



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 6, 2013

Council District 7

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: none	Continued	Yes <u> </u>	No <u> X </u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes <u> </u>	No <u> X </u>
	Council Initiated	Yes <u> </u>	No <u> X </u>

Owner / Applicant: **Cameron Schoepp, Terri Thornton & George & Julie Voigt**

Site Location: 3301, 3305, 3317 W. 4th Street Mapsco: 62W

Proposed Use: **Residential and Art Gallery**

Request: From: "C" Medium Density Multifamily

To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus art gallery with waivers to parking and a fence in the front yard; site plan waiver recommended

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

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

Background:

The applicant is requesting a zoning change to "PD/C" for Medium Density Multifamily plus an art gallery use. The applicant is the owner of most of the lots at this end of the block on both sides of 4th Street. The construction will consist of an 80 sq. ft. vitrine as a means for displaying art as the primary use of the lot. According to the Merriam-Webster dictionary, the definition of vitrine is: a glass showcase or cabinet especially for displaying fine wares or specimens.

Through discussion of the project with the applicant, it was determined that this artwork was not only for the enjoyment of the private owner but would likely display other art and visitors or the public would likely be visiting the property to view the piece. Due to this activity, it was decided that it functioned more as an art gallery with some commercial/retail characteristics including nonresidential traffic, and therefore the rezoning was necessary. It is not be intended to function as a full scale art gallery with an office and sales.

The applicant is requesting three waivers as part of the PD. A waiver of the site plan is requested because the exact plans for the construction are not finalized. He is requesting a waiver to not provide parking spaces because the structure will not be habitable nor serve as an office; only one parking space would be required due to the size of the structure. Third, a waiver is requested to build a solid fence within the front yard. This is expected to be part of the art work and will likely also serve for security for the structure.

The structure will be located directly west of the single-family residence at 3309 W. 4th Street. The structure at 3301 W. 4th is a duplex and is currently vacant. The underlying "C" zoning will remain for potential future multifamily redevelopment.

Site Information:

Owner: Cameron Schoepp/Terri Thornton
 3308 W. 4th St.
 Fort Worth, TX 76107
 George & Julie Voigt
 3301 W. 4th St.
 Fort Worth, TX 76107

Acreage: 0.69 ac

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:
 North "C" Medium Density Multifamily and "PD-733" Planned Development / single-family, vacant
 East "E" Neighborhood Commercial / office building
 South "C" Medium Density Multifamily / The Water Place
 West "C" Medium Density Multifamily / single family

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Arch Adams	Two-Way Residential	Two-Way Residential	No
4 th St	Two-Way Residential	Two-Way Residential	No

Public Notification:

Organizations Notified	
University Park Owners Assn, Inc.	Westside Alliance
Sixth & Arch Adams	Camp Bowie District, Inc.
Monticello	Cultural District Alliance
Linwood	Linwood Redevelopment Association
Casa Blanca	Fort Worth ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting a zoning change to PD/C for residential plus art gallery. Surrounding land uses consist of single-family to the north, west and south, commercial office to the east. The addition of an outside art gallery will have minimal impact to the surrounding area.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as low density residential. The primary use of the property would be residential. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Promote appropriate infill development of vacant lots, and contaminated sites within developed areas (Pg 38)

Based on the conformance with the future land use map, and policy 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
- Minutes from the Zoning Commission meeting

Location Map



2,000 1,000 0 2,000 Feet





ZC-13-106

Area Zoning Map

Applicant: Cameron Schoepp, Terri Thornton, G. & J. Voigt
 Address: 3301, 3305, 3317 W. 4th Street
 Zoning From: C
 Zoning To: PD for C uses plus art gallery
 Acres: 0.6959845
 Mapsco: 62W
 Sector/District: Arlington Heights
 Commission Date: 7/10/2013
 Contact: 817-392-2495

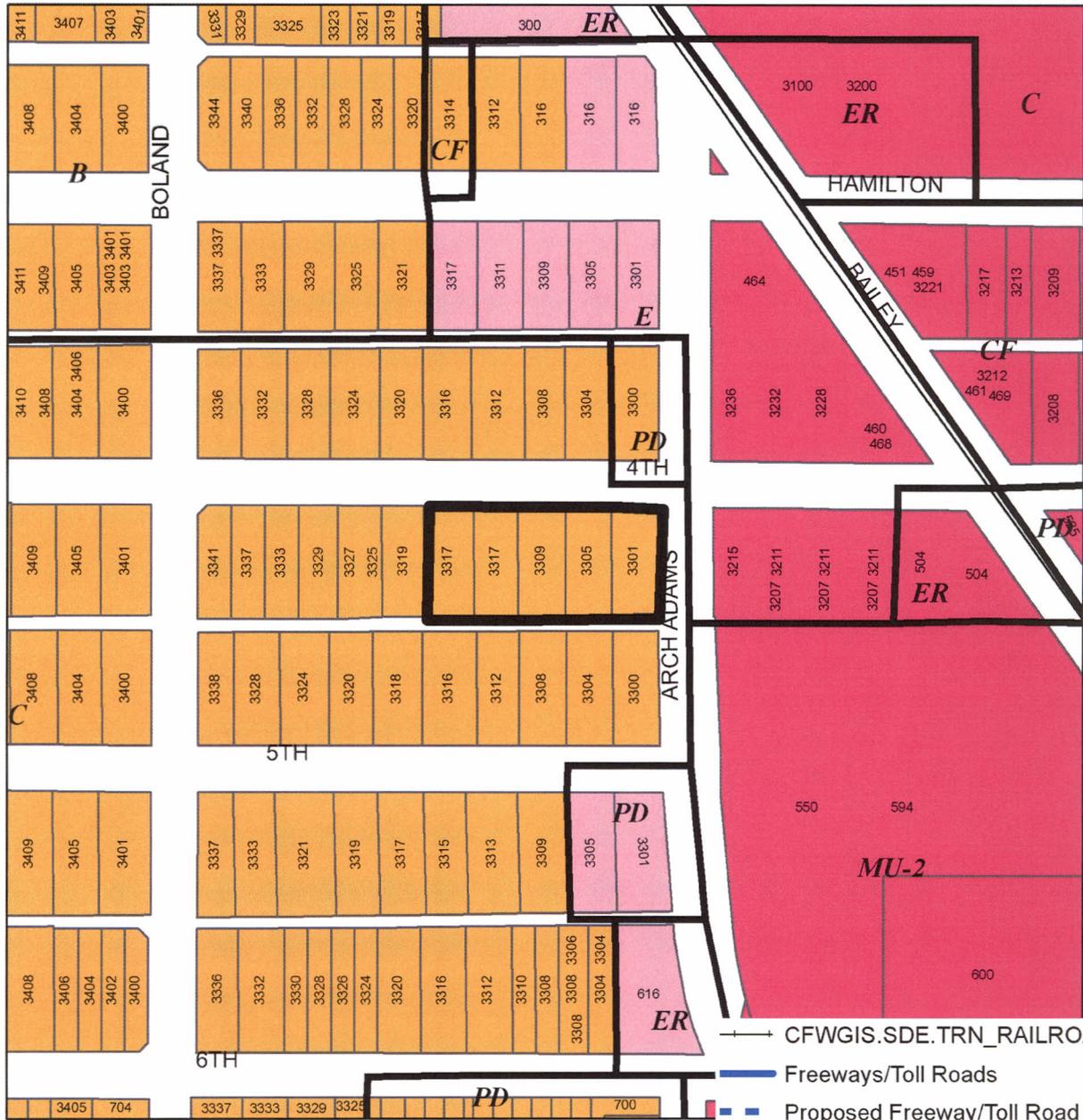




3301, 3305, 3317 W. 4th Street

Future Land Use

ZC-13-106



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

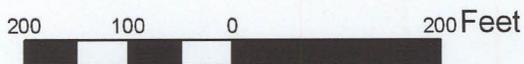
- FLD_ZONE**
- Floodplain



A comprehensive plan shall not constitute zoning regulations or establish district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.



Aerial Photo Map



Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

20. ZC-13-105 City of Fort Worth Planning & Development (CD 8) – 3017 Booker Street (Lincoln Place Addition, Block, Lots 25 & 26, 0.25 Acres): from “J” Medium Industrial to “E” Neighborhood Commercial

Phyllis Allen, 2707 Ennis Avenue, Fort Worth, Texas spoke in support. She wanted clarification on which property it was. Ms. Murphy explained how staff identifies existing land uses.

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

21. ZC-13-106 Cameron Schoepp, Terri Thornton and G. & J. Voigt (CD 7) – 3301, 3305, and 3317 W. 4th Street (William J. Bailey Addition, Block 14, Lots 1 thru 5, 0.69 Acres): from “C” Medium Density Multifamily to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus art gallery with waivers to parking and a fence in the front yard; site plan waiver requested

Cameron Scheopp, 3308 W. 4th Street, Fort Worth, Texas explained to the Commissioners they are requesting to add an art gallery in this area. He narrated a presentation explaining some of their art work and what they are proposing. Mr. Scheopp said it would be an 80 square foot vitrine that would display art on a vacant lot. He contacted all the adjacent neighbors who were in support of the project.

Mr. Genua asked staff how the City defines art. Ms. Burghdoff said in this instance he wants to display a structure that would require a building permit. A free standing sculpture would be permitted to be displayed in anyone’s front yard as long as you didn’t exceed the height limit of the district.

Mr. Flores asked staff about any signage that would be permitted. Ms. Burghdoff said C zoning has its own requirements for signage.

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

22. ZC-13-107 Richard Young (CD 6) – 5700 McCart Avenue (Southwest Hills Addition, Block 5, Lot 1RB, 0.48 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto sales and repair; site plan included