ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: June 25, 2019

Case Manager: Laura Evans
Surplus: Yes ___ No _X_
Council Initiated: Yes ___ No _X_

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

Opposition: None submitted
Support: None Submitted

Owner / Applicant: Suzanne and Jerry Webb
Site Location: 108 Cromwell St, 101 S. Riverside Dr
Mapsco: 77H

Proposed Use: Warehouse

Request:
From: “A-5” One-Family
To: “I” Light Industrial

Land Use Compatibility: Requested change is not compatible.

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

Staff Recommendation: Denial

Background:
The proposed site is located on Cromwell Street, east of Riverside Drive. The applicant is requesting to rezone from “A-5” One-Family to “I” Light Industrial for a warehouse. The site is located adjacent to property which is zoned light industrial and has a light industrial future land use designation.

Surrounding properties are zoned “I” Light Industrial and “A-5” One Family. The property abuts a railroad to the north and residential property to the south. The access to this site is limited and would require industrial traffic to access the site via a residential street.

Site Information:
Owner: Jerry Webb
115 S Riverside Dr
Fort Worth, TX 76104
Agent: Matthijs Melchiors
Acreage: 0.38 acres
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:
North “A-5” One Family; “I” Light Industrial / railroad
East “I” Light Industrial / warehouse/barn
South “A-5” One Family / single family
West “I” Light Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

<table>
<thead>
<tr>
<th>Street/Thoroughfare</th>
<th>Existing</th>
<th>Proposed</th>
<th>In Capital Improvements Plan (CIP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cromwell St</td>
<td>Residential</td>
<td>Residential</td>
<td>No</td>
</tr>
<tr>
<td>Daggett Ave</td>
<td>Residential</td>
<td>Residential</td>
<td>No</td>
</tr>
<tr>
<td>Riverside Dr</td>
<td>Commercial Connector</td>
<td>Commercial Connector</td>
<td>No</td>
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</table>

Public Notification:

300 foot Legal Notifications were mailed on May 22, 2019.
The following organizations were notified: (emailed May 20, 2019)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
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</thead>
<tbody>
<tr>
<td>Historic Randol’s Mill Valley Alliance, Inc.</td>
</tr>
<tr>
<td>Glenwood Triangle NA</td>
</tr>
<tr>
<td>Near East Side NA</td>
</tr>
<tr>
<td>Historic Southside NA</td>
</tr>
<tr>
<td>Tarrant Regional Water District</td>
</tr>
<tr>
<td>Streams And Valleys Inc</td>
</tr>
<tr>
<td>Eastside Sector Alliance</td>
</tr>
<tr>
<td>Southeast Fort Worth Inc</td>
</tr>
<tr>
<td>Fort Worth ISD</td>
</tr>
<tr>
<td>Parker Essex Boaz NA*</td>
</tr>
<tr>
<td>West Meadowbrook NA</td>
</tr>
<tr>
<td>United Riverside NA</td>
</tr>
<tr>
<td>East Fort Worth, Inc.</td>
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<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>United Riverside Rebuilding Corporation, Inc.</td>
</tr>
<tr>
<td>East Fort Worth Business Assn</td>
</tr>
</tbody>
</table>

*Site located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility
The applicant is requesting to rezone “A-5” One-Family to “I” Light Industrial for a warehouse. Surrounding land uses are a mix of vacant industrial and single family, with the only access for the site on residential streets through a predominantly residential area.

As a result, the proposed “I” Light Industrial zoning is not compatible at this location.

2. Comprehensive Plan Consistency
The 2019 Comprehensive Plan designates the subject property as Single Family, but is adjacent to industrial zoning to the east and west. The proposed “I” Light Industrial zoning district, 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.

Based on 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
Area Zoning Map

Applicant: Jerry Webb
Address: 108 Cromwell St, 101 S Riverside
Zoning From: A-5
Zoning To: I
Acres: 0.37743997
Mapsco: 77H
Sector/District: Southside
Commission Date: 6/12/2019
Contact: 817-392-8043

Subject Area
300 Foot Notification
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 5, 2019.