



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 19, 2013

Council District **5**

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

Opposition: none

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

Owner / Applicant: **International House of Prayer/James Howard**

Site Location: 4104 Martin Street Mapsco: 92H

Proposed Use: **Family Dollar Store**

Request: From: "A-5" One-Family
 To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change **is not compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent. (Significant Deviation)**

Background:

The proposed site is located on the corners of Miller Avenue and Martin Street. The applicant is proposing a zoning change to "E" Neighborhood Commercial for a Family Dollar Store. The applicant intends to plat the proposed lot with the commercially zoned lots directly to the east.

Surrounding land uses are primarily single-family with commercial across the street to the east. Single-family homes align Martin Street, both north and south and the proposed development encroaches into an established neighborhood. The proposed renderings of the site have the store 40 feet from Martin Street, nearly 100 feet from Miller Avenue and 25 feet from residential to the west. Parking for the site is proposed to be located in front of the building.

If approved, the site will be required to adhere to the following standards, due to single-family adjacency.

- 20 ft (or more) setback along Martin Avenue (structures and parking prohibited)
- 20 ft supplemental setback adjacent single-family residential zoning (located south and west)
- Screening fence adjacent single-family residential zoning (located south and west)
- Must adhere to point system (fencing, bufferyard, etc.)

This case is scheduled to be heard by the City Council on February 19, 2013.

Site Information:

Owner: International House of Prayer for all People.
 PO Box 50307
 Fort Worth, TX 76105

Agent: Kevin Patel
 Acreage: 0.80 acres
 Comprehensive Plan Sector: Southeast
 Surrounding Zoning and Land Uses:
 North "A-5" One-Family / single-family
 East "E" Neighborhood Commercial / single-family, vacant
 South "A-5" One-Family / vacant, single-family
 West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None
BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Martin Street	Collector	Collector	No
Miller Avenue	Minor Arterial	Minor Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Echo Heights NA.	FWISD
Southeast Fort Worth Inc.	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" Neighborhood Commercial. Surrounding land uses are primarily single-family with commercial across the street along Miller Avenue. The proposed site is located on the corner of two significant roadways, which can handle commercial development. However, in this situation single-family faces Martin Street on both the north and south sides of the street. As a result, the proposed commercial would encroach into the established neighborhood.

As a result, the proposed "E" zoning **is not compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as single-family. The proposed "E" zoning is not consistent with the following Comprehensive Plan policies.

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 37)
- 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)

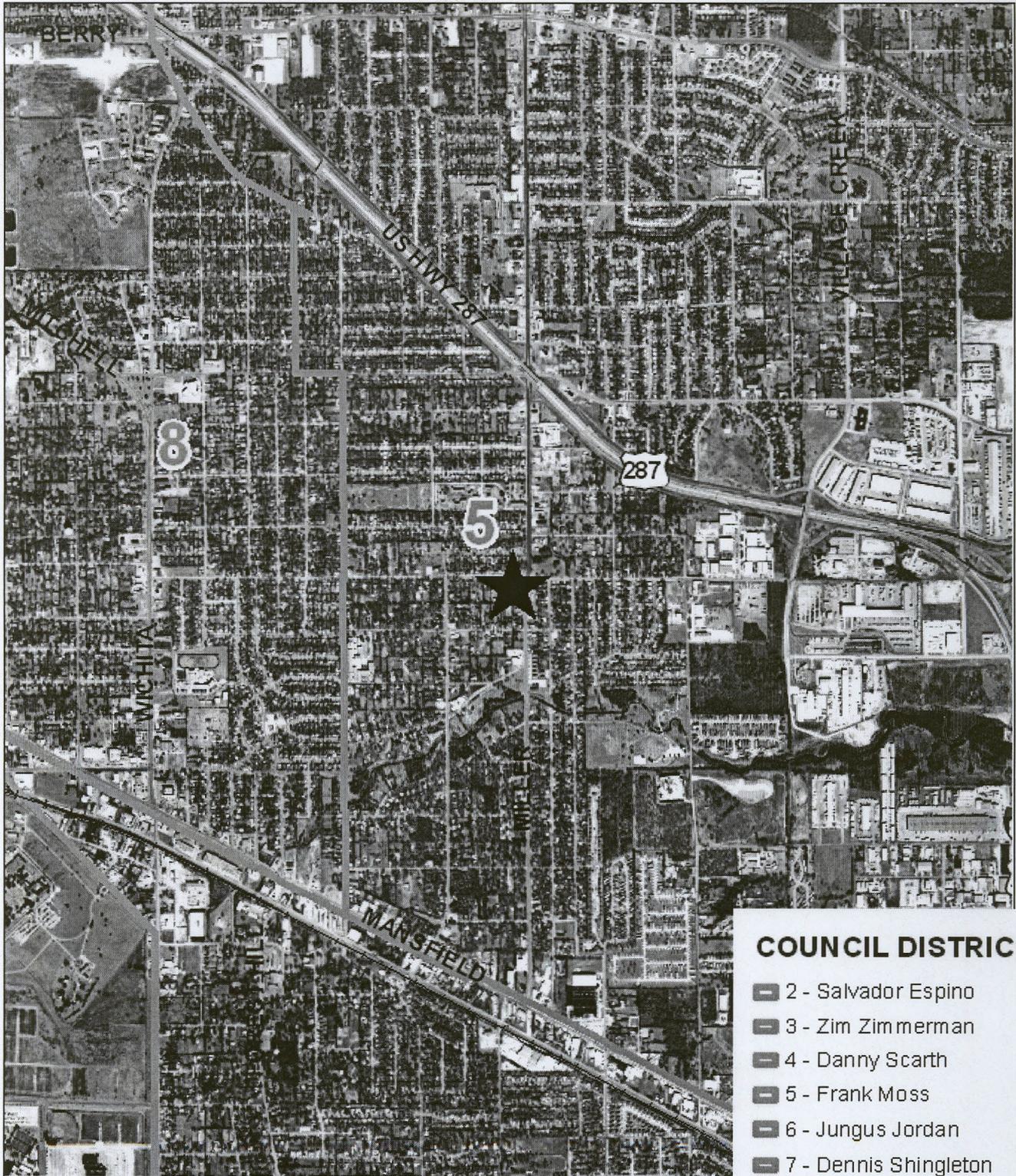
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan and is a Significant Deviation.

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

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





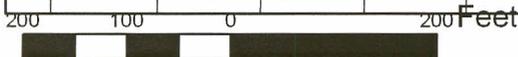
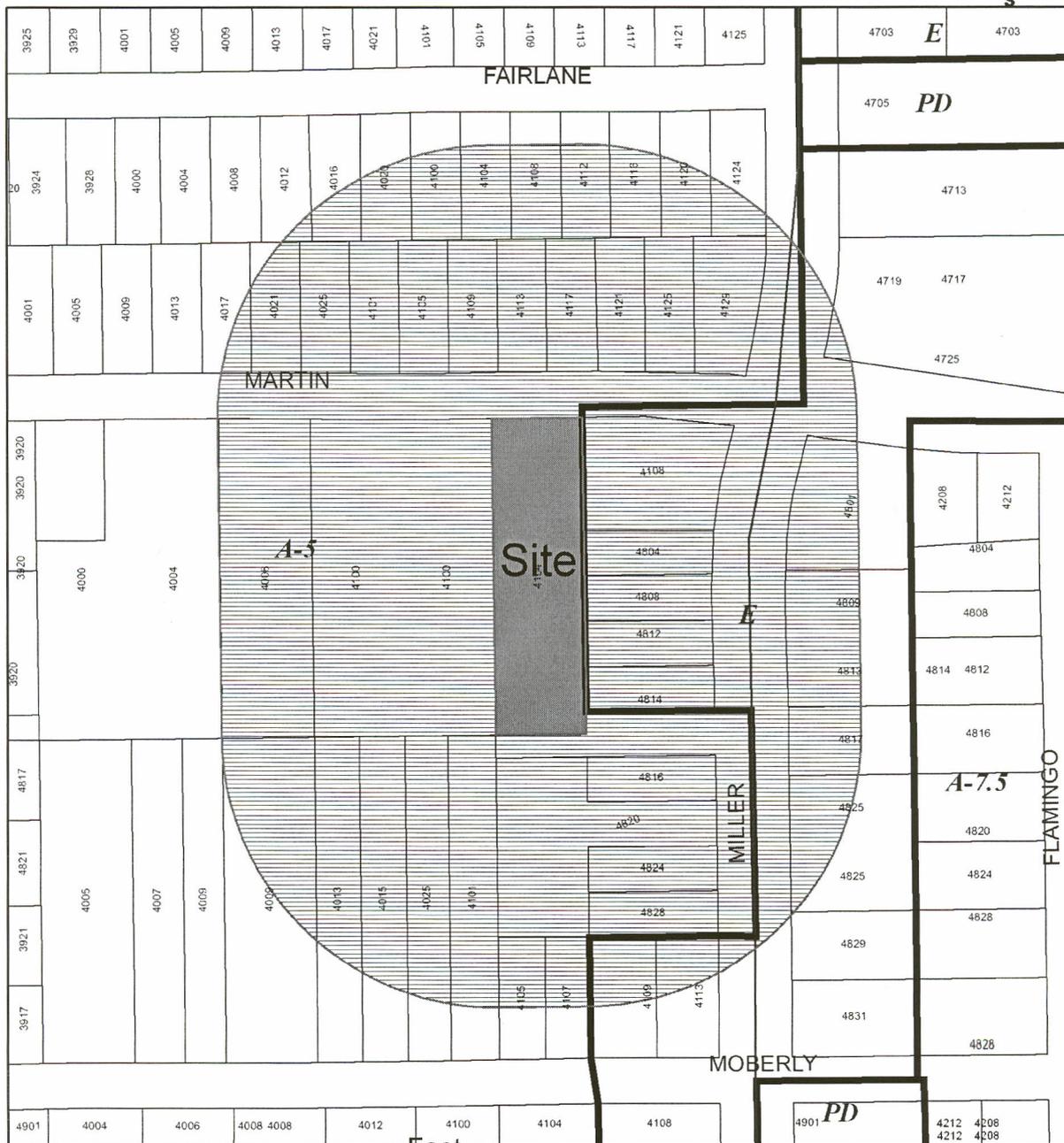
ZC-13-015

Area Zoning Map

Applicant: International House of Prayer
 Address: 4104 Martin Street
 Zoning From: A-5
 Zoning To: E
 Acres: 0.8
 Mapsco: 92H
 Sector/District: Southeast
 Commission Date: 02/13/2013
 Contact: 817-392-8043



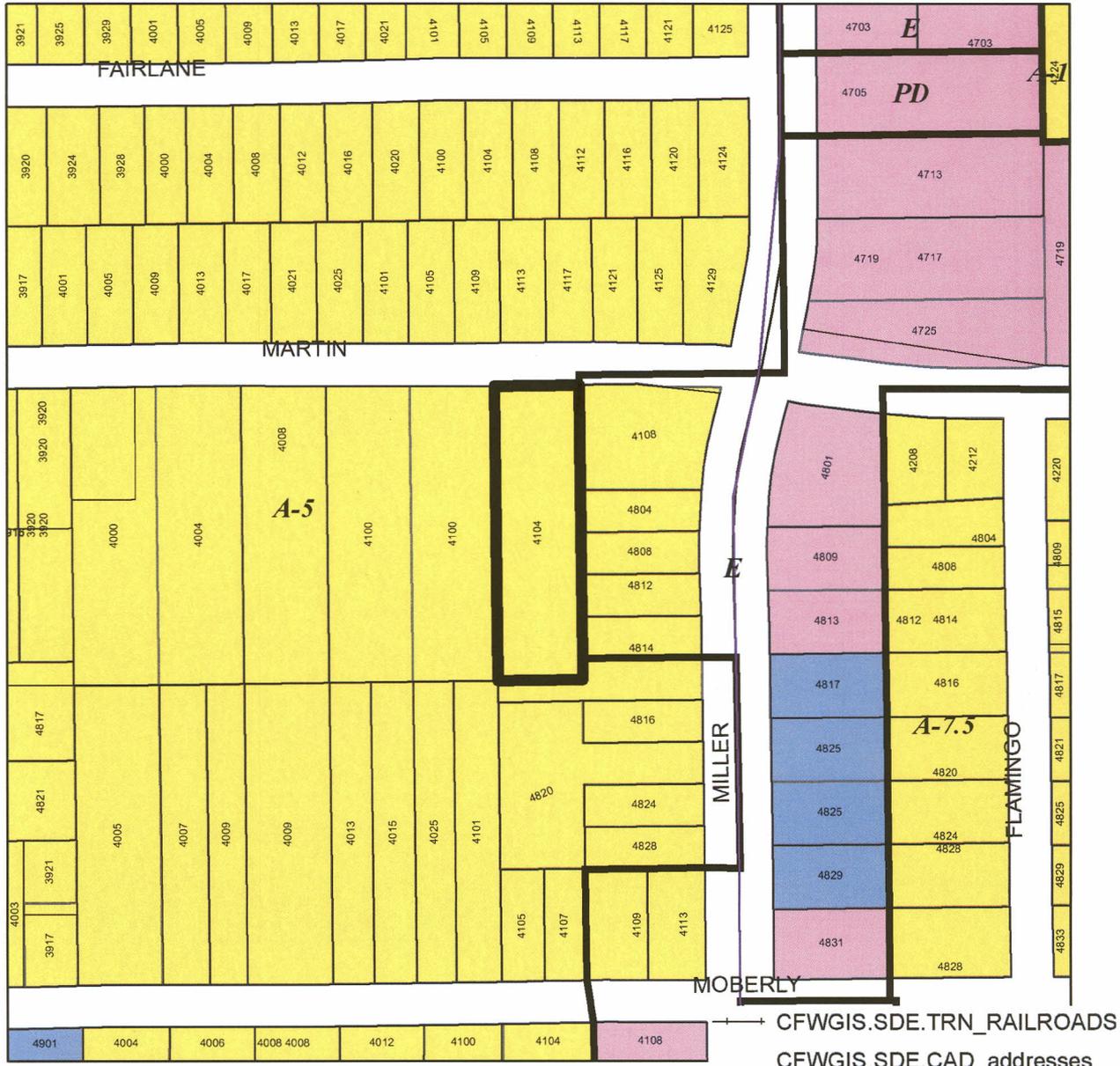
300 Ft. Notification Buffer





Future Land Use

ZC-13-015



- 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

- 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



200 100 0 200 Feet

