



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2016

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: Alamo Heights NA and adjacent neighbor

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: K/NECI, Ltd

Site Location: 4508 Valentine Street Mapsco: 75Q

Proposed Use: Auxiliary Parking lot

Request: From: "B" Two-Family

To: PD695 Planned Development for all uses in "FR" General Commercial Restricted with zero foot setback for buildings and parking along Hulen & Valentine Streets, excluding the following uses: probation or parole office, blood bank; nursing home with full medical services, baseball facility, bowling alley; hotel , motel or inn; leather goods shop, locksmith, mini-warehouses; newspaper distribution center, saddle or harness repair or sales; auto parts supply, retail, auto repair, paint and body shop; car wash, full or self-service; service station; vehicle sales or rental to add additional property for parking lot; site plan waiver recommended

Land Use Compatibility: Requested change is compatible.

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

Background:

The property is located north of Valentine a residential street, east of Hulen Street a major arterial. The applicant is proposing to add this property into the adjacent PD695 Planned Development for "FR" uses with exclusions to add additional property for an auxiliary parking lot and future expansion. The PD is currently being used for dental offices.

The property owner owns the building and three lots to the west and needs additional parking. Other properties to the south are owned by a pharmaceutical company with four current rental homes. The only owner-occupied property is to the east of the subject area.

The lot is a standard lot, approximately 50 ft. wide. If approved, the property would become part of the premises of the adjacent development and included on the Certificate of Occupancy for the properties. Urban Forestry requirements would apply for the removal of any trees.

At the Zoning Commission meeting the Commissioners asked about future development, lighting and encroachment into the neighborhood. The applicant explained they wanted to only use the lot for parking

for now and at some point in time they will come back to rezone for expansion of the existing business. There will be no spillover of lighting onto the adjacent neighbor.

Site Information:

Owner: K/NECI, Ltd.
 6120 Curzon Avenue
 Fort Worth, TX 76116
 Acreage: 0.13 acres
 Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial, "PD699" Planned Development / Dental offices and parking lot
 East "B" Two-Family / single-family
 South "CR" Low Density Multifamily / single-family
 West "PD695" Planned Development for "FR" uses with exclusions / commercial

Recent Relevant Zoning and Platting History:

Zoning History: PD699 Site plan for parking lot with wrought iron fencing to encroach into setbacks approved by Council 07-09-2007, (subject area to the north);
 PD695 Planned Development for "FR" uses with exclusions to allow for zero foot setbacks, approved by Council 05-09-2006, (subject area to the west)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Valentine St	Residential	Residential	No
Hulen St	Major Arterial	Major Arterial	No

Public Notification:

Organizations Notified	
Sunset Heights NA	Trinity Habitat for Humanity
Alamo Heights NA*	Streams And Valleys Inc
	Fort Worth ISD

*Site located within this registered neighborhood organization

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to add property to PD695 Planned Development for "FR" General Commercial Restricted uses with exclusions to add additional property for a parking lot for the adjacent dental office owned by the same property owner. Surrounding land uses consist of commercial and parking lot to the north, single-family to the east and south and commercial to the west.

The proposed zoning request **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family residential. The requested zoning amendment to PD695 zoning is not consistent with the following Comprehensive Plan policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)

Based on the lack of 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

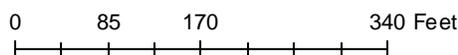


Area Zoning Map

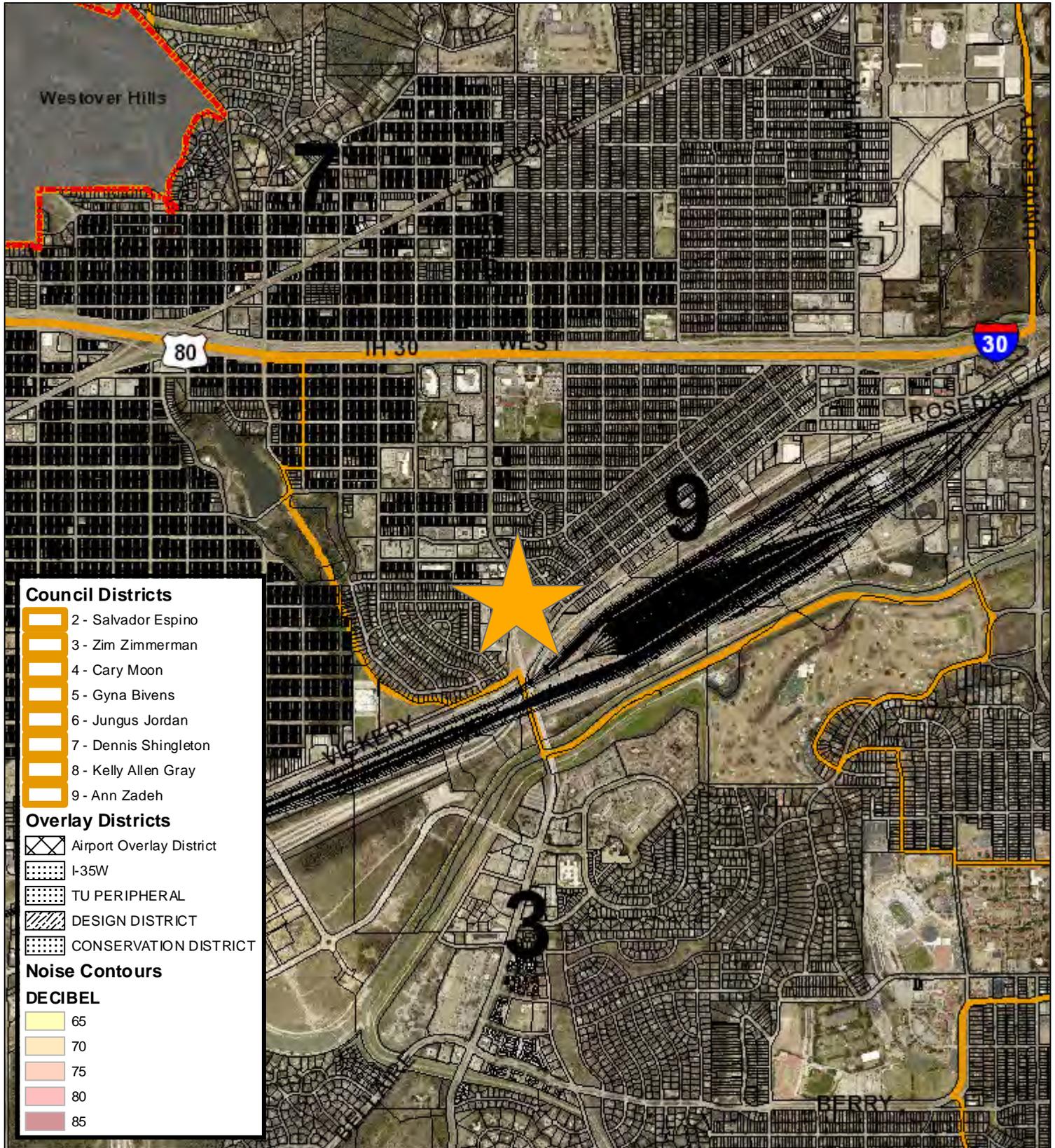
Applicant: K/NECI, Ltd.
 Address: 4508 Valentine Street
 Zoning From: B
 Zoning To: PD 695 for all uses in FR with development standards, excluding uses
 Acres: 0.1374485
 Mapsco: 75Q
 Sector/District: Arlington Heights
 Commission Date: 1/13/2016
 Contact: 817-392-2495



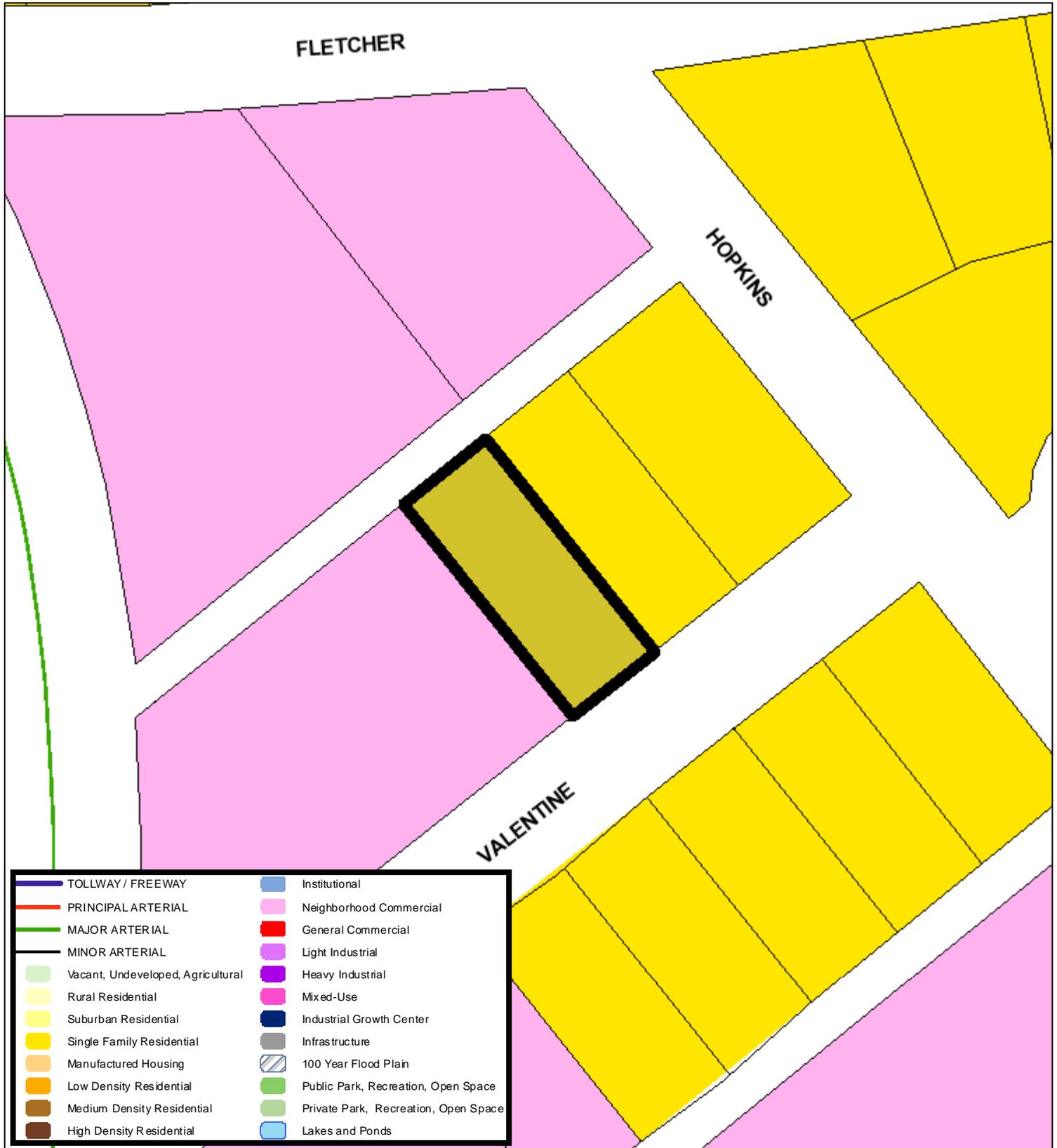
 Subject Area
 300 Foot Notification



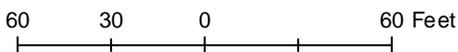
Area Map



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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

