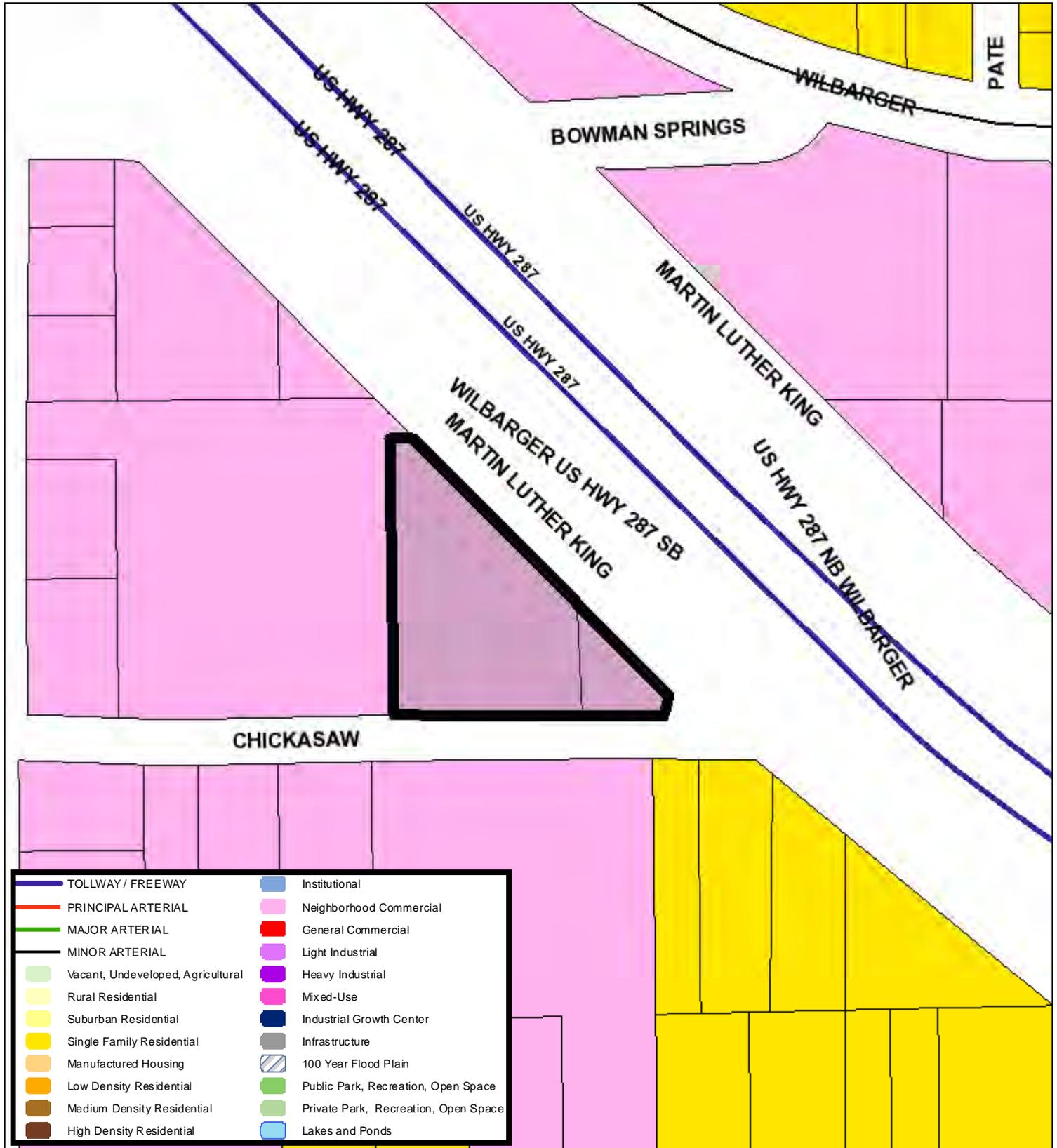
Applicant: L.A. Jacobini  
 Address: 4215 & 4293 Chickasaw Avenue  
 Zoning From: E  
 Zoning To: I  
 Acres: 1.19443556  
 Mapsco: 92D  
 Sector/District: Southeast  
 Commission Date: 6/10/2015  
 Contact: null



 Subject Area  
 300 Foot Notification



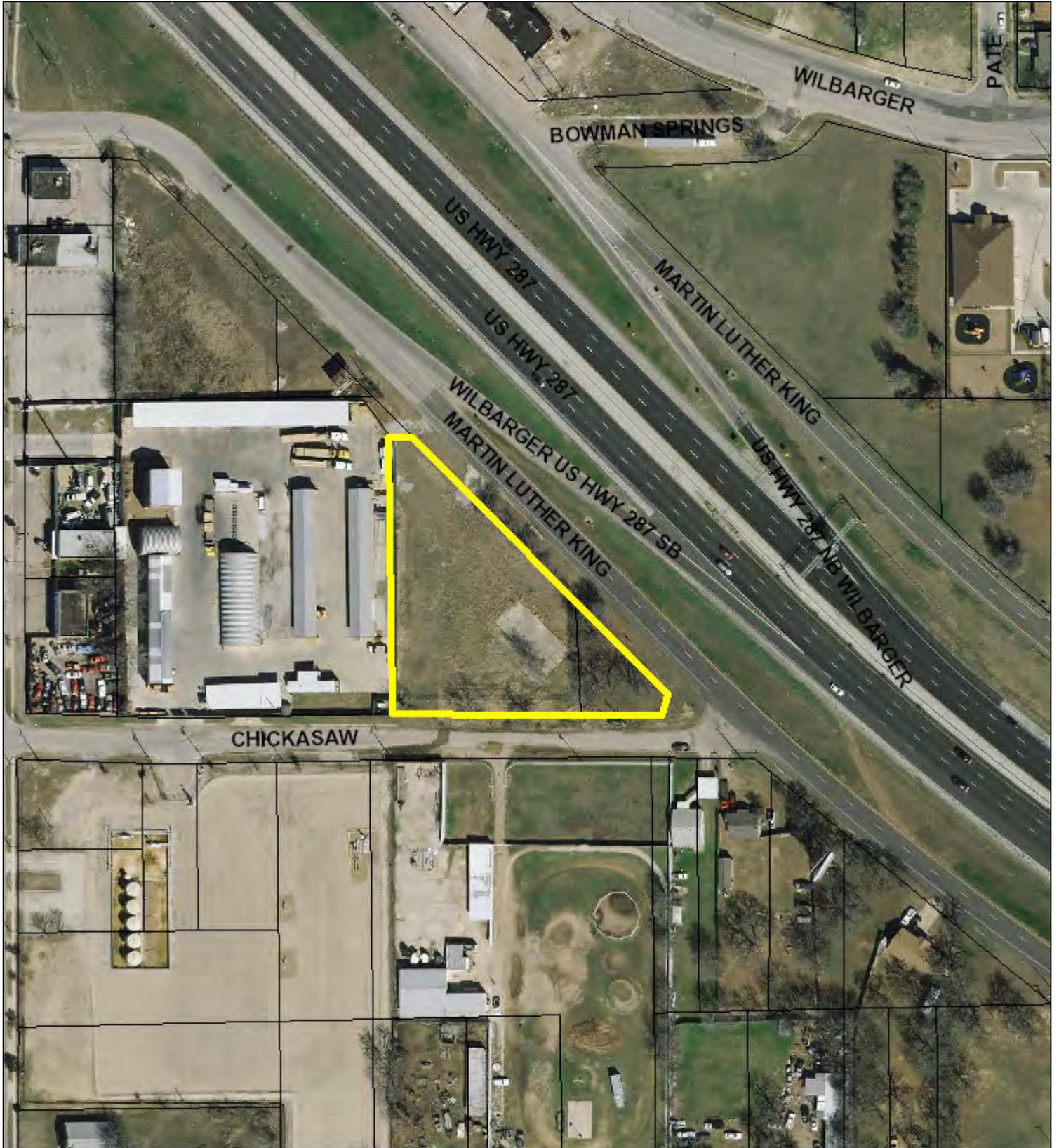
### Future Land Use



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**



0 90 180 360 Feet

