



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 6, 2014

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: 2 received; 2 within 200 ft.
Support: Scenic Bluff NA

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: JNL Texas Holdings, LLC

Site Location: 501-517 (odds) N. Sylvania Avenue, 2512 Akers Avenue Mapsco: 63Q

Proposed Use: Funeral Home/Crematory

Request: From: "B" Two-Family and "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus crematory; 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 from "B" Two-Family and "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial and add the crematory use to an existing funeral home. A crematory is identified as an industrial use in the zoning land use chart.

The applicant proposes to operate the crematorium use within an existing structure. The building sits on a separate lot from the funeral home. No external effects are expected from the crematory use that would be different from the operation of a funeral home.

The applicant has contacted and has received support from the Scenic Bluff neighborhood association.

Site Information:

Owner: JNL Texas Holdings LLC
P. O. Box 1587
Hurst, TX 76053
Agent: James Lucas Jr.
Acreage: 2.05 acres
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "I" Light Industrial/ Reddy Ice Warehouse
East "I" Light Industrial and "PD-513" Planned Development for distributing facility / Reddy Ice Distributing Facility
South "B" Two-Family / parking lot, vacant, single-family

West "B" Two-Family / single-family, parking lot, vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-03-136 from B and E to PD/E plus ice distribution facility with related outdoor storage and parking, no additional signage permitted, approved by City Council 03/21/03, subject area to the east

Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
N. Sylvania	Minor Arterial	Minor Arterial	No
Akers	Two-Way Residential	Two-Way Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Scenic Bluff*	Eastside Sector Alliance*
United Riverside Rebuilding Corp., Inc	Streams & Valley's Inc
Riverside Alliance	Fort Worth ISD
Oakhurst Scenic Drive, Inc	

Within these neighborhood associations*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus crematorium. Surrounding land uses industrial warehouse to the north, Reddy Ice distribution facility to the east, vacant, parking lot and single-family to the south and west.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial. A funeral home is permitted in neighborhood commercial and therefore the requested zoning change is consistent with the Future Land Use map.

The requested zoning change is consistent with the following Comprehensive Plan policies:

- Locate commercial and institutional uses adjacent to arterial streets, preferably at intersections of other arterials and highways (pg. 37).
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (pg. 38).

Based on the conformance of the funeral home use with the future land use map and policies stated above and the crematory included in the existing buildings, 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

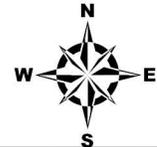


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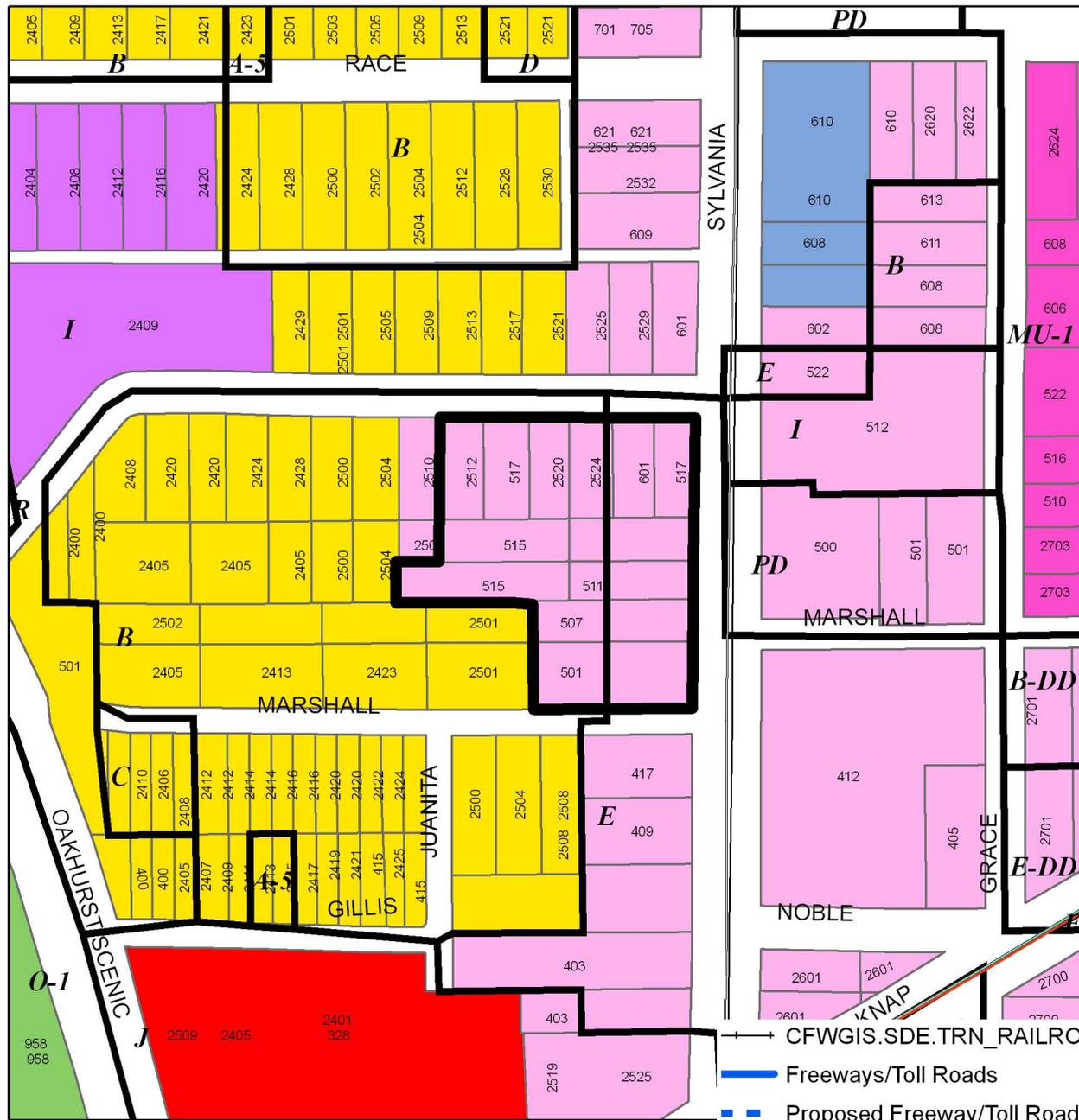
Area Zoning Map

Applicant: JNL Texas Holdings
 Address: 501-517 (odds) N. Sylvania Avenue, 2512 Akers Avenue
 Zoning From: B, E
 Zoning To: PD for E uses plus crematory
 Acres: 2.0504182
 Mapsco: 63Q
 Sector/District: Northeast
 Commission Date: 4/9/2014
 Contact: 817-392-2495



300 Ft. Buffer





- 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

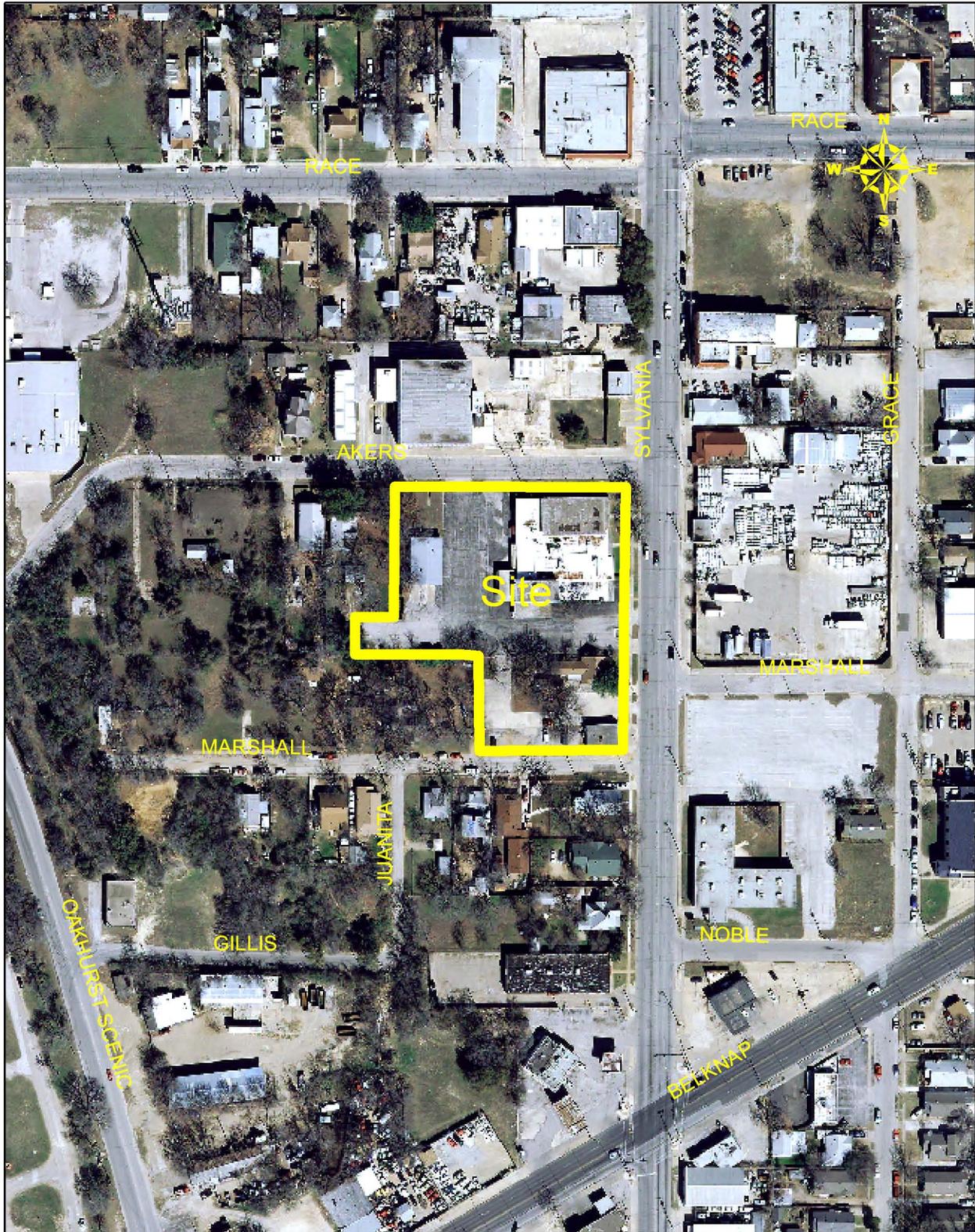
- Floodplain



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 18, 2014.



Aerial Photo Map



8. ZC-14-041 State of Texas/The Texas General Land Office (CD 7) – 11401 Timberland (Part of Tract 2, Permanent School Fund, Tract C, TGLO/Synergy Tracts, 11.16 Acres): from “I” Light Industrial to “G” Intensive Commercial

Stephen Crawford, 2080 N. Hwy 360, Suite 350, Grand Prairie, Texas representing the General Land Office/State of Texas explained to the Commissioners the request is to have consistent zoning, bring the zoning in compliance with the comprehensive land use plan and the zoning request would comply with the Alliance Airport Overlay Ordinance.

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

Document received for written correspondence				ZC-14-041	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Debra Miller	11825 Horseshoe Ridge	In	Opposition		Sent letter in
Charlotte Albrecht	11817 Horseshoe Ridge	In	Opposition		Sent letter in

9. ZC-14-042 Agape Holdings LLC (CD 5) – 212 & 300 E. Hattie (William Welch Survey, Abstract No. 1668, 7.36 Acres): from “D” High Density Multifamily to “NS-T4” Near Southside-General Urban Zone

Jocelyn Murphy, Planning Manager, City of Fort Worth mentioned to the Commissioners staff has received a request to change the zoning to NS-T4R.

Kehinde Olumegbon, 79 Kia Royal Lane, Dallas, Texas representing Agape Holdings explained to the Commissioners the property is zoned residential and they want to zone it for commercial use for a medical office about 800 square feet.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, as Amended to NS-T4R, seconded by Ms. Reed. The motion carried unanimously 9-0.

Document received for written correspondence				ZC-14-042	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Mike Brennan/ Fort Worth South	1606 Mistletoe Blvd	Out	Support		Present did not speak/sent letter in

10. ZC-14-043 JNL Texas Holdings LLC (CD 9) – 2512 Akers Avenue, 501-517 N. Sylvania (Akers & Aikman Sub, James & Teresa Lucas, Abstract No. 958, Tracts 36, 38, 58, 2.05 Acres): from “B” Two-Family & “E” Neighborhood Commercial to “PD/E” Planned

Development for all uses in "E" Neighborhood Commercial plus crematory; site plan waiver requested

Mr. Genua asked if the applicant was present and said they were informed earlier that the applicant may be late and requested it be moved to the end of the agenda.

Motion: Following brief discussion, Mr. Flores recommended the case be moved to the end of the agenda, seconded by Mr. West. The motion carried unanimously 9-0.

Jim Lucas, 1321 Precinct Line Road, Hurst, Texas representing JNL Texas Holdings LLC explained to the Commissioners this has been operating as Lucas Funeral Home since the mid 1950's. Mr. Lucas said they have been in contact with the neighborhood association and was one of the founding members for Riverside Alliance.

Ms. Reed asked Mr. Lucas if he had a letter from the neighborhood association because they only have letters of opposition. Mr. Lucas said he has a letter from Scenic Bluff NA and was not aware of any opposition.

Mr. West asked about the timing of his project and that a decision be made today. Mr. Lucas said they have been there for many years and are not going anywhere. The request for the crematorium use is a timing issue.

Mr. Edmonds asked if the crematorium will be in the existing structure. Mr. Lucas said it will be in the back portion of the property. Mr. Edmonds asked if the operation will be self contained. Mr. Lucas said yes.

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

Document received for written correspondence				ZC-14-043	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Scenic Bluff NA	NA	Out		Support	Sent letter in
James & Estela Russell	417 N. Sylvania	In	Opposition		Sent letter in
Robert Russell	2508 Marshall	In	Opposition		Sent letter in
Eugene & Elizabeth Mabile	409 N. Sylvania	In	Opposition		Sent letter in

11. ZC-14-044 ~~Barbara M. Lyon & W. J. Morrison (CD 5) – 1125 & 1137 Morrison Drive, 7700 I-30/East Freeway (Morrison Acres, Block 1, Lots 1-4, 14.71 Acres):~~ from "E" Neighborhood Commercial to "C" Medium Density Multifamily