



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 4, 2014

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** PCI Grand Ave., LLC

**Site Location:** 1203 Lee Avenue and 502 Grand Avenue Mapsco: 62Q

**Proposed Use:** Office

**Request:** From: "A-5" One-Family  
To: "ER" Neighborhood Commercial Restricted

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

**Comprehensive Plan Consistency:** Requested change **is not consistent.**  
**(Significant Deviation)**

**Background:**

The proposed site is located on the corner of Grand Avenue and Lee Avenue just north of the Oakwood Cemetery. The applicant is requesting a zoning change from "A-5" One-Family to "ER" Neighborhood Commercial Restricted for a commercial office. The site contains a dilapidated metal structure and brick building. The applicant intends to demolish the metal portion that is in disrepair for a parking lot and utilize the brick structure that is in good condition. The existing metal building is in better condition and will remain until it is determined whether it is useful or not.

The site has some constraints due to the proximity to A-5 zoning. If approved, a thorough review of the site will be required due to the change of occupancy. A 20 ft. setback, screening fence, and bufferyard is required due to A-5 adjacency. In addition, the site will have to adhere to 20 ft. projected setbacks along both Lee and Grand Avenue. Variances may be necessary for any items that cannot be in compliance.

"ER" also has standards designed to maintain neighborhood compatibility. The table below describes some of the additional requirements below.

Development Standards	"ER"
Front Yard	20 ft. minimum/no parking permitted; entire front yard shall be maintained as open or landscape green space
Business/Tenant Size	5,000 sf maximum gross floor area per tenant
Building Size	10,000 sf maximum gross floor area

Landscaping and buffers adjacent to A or B Districts	Screening trees must be provided within the buffer area along the property line. Trees must be spaced no more than 25 ft. apart. 50% of these trees must be evergreen. A minimum six ft. screening fence is required along the property line adjacent to a A or B district
Parking	Parking is not permitted within the front yard/One space per every 400 sq. ft.

**Site Information:**

Owner: PCI Grand Ave., LLC  
131 East Exchange Ave. #134  
Fort Worth, Texas 76164

Agent: Mark R. Presswood  
Acreage: 0.45 acres  
Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family / single-family  
East "A-5" One-Family / single-family  
South "A-5/DD" One-Family/Demolition Delay / Cemetery  
West "A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-11-016 from "I" Light Industrial to "A-5" One-Family, approved 3/18/11 (subject property).  
Platting History: None

**Transportation/Access**

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

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Northside	FWISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "ER" Neighborhood Commercial Restricted for a commercial office. Surrounding land uses consist of single-family to the north, east and west with a cemetery to the south. The applicant intends to use an existing portion of the dilapidated building, repair it, and update the overall site. Neighborhood commercial is intended to be compatible within single-family uses.

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. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

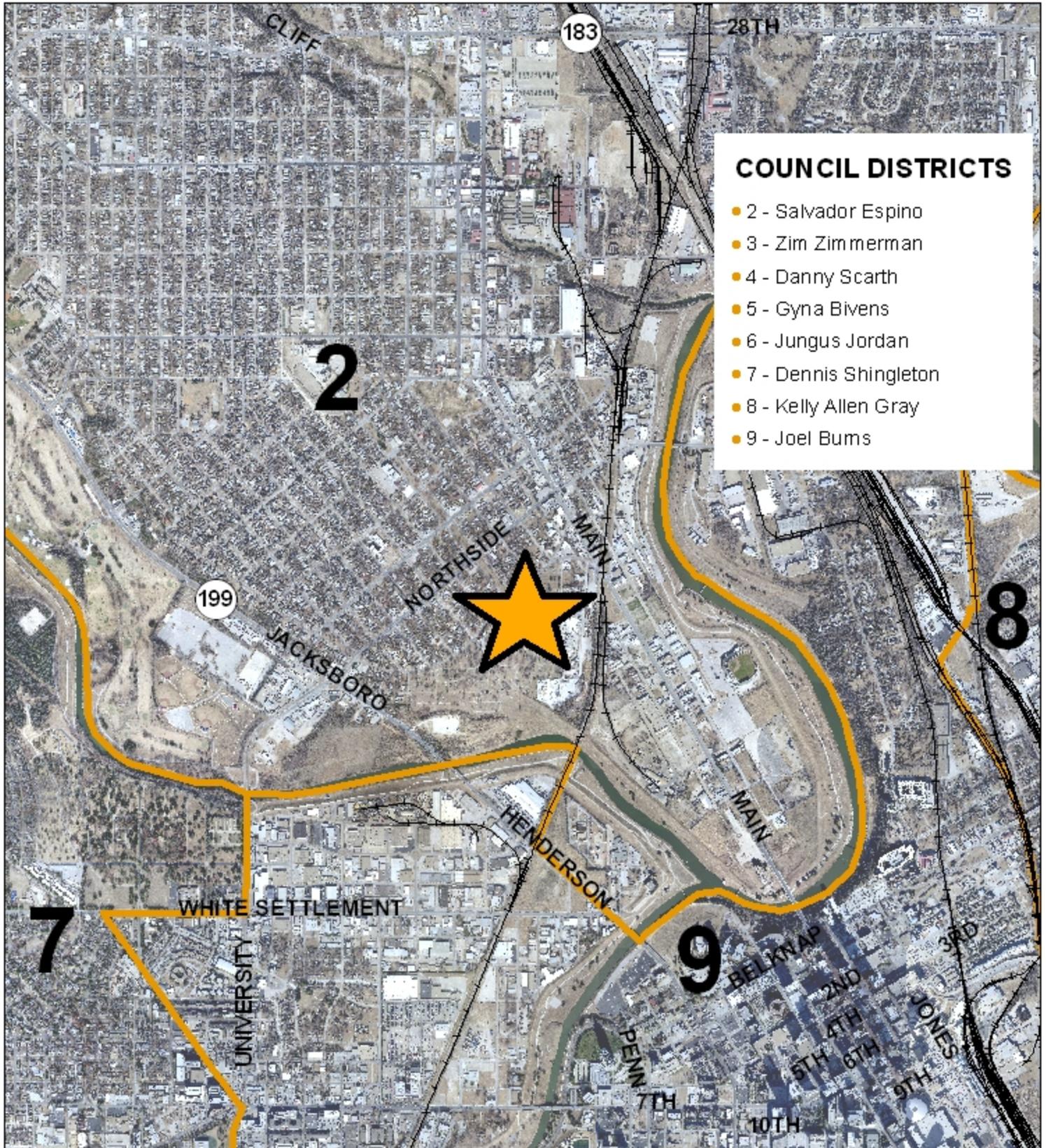
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan. (***Significant Deviation***)

***Attachments:***

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

## Location Map



2,000 1,000 0 2,000 Feet

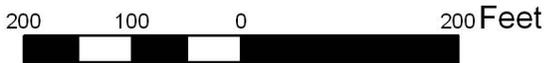


## Area Zoning Map

Applicant: PCI Grand Ave., LLC  
 Address: 1203 Lee Avenue & 502 Grand Avenue  
 Zoning From: A-5  
 Zoning To: ER  
 Acres: 0.4486964  
 Mapsco: 62Q  
 Sector/District: Northside  
 Commission Date: 1/8/2014  
 Contact: 817-392-8043



300 Ft. Buffer





1203 Lee Avenue & 502 Grand Avenue

# Future Land Use

ZC-14-001



- 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



Darin Hoppe	3200 Mt. Vernon	area Out		Opposition	Spoke at hearing
East Fort Worth Business Assoc	NA	Out		Opposition	Sent letter in

**7. ZC-14-001 PCI Grand Avenue LLC (CD 2) – 1203 Lee Avenue and 502 Grand Avenue (North Fort Worth, Block 62, Lots 1 & 2R, 0.45 Acres): from “A-5” One-Family to “ER” Neighborhood Commercial Restricted**

Mark Presswood, 131 E. Exchange Avenue, Suite 134, Fort Worth, Texas representing PCI Grand Avenue LLC explained to the Commissioners that he has met with the neighborhood as well as Councilmember Espino and had their support for this request. He explained his proposal for the site and that he would like to open a real estate office along with other suites for office space. Mr. Presswood mentioned that he would like to maintain the green space and leave some space for parking. Mr. Flores noted that he did meet with Mr. Presswood but did not participate in the decision making process and directed Mr. Presswood to the neighborhood association. Mr. Flores asked for clarification on what construction will be taking place. Mr. Presswood said that there would be 3 offices with common areas and 3 employees.

Mr. Flores asked for details of any discussion with the neighborhood. Mr. Presswood said that he did visit the house in front of him and no one answered. Mrs. Flores noted the opposition on file and also the surrounding uses. Mr. Edmonds asked about the demoltion crew as well as the picture on display. Mr. Presswood commented that the building is structurally sound and made reference to the clean up of the property. Mr. West noted that the Trinity River vision project is not within this requested change. Ms. Reed asked about the existing storage building on site. Mr. Presswood said that it is a loading dock but that they do not have any plans for it at this time. Mr. Flores asked if there was access from Lee street. Mr. Presswood clarified that there was.

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

<i>Document received for written correspondence</i>				<b>ZC-14-001</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Deborah Gallardo	1209 Lee	In		Opposition	Sent letter in

**8. ZC-14-002 Estate of Beverly Flint, James Smith, Jr., Donald Frisbee, Estate of Ortha V. Williams, Gwendolyn Williams, Doris Robinson, John Delin III, B. H. Thompson, and John & Lynn Farley (CD 8) –1409-1511 Illinois Avenue (Elston Addition, Lots 20 thru 27, 1.34 Acres): from “A-5” One-Family to “PD/SU” Planned Development/Specific Use for a friary; site plan included**

Glen Hahn, 930 W. First Street, Suite 201, Fort Worth, Texas representing the property owners explained to the Commissioners that they met with the neighborhoods as well as Councilmember Gray and felt that all parties where in agreement with the request. Mr. Hahn gave a brief history