



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 5, 2012

**Council District 2**

**Zoning Commission Recommendation:**

Approved as Amended to Deny without  
Prejudice 2813 Ellis Ave., to Continue 30 days  
Block 4, Lots 1-20 by a vote of 7-0

**Opposition:** Four persons spoke

Continued	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Case Manager	<u>Beth Knight</u>
Surplus	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Council Initiated	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**Owner / Applicant:** City of Fort Worth Planning & Development Department,  
Far Greater Northside Neighborhood, Phase 4

**Site Location:** 3702, 3704, 3706, 3708, & 3716 Clinton Avenue  
Mapsc0: 48X

**Proposed Use:** Single-family and vacant land

**Request:** From: "J" Medium Industrial  
To: "A-5" One-Family

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Background:**

The Far Greater Northside Historical neighborhood was divided into four phases, due to the large size of the neighborhood association. These lots in the fourth and final phase consist of single-family and vacant. This portion of Phase Four is designated as neighborhood commercial and mixed-use growth center in the 2010 Comprehensive Plan. It was found that these parcels were not noticed in the newspaper for the August 3rd, 2010 City Council meeting and therefore they are being processed at this time.

**Site Information:**

Owner's Agent / Consultant:	City of Fort Worth Planning & Development Dept. 1000 Throckmorton Street Fort Worth, TX 76102
Acreage:	0.69 ac.
Comprehensive Plan Sector:	Northside

**Surrounding Zoning and Land Uses:**

North	PD 848 / Meacham Airport
East	A-5 / Single-family and commercial storage
South	A-5 / Single-family and vacant land
West	A-5 / Single-family and vacant land

**Public Notification:**

The following Neighborhood Associations were notified:

Far Greater Northside Historical  
Northside  
Diamond-Hill Jarvis  
Near Northside Partners Council

North Fort Worth Historical Society  
Streams & Valleys, Inc.  
Fort Worth ISD

***Recent Relevant Zoning and Platting History:***

**Zoning History:** 2002 - 2010, 37 cases within rezoning area, surplus property B to A-5, approved;

ZC-04-197, within rezoning area, from B to FR approved;

ZC-07-103, east of rezoning area, from K to PD for k uses plus recycling facility, approved;

ZC-08-197, north of rezoning area, from various districts to A-5, I, and PD 848 for Meacham Airport, approved;

ZC-10-011, west of rezoning area, Council-initiated rezoning to align existing uses with Comprehensive Plan, approved;

ZC-10-104, west of rezoning area, Council-initiated rezoning to align existing uses with Comprehensive Plan, approved; and

ZC-10-116, north and west of rezoning area, Council-initiated rezoning to align existing uses with Comprehensive Plan, approved.

Platting History: None.

***Development Impact Analysis:***

1. **Land Use Compatibility**

Surrounding land uses consist of single-family, vacant and a parcel to the east with commercial outdoor storage on Houston Street.

Based on the surrounding residential land uses, the proposed zoning **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as single-family.

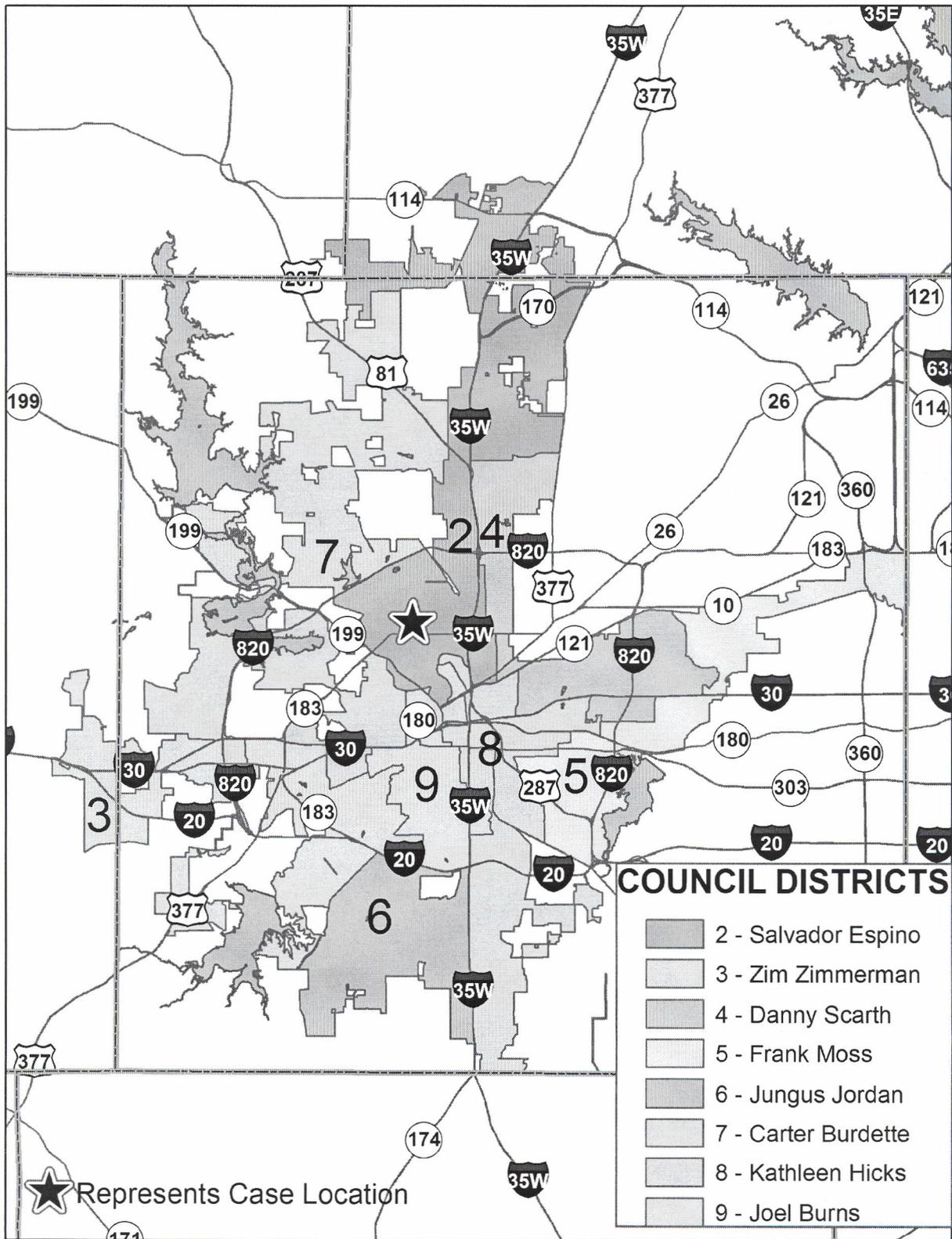
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 37)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Map of Proposed Zoning Districts
- Future Land Use Map
- Aerial Photograph
- Minutes from the July 14, 2010 Zoning Commission meeting
- Minutes from the August 3, 2010 City Council meeting

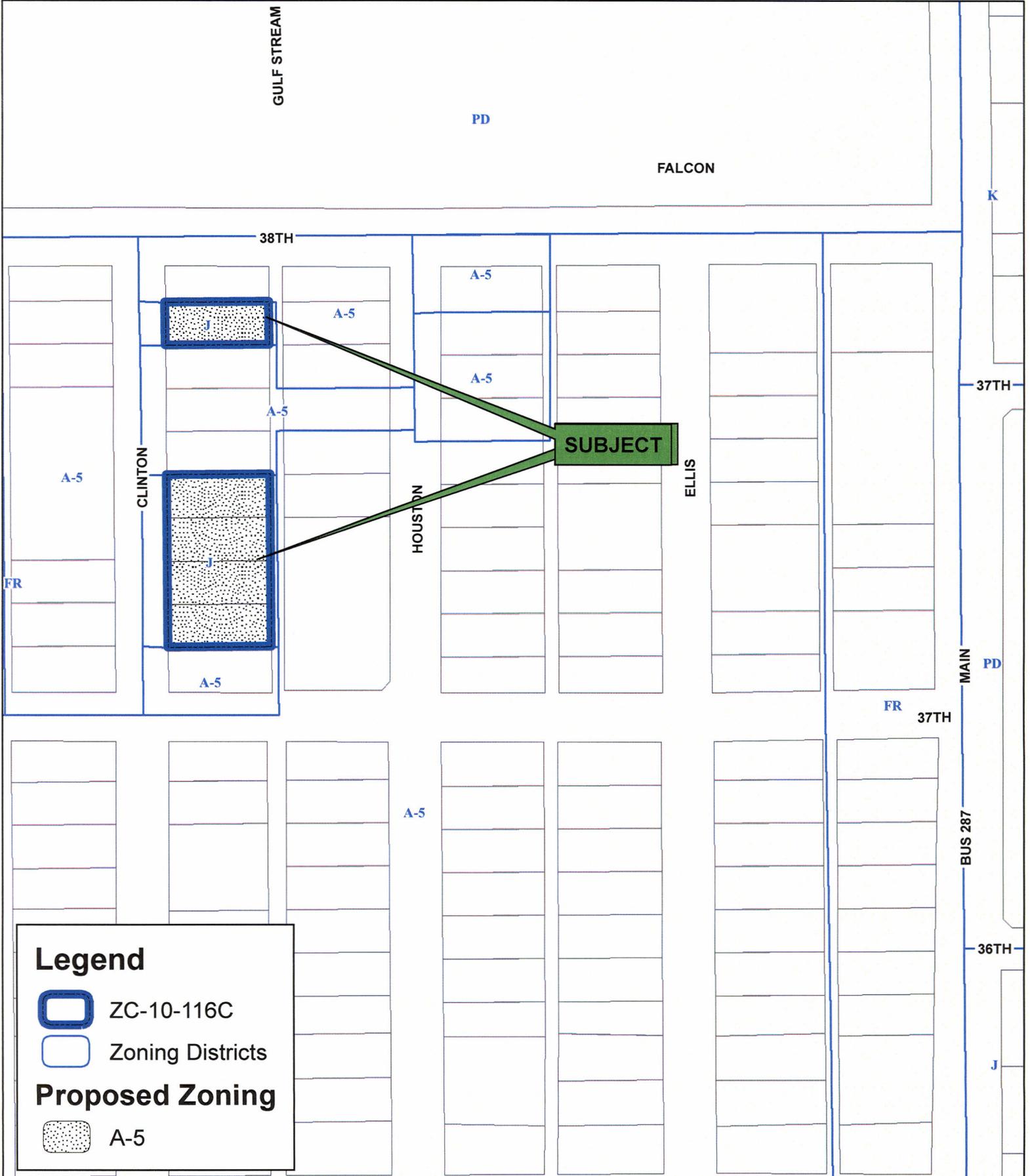
## Location Map



# Portion of Far Greater Northside Historical: Proposed Zoning

From "J" Medium Industrial To "A-5" One-Family  
Recommended for Approval by the Zoning Commission on July 14, 2010

ZC-10-116C



## Legend

ZC-10-116C

Zoning Districts

## Proposed Zoning

A-5

0 100 200 300 400 Feet

Planning and Development  
Department 5/7/12 - BK

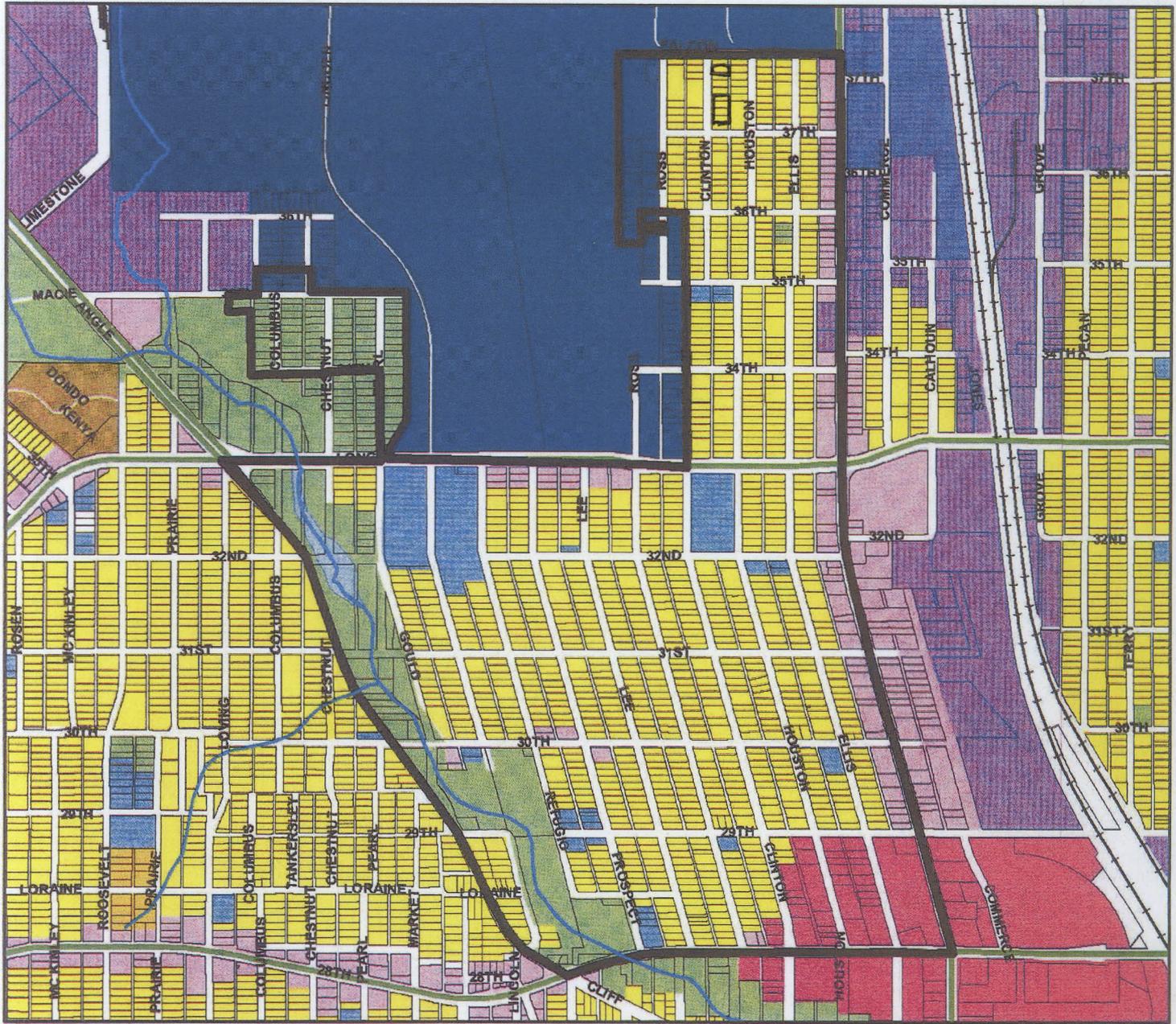
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**FORT WORTH**

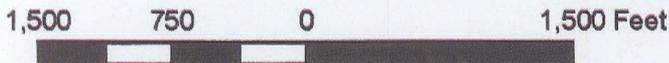


# Future Land Use

ZC-10-116C



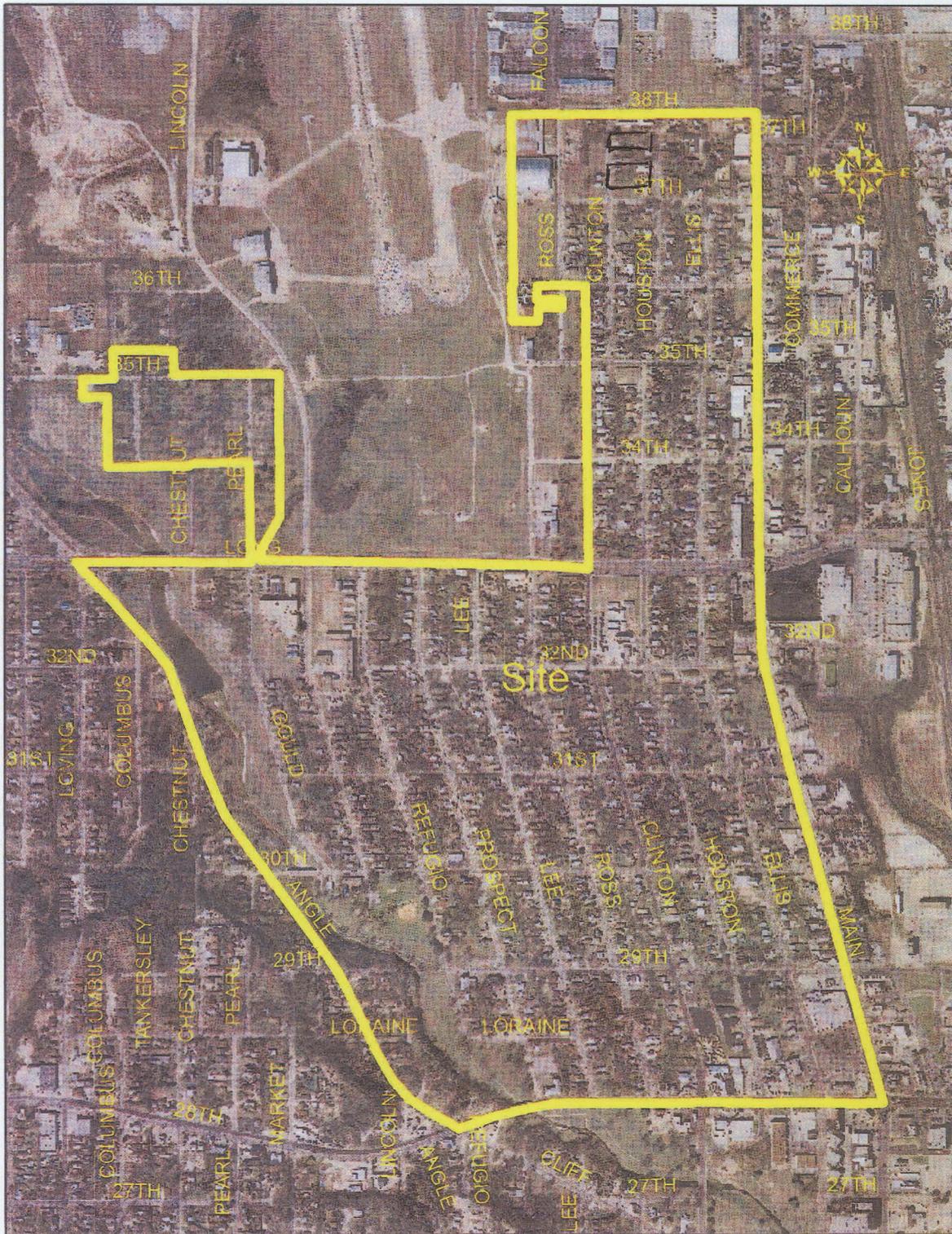
- |  |                                   |  |                                      |
|--|-----------------------------------|--|--------------------------------------|
|  | TOLLWAY / FREEWAY                 |  | Neighborhood Commercial              |
|  | PRINCIPAL ARTERIAL                |  | General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



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 February 23, 2010.



## Aerial Photo Map



(ZC-10-115 Continued)

automatically be approved. He stated that the request went through a review by the City Zoning Commission and finally by the Council where a decision would be made. He stated that this issue dealt with property rights and added neighbors should not be able to force rezoning on another person's property. He also advised that no one could know what would happen to property values in the future relative to duplexes or single-family residences. He stated he had three (3) options: (1) make a motion to rezone all of the properties from "B" Two-Family to "A-5" One-Family; (2) deny the request; or (3) approve the rezoning for those who signed the petition and deny those who did not sign the petition or were unable to be contacted. He advised that he would continue this item and that his inclination when the Council considered this item on October 12 was to approve the rezoning for those who signed the petition and deny the rezoning for those who did not sign the petition or were unable to be contacted.

Motion: Council Member Burdette made a motion, seconded by Council Member Espino, that Zoning Docket Nos. ZC-10-114 and ZC-10-115 be continued until the October 12, 2010, Council meeting. The motion carried unanimously eight (8) ayes to zero (0) nays, with Mayor Pro tem Scarth absent.

(Mayor Pro tem Scarth returned to his place at the dais.)

**11. Zoning Docket No. ZC-10-116 - City of Fort Worth Planning & Development Far Greater Northside, Phase 4; Generally Bounded by Angle Avenue, NW 28th Street, N. Main Street & Meacham Airport, From "B" Two-Family, "C" Medium Density Multi-Family, "D" High Density Multi-Family, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, and "PD" Planned Development 834 to "A-5" One-Family, "B" Two-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial, "J" Medium Industrial, "PD" Planned Development 848, and "PD" Planned Development for FR Uses Plus Compressor Sales & Service, Max. 50 HP on Any One (1) Machine, No Metal Cutting, Welding, or Acid Washes; Site Plan Waiver Recommended. (Recommended for Approval as Amended and Deny without Prejudice 2813 Ellis Avenue)**

Mr. Jose Correy, 2939 Clemente Drive, Grand Prairie, Texas 75052, completed a speaker card in support of Zoning Docket No. ZC-10-116 and requested his property located at 2813 Ellis Avenue be removed from consideration in the rezoning request.

Mr. Shatel Patel, 2911 North Main Street, completed a speaker card in opposition to Zoning Docket No. ZC-10-116 and requested his property located at 2911 North Main Street be continued for two (2) weeks to a future Council meeting.

**(ZC-10-116 Continued)**

The following individuals completed speaker cards in opposition to Zoning Docket No. ZC-10-116, but did not wish to address the Council.

Mr. Nihn Patel, 3107 North Main Street  
Mr. Ronny Booth, 2913 North Main Street

Motion: Council Member Espino made a motion, seconded by Council Member Moss, that Zoning Docket No. ZC-10-116 be approved as amended and deny without prejudice 2813 Ellis Avenue and continue 3221 North Main, 312 N.W. 28th Street, and 2911 North Main until the August 24, 2010, Council meeting. The motion carried unanimously nine (9) ayes to zero (0) nays.

(Council Member Espino left his place at the dais.)

(See reconsideration of this issue on page 26)

**12. Zoning Docket No. SP-10-005 - Kimco Montgomery Plaza LP., Target Corporation, 369, 375, 501, 525, 549, 569 Carrell Street and 2600 W. 7th Street, to Amend PD-574 Site Plan for Lot 4R. (Recommended for Denial without Prejudice)**

Motion: Council Member Burns made a motion, seconded by Council Member Hicks, that Zoning Docket No. ZC-10-005 be denied without prejudice. The motion carried unanimously eight (8) ayes to zero (0) nays, with Council Member Espino absent.

There being no one else present desiring to be heard in connection with the recommended changes and amendments to Zoning Ordinance No. 13896, Council Member Burns made a motion, seconded by Council Member Hicks, that the hearing be closed and that the following ordinance be adopted:

ORDINANCE NO. 19266-08-2010

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, SAME BEING AN ORDINANCE REGULATING AND RESTRICTING THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, INDUSTRY RESIDENCE AND OTHER PURPOSES, THE HEIGHT, NUMBER OF STORIES AND SIZE OF THE BUILDINGS AND OTHER STRUCTURES, THE SIZE OF YARDS AND OTHER OPEN SPACES, OFF-STREET PARKING AND LOADING, AND THE DENSITY OF POPULATION, AND FOR SUCH PURPOSES DIVIDING THE MUNICIPALITY INTO DISTRICTS AND THE BOUNDARIES THEREOF UPON "DISTRICT MAPS"; PURPOSE AND CONFLICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR PUBLICATION AND NAMING AN EFFECTIVE DATE.

4325	PERSHING AVE	CHAMBERLAIN ARLINGTON HTS 1ST BLK 13 LOTS 13 & 14 W5'12 & E15'15
4333	PERSHING AVE	CHAMBERLAIN ARLINGTON HTS 1ST BLK 13 LOTS 16 & 17 W10'15 & E5'18
4303	BIRCHMAN AVE	CHAMBERLAIN ARLINGTON HTS 4TH BLK 3 LOTS 1, 2 & E10'LT3
4310	BIRCHMAN AVE	CHAMBERLAIN ARLINGTON HTS 1ST BLK 13 LOTS 36, 37 E20'35 & W5'38
4314	BIRCHMAN AVE	CHAMBERLAIN ARLINGTON HTS 1st BLK 13 LOTS 33, 34 E15'32 & W5'35
4321	BIRCHMAN AVE	CHAMBERLAIN ARLINGTON HTS 4TH BLK 3 LOTS 12 W19'11 & E16'13
4326	BIRCHMAN AVE	CHAMBERLAIN ARLINGTON HTS 1 <sup>ST</sup> BLK 13 LOTS 26 TO 28 E15'25 & W10'29
4331	BIRCHMAN AVE	CHAMBERLAIN ARLINGTON HTS 4 <sup>TH</sup> BLK 3 LOTS 14, 15 W9'13 & E3'16
4335	BIRCHMAN AVE	CHAMBERLAIN ARLINGTON HTS 4 <sup>TH</sup> BLK 3 LOTS 16B, 17 & 18A
4336	BIRCHMAN AVE	CHAMBERLAIN ARLINGTON HTS 1 <sup>ST</sup> BLK 13 LOTS 21 & 22
4321	PERSHING AVE	CHAMBERLAIN ARLINGTON HTS 1 <sup>ST</sup> BLK 13 LOTS 10, 11 & E20'12
4332	PERSHING AVE	CHAMBERLAIN ARLINGTON HTS 1 <sup>ST</sup> BLK 8 LOTS 24, 25 E1/2 23 & W18'26
4339	PERSHING AVE	CHAMBERLAIN ARLINGTON HTS 1 <sup>ST</sup> BLK 13 LOTS 19, 20 & W20'18
4340	PERSHING AVE	CHANMERLAIN ARLINGTON HTS 1 <sup>ST</sup> BLK 8 LOTS 21, 22 & W1/2 23

17. ZC-10-116 City of Fort Worth Planning & Development Far Greater Northside Historical Neighborhood Phase 4(CD 2)- Generally bounded by Angle Avenue, NW 28<sup>th</sup> Street, N. Main Street & Meacham Airport (see addresses in case file, 389.87 Acres): from "B" Two-Family, "C" Medium Density Multifamily, "D" High Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, and "PD-834" Planned Development for E uses plus hotel to "A-5" One-Family, "B" Two-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial, "J" Medium Industrial, "PD-848" Planned Development for I uses with exclusions plus aviation related uses, and "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus compressor sales & service, maximum of 50 hp on any one machine, no metal cutting, welding, or acid washes; site plan waiver requested.

Beth Knight, Senior Planner, City of Fort Worth told the Commissioners this is Phase 3 of the Far Greater Northside area. She explained that the area adjacent to the airport will be rezoned to PD/I. The J zoning along 28<sup>th</sup> Street is planned to remain for a roofing manufacturing company. The majority of the properties along Main Street are proposed for FR to provide an alcohol restriction for new establishments.

Kim Williams, 3210 Refugio spoke in support of the request and wish to maintain the FR zoning for properties fronting Main Street north along 28<sup>th</sup> Street.

Hal Monk, 840 Brown Trail, attorney for WD Hospers owns 22 parcels in the NW corner next to the airport along 38<sup>th</sup> Street. Pictures were submitted to the Commissioners on the Vintage Flying Museum. Mr. Monk is requesting that Block 4 be rezoned to I and not A-5. There are 3 residential structures remaining in the block face.

Mr. Ortiz mentioned they could continue those properties and renotece.

Jose Correu, 2813 Ellis Avenue, owner of Block 55, Lot 7 behind the grocery store spoke in opposition. He would like it to remain E so that he may open a snow cone stand or similar business. When he purchased the lot his intent was for commercial use.

Chan Kang 3221 North Main also spoke in opposition of the request. It is currently a tire shop and zoned I and he would like to keep the zoning for future use of the property. Mr. Ortiz mentioned they would like to have a less intense buffer next to residential. Mr. Kang mentioned there is an alley and buffer between his business and the residential.

Ema Garcia owns property at 3219 & 3221 Ellis Avenue also spoke in opposition. She purchased this property to have a barber shop. She is requesting they change the zoning to E. Ms. Knight mentioned the 3200 block of Ellis Avenue is currently zoned B. Ms. Burghdoff mentioned they could have a home based business if they lived at this address. Mr. Ortiz mentioned they want to keep the properties along the 3200 block of Ellis residential.

Motion: Mr. Barnes recommended approval of the request as amended to continue for 30 days 3700 blocks of Ross and Clinton Avenue, Block 4, and deny without prejudice 2813 Ellis Avenue, seconded by Ms. Spann. The motion carried unanimously 7-0.

**Description**

***From: "B" Two-Family***

***To: "A-5" One-Family***

NUMBER	STREET	PARCEL LEGAL
2810	ANGLE AVE	ELLIS, M G ADD'N BLK 52 LOT 4
2812	ANGLE AVE	ELLIS, M G ADD'N BLK 52 LOT 5
2814	ANGLE AVE	ELLIS, M G ADD'N BLK 52 LOT 6
2816	ANGLE AVE	ELLIS, M G ADD'N BLK 52 LOT 7
2820	ANGLE AVE	ELLIS, M G ADD'N BLK 52 LOT 22
2822	ANGLE AVE	ELLIS, M G ADD'N BLK 52 LOT 21
2824	ANGLE AVE	ELLIS, M G ADD'N BLK 52 LOT 20
2826	ANGLE AVE	ELLIS, M G ADD'N BLK 52 LOT 19
2828	ANGLE AVE	ELLIS, M G ADD'N BLK 52 LOTS 17 & 18
2900	ANGLE AVE	ELLIS, M G ADD'N BLK 174B LOTS 23 & 24
3000	ANGLE AVE	OAK GROVE ADD'N (FW) BLK 42 LOTS 1 THRU 3
3006	ANGLE AVE	OAK GROVE ADD'N (FW) BLK 42 LOT 4
3008	ANGLE AVE	OAK GROVE ADD'N (FW) BLK 42 LOT 5
3010	ANGLE AVE	OAK GROVE ADD'N (FW) BLK 42 LOT 6
3012	ANGLE AVE	OAK GROVE ADD'N (FW) BLK 42 LOT 7
3014	ANGLE AVE	OAK GROVE ADD'N (FW) BLK 42 LOTS 8 & 9
3018	ANGLE AVE	OAK GROVE ADD'N (FW) BLK 42 LOTS 10 THRU 12
3018	ANGLE AVE	OAK GROVE ADD'N (FW) BLK 42 LOTS 17 & 18
3106	ANGLE AVE	OAK GROVE ADD'N (FW) BLK 34 LOTS 1 THRU 24
3200	CHESTNUT AVE	OAK GROVE ADD'N (FW) BLK 32 LOTS 18 THRU 24
3201	CHESTNUT AVE	OAK GROVE ADD'N (FW) BLK 31 LOTS 1-20
3214	CHESTNUT AVE	OAK GROVE ADD'N (FW) BLK 32 LOT 17
3216	CHESTNUT AVE	OAK GROVE ADD'N (FW) BLK 32 LOT 16
3218	CHESTNUT AVE	OAK GROVE ADD'N (FW) BLK 32 LOT 15
3220	CHESTNUT AVE	OAK GROVE ADD'N (FW) BLK 32 LOT 14
3222	CHESTNUT AVE	OAK GROVE ADD'N (FW) BLK 32 LOT 13