



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 17, 2013

Council District 2

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: none

Continued	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **N W 28th Street Properties**

Site Location: 1500 NW 28th Street, 2808-2812 Prairie Street Mapsco: 62A

Proposed Use: **Outside storage**

Request: From: "A-5" One-Family

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus outside storage of two dumpsters and one trailer; site plan waiver recommended

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

Comprehensive Plan Consistency: Requested change **is not consistent.**

Background:

The proposed site is located north of NW 28th Street and east of Prairie. The property owner has been working with Code Compliance for two dumpsters in a fenced area and a trailer that is currently on the street frontage and primarily being used as signage. The trailer will be moved behind the fence storage and dumpster area. The applicant indicates that no other materials will be stored in the area.

The properties are platted for single family and a street right of way, however the street cannot be constructed due to its location within a creek. This creek also cuts the subject property which has an estimated 60 foot fall to the creek. The only access to the lot is from the commercial property to the south on NW 28th St. Since the only access is from the commercial property and it is owned by the adjacent commercial property owner, it is highly unlikely to impossible that this property will ever be built as a single family lot.

The property is identified in the Future Land Use Map as single family because of this lot configuration and without understanding of the creek and access issues. It was rezoned in 2010 to A-5 to be consistent with the Comprehensive Plan. The Plan would be amended to reflect a change in the Future Land Use Map to reflect the commercial zoning, if approved.

Site Information:

Owner: NW 28th Street Properties
 1509 NW 28th Street
 Fort Worth, Texas 76164

Applicant: David Hopkins
Acreage: 0.65 acres
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / vacant
- East "A-5" One-Family / single-family
- South "E" Neighborhood Commercial / vacant
- West "E" Neighborhood Commercial / office

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-104 approved by City Council 07-30-10 from I to A-5 subject area

Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NW 28 th St	Major Arterial	Major Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
North Side	Far Greater Northside Historical*
Fort Worth ISD	

*within this neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to PD/E Planned Development for E uses plus outside storage of two dumpsters and one trailer. The creek separates this property from the surrounding residential uses to the north and it can only be accessed through the adjacent commercial property. It is fully fenced and screened from the single-family to the east. Commercial office is located to the west.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as single-family. Outside storage is first permitted with a Special Exception in I, J, and K zoning districts. The requested zoning change is not consistent with the following Comprehensive Plan policies.

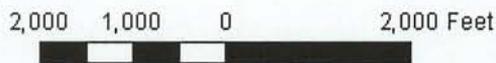
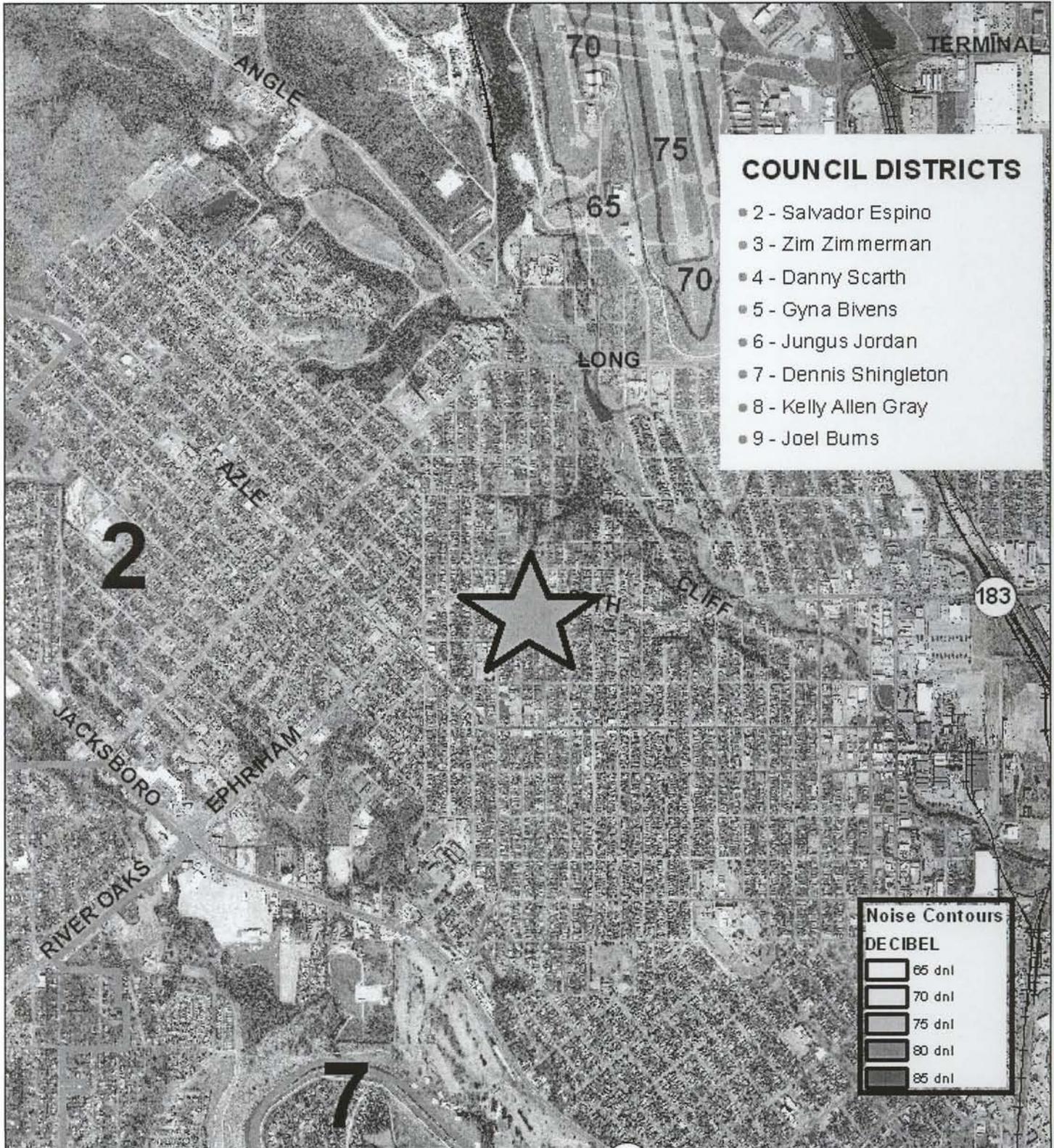
- Discourage the location of industrial uses adjacent to residential districts. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (pg. 38)

Based on nonconformance with the future land use map and the policies stated above; the proposed zoning **is not 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 City Council meeting
- Minutes from the Zoning Commission meeting

Location Map





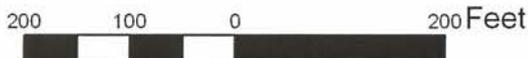
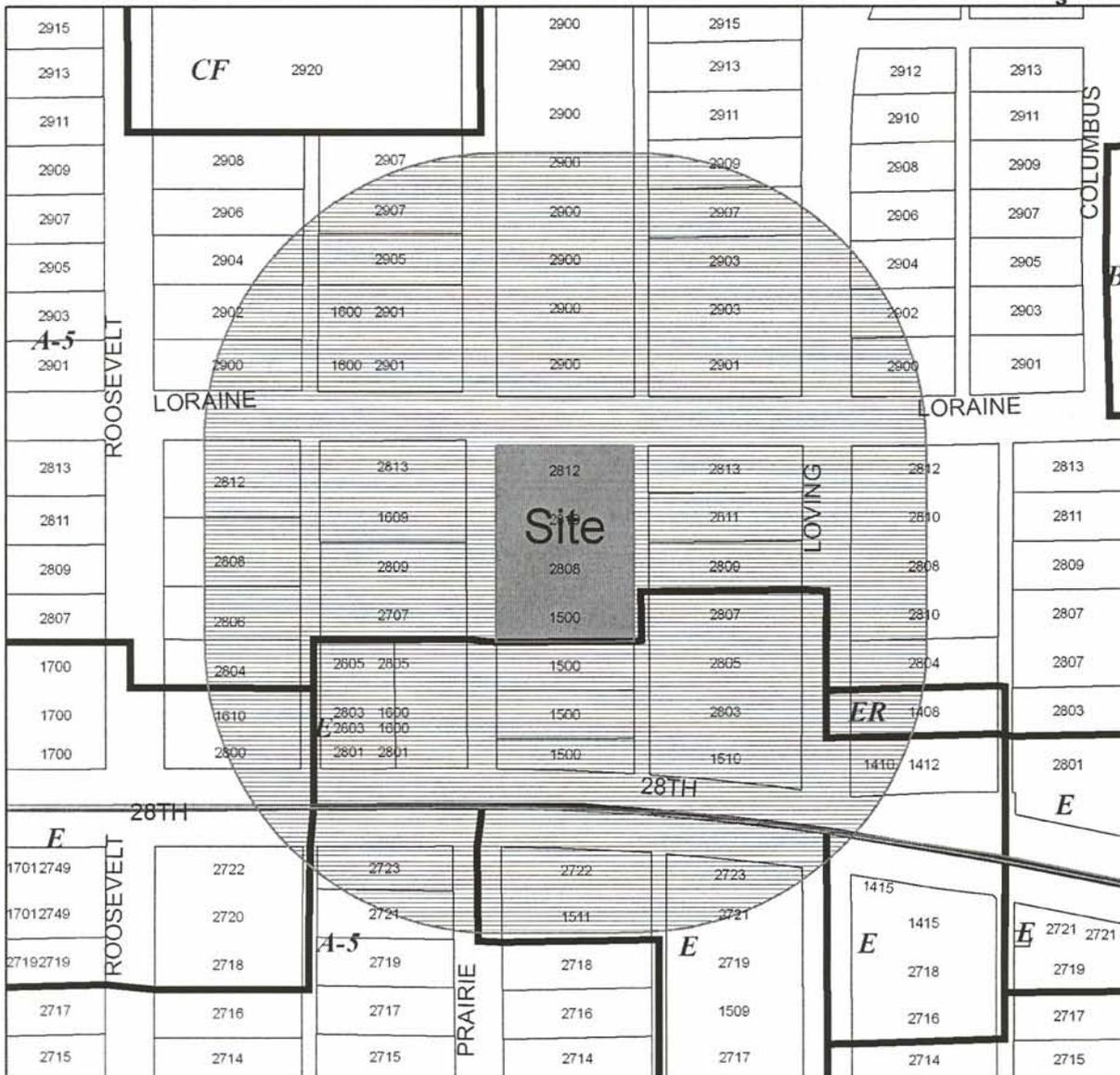
ZC-13-166

Area Zoning Map

Applicant: NW 28th Street Properties
 Address: 1500 NW 28th St., 2808-2812 Prairie Street
 Zoning From: A-5
 Zoning To: PD for E uses plus outside storage of 2 dumpsters and 1 trailer
 Acres: 0.65653729
 Mapsco: 62A
 Sector/District: Northside
 Commission Date: 11/13/2013
 Contact: 817-392-2495



300 Ft. Buffer

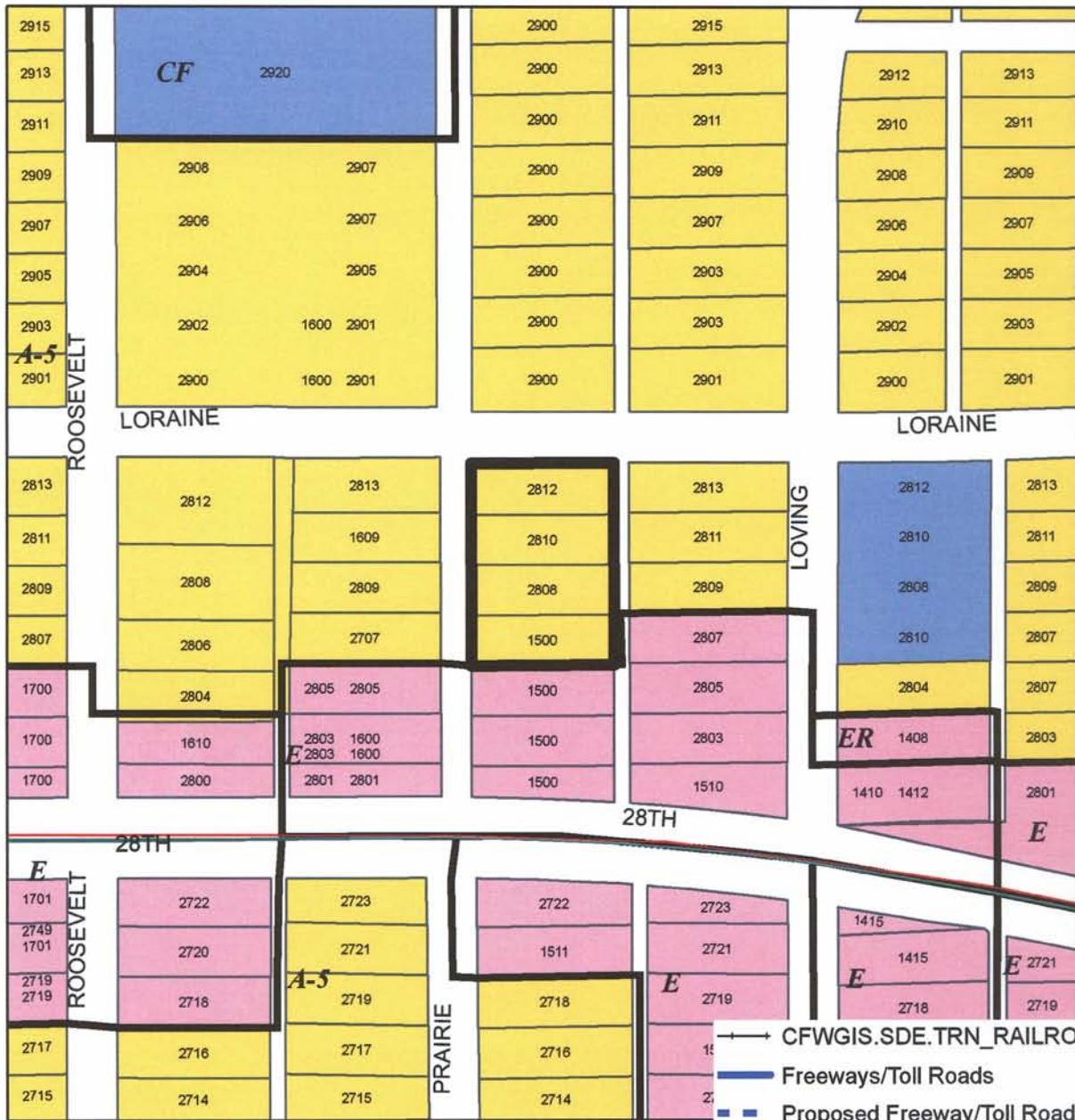




500 NW 28th St., 2808-2812 Prairie Street

Future Land Use

ZC-13-166



- 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

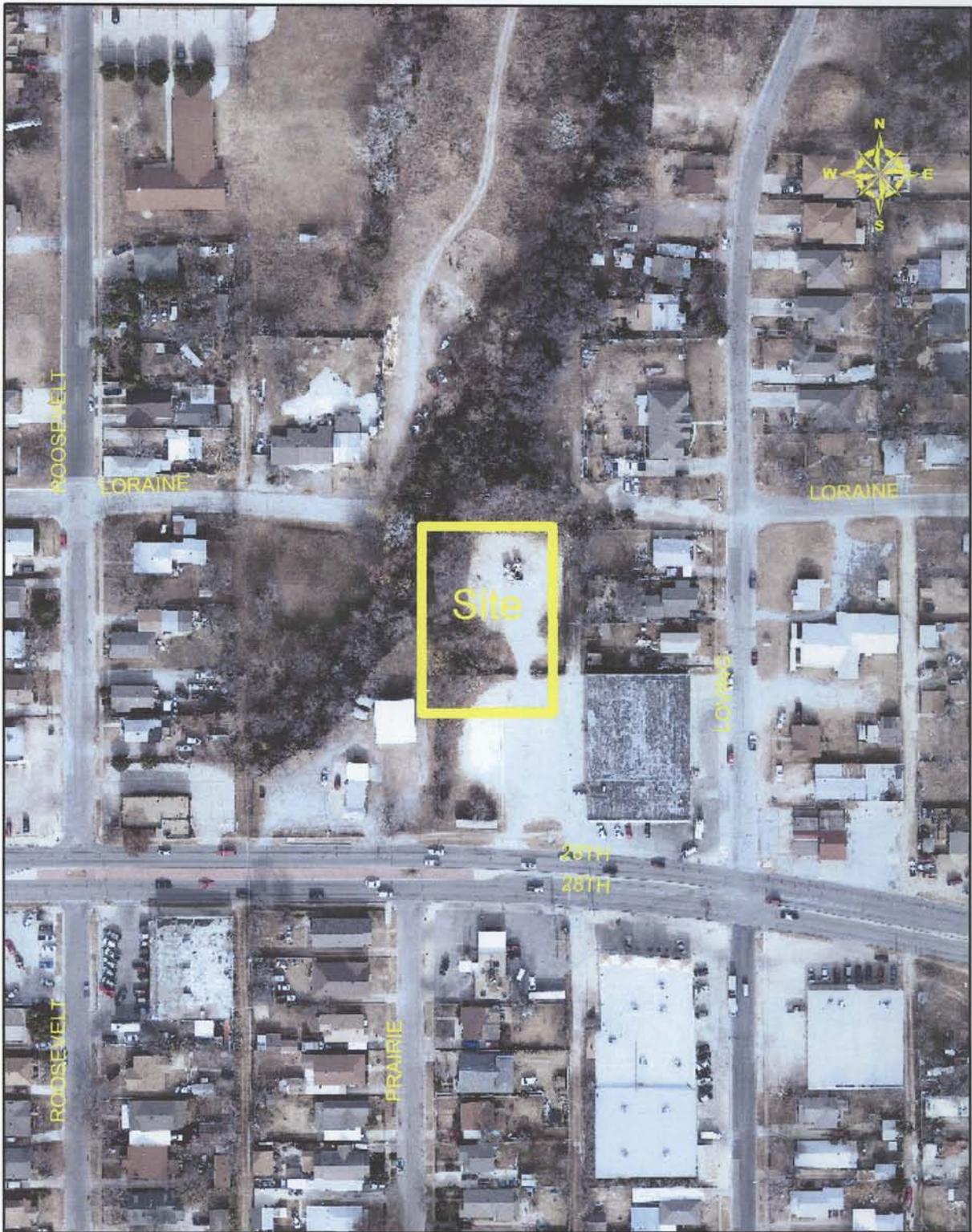
- FLD_ZONE**
- Floodplain



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



9. ZC-13-163 - (CD 9) - Purple Properties, LLC., 3128 Sandage Avenue; from: "E" Neighborhood Commercial to: "A-5" One-Family (Recommended for Approval by the Zoning Commission)

Mr. Robert Reardon, 200 Bailey Avenue, Suite 309, appeared before Council in support of Zoning Docket ZC-13-163.

Motion: On behalf of Council Member Burns, Mayor Pro tem Zimmerman made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-13-163 be approved. The motion carried unanimously 6 ayes to 0 nays with Council Members Espino, Scarth and Burns absent.

10. ZC-13-164 - (CD 8) - D. R. Horton Texas Ltd., 1200 Block of Sycamore School Road; from: "R1" Zero Lot Line/Cluster and "E" Neighborhood Commercial to: "R1" Zero Lot Line/Cluster (Recommended for Approval by the Zoning Commission)

Mr. David Hopkins, 1509 Northwest 28th Street, completed a speaker card in support of Zoning Docket ZC-13-164 but did not wish to address Council.

Motion: Council Member Allen Gray made a motion, seconded by Mayor Pro tem Zimmerman, that Zoning Docket ZC-13-164 be approved. The motion carried unanimously 6 ayes to 0 nays with Council Members Espino, Scarth and Burns absent.

11. ZC-13-166 - (CD 2) - NW 28th Street Properties, 1500 NW 28th Street, 2808-2812 Prairie Street; from: "A-5" One-Family to: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus outside storage of two dumpsters and one trailer; site plan waiver recommended. (Recommended for Approval by the Zoning Commission)

Mr. Jim Schell, 500 West 7th Street, 6th Floor, completed a speaker card in support of Zoning Docket ZC-13-167 but did not wish to address Council.

Motion: On behalf of Council Member Espino, Mayor Pro tem Zimmerman made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-13-166 be continued to the December 17, 2013, Council meeting. The motion carried unanimously 6 ayes to 0 nays with Council Members Espino, Scarth and Burns absent.

933” to “PD/CR” Planned Development for “CR” Low Density Multifamily to allow six fourplexes plus clubhouse for senior housing; site plan included

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested a 60 day continuance.

Motion: Following brief discussion, Ms. McDougall recommended a 60 day continuance of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

11. ZC-13-166 NW 28th Street Properties Ltd. (CD 2) – 2808-2812 Prairie (Rosen Heights First Filing, Block 56, Lots 11-14, 0.64 Acres): from “A-5” One-Family to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus two dumpsters and storage of one trailer; site plan waiver recommended

David Hopkins, 1509 NW 28th Street, Fort Worth, Texas explained to the Commissioners his family has owned the property since the 1970’s. They own the building on the NE corner and the lots are adjacent to the west of their business. He was not aware the property was zoned to residential. He mentioned the drainage channel that runs to the north of the lots proposed for outside storage.

Mr. Flores asked if the dumpsters have been addressed by Code Compliance. Mr. Hopkins said that is why he is present today to bring them into conformance.

J D Jimmerson III, 3303 Roosevelt Avenue, Fort Worth, Texas representing Far Greater Northside neighborhood. He spoke in support because the business has not impacted the neighborhood for the past 20 years.

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

Document received for written correspondence					ZC-13-166
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
J D Jimmerson III/ Far Greater Northside NA	3303 Roosevelt Ave.	Out		Support	Spoke at hearing

12. ZC-13-167 Willow Ridge Residential Partners Ltd. (CD 7) – 11470 & 11480 Willow Springs Road (James Rightly Survey, Abstract No. 1268, 6.57 Acres): from “E” Neighborhood Commercial to “PD-564” Planned Development for “A-5” One-Family uses with minimum 6,000 sq. ft. lots; site plan waiver recommended

Jim Schell, 500 W. 7th Street, Suite 600, City of Fort Worth representing Willow Ridge Residential Partners explained to the Commissioners they are looking to add about 6.6 acres to the existing PD for 6,000 square foot lots. Mr. Schell mentioned Wagley Robertson is shown on