

Site Information:

Owner: IBR Investments
 1506 W. Pioneer Parkway
 Arlington, TX 76013

Agent: Yvette Kent

Acres: 0.63 ac.

Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North "A-10" One-Family / vacant
 East "A-5" One-Family / single-family
 South "A-5" One-Family / single-family
 West "A-7.5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-280 approved by City Council 03-06-07 from B to PD/SU for certain retail uses with site plan.

Platting History: none

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. The mechanical equipment may not encroach into the 20 ft. supplemental setback. *(waiver is required)*

Compliance with the items noted above shall be reflected on the site plan or a waiver is required.

Transportation/Public Works (TPW)

TPW comments have been cleared

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Miller Ave	Minor Arterial	Minor Arterial	No
Avenue N	Two-Way local	Two-Way local	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Stop 6/Poly Oversight Assn*	Southeast Fort Worth Inc
South Poly	FWISD
Poly Historic	

* Within registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to amend the PD language to include all E retail uses. Surrounding land uses consist of single-family to the east, south and west and vacant land to the north. However, Miller Ave. is designated as a minor arterial.

As a result, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed amendment to include E retail uses to the PD language is consistent with the following Comprehensive Plan policy:

- Locate commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

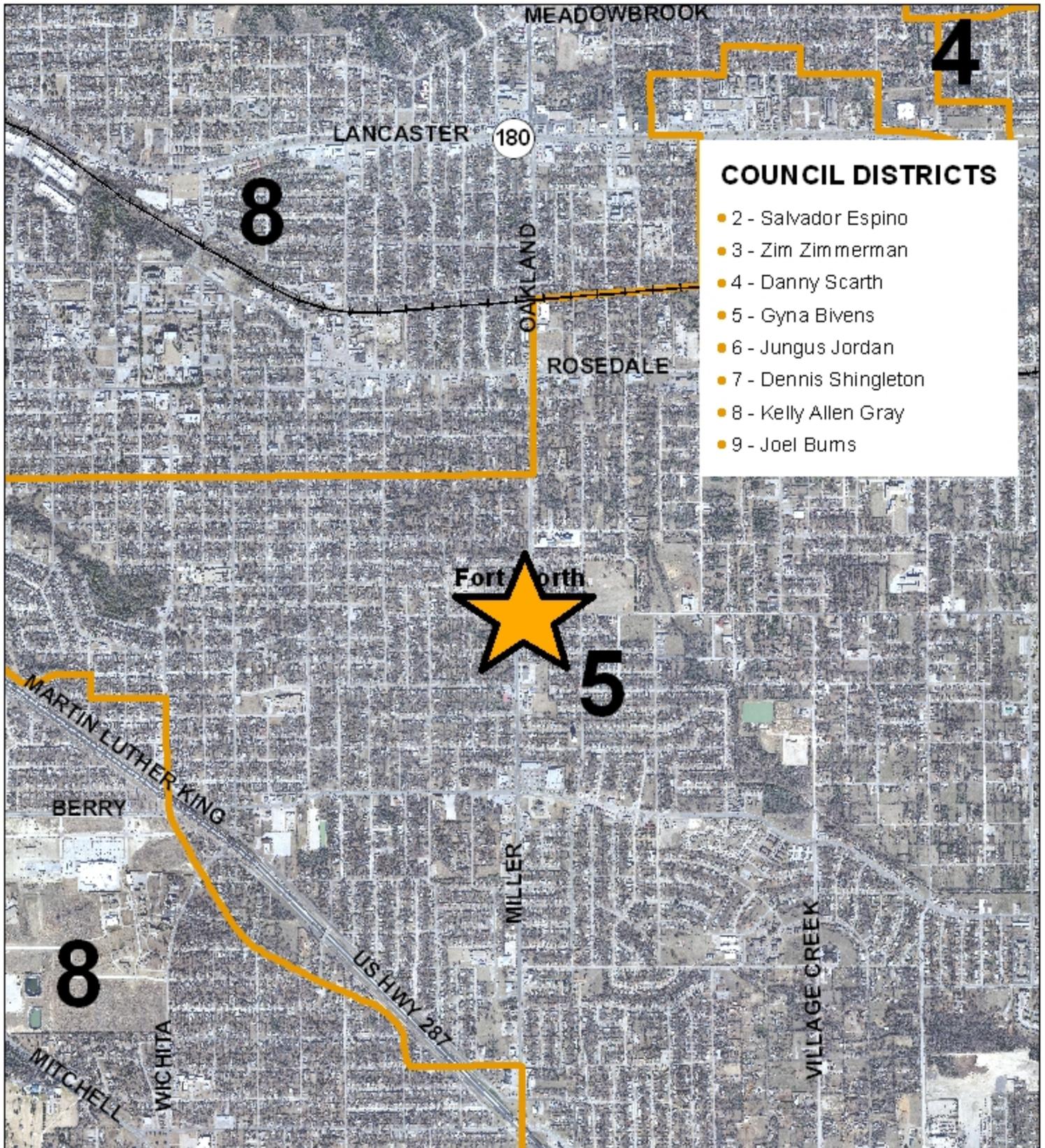
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

Attachments:

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

Location Map

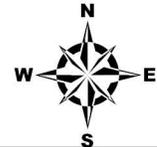


2,000 1,000 0 2,000 Feet

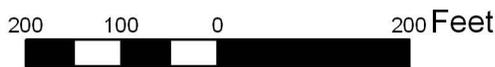


Area Zoning Map

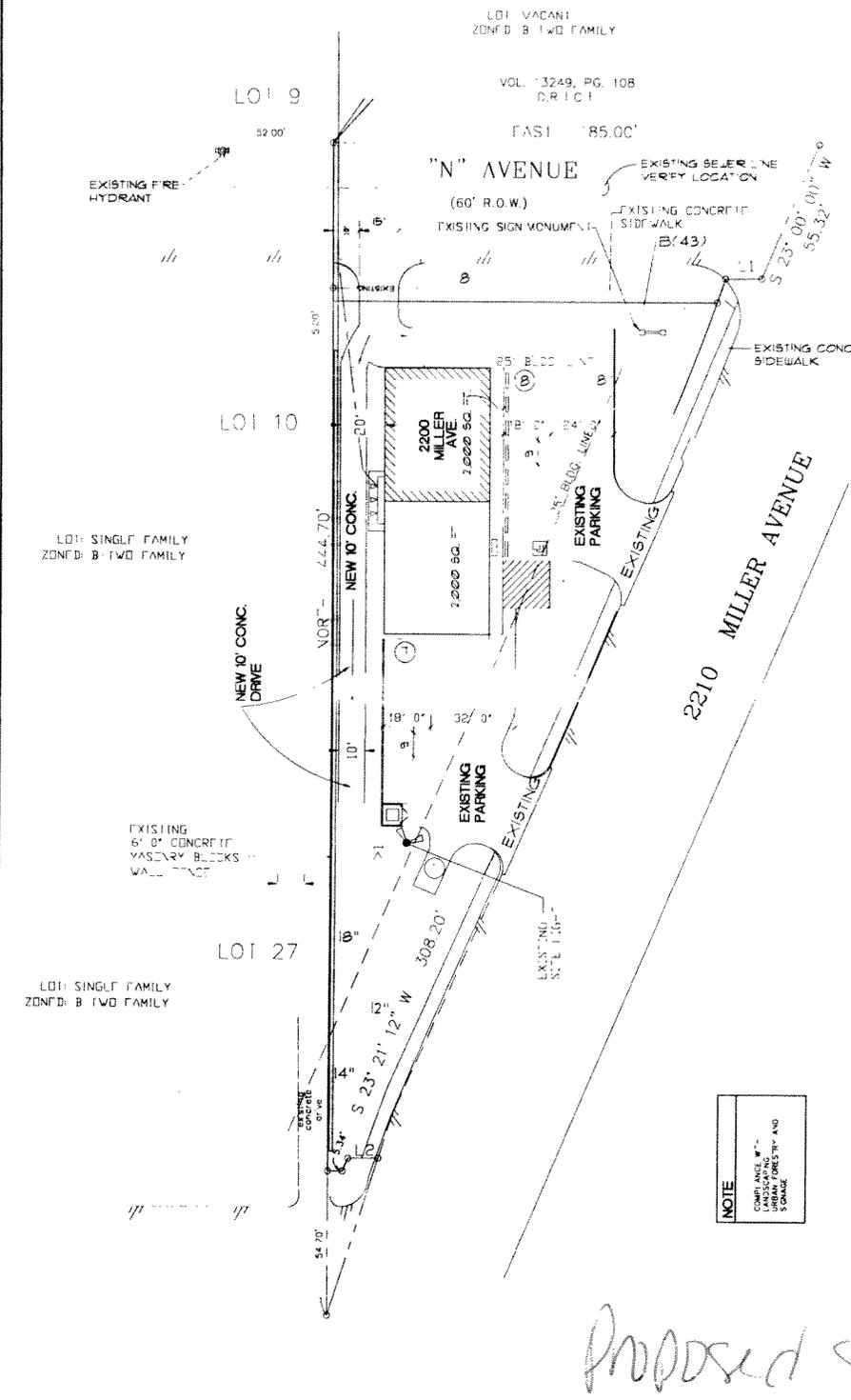
Applicant: IBR Investments
 Address: 2200 Miller Avenue
 Zoning From: PD 751
 Zoning To: Amend PD 751 to add all "E" retail uses
 Acres: 0.63994101
 Mapsco: 78R
 Sector/District: Southeast
 Commission Date: 9/11/2013
 Contact: 817-392-2495



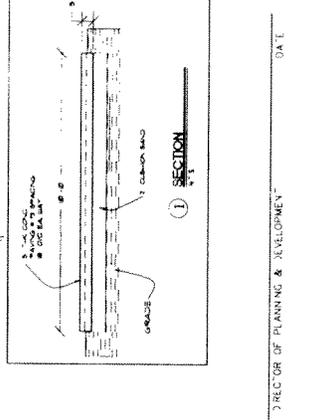
 300 Ft. Buffer



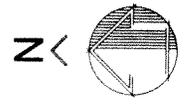
ZC-13 128



ZONING	COMMERCIAL
PARKING	PARKING REQUIRED AS SHOWN ON PLANS
LEGAL	LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



SITE PLAN
 SCALE: 1" = 10'-0"



NOTE
 COMPATIBLE WITH URBAN FORESTRY AND SOILS

Proposed Site Plan

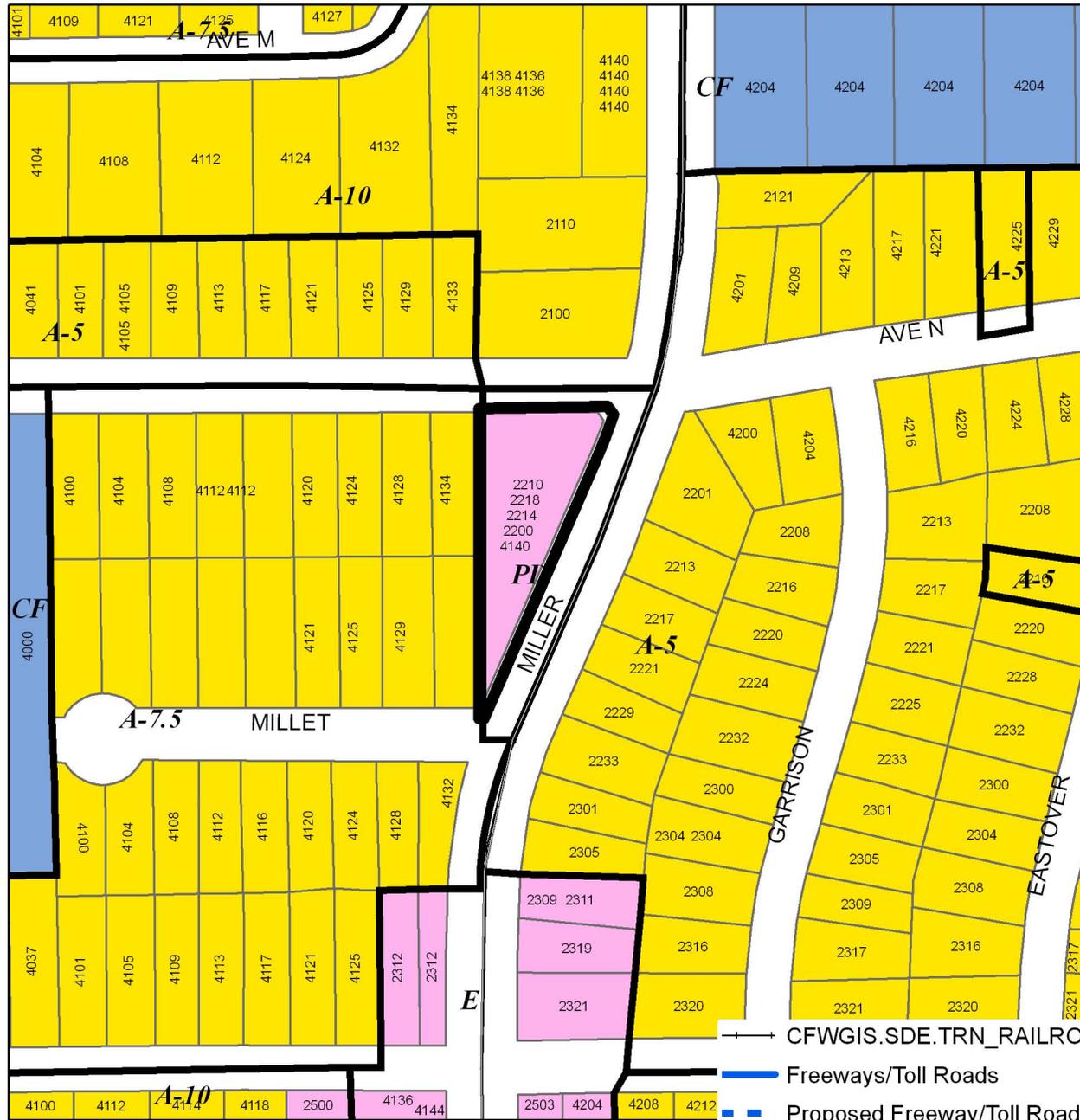
RECOMMENDED FOR APPROVAL



2200 Miller Avenue

Future Land Use

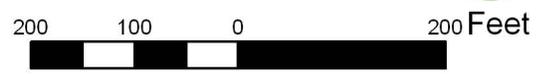
ZC-13-128



- 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 zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.



Aerial Photo Map

