

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / vacant building
- East "E" Neighborhood Commercial / retail strip center
- South "I" Light Industrial / auto repair
- West "I" Light Industrial / auto storage

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-056, certain properties rezoned to I, approved by City Council November 2011 (west a couple of blocks from the subject site)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Calmont	Minor Arterial	Minor Arterial	No
Alta Mere	Principal Arterial	Principal Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

JRB NAS Committee

Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zone change to "F" for a convenience store with alcohol sales. Surrounding land uses are vacant building and I-30 to the north, a commercial strip center to the east, auto vehicle storage and auto repair to the south and west.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as general commercial. The policies below apply to this development.

- Locate commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 37)

The proposed zoning change request **is consistent** with the Comprehensive Plan and the policy stated above.

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

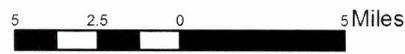
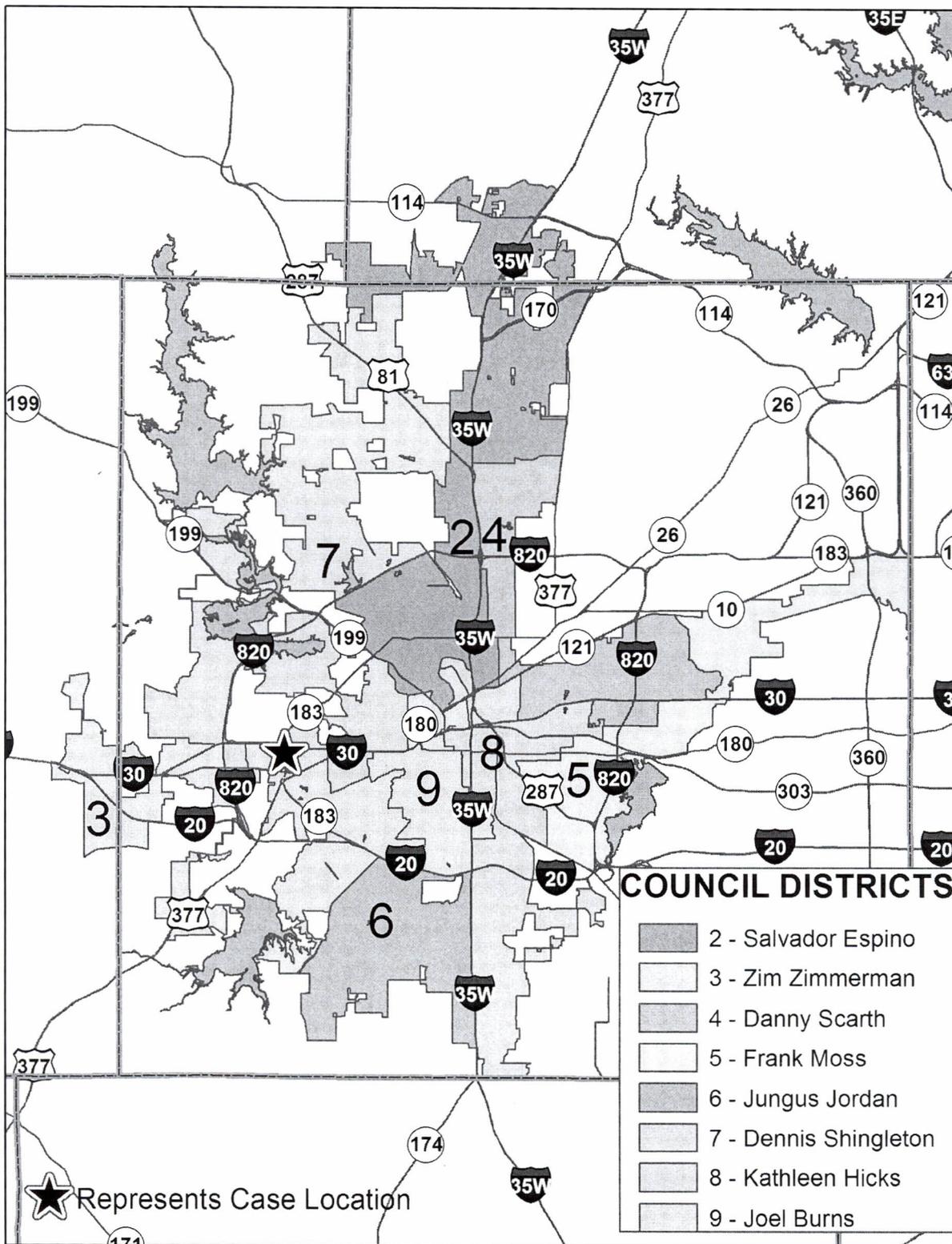
Attachments:

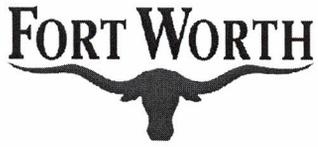
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH

ZC-12-049

Location Map



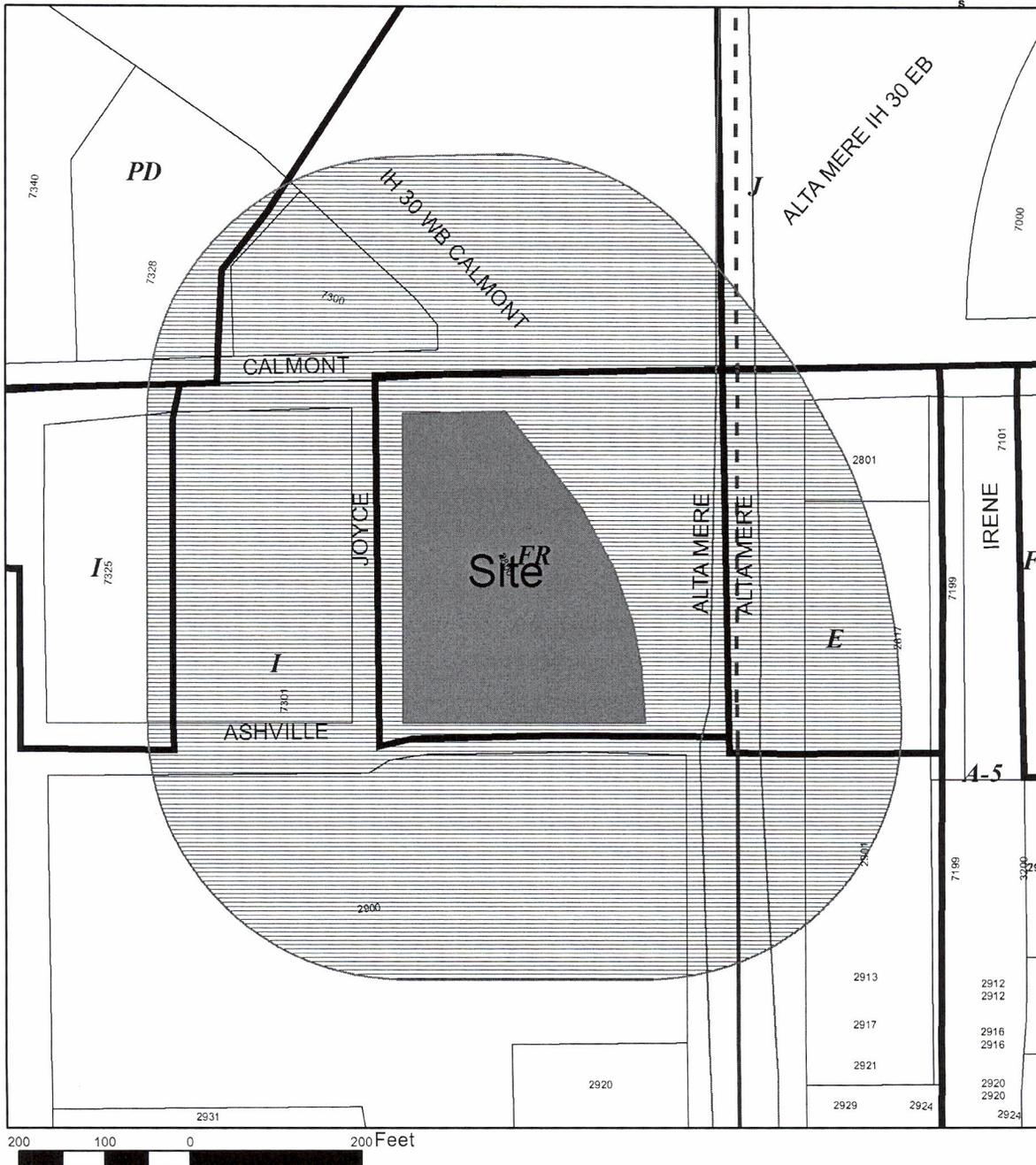


ZC-12-049

Area Zoning Map

Applicant: John and Janet Thornhill
Address: 2800 Alta Mere Drive
Zoning From: FR
Zoning To: F
Acres: 1.92190817
Mapsc0: 74J
Sector/District: W. Hill/Ridglea
Commission Date: 06/13/2012
Contact: 817-392-2495

 300 Ft. Notification Buffer

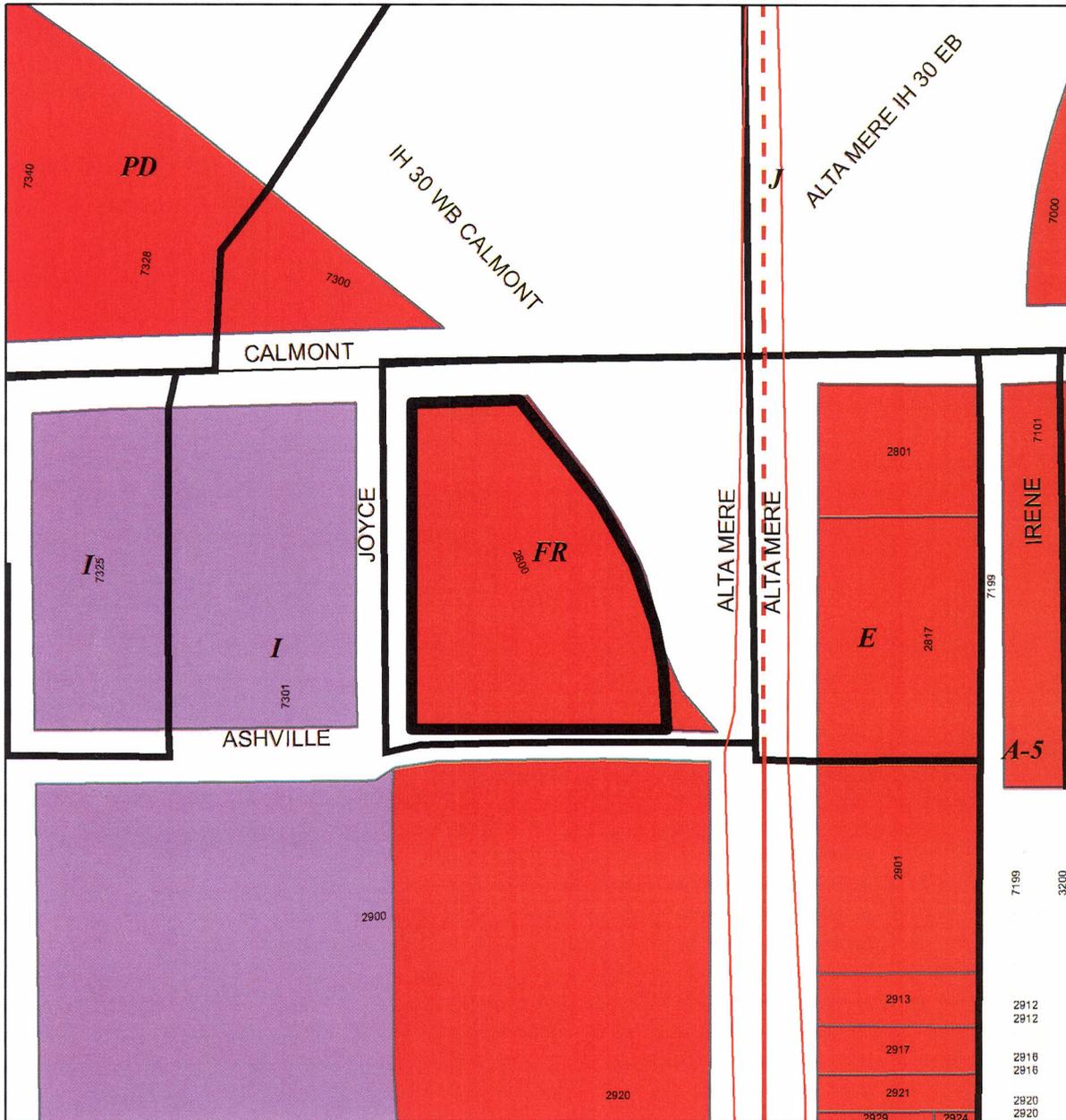




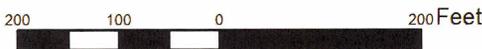
2800 Alta Mere Drive

Future Land Use

ZC-12-049



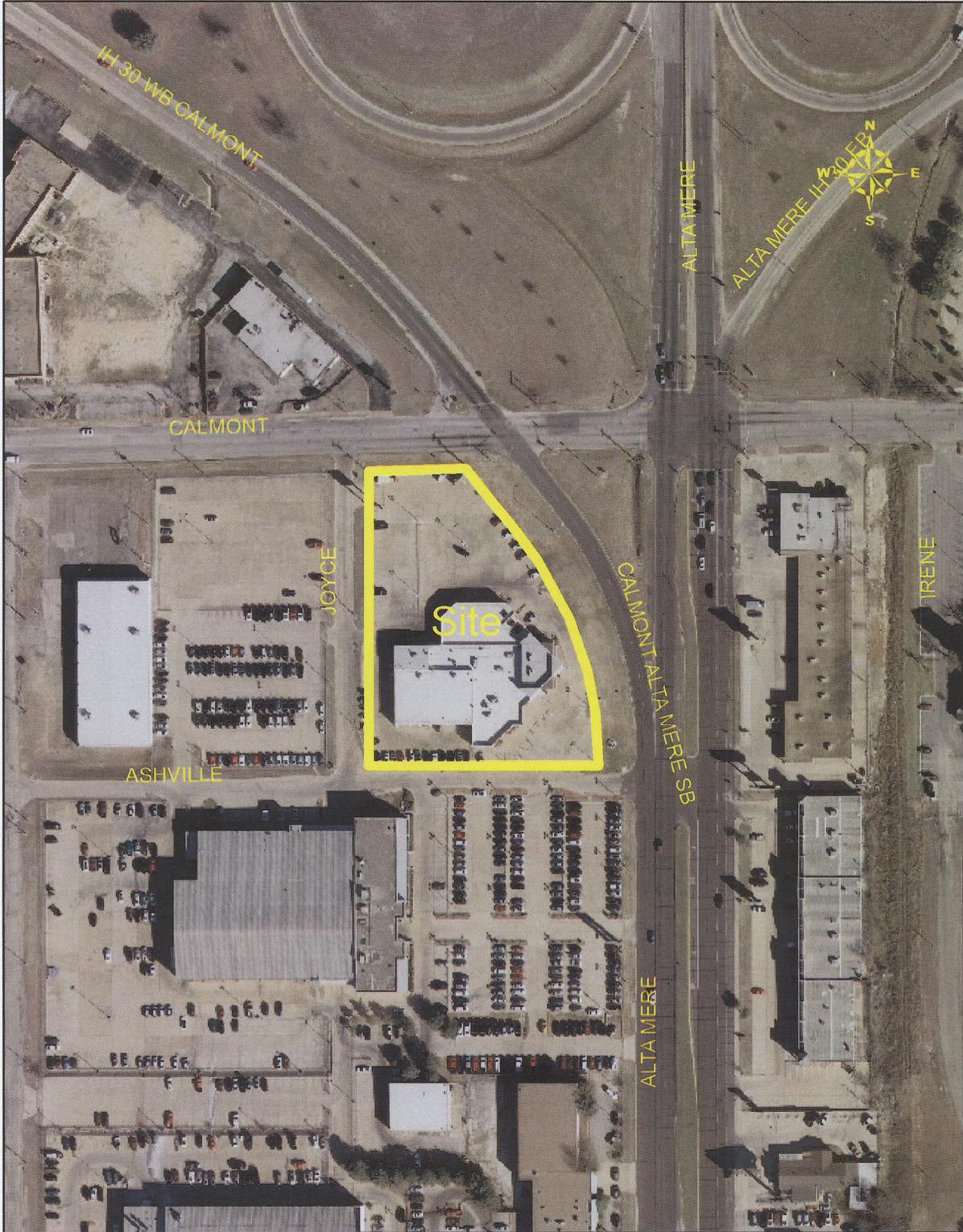
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|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| 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 06, 2012



Aerial Photo Map



In rebuttal Mr. Aquirre said he would clear up the lot, remove the barn before building a structure and will probably have a couple of horses with some stables.

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

5. ZC-12-49 John and Janet Thornhill (CD 3)- 2800 Alta Mere (Alta Mere Addition, Block 4, Lot 1A-R, 1.92 Acres): from "FR" General Commercial Restricted to "F" General Commercial

Jake Petras, 3529 Lake Hill Lane, Fort Worth, Texas representing Quik Trip explained to the Commissioners they are requesting F zoning in order to allow for alcohol sales. They will be relocating an existing QuikTrip down the road. He did mention they have a new store design that they want to build there. Their new design focuses on more food options than gasoline sales.

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

6. ZC-12-050 John Chapman (CD 9) 2931 Hemphill Avenue (South Hemphill Heights Addition, Block 21, Lot 9, 0.17 Acres): from "A-5" One-Family to "PD/SU" Planned Development/Specific Use for office with development standards; site plan included

Gregory Phillips, 1420 Cloverdale Drive, Fort Worth, Texas, representing Chapman Motors explained to the commissioners they are requesting to rezone to PD/SU for office with development standards. He mentioned Mr. Chapman bought the building and wants to make it into a commercial office for collections on his automobiles and an insurance office. Mr. Phillips explained they met with the HOA and came to an agreement to rezone to PD and to regulate development standards to protect the neighborhood. Mr. Phillips displayed pictures of what the property looked like. He mentioned the revised site plan and they plan on putting some type of pottery landscaping in the front yard. He said that the neighbor between this property and Chapman motors is in support.

Ms. Reed asked about the existing building. Mr. Phillips mentioned they tore down the house portion and left the front building for commercial.

Mr. Edmonds asked about the residential uses on the street. Mr. Phillips responded the building was zoned FR and the zoning changed to A-5 while Mr. Chapman was purchasing the property and did not have the information.

Fernando Florez, 2740 Hemphill Street, Fort Worth, Texas Chairman for the Hemphill Corridor Task Force spoke in support. Mr. Florez mentioned they have concerns about buildings being vacant and want good development in the area.

Mr. Ortiz asked if he knew what the building was going to be used for. Mr. Florez responded with his understanding is it will be an insurance office. Mr. Ortiz asked about the parking in the rear and the building fronting Hemphill. Mr. Florez said yes but they will not have access to the