



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 5, 2013

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 9-0 for amended request to A-5

Opposition: none

Continued Yes ___ No X
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Palisade Custom Homes, LP

Site Location: 3741 Elm Street Mapsco: 55V

Proposed Use: Single Family Home

Request: From: "AG" Agricultural

To: "A-5" One-Family

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

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

Background:

The applicant is requesting a zoning change to build one new house on a 7,405 s.f. vacant lot with 53 feet of frontage. The applicant's site has a mid-block location and is surrounded by single family homes. While the original application indicated R1, the applicant discussed the case with staff prior to the Zoning Commission meeting. Subsequently, she amended her application for "A-5" One-Family zoning, which is less intensive than the zoning district listed in the legal notifications.

The surrounding homes were built in the 1940's and 1950's as a typical suburban development with center loaded homes and 5 foot side setbacks. The pattern of the existing development includes front setbacks on most homes in the block of less than 20 feet. The applicant will be able to provide a matching front setback on this property using regulations for infill homes in the Zoning Ordinance.

Site Information:

Owner: Palisade Custom Homes, LP
732 Lonesome Dove
Hurst, TX 76054

Agent: Crystal Arnold
Acreage: 0.17 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / Single family residences
- East "AG" Agricultural, "A-5" One-Family/ Single family residences and vacant land
- South "AG" Agricultural, "A-5" One-Family/ Single family residences and vacant land
- West "A-5" One-Family/ Single family residences and vacant land

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



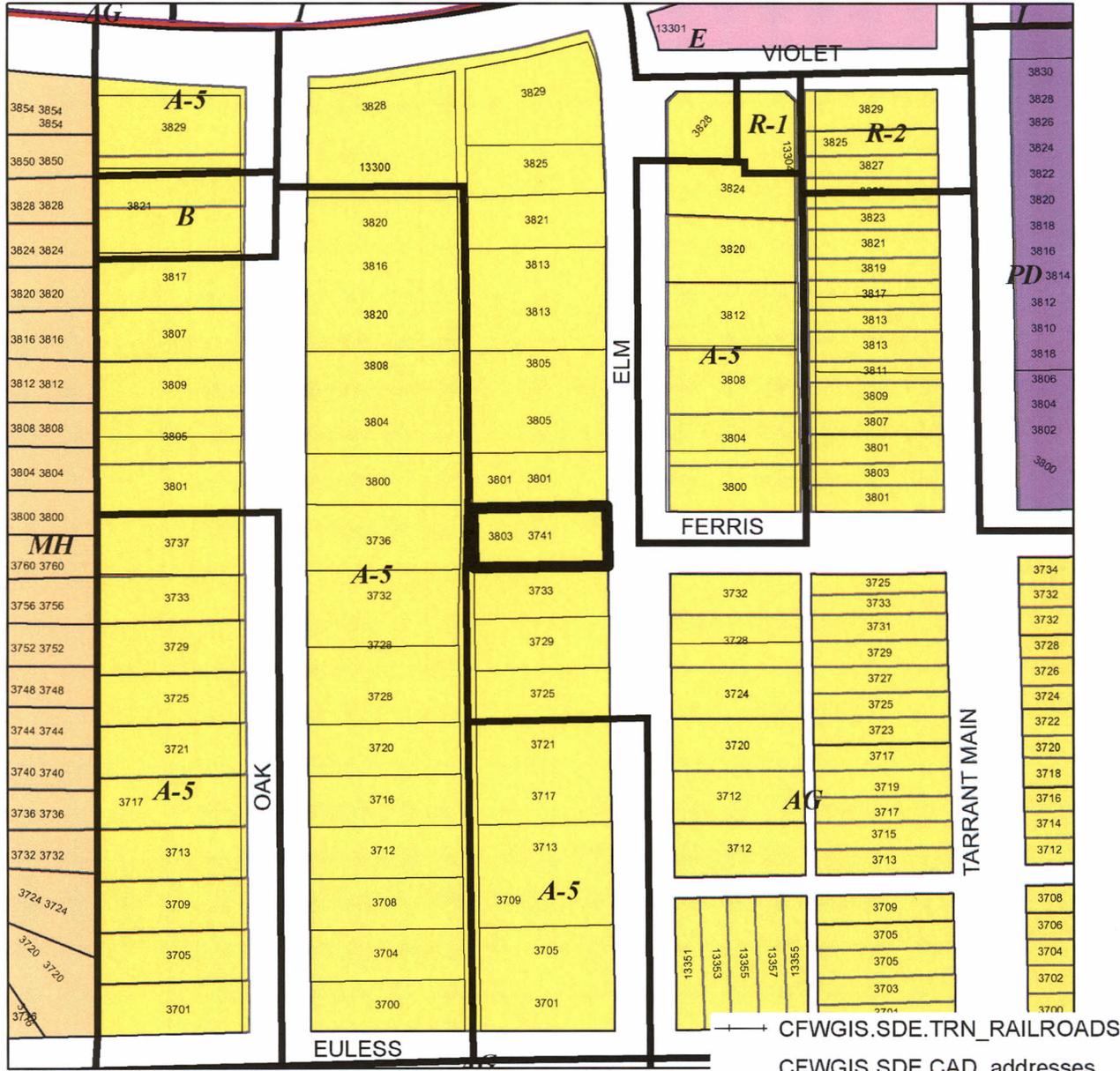
2,000 1,000 0 2,000 Feet





Future Land Use

ZC-13-013



- 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.





ZC-13-013

Aerial Photo Map



200 100 0 200 Feet

A horizontal scale bar with three segments. The leftmost segment is labeled "200", the middle segment is labeled "100", and the rightmost segment is labeled "0". Below the bar, the text "200 Feet" is printed.

- Section 4.800 “Nonresidential District Use Table” and Section 4.1200 “Uses” to add Farmers’ Market as a permitted use in certain zoning districts;
- Section 6.201 Off Street Parking to add required parking ratios for farmers’ markets;
- Article 1 “Standards For Selected Uses”, of Chapter 5, “Supplemental Use Standards,” to add Section 5.145, Farmers’ Markets, to provide a maximum square footage in certain districts;

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the purpose of the text amendment is to expand the ability for Farmers Markets to open in commercial districts. Currently they are treated as outdoor sales which is an industrial use whereas Farmers Markets are intended to be near homes which are typically neighborhood areas. This will allow them in commercial areas with some additional restrictions for the E Neighborhood Commercial districts that are typically near residential districts to protect them from being too large or too much parking, etc.

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

6. ZC-13-013 Palisade Custom Homes LP (CD 5) 3741 Elm Street (Town of Tarrant, Block A, Lot 11, 0.17 Acres): from “AG” Agricultural to “R1” Zero Lot Line/Cluster

Crystal Arnold, 732 Lonesome Dove, Hurst, Texas explained to the Commissioners she originally submitted an application for R1 based on surrounding requests after meeting with staff she is amending the application for A-5 for a single-family home.

Motion: Following brief discussion Mr. Ferrell recommended approval of the request as amended to A-5, seconded by Mr. Genua. The motion carried unanimously 9-0.

7. ZC-13-014 JB Hunt Transport Inc. (CD 2) 14051 FM 156 (Greenberry Overton Survey, Abstract No. 1185, 0.46 Acres): from “AG” Agricultural to “K” Heavy Industrial

Erik Head, 5751 Kroger Drive, Fort Worth, Texas with Peloton representing JB Hunt Transport explained to the Commissioners this half acre will be part of a larger tract to be developed into an industrial facility

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

8. ZC-13-015 International House of Prayer/James Howard (CD 5)- 4104 Martin Street (Trentman City Addition, Block 2, Lot 9, 0.80 Acres): from “A-5” One-Family to “E” Neighborhood Commercial