

Surrounding Zoning and Land Uses:

- North "A-5" One Family / single family home
- East "A-5" One Family / single family home
- South "A-5" One Family / single family home
- West "A-5" One Family / single family home

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-011 Council initiated zoning for the Northside Area, Phase One approved by City Council 02/23/10 various properties.

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Long Ave.	Major Arterial	Major Arterial	No
NW 29 th St.	Residential	Residential	No

Public Notification:

The following Neighborhood Associations were notified:

Far Greater Northside Historical
Near Northside Partners Council

United Communities Association
Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "ER" Neighborhood Commercial Restricted. All of the uses immediately surrounding the property are single family homes. There are two commercial businesses approximately one and two blocks east of the subject property.

It appears the applicant is living in the structure as a single-family dwelling, therefore; if the zoning was changed they would no longer be permitted to live in it as a residence.

As a result, the proposed zoning for this site **is not compatible** at this location.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as one-family residential. While ER Neighborhood Commercial can serve as a buffer between single family residential and a major roadway, this commercial business would be the only business in operation.

The proposed 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)

As a result, the proposed zoning **is not consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

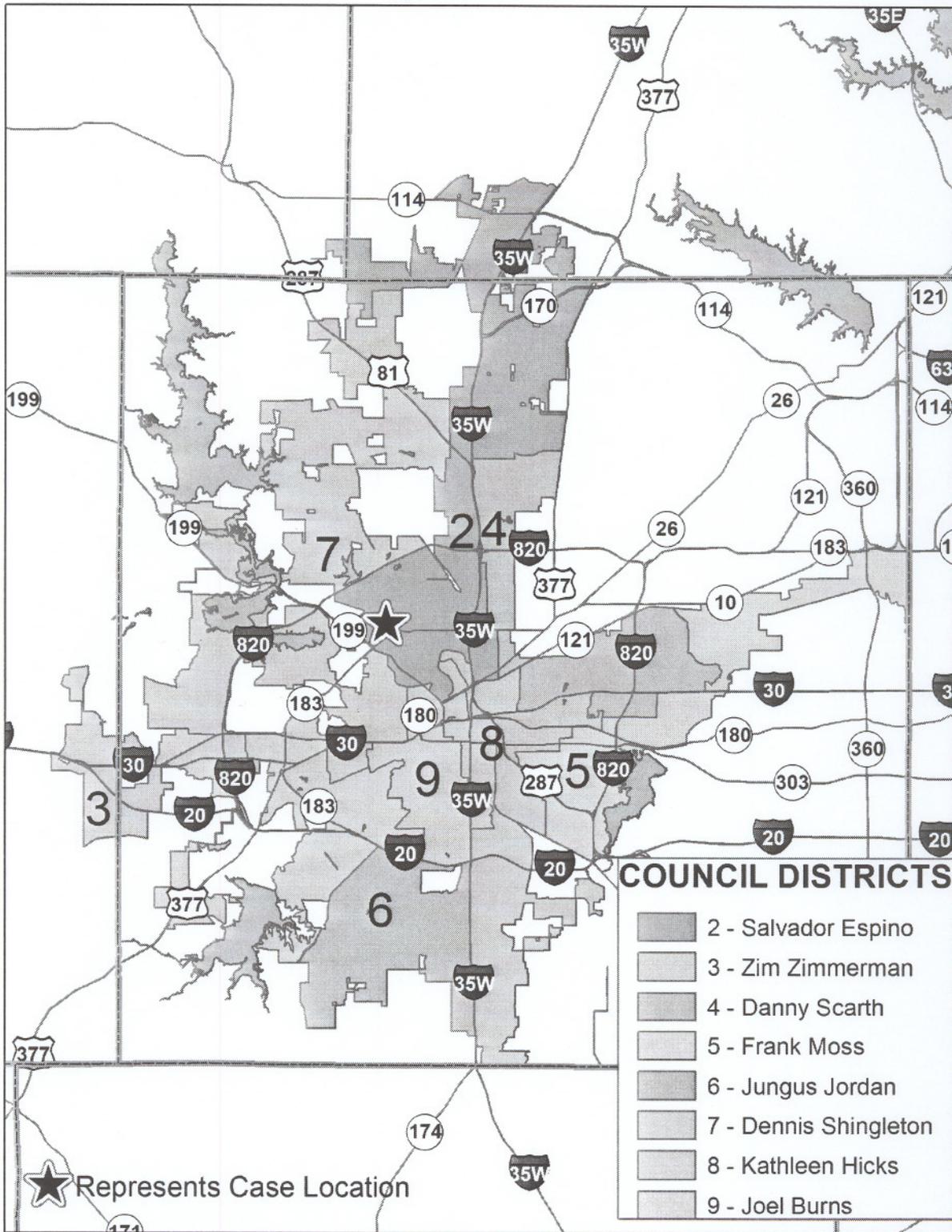
Attachments:

- 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-12-024

Location Map



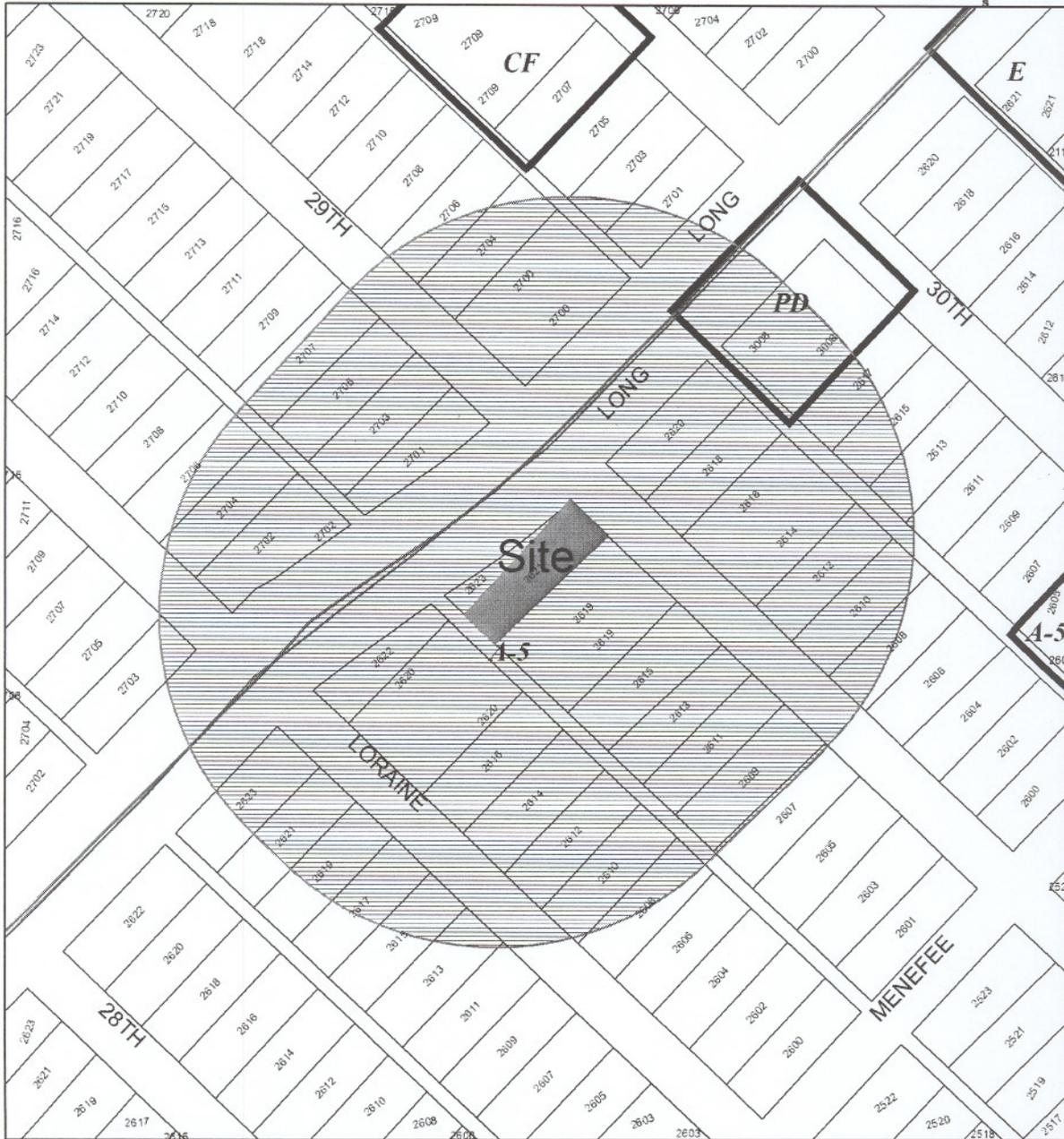


ZC-12-024

Area Zoning Map

Applicant: Salvador & Deborah Gallardo
Address: 2621 NW 29th Street
Zoning From: A-5
Zoning To: E
Acres: 0.16239686
Mapsc0: 61D
Sector/District: Northside
Commission Date: 03/14/2012
Contact: 817-392-2495

 300 Ft. Buffer



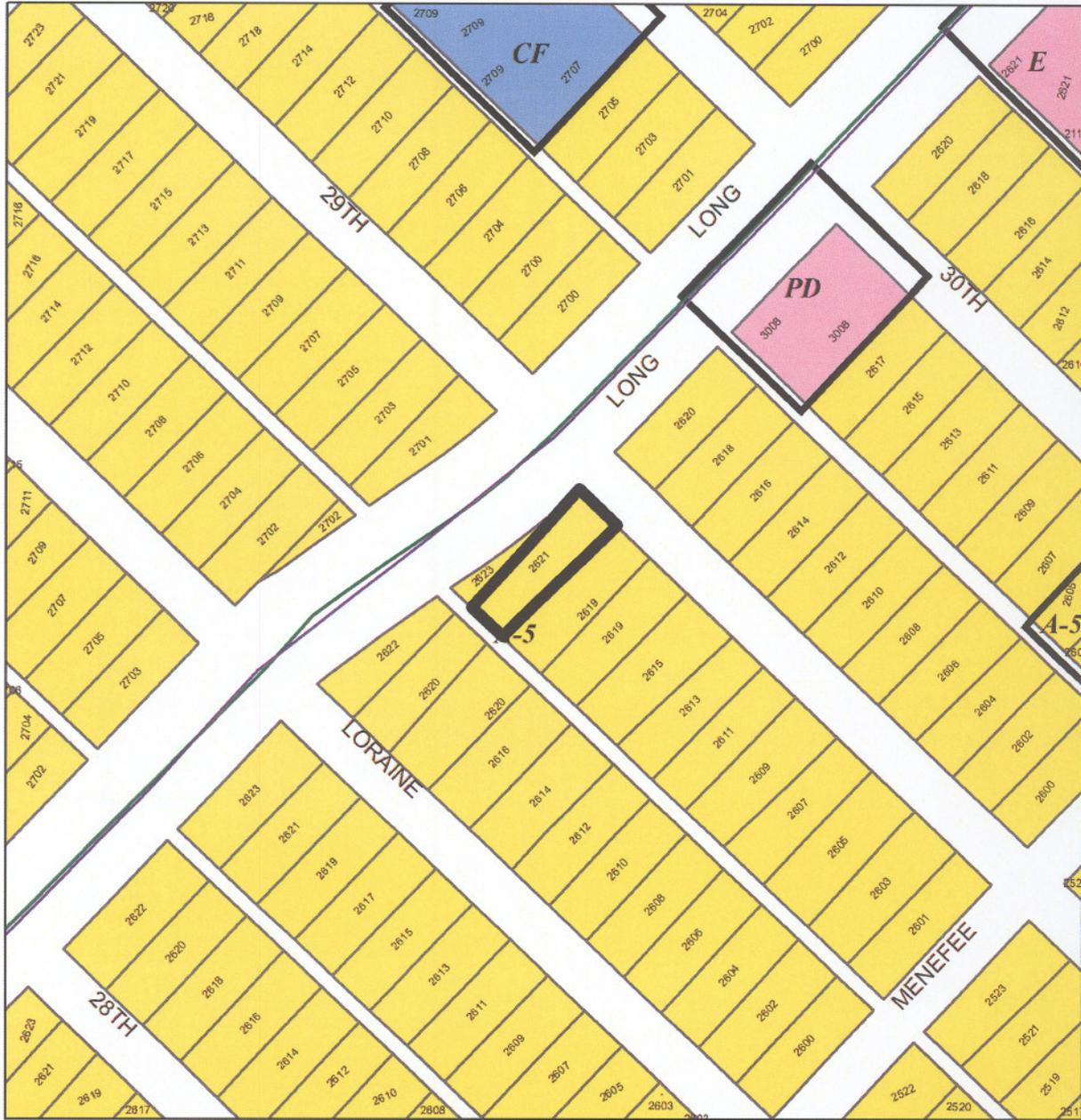
200 100 0 200 Feet



2621 NW 29th Street

Future Land Use

ZC-12-024



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | 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





2621 NW 29th Street

ZC-12-024

Aerial Photo Map



200 100 0 200 Feet

Mr. Edmonds asked about the cars that get repaired and not being paid for the service. He recalled a similar incident on Lancaster where they had to enclose an area for the storage of the cars. He asked staff if there was something in the Ordinance that refers to that. Ms. Burghdoff referred to Ms. Murphy and she mentioned that vehicles that are being held for repair have to be screened if they are stored in the front yard. She also noted no car can stay for more than 60 days.

Motion: Following brief discussion Ms. Conlin recommended a denial with prejudice of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-12-023	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Monnie Gilliam/ United Community Assoc.	1100 Vickie Lane	Yes		Opposition	Spoke at hearing
Johnny Lewis	953 E. Terrell Ave.	No		Opposition	Spoke at hearing
Mary Blakemore	1306 Illinois Ave.	No		Opposition	Did not speak at hearing
Linda Cameron	2004 Missouri Ave.	Yes		Opposition	Sent letter in

7. ZC-12-024 Salvador and Deborah Gallardo (CD 2)- 2621 NW 29th Street (Rosen Heights Second Filing, Block 72, Lot 11, 0.16 Acres): from "A-5" One-Family to "ER" Neighborhood Commercial Restricted

Deborah Gallardo, 2619 NW 29th Street, Fort Worth, Texas explained to the Commissioners she is requesting to rezone the property to ER for office use only. Ms. Gallardo mentioned they are providing a civic service to the community. Her business is a notary and tax office which provides a service to over 300 community members. They help notarize paperwork for the schools in the area. The tax office is open year round. They also provide a title service, assisting with registrations for business owners. Ms. Gallardo said they need this type of service in the neighborhood and are open from 9 a.m. to 7 p.m. She also noted they own and live on the property next door. The property was in poor condition when they purchased it. She said they did meet with the Far Greater Northside Neighborhood Association who was in support of this.

Mr. West asked how long they have been at this location. Ms. Gallardo said they purchased the house about four years ago. When they purchased it, it was used as an efficiency and their son lived there. She noted they decided to turn it into an office. Mr. West asked if she ran her business from another location. Ms. Gallardo said she ran the tax office from next door where she lives now.

Ms. Reed asked about the fence and when was it installed. Ms. Gallardo mentioned the fence was built about two years ago and they did not pull a permit to put it in the front yard.

Ms. Conlin asked about the sign and if they acquired a permit for it. Ms. Gallardo said she was told a permit was not required for the sign.

Mr. Edmonds summarized the issues for clarification. Ms. Gallardo clarified as well.

Ms. Spann mentioned to the applicant that her signs and fence are not approved. Ms. Gallardo said she did not know that but it would not be a problem.

Mr. Ortiz mentioned the area along Long Avenue was rezoned about two years ago and did she get notified of this. Ms. Gallardo said she was not notified but it has always been single-family.

Ms. Conlin asked if the fence in the front yard is permitted to be six feet tall. Ms. Gallardo said someone from Code Compliance has been by and mentioned nothing about it being too tall. She said they would take care of it to meet the requirements.

Burl Hampton, 2902 Lulu Street, Fort Worth, Texas President of the Far Greater Northside neighborhood spoke in support of the request. He mentioned they are ok with the fence as it exists.

Mr. Ortiz asked what they want to see along Long Avenue. The property actually faces NW 29th Street which is primarily residential. Mr. Hampton mentioned there were few people who knew about the zoning change. He stated that the business needs to exist where it is in close proximity to the neighborhood. Mr. Ortiz asked about the parking. Mr. Hampton said the parking is limited and the clients are by appointment only. Mr. Ortiz also asked the question if the zoning was in place and the business goes away what then.

Emmanuel Alvarado, 2115 Clinton Avenue, Fort Worth, Texas spoke in support. He owns a car sales lot on 28th Street and sends customers to Ms. Gallardo's business quite often for title transfers and or notary services. He mentioned she is very reliable.

Mr. Ortiz opened the public hearing for Mr. Genua to ask a question of the applicant.

Mr. Genua asked if she is trying to purchase the small strip of land fronting Long Avenue that appears to be owned by the City. Ms. Gallardo said no and thought the property was zoned commercial based on information she had received. Ms. Gallardo responded to Ms. Conlin's question about a home based business and said because they do not live there they could not have a home based business. If the zoning is approved they plan to concrete the back area for parking.

Motion: Following brief discussion, Mr. Edmonds recommended a denial with prejudice of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-12-024	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary

Veronica Johnson	2701 Lee Ave.			Support	
Daniel Delgado	2119 Lee Ave.			Support	Turned speaker form in
Rose Gonzales	2934 Ridgeline Dr.			Support	Turned speaker form in
Burl Hampton/ Far Greater Northside	2902 Lulu St.			Support	Spoke at hearing
Celia Escamilla	2616 NW 29 th St	Yes		Support	Sent letter in
Emmanuel Alvarado	2115 Clinton Ave.			Support	Spoke at hearing

8. ZC-12-025 Nicholas Martin Jr. (CD 5)- 8913 Randol Mill Road (Cottonwood Village, Block 1, Lot A & B, 5.06 Acres): from "A-7.5" One-Family to "R2" Townhouse/Cluster

Anton Mireiter, 14 Avenue Twenty, Trophy Club, Texas representing Nicholas Martin Jr. explained to the Commissioners they are requesting to rezone to PD/R2 limited to six units per acre to develop townhomes. He stated it is not feasible to develop single-family homes on this site.

Mr. West asked what is located in the very right hand corner of the aerial displayed overhead. Mr. Mireiter explained it is a maintenance facility for the golf course. He also asked about the drill site.

Mr. Ferrell explained there is a gas well site next to the storage facility and is heavily wooded.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request as amended for PD/R2 limited to six units per acre; site plan required, seconded by Mr. Genua. The motion carried 9-0.

Document received for written correspondence				ZC-12-025	
Name	Address	In/Out 200 notification area ft	Position on case		Summary
Bill Buehler/ Bentley Village Water Chase Estates HOA	8721 Raquet Club Dr.			Support	Sent letter in for PD/R2

9. ZC-12-026 Allied Laidlaw Waste Systems (CD 4)- 6100 and 6101 Elliott Reeder Road (William R. Reeder Survey, Abstract 1303, Henry P. Tuggle Survey, Abstract 1513, and portion of Block 1, Lot 1, Fort Worth Transfer Station Addition, 22.05 Acres): from "AG" Agricultural and "PD-287" Planned Development for all uses in "K" Heavy industrial plus transfer station and materials recovery facility to amend "PD-287" Planned Development for all uses in "K" Heavy Industrial plus transfer station and materials recovery facility; site plan included.