



Ambulance dispatch station, care facility, health services facility; including doctor's office or medical clinic, hospice, hospital, community center (recreation or welfare), country club (public/private)	P	P
Place of worship and auxiliary use	P, SE for auxiliary use	P, SE for auxiliary use
Electric power substation, gas line and gas lift compressor station, stealth telecommunications tower, telecommunication tower, utility transmission or distribution line	SE, P for telecommunications antenna, gas lift compressor	SE, P for stealth and telecommunications antenna, gas lift compressor
Drive-in restaurant or business, restaurant, café, cafeteria	SE	P
Health or recreation club, museum cultural facility,	P	P
Bed and breakfast inn, bank, financial institution, offices	P, SE for bank drive-thru	P
Antique shop, appliances, sales, supply or repair, barber or beauty shop, book stationary stores or newsstand, burglar alarm sales and service, caterer or wedding service, clothing/wearing apparel sales (new/used), copy store or commercial print without offset printing, dressmaking, custom, millinery shop, duplicating services, greenhouse or plant nursery	P, SE for greenhouse or plant nursery	P
Home improvement store, interior decorating, laundry or dry cleaning collection office, leather goods shop, locksmith, medical supplies/equipment sales or rental, optician, pharmacy (drug store), photograph, portrait/camera shop or photo finishing, shoe shine shop, studio, art or photography, tailor, clothing or apparel shop	P	P
Parking area or garage, storage commercial or auxiliary	P	P
Liquor or package store, convenience store		P
There are several more intense uses permitted in "E" Neighborhood Commercial but not "ER"		

**Site Information:**

Owner: Ema Garcia  
1513 NE 37<sup>th</sup> St.  
Fort Worth, TX 76106

Acreeage: 0.15 ac  
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:  
North "A-5" One-Family / single-family  
East "FR" General Commercial Restricted / strip shopping center  
South "A-5" One-Family / single-family  
West "A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-116 Council-initiated rezoning of various parcels to various zoning districts, approved by City Council 08-03-10.  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Long Ave	Major Arterial	Major Arterial	No
Ellis St.	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Far Greater Northside Historical*	Streams And Valleys Inc
Diamond Hill-Jarvis NA	Trinity Habitat for Humanity
Inter District 2 Alliance	Fort Worth ISD

*Located within the Far Greater Northside Historical\**

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "E" Neighborhood Commercial for commercial uses. Surrounding land uses are predominantly single-family to the south, north and west with commercial strip center to the east. The proposed site is located on the corner of Long Avenue, which is a major arterial; May Street primarily contains single-family uses.

The lot has an existing shell building with two tenants, built to the setbacks approved by the Board of Adjustment

As a result, the proposed commercial building fronting on to Long Avenue is **compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change is not consistent with the following Comprehensive Plan policies.

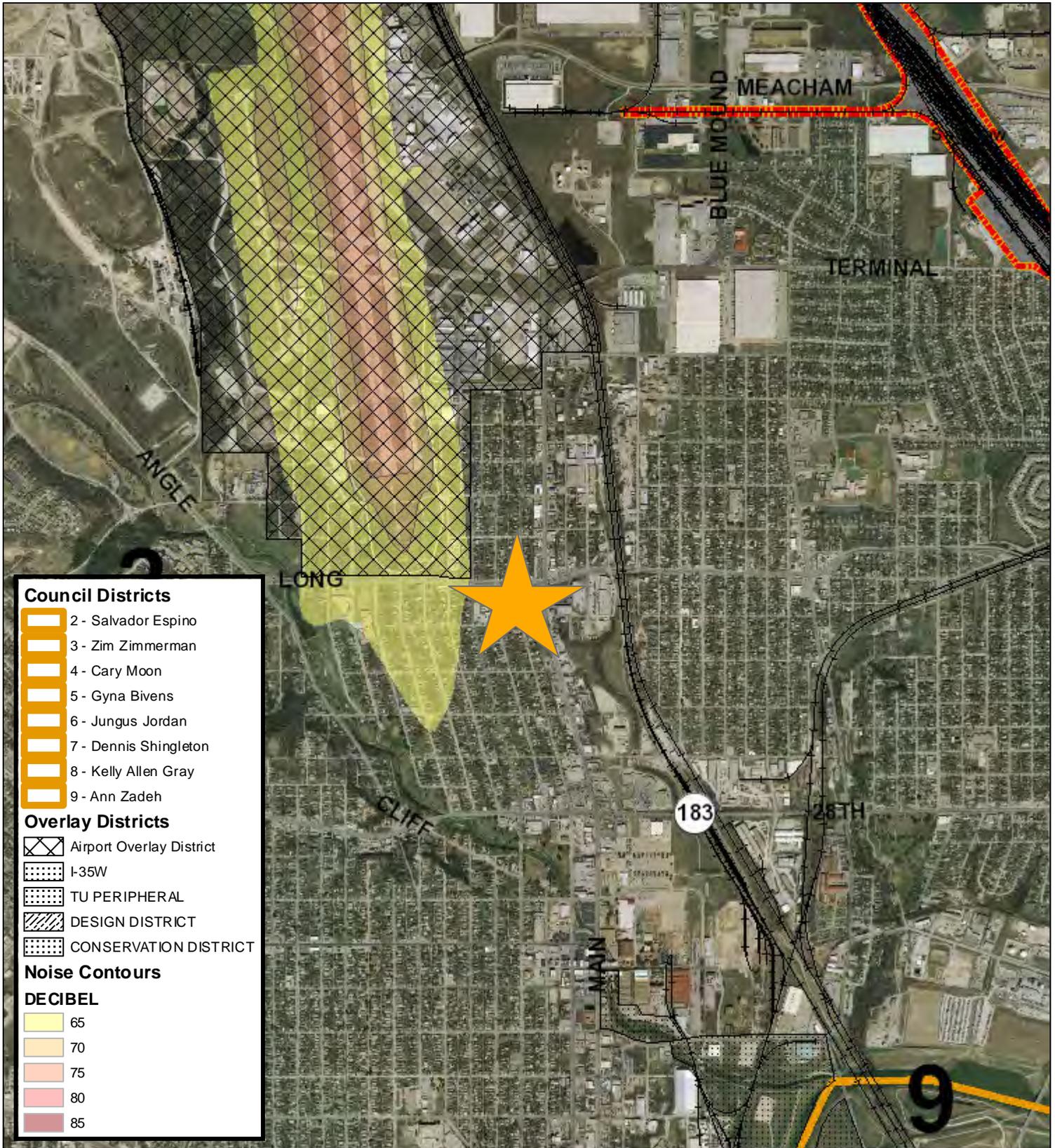
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the lack conformance with the future land use map and the policies stated above; the proposed zoning is **not consistent (Significant Deviation)** with the Comprehensive Plan. However, due to its location on Long Ave., a Major Arterial, the Neighborhood Commercial future land use would serve as a buffer between the street and residential uses.

**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



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

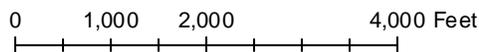
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85

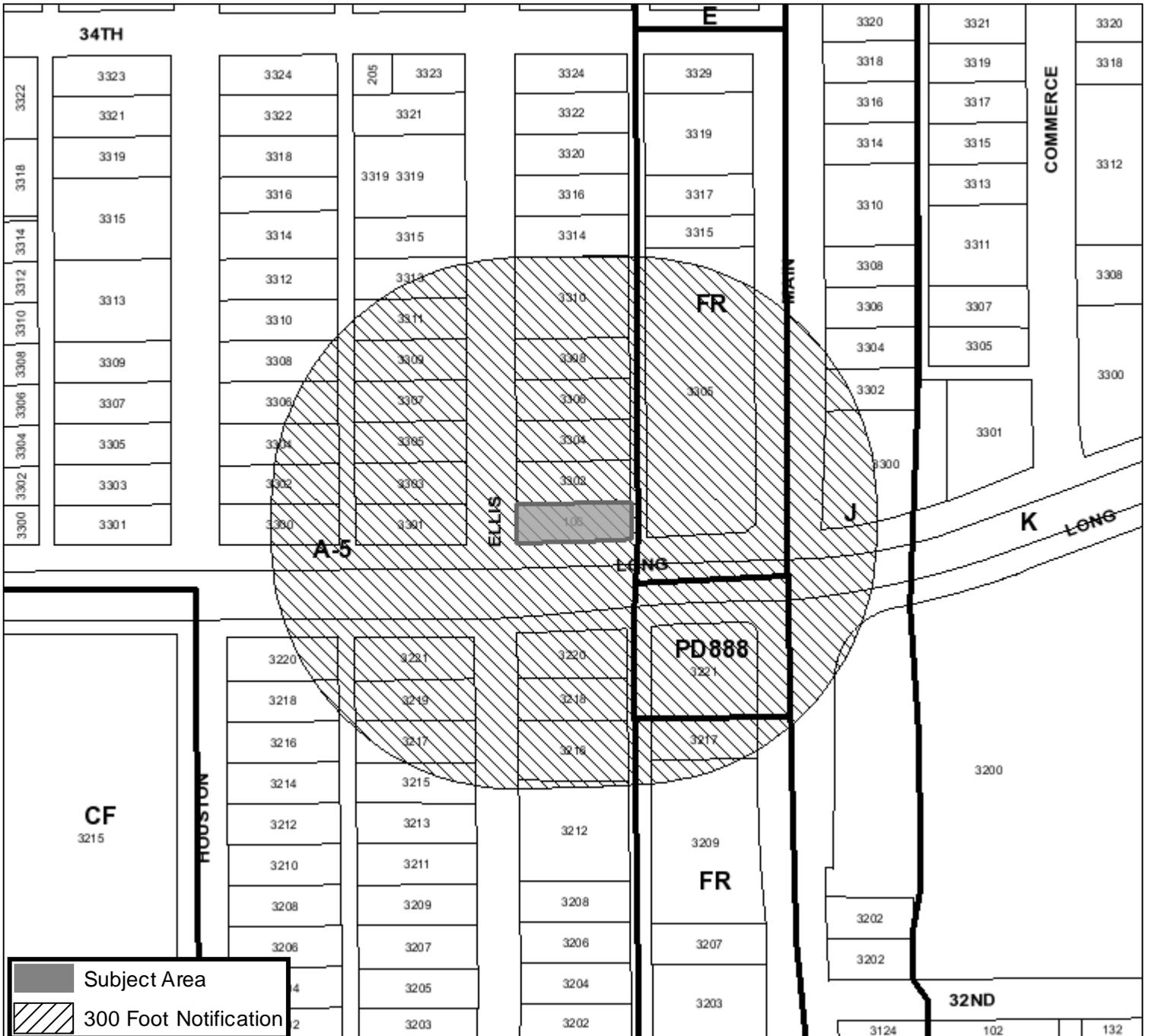




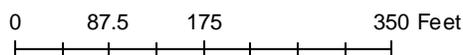
ZC-15-081

# Area Zoning Map

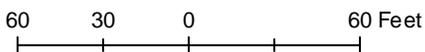
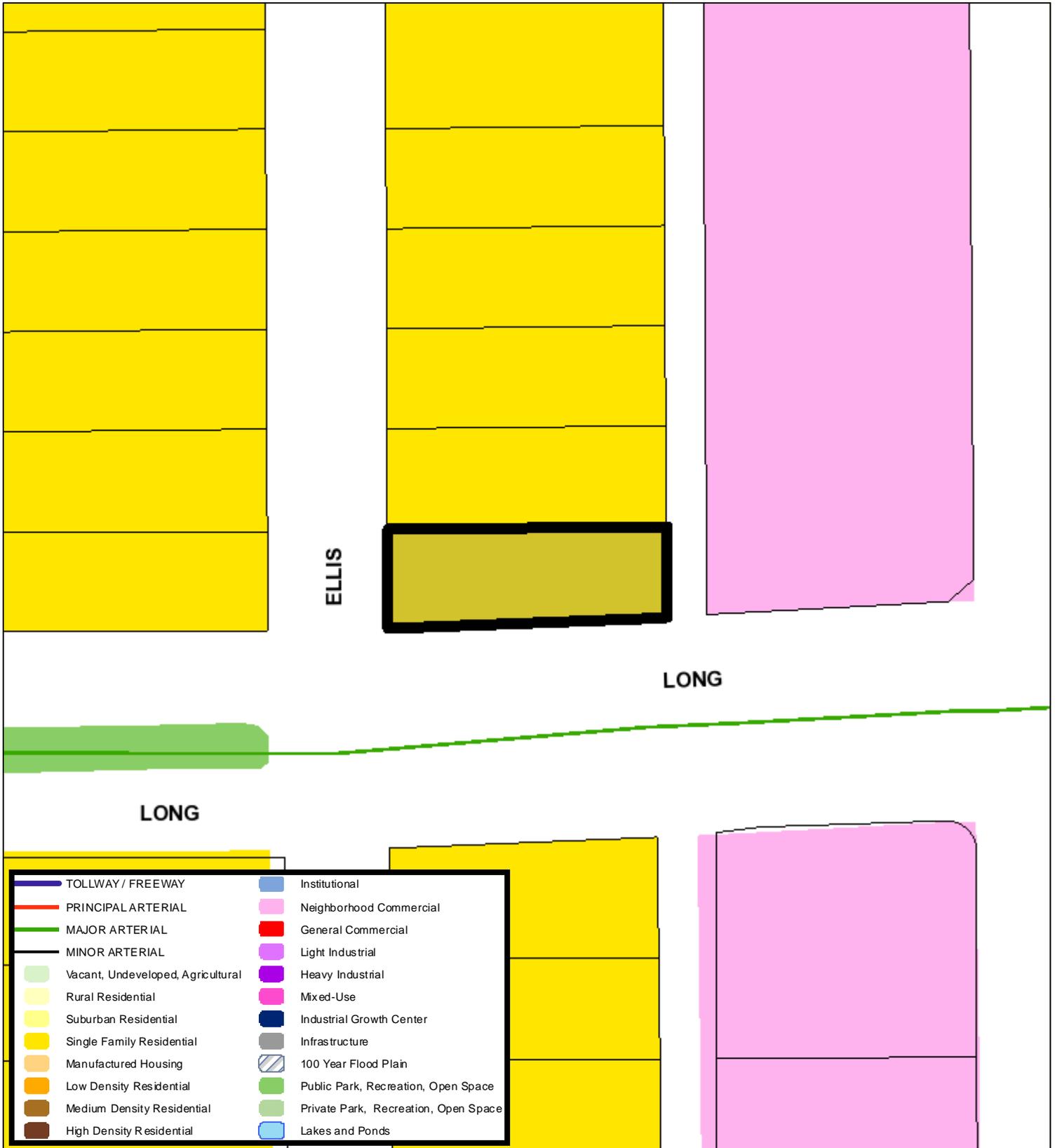
Applicant: Ema Garcia  
 Address: 106 W. Long Avenue  
 Zoning From: A-5  
 Zoning To: E  
 Acres: 0.15207657  
 Mapsco: 48X  
 Sector/District: Northside  
 Commission Date: 7/8/2015  
 Contact: 817-392-2495



 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 40 80 160 Feet



Mr. Genua asked if there had been discussions with the property owner about access across the driveway. Mr. Schell said they agreed to provide cross access.

Mr. Flores asked about discussions with staff and correcting the deficiencies with the way the site plan was presented at the last meeting, to be more specific, the fence. Mr. Schell said the site plan is still the same. Mr. Flores asked was there anything that needed to be revised on the site plan.

Ms. Burghdoff asked if the correction is with the site plan or is it the zoning classification.

Ms. Moore said there were issues in labeling the fence. Mr. Schell said the site plan has been modified to label the fence.

Motion: Following brief discussion, Ms. Moore recommended a 30 day Continuance of the request, seconded by Mr. Northern. The motion carried 6-0 with Mr. Reeves recusing.

### **III. New Cases**

#### **5. ZC-15-081 Ema Garcia (CD 2) 106 W. Long Avenue (MG Ellis Addition, Block 105, Lot 24, 0.15 Acres): from "A-5" One-Family to "ER" Neighborhood Commercial Restricted**

Roy Salinas, Planning & Development Department translated for Ms. Garcia.

Ema Garcia, 106 W. Long Avenue, Fort Worth, Texas property owner explained to the Commissioners she has a beauty shop in one of the suites and would like to have an income tax office in the other suite.

Mr. Flores asked how many parking spaces are available and could she show them on the overhead. Ms. Garcia said she has seven spaces. Mr. Flores asked if she had contacted any of the neighborhood organizations. Ms. Garcia said she has talked with the tenant next door to her but not the owner. Mr. Flores mentioned the letter received from Inter District 2 Alliance who also represents Northside NAC, Far Greater North Historical NA and Diamond Hill NA in opposition to the "E" zoning request and perhaps "ER" would be more appropriate. Ms. Garcia said that would be acceptable for her uses.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request as Amended and to "ER", seconded by Ms. Reed. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>				ZC-15-081
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Ron Shearer/ Inter District 2 Alliance	NA	Out	Opposition	Sent letter in