



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 12, 2016

**Council District** 5

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**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:** Jose Santos

**Site Location:** 3201 Avenue N Mapsco: 62X

**Proposed Use:** Single Family Home

**Request:** From: "ER" Neighborhood Commercial Restricted  
To: "A-5" One-Family

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

**Comprehensive Plan Consistency:** Requested change is not consistent.  
**(Minor Boundary Adjustment)**

**Background:**

The site is located north of Avenue N, a residential street and east of Vaughn, a collector. The applicant is proposing to rezone from "ER" Neighborhood Commercial Restricted to "A-5" One-Family to construct a single-family residence.

Other corners of the intersection include small commercial businesses. A FWISD elementary is located on the block across the street to the south. Locating a single family residence within walking distance to a school is preferred.

**Site Information:**

Owner: Jose Santos  
1210 S. Perry Road  
Carrollton, TX 75006  
Acreage: 0.58 acres  
Comprehensive Plan Sector: Southeast  
Surrounding Zoning and Land Uses:  
North "ER" Neighborhood Commercial Restricted / vacant structure  
East "A-5" One-Family / vacant  
South "CF" Community Facilities / School  
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)
Avenue N	Residential	Residential	No
Vaughn St.	Collector	Collector	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
*Southeast Fort Worth Inc.	Trinity Habitat for Humanity
Streams & Valleys Inc.	Fort Worth ISD
East Fort Worth, Inc.	

\*Located within Southeast Fort Worth Inc. neighborhood alliance.

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone the property to "A-5" One-Family to build a single-family residence. The surrounding land uses are vacant to the east, commercial business to the north, single-family to the west and elementary school to the south. There are several single-family homes within the block.

The proposed zoning request **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed zoning is not consistent with the following Comprehensive Plan policies:

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

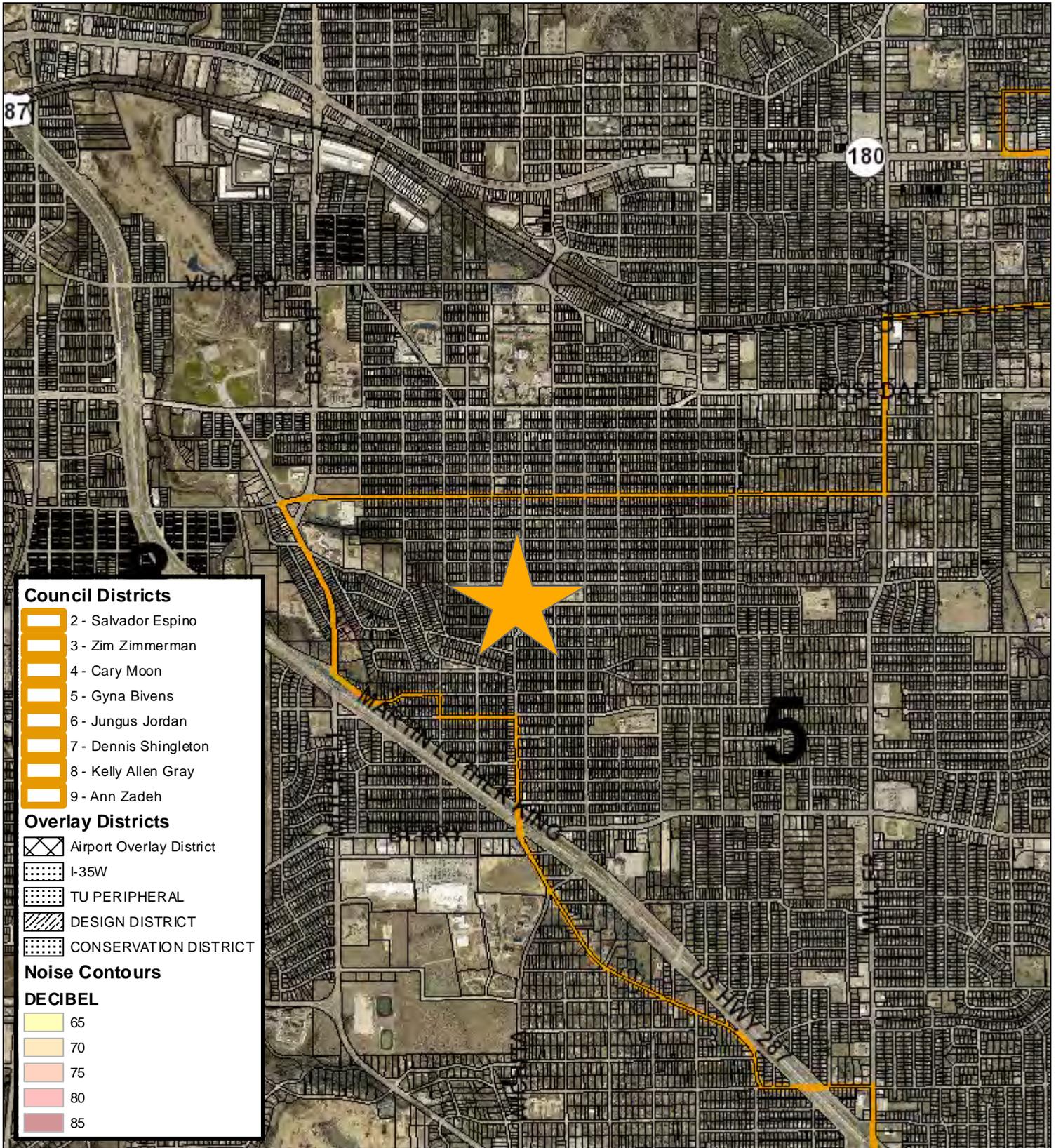
The proposed zoning **is not consistent** with the future land use designations. However based on the Comprehensive Plan for infill development this zoning request could be considered a **(Minor Boundary Adjustment)**.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)

**Attachments:**

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

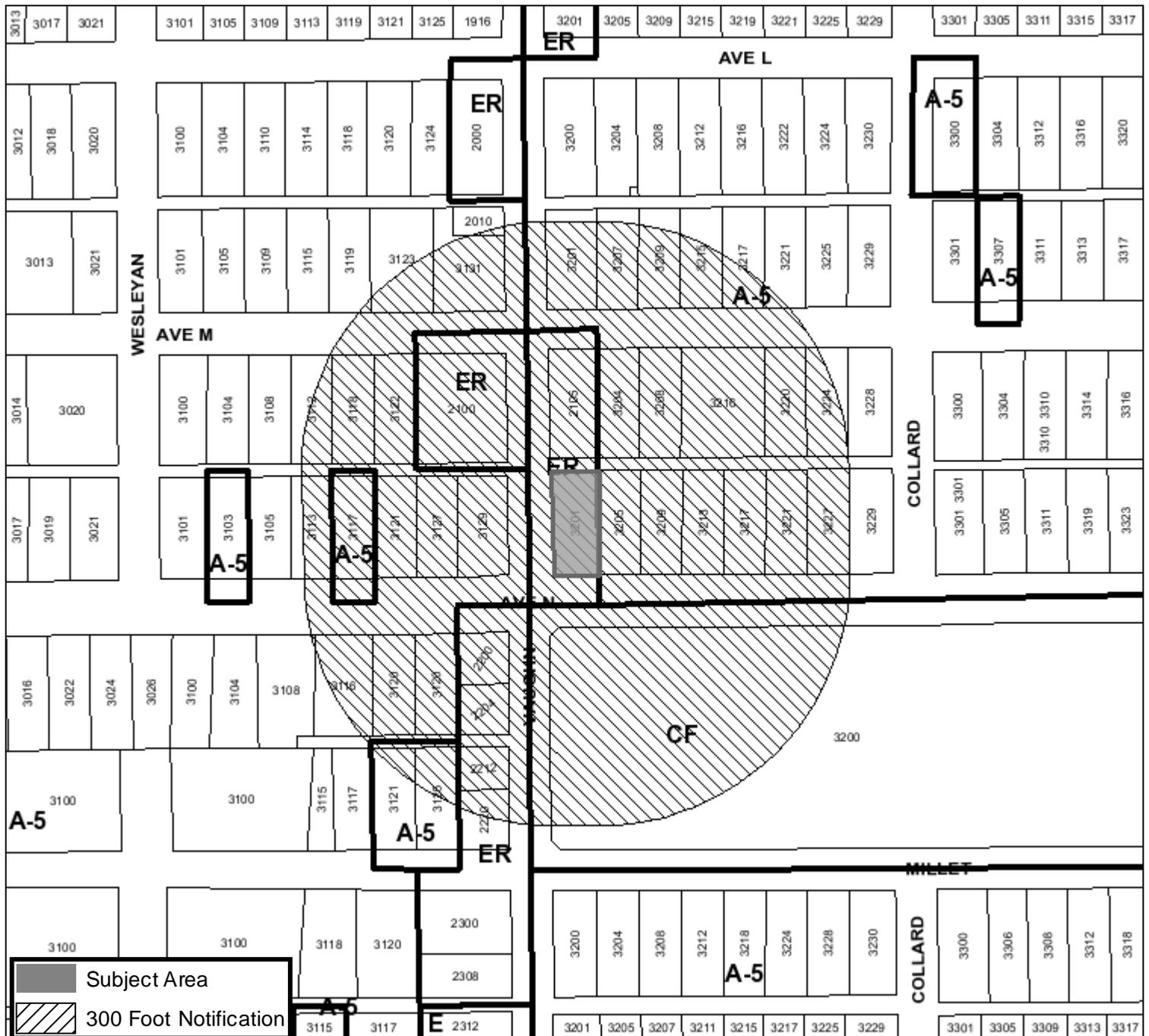
### Area Map



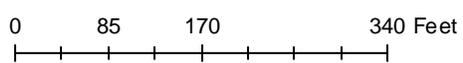


# Area Zoning Map

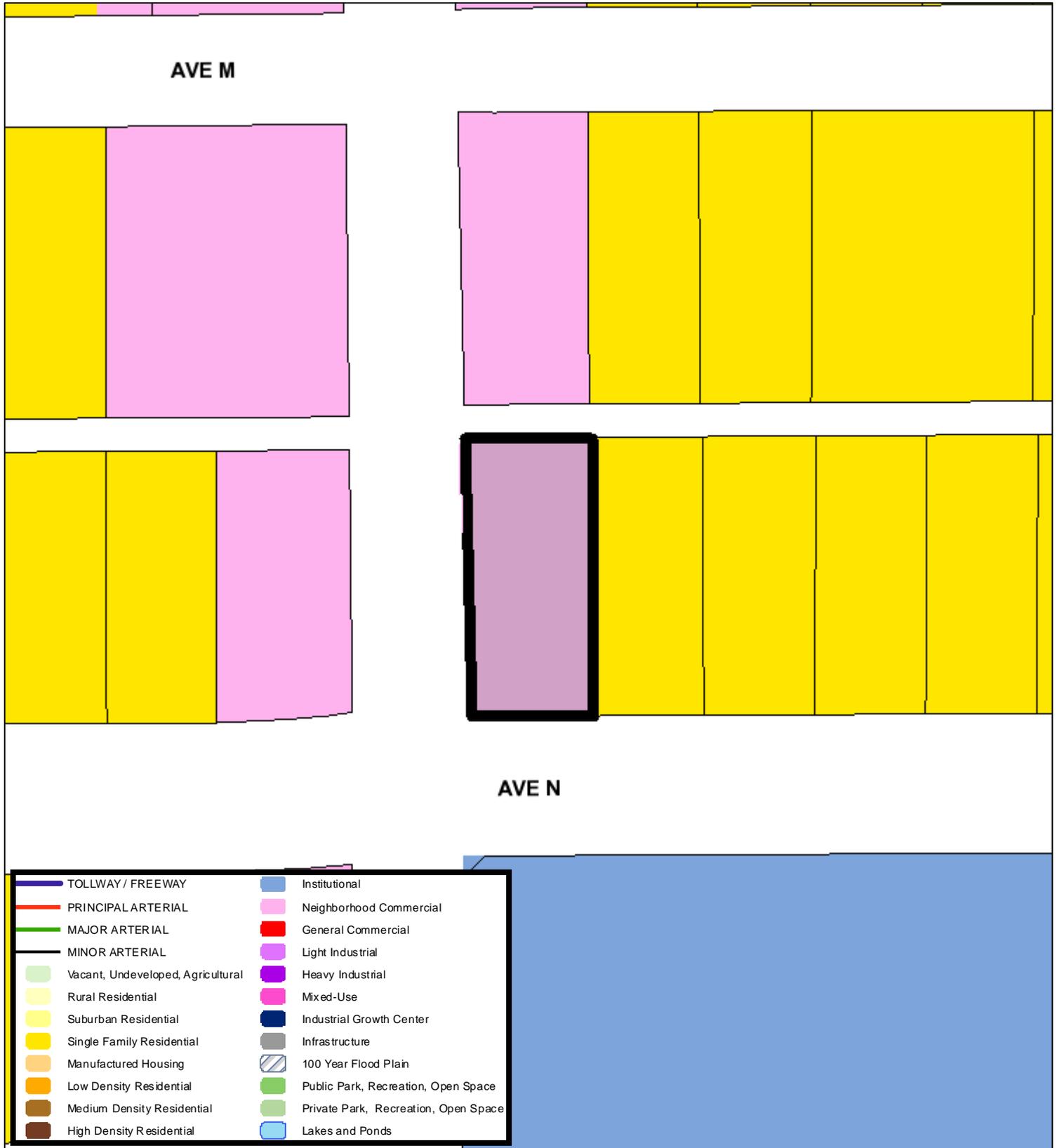
Applicant: Jose Santos  
 Address: 3201 Avenue N  
 Zoning From: ER  
 Zoning To: A-5  
 Acres: 0.16060974  
 Mapsco: 78P  
 Sector/District: Southeast  
 Commission Date: 12/9/2015  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification



### Future Land Use



60 30 0 60 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**



0 37.5 75 150 Feet



**5. ZC-15-153 Clear Link Telephone Corporation & David Shanks (CD 9) – 3840 & 3850 South Freeway (J R Smith Addition, Block 4, Lot 9R and Block 28, Lots 13 & 14, 0.85 Acres): from “E” Neighborhood Commercial & PD137 Planned Development/Specific Use for “E” Uses plus furniture, refinishing, car upholstery and fabric tops to “FR” General Commercial Restricted**

Leonard Zack, 11624 Southview Drive, Aledo, Texas representing Clear Link Telephone Corporation and David Shanks explained to the Commissioners they are requesting “FR” zoning.

Mr. Flores asked Mr. Zack if there were any other auto related uses proposed. Mr. Zack said auto sales only and he mentioned they did reach out to the neighborhood groups.

Motion: Following brief discussion, Ms. Dunn recommended Denial without Prejudice of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<i>ZC-15-154</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Vicky Bargas/ Worth Heights NA	NA	Out	Opposition		Sent letter in

**6. ZC-15-154 Jose Santos (CD 5) 3201 Avenue N (Polytechnic Addition, Block 122, Lot 9, 0.16 Acres): from “ER” Neighborhood Commercial Restricted to “A-5” One-Family**

No one was present for the case.

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

**7. ZC-15-155 Christopher Chappell (CD 3) 4601 Benbrook Highway (Isaac Shrum Survey, Abstract #1397 & McKinney & Williams Survey, Abstract #1118, 0.85 Acres): from ““F” General Commercial/AO and PD547/AO Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus a small animal facility with outdoor exercise area; site plan required/Airport Overlay to Expand PD/547/AO Planned Development for “E” Neighborhood Commercial uses plus canine care facility with exercise area; site plan waiver requested/Airport Overlay**

Dennis Hopkins, P O Box 657, Arlington, Texas representing Christopher Chappell explained to the Commissioners the location, and that the building is approximately 4,500 sq. ft., one story. At the time of the original application the owner only occupied 1,538 sq. ft. of the building. They are wanting to expand the dog day care facility and continue to utilize the 2,000 sq. ft. outside exercise area. The operating hours are 6:30 am to 6:30 pm, Monday thru Saturday.