

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Merrick Street	Collector	Collector	No
Curzon Avenue	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Como NA	FWISD
Lake Como/Vickery Redevelopment Org.	

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting a zoning change to "C" Medium Density Multifamily. Surrounding land uses vary with multifamily to the west and south, a church to the north, and duplexes to the east. Due to the lot size, the proposed development would be limited to three or four units in order to comply with open space and parking requirements.

As a result, the density of the site will be consistent with surrounding existing uses and the proposed zoning is compatible at this location.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as Low Density Residential. While the proposed commercial development is not consistent with this designation, the adjacent property contains the correct medium density multifamily designation. As a result, the proposed rezoning change can be considered a Minor Boundary Adjustment. Additionally, the policies below apply to this development:

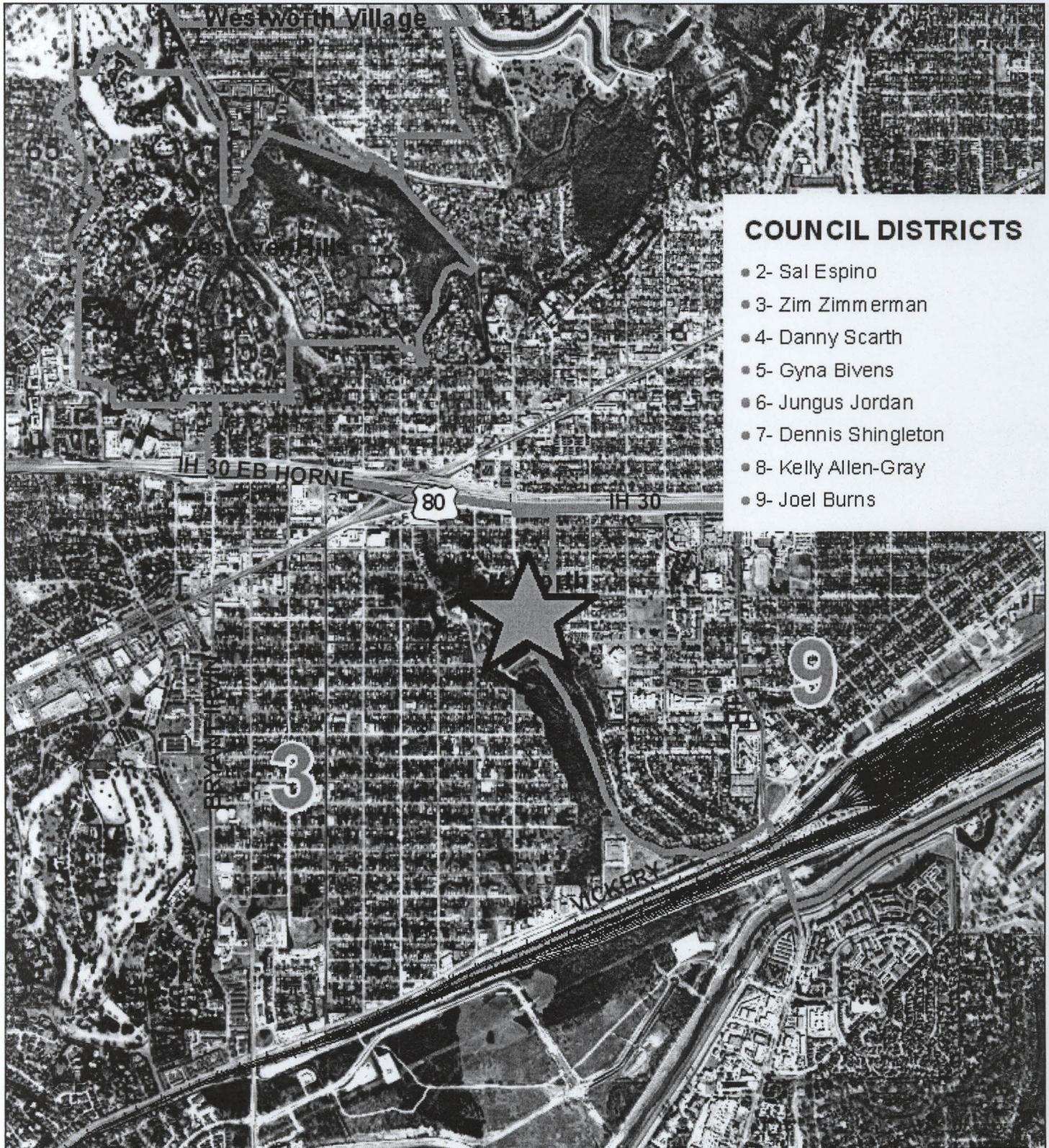
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Due to the low density residential designation, the zoning change request **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Attachments:

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

Location Map



COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns



2,000 1,000 0 2,000 Feet

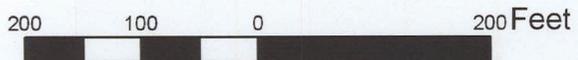




3101 Merrick Avenue

ZC-13-087

Aerial Photo Map



**City of Fort Worth, Texas
Zoning Commission
July 10, 2013–Meeting Minutes**

Present:

Ann Zadeh, Chair, District 1
Carlos Flores, District 2
Robert West, District 3
Charles Edmonds, Jr., District 4
Hugh Ferrell, District 5
Namon Hollis, District 6
Nick Genua, District 7
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Beth Knight, Senior Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

None

I. Public Hearing – 10:00 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Genua, seconded by Mr. Hollis, on a vote of 9-0, voted to approve as amended the Zoning Commission minutes of the June 12, 2013 meeting

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. New Cases

1. ZC-13-086 First Financial Bank (CD 9) 1000 Forest Park Boulevard (North Mistletoe Addition, Block 1, Lot 1-R, 1.37 Acres): from "I" Light Industrial to "C" Intensive Commercial

The applicant was not present to discuss the case. On a motion by Mr. Genua, seconded by Ms. Conlin, voted to move the case to the end of the agenda.

The case was called at the end of the agenda; the applicant was not present.

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

2. ZC-13-087 LPM Holdings LLC (CD 3) 3101 Merrick Avenue (Chamberlain Arlington Heights 1st, Block 174, Lot 13, 0.21 Acres): from "B" Two-Family to "C" Medium Density Multifamily

Renee Franklin, 3101 Merrick Street, Fort Worth, Texas owner of the property explained to the Commissioners she is requesting C zoning.

Mr. West asked if she had talked to any of her surrounding neighbors. Ms. Franklin mentioned she tried to contact the people that were noticed by the city but the number was disconnected. Mr. West said staff received a letter of opposition from the property owner to the south. She said they were originally going to build a four plex but are scaling it down to three to accommodate for parking. All parking will be on-site.

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

<i>Document received for written correspondence</i>				ZC-13-087
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Roberta McAllister	5113 Curzon	In	Opposition	Sent letter in

3. ZC-13-088 Frances Clark and Phillip Sotel (CD 7) --3295 Keller Haslet Road (J. Mathews Survey, Abstract 1021, 35.33 Acres): from Unzoned to "C" Medium Density Multifamily

Dennis Hopkins, P. O. Box 637, Arlington, Texas representing Frances Clark and Phillip Sotel explained to the Commissioners on June 28, he sent a letter out to the President of the North Fort Worth Alliance Association and on July 2, he received an email requesting the case be continued to the August 14 meeting. He stated they are officially requesting to continue the case to the August 14, 2013 meeting.

Motion: Following brief discussion, Mr. Genua recommended a 30 day continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-13-088
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Rusty Fuller/ North Fort Worth Alliance	NA	Out	Opposition	Sent letter in

4. ZC-13-089 La Frontera Capital Properties (CD 7) –9340 Boat Club Road (Williams McCowen Survey, Abstract 999, Tract 12A04, 19.71 Acres): from "A-7.5" and "A-10" One-Family to "A-7.5" One-Family

Tim Welch, 1308 Norwood Drive, Suite 200, Bedford, Texas representing La Frontera Capital explained to the Commissioners they are cleaning up the zoning to A-7.5 for future development.

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