



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 6, 2012

Council District 5

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

Opposition: none

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: William M. West

Site Location: 3104 Louise Street Mapsco: 79M

Proposed Use: Auto Sales

Request: From: "B" Two-Family
To: "FR" General Commercial Restricted

Land Use Compatibility: Requested change **is 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 one single-family lot, with the home intended to be demolished. The applicant would like to use this lot for auto sales and construct a storage building. The applicant intends to replat all of the lots under his ownership into one lot and would like to have the same zoning throughout.

Oncor is shown at TAD as the property owner of the lot to the west of both the subject property and the lot under the applicant's ownership. The property is paved and being leased by the applicant for automotive sales. The applicant has contacted Oncor in order to request permission to rezone the leased "E" paved lot to "FR" in order to continue the auto sales. As a result, the applicant may request a 30 day continuance.

The site has numerous constraints due to the size of the lot. The table below describes the development standards required. 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 (parking not allowed by right)
Supplemental Setback	25 ft setback adjacent to One or Two Family District (north and west of subject property)

Site Information:

Owner: William M. West
6145 E. Lancaster Ave.
Fort Worth, TX 76112

Acreage: 0.12 ac
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:
North "B" Two-Family / single-family
East "B" Two-Family / single-family
South "FR" General Commercial Restricted / automotive sales
West "B" Two-Family / Oncor property

Public Notification:

The following Neighborhood Associations were notified:
Handley NA Southeast Fort Worth, Inc.
Southeast Meadowbrook NA East Fort Worth Neighborhoods Coalition
East Fort Worth Business Assoc. Neighborhoods of East Fort Worth
Southeast Fort Worth, Inc. Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: NA
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Lancaster Avenue	Principal Arterial	Principal Arterial	No (TxDOT)
Louise Street	Residential	Residential	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 and east, automotive sales to the south, and Oncor property to the west.

Lancaster Avenue is considered a principal arterial, which contains a variety of commercial uses and intensities. Automotive sales are not ideal adjacent to single-family; however, supplemental standards are required and would include increased buffering, screening, and landscaping. Additionally, the applicant intends to replat the property into one lot with primary access from Lancaster Avenue. As a result, the proposed "FR" is 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:

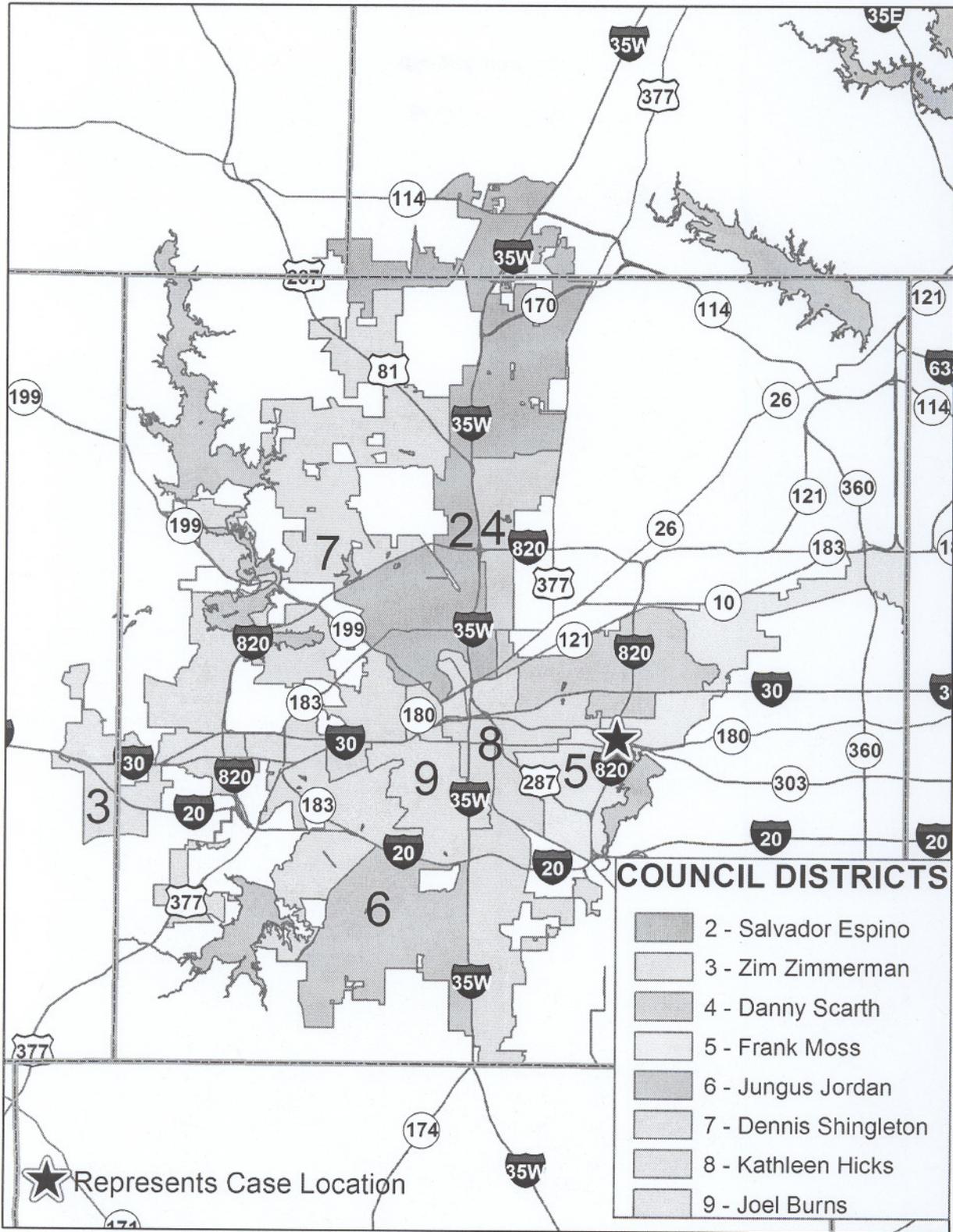
- Location Map
 - Area Zoning Map with 300 ft. Notification Area
 - Future Land Use Map
 - Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-12-016

Location Map



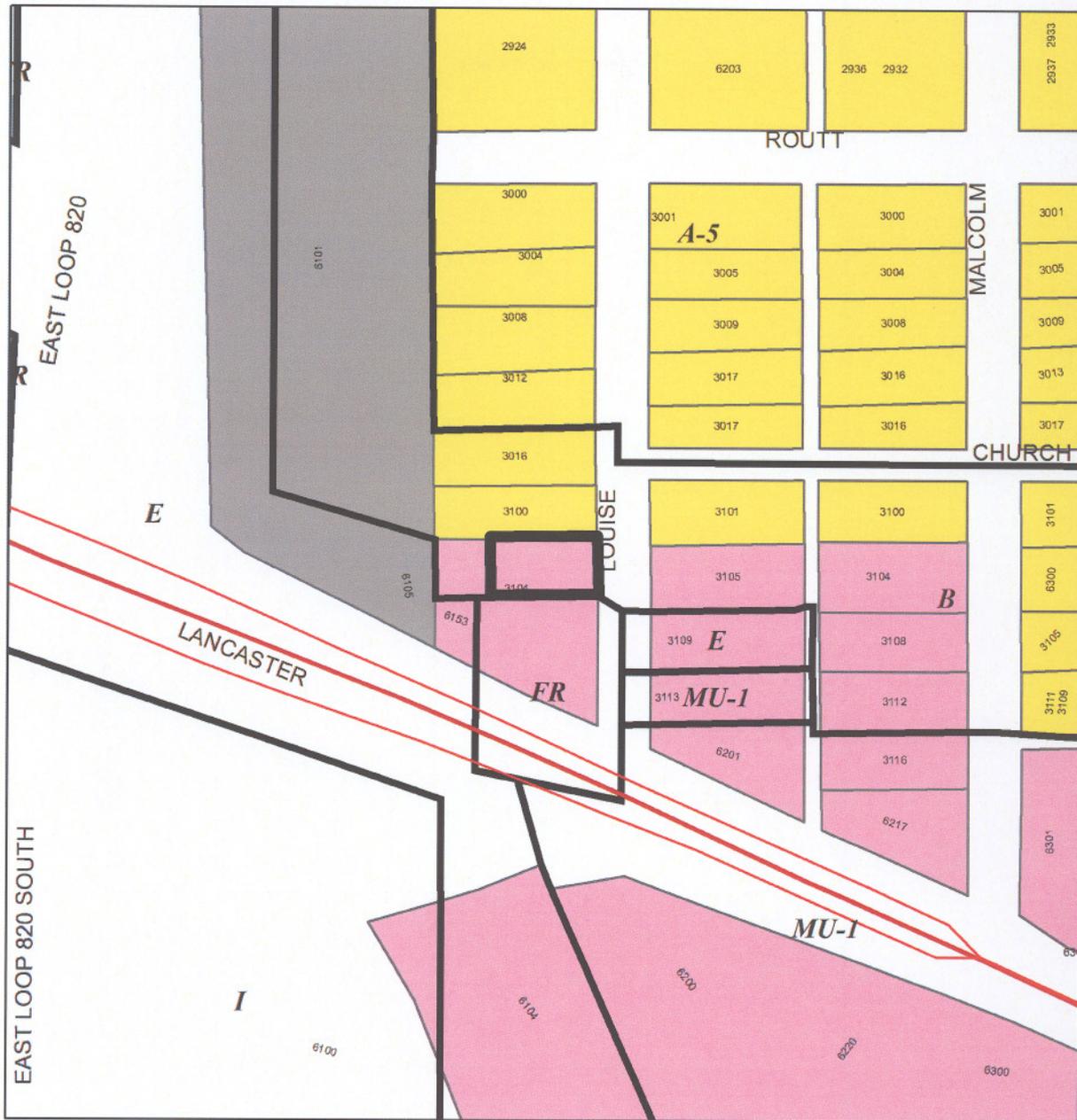
5 2.5 0 5 Miles



3104 Louise Street

Future Land Use

ZC-12-016



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011





Aerial Photo Map



7. ZC-12-016 William M. West (CD 5)- 3104 Louise Street (D S Ross Addition, Block 1, E 100' of Lot 3, 0.13 Acres): from "B" Two-Family to "FR" General Commercial Restricted

William West, 6145 East Lancaster, Fort Worth, Texas owner of the property explained to the Commissioners he purchased this property to expand his auto business. He mentioned the house has been unoccupied for more than 10 years. The property to the west of him is owned by Oncor. Mr. West stated he did talk to the representative of the Historic Handley neighborhood.

Mr. Edmonds asked if he was going to screen his property from the residence. Mr. West stated yes he would. Mr. Edmonds asked what type of fencing. He is proposing a metal fence up to eight feet if permitted.

Ms. Burghdoff asked staff to clarify the type of fencing permitted. Ms. Murphy explained metal fences are not permitted he would need to seek a variance from the Board of Adjustment. The only type of screening fence material permitted is wood and masonry. Mr. West stated he will be seeking a variance.

Mr. Ferrell asked for clarification on the existing house to be torn down and is he going to re-plat. He stated he is going to plat all properties to one lot. Mr. Ferrell also asked if he was going to move the block wall. Mr. West stated at this time they are going to leave it where it is.

Mr. Romero asked about any future expansions to the north. Mr. West mentioned yes, if he has the opportunity to buy those properties. Mr. Romero wanted to caution to him about expanding into the neighborhood.

Mr. Ferrell asked if he was going to expand his business to the east across the street. Mr. West said he had no plans to expand to the east across the street.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Mr. Genua. The motion carried 8-1 with Mr. Romero against.

<i>Document received for written correspondence</i>				<i>ZC-12-016</i>	
Name	Address	In/Out 200 notification area ft	Position on case		Summary
Sharon Baker	3009 Louise Street	Yes		Support	Sent letter

8. ZC-12-018 City of Fort Worth Planning and Development (CD 2)- 4836 Melody Lane (Melody Hills Addition, Block 7, Lot 12B, 0.12 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained this is surplus property.