



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 10, 2012

**Council District** 2

**Zoning Commission Recommendation:**  
Denial as a result of failure of a motion for approval by a vote of 3-6  
  
**Opposition:** none

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

**Owner / Applicant:** Carolina Serra

**Site Location:** 2501 – 2503 Lincoln Avenue Mapsco: 62F

**Proposed Use:** Auto Sales

**Request:** From: "A-5" One-Family  
To: "FR" General Commercial Restricted

**Land Use Compatibility:** Requested change is not compatible.

**Comprehensive Plan Consistency:** Requested change is not consistent.

**Background:**

The applicant is proposing a zone change to "FR" General Commercial Restricted. The site consists of two vacant single-family lots. The new owner would like to use these lots for auto sales.

Surrounding uses are single-family to the north, south and east. A restaurant is located just west of the proposed site. Council Initiated rezoning for Northside Phase 2 was completed January 21, 2011 and included these properties. Zoning was changed from "F" General Commercial to "A-5" One-Family because the lots are vacant and oriented toward Lincoln Street, which consists of primarily residential uses.

The site has numerous constraints due to the size of the lots. The table below describes the development standards required prior to operation. Variances through the Board of Adjustment may be needed if the FR zoning is approved to allow for inventory parking in the front yard and to meet all of the requirements.

Development Standards for proposed site adjacent to "A-5" One-Family district	
Projected front yard	20 ft. minimum to the east and south (parking not allowed in projected front yard to the east)
Supplemental Setback	35 ft setback adjacent One or Two Family District (north and west of subject property)
Parking	4 spaces per 1,000 sf
Landscaping	10 percent of the net site area

Screening	Screening fence required adjacent One or Two-Family district
Signage	Monument sign

**Site Information:**

Owner: Carolina Serra  
 2836 Tanner Circle  
 Fort Worth, TX 76052

Agent: Louis Zapata  
 Acreage: 0.31 ac  
 Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family / single-family  
 East "A-5" One-Family / single-family  
 South "A-5" One-Family / single-family  
 West "E" Neighborhood Commercial / restaurant

**Public Notification:**

The following Neighborhood Associations were notified:

Northside NA Fort Worth ISD  
 Near Northside Partners Council

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-188, from "F" General Commercial to "A-5" One-Family, approved January 21, 2011.

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Lincoln Avenue	Residential	Residential	No
25 <sup>th</sup> Street	Collector	Collector	No

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "FR" General Commercial Restricted for auto sales. Surrounding land uses vary with single-family to the north, south and east, and a restaurant to the west. 25<sup>th</sup> Street is a collector, and contains a variety of commercial uses and intensities.

Council Initiated rezoning was completed January 21, 2011 and the zoning for this property was changed from "F" General Commercial to "A-5" One-Family. Automotive sales is not consistent with the surrounding single-family and the intent of the overall Northside Neighborhood Council Initiated rezoning. As a result, the proposed "FR" is **not compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as neighborhood commercial. The proposed "FR" zoning is not consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

***Attachments:***

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

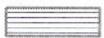


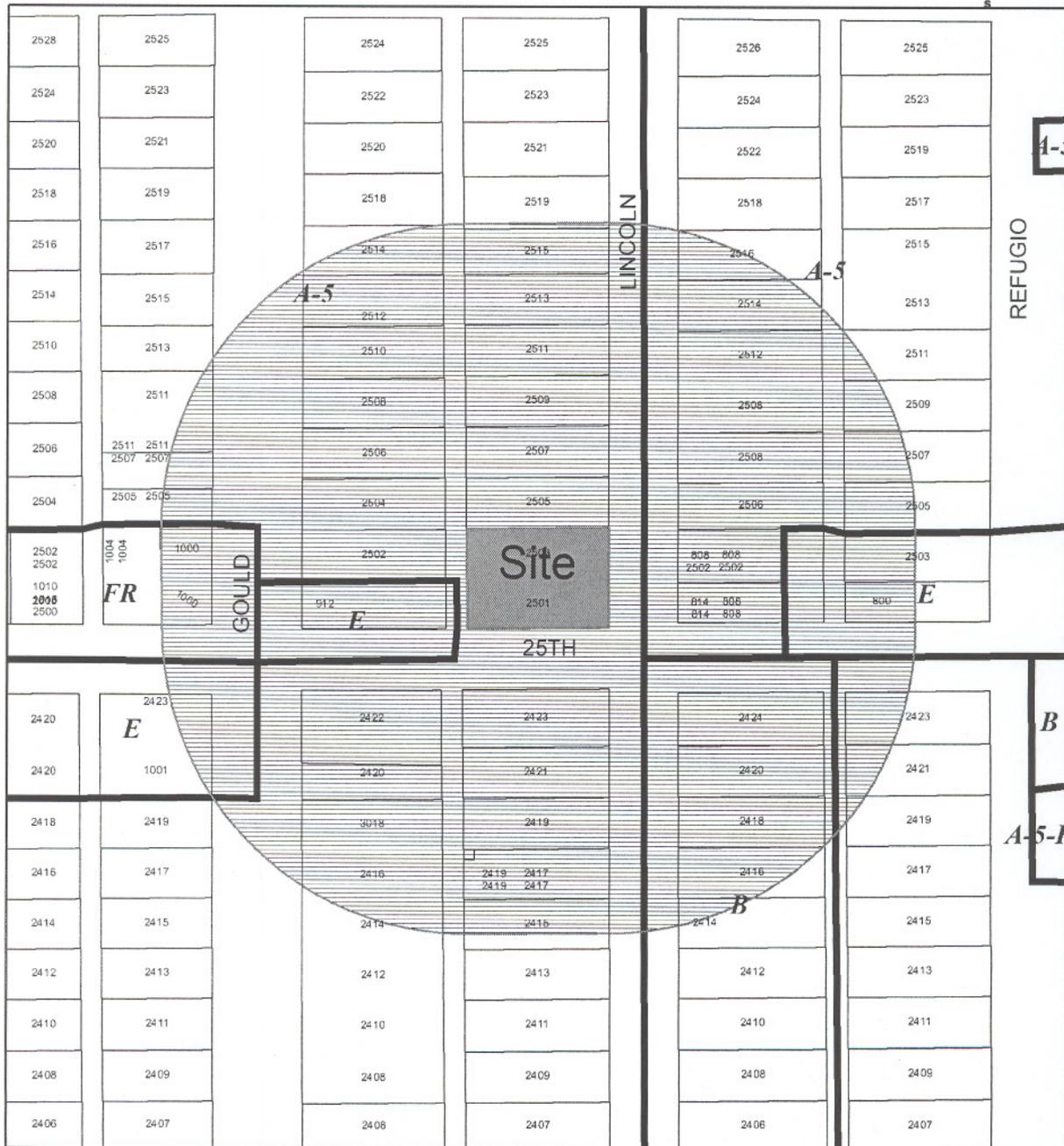


ZC-11-114

# Area Zoning Map

Applicant: Laura Torres  
 Address: 2501 Lincoln Avenue  
 Zoning From: A-5  
 Zoning To: FR  
 Acres: 0.31379451  
 Mapsco: 62F  
 Sector/District: Northside  
 Commission Date: 11/09/2011  
 Contact: 817-392-8043

 300 Ft. Buffer



200 100 0 200 Feet





## Aerial Photo Map



Motion: Following brief discussion, Ms. Reed recommended a 90 day continuance of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

**IV. New Cases**

**2. ZC-11-114 Carolina Serra (CD 2)- 2501-2503 Lincoln Avenue (M. G. Ellis Addition, Block 29, Lots 1 & 2, 0.31 Acres): from "A-5" One-Family to "FR" General Commercial Restricted.**

Louis Zapata, 2007 N Houston Street, Fort Worth, Texas representing Ms. Serra explained to the Commissioners the request is to rezone the property to FR. Mr. Zapata explained the property was zoned F when Ms. Serra purchased the property in 2010 but she was not given the release on the property until July 2011. During this time a zoning change took place and the property was rezoned to A-5 without Ms. Serra knowing. Mr. Zapata mentioned they have talked to the neighborhood and is not aware of any opposition.

Mr. Ortiz asked if he had spoken with Councilman Espino and noted the zoning change was initiated by Councilman Espino and wanted to align the zoning with the neighborhood. Mr. Zapata mentioned he had spoken with him and that she wants to relocate her car sales business to this location for expansion plus she owns the lot. Mr. Zapata also noted there are only a few residential homes along 25<sup>th</sup> Street the rest are businesses. If she had been aware of the zoning she would have objected to it.

Mr. Romero asked what is planned for this site. Mr. Zapata stated they will build a car lot. Mr. Romero also asked for clarification on whether it is a car lot, auto repair or both. Mr. Zapata said the only repairs will be typical as any other car lot does.

Carolina Serra, 2836 Tanner Circle, Haslet, Texas explained to the Commissioners she bought this property with the intent to move her car lot to this location. Ms. Serra in response to Mr. Romero's question mentioned she is only intending it to be car sales no repair. Mr. Romero asked how many car lots are in the area. Ms. Serra mentioned there are two more. Mr. Romero explained the Council-initiated rezoning process to her and that she had an opportunity to speak against the change. Ms. Serra stated that she purchased the property in June 2010 and received the paperwork in July 2011. She was not informed of the zoning change.

Mr. Edmonds asked staff about screening requirements. Ms. Burghdoff mentioned a six foot solid screening fence is required when adjacent to a residential district which is on the north side.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. West. The motion failed 3-6 resulting in denial.

<i>Document received for written correspondence</i>				ZC-11-114
Name	Address	In/Out 200 notification area	ft	Position on case
				Summary

Alejandro Grozco	2424 Lincoln	Yes	Support	Sent letter
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**3. ZC-11-118 287/156 Partners LP (CD 7)- 9100 Block of Blue Mound Road (Josiah Walker Survey, Abstract No. 1600, 18.56 Acres): from "IP" Industrial Park to "A-5" One-Family**

Gary Defrain, 8235 Douglas Avenue, Suite 650, Dallas, Texas representing 287/156 Partners the property owner explained to the Commissioners the request to rezone this to A-5 single-family. He mentioned they do have a preliminary plat in for Plan Commission approval on December 16, 2011 for the overall site. He mentioned they met with the neighborhood and Councilman Shingleton prior to the application submittal and expressed no concerns. The property is 450 feet wide and fronts on Blue Mound Road. They feel this is the best use for the property.

Mr. Ortiz asked about the cut out just to the east of the Federal Bureau of Printing and Engraving property and shown on the plat. Mr. Defrain mentioned it is a well site and will end up being a nine acre common area for the HOA.

Mr. Edmonds asked if this is a gated community. Mr. Defrain stated no it is not.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

**4. ZC-11-119 Hillwood Alliance Residential L. P. (CD 2)- 8500 Ray White Road and 5351 North Tarrant Parkway (John Edmonds Survey, Abstract 457, 21.61 Acres): from "C" Medium Density Multifamily and "E" Neighborhood Commercial to "C" Medium Density Multifamily and "E" Neighborhood Commercial**

Gena Terrell, 5751 Kroger Drive, Keller, Texas representing Hillwood Alliance Residential explained to the Commissioners the requested zoning change. Ms. Terrell mentioned they are basically swapping the two zoning districts and keeping the existing acreage to allow for more orderly development.

Mr. Ortiz asked if this was an expansion for the existing complex. Ms. Terrell stated no they are proposing a new development for apartments.

Motion: Following brief discussion Mr. Edmonds recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

**5. ZC-11-120 Keystone Equity Partners, LLC (CD 2)- 4200 Block of Old Decatur Road (J Bowman Survey, Abstract No.80, 4.30 Acres): from "A-5" One-Family to include into "PD-917" Planned Development for all uses in "K" Heavy Industrial plus rolling mills, rock, cement crushers and stone quarries; wholesale storage of petroleum products; oil drilling and production; manufacture of heavy rubber products. A site development plan shall be provided for administrative review by the Planning & Development Department**