



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 15, 2013

Council District 5

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

Opposition: none

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

Owner / Applicant: Independent Utility Construction

Site Location: 5109 Sun Valley Dr. Mapsco: 93K

Proposed Use: Equipment Yard and Storage

Request: From: "B" Two-Family
To: "I" Light Industrial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent

Background:

The proposed site is located on Sun Valley Drive near Marie Jones Street. The applicant is requesting a zoning change from "B" Two-Family to "I" Light Industrial for equipment yard and storage. The proposed site is located within an industrial growth center and the majority of the surrounding land uses are comprised of industrial uses.

The applicant will be required to obtain a Special Exception through the Board of Adjustment if outdoor storage is the primary use.

This case will be heard by the City Council on January 15, 2013 at 10:00 a.m.

Site Information:

Owner: Jess Cole
5201 Mosson
Fort Worth, Texas 76119

Acreage: 0.275 acres
Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:
North "I" Light Industrial / vacant
East "I" Light Industrial / vacant
South "B" Two-Family; "I" Light Industrial / vacant
West "I" Light Industrial / industrial

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sun Valley Drive	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Southeast Fort Worth Inc.	FWISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "I" Light Industrial for an equipment yard and outdoor storage. Surrounding land uses are primarily vacant with industrial business located immediately west of the site. The overall nature of the area is industrial with large industrial businesses east, southeast and northwest of the proposed zoning case.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as industrial growth center. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (pg. 38)

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

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet





ZC-13-005

Area Zoning Map

Applicant: Independent Utility Construction, Inc.
 Address: 5109 Sun Valley Drive
 Zoning From: B
 Zoning To: I
 Acres: 0.28
 Mapsco: 93K
 Sector/District: Southeast
 Commission Date: 01/09/2013
 Contact: 817-392-8043



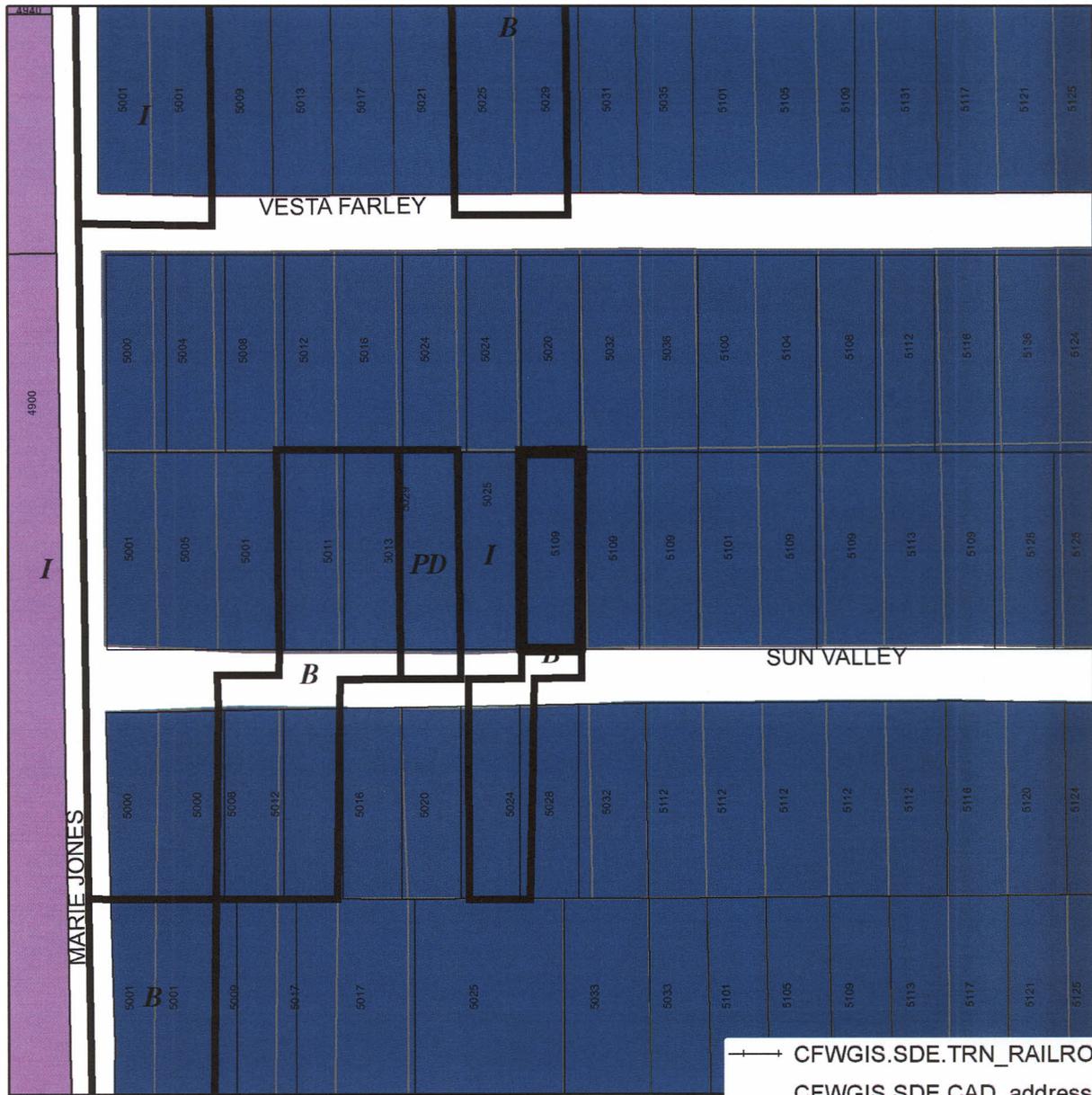
300 Ft. Notification Buffer





Future Land Use

ZC-13-005



- 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, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map

