



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 5, 2014

**Council District** 4

**Zoning Commission Recommendation:**  
Denial by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** 11 letters submitted

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

**Owner / Applicant:** Lutfi Ali Lutfi

**Site Location:** 4031 Chenault Street Mapsco: 66S

**Proposed Use:** Auto Repair and Vehicle Storage for Para-Transit Services

**Request:** From: "B" Two-Family  
To: "I" Light Industrial

**Land Use Compatibility:** Requested change is not compatible.

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

**Background:**

The proposed site is located on Chenault Street near the corner of Beach Street. The applicant is proposing a zoning change from "B" Two-Family to "I" Light Industrial to expand the current automotive use. The primary auto repair occurs on a lot owned by the application directly to the west of the subject site. The SE corner of Beach and Chenault is leased to Howard Medical Transportation who contracts to MITS (Mobility-Impaired Transportation Service ).

The current business is located on Beach Street, which is a major arterial. The proposed lots for rezoning front a residential street. The applicant indicates that the existing house is expected to remain and used as an office. Several single-family homes are in the area, including the ones directly across the street. If approved, the applicant will have to meet any screening, parking, bufferyard, setbacks, and landscaping.

**Site Information:**

Owner: Lutfi Ali Lutfi  
201 Beach Street  
Fort Worth, TX 76111  
Acreage: 0.69 acres  
Comprehensive Plan Sector: Eastside

**Surrounding Zoning and Land Uses:**

North "E" Neighborhood Commercial; "B" Two-Family / single-family  
East "B" Two-Family / single-family  
South "B" Two-Family; "I" Light Industrial / single-family, vacant

West "I" Light Industrial / current facility

**Recent Relevant Zoning and Platting History:**

Zoning History: NA

Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Beach Street	Major Arterial	Major Arterial	No
Chenault Street	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Riverside Alliance	United Riverside Rebuilding Corporation Inc
Neighborhoods of East Fort Worth	East Fort Worth Business Assn
Eastside Sector Alliance	Fort Worth ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "I" Light Industrial to expand their current automotive use. Surrounding land uses vary with single-family to the north, south and east with the applicant's existing automotive shop just west of the site. The proposed rezoning would encroach into an established single-family block with homes located directly across the street.

Based on surrounding land uses, the proposed zoning for this site **is not compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the site as Neighborhood Commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies:

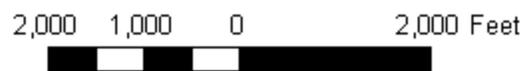
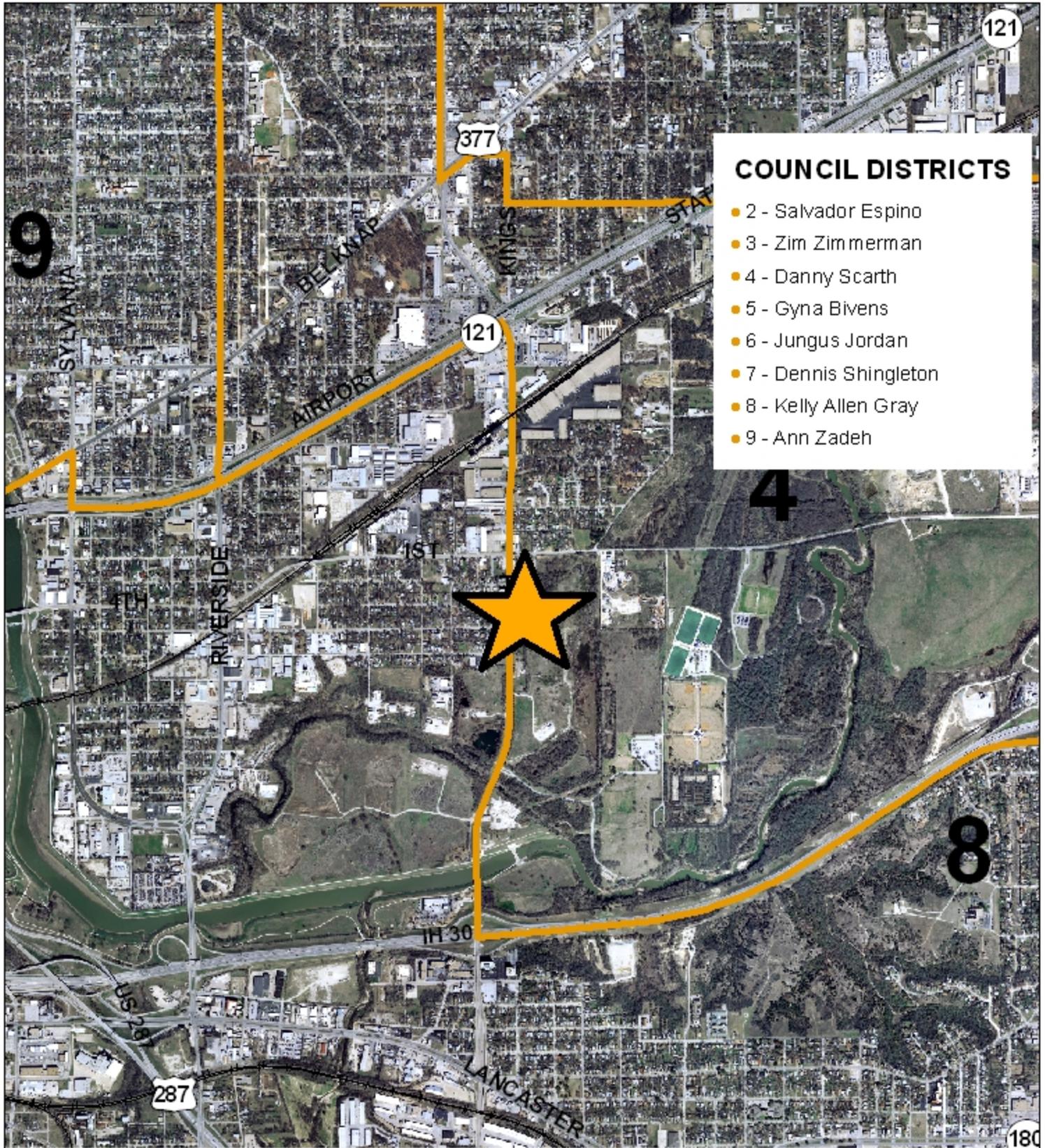
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces. (pg. 39)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

Based on nonconformance 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 from the Zoning Commission meeting

## Location Map

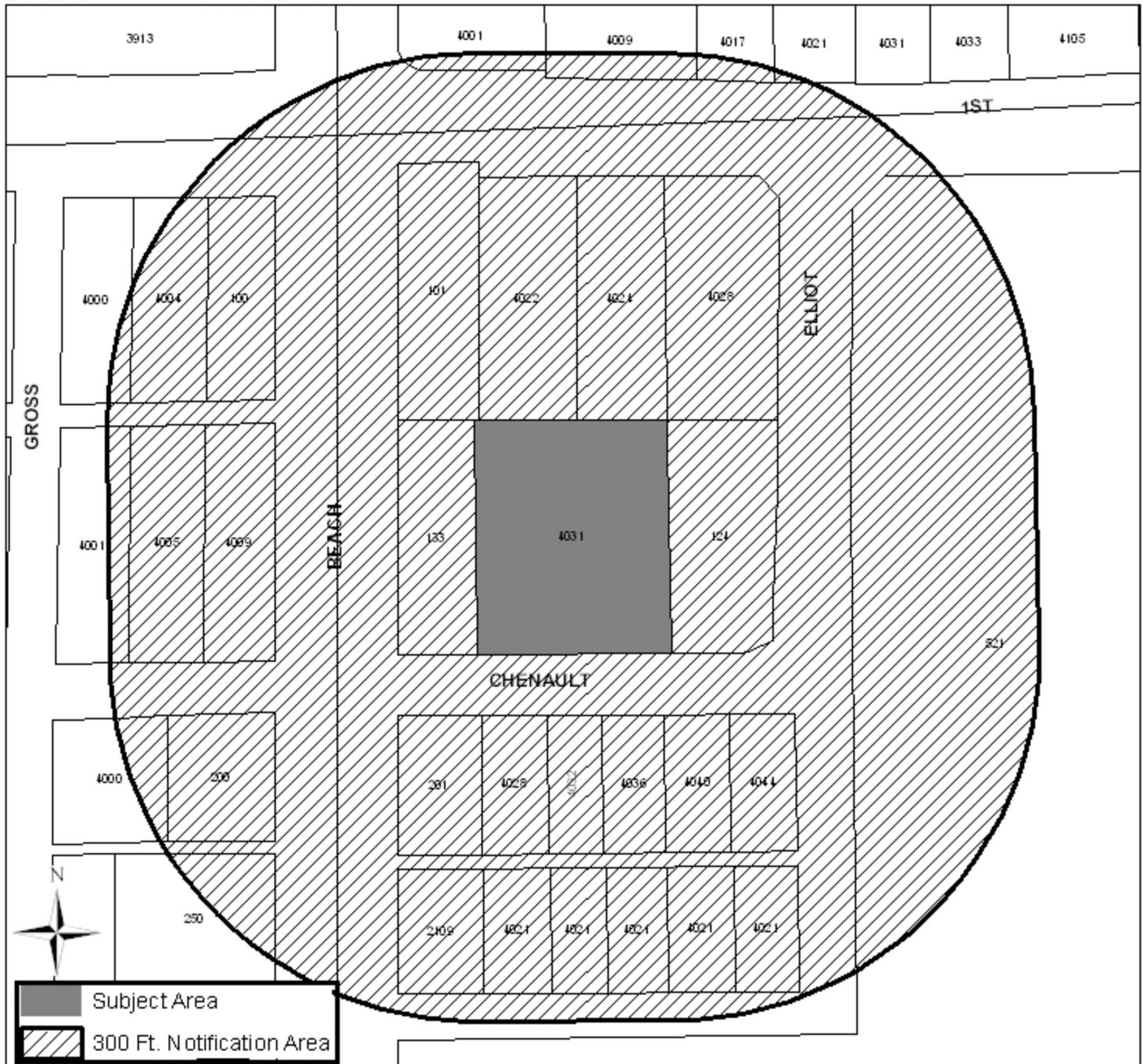




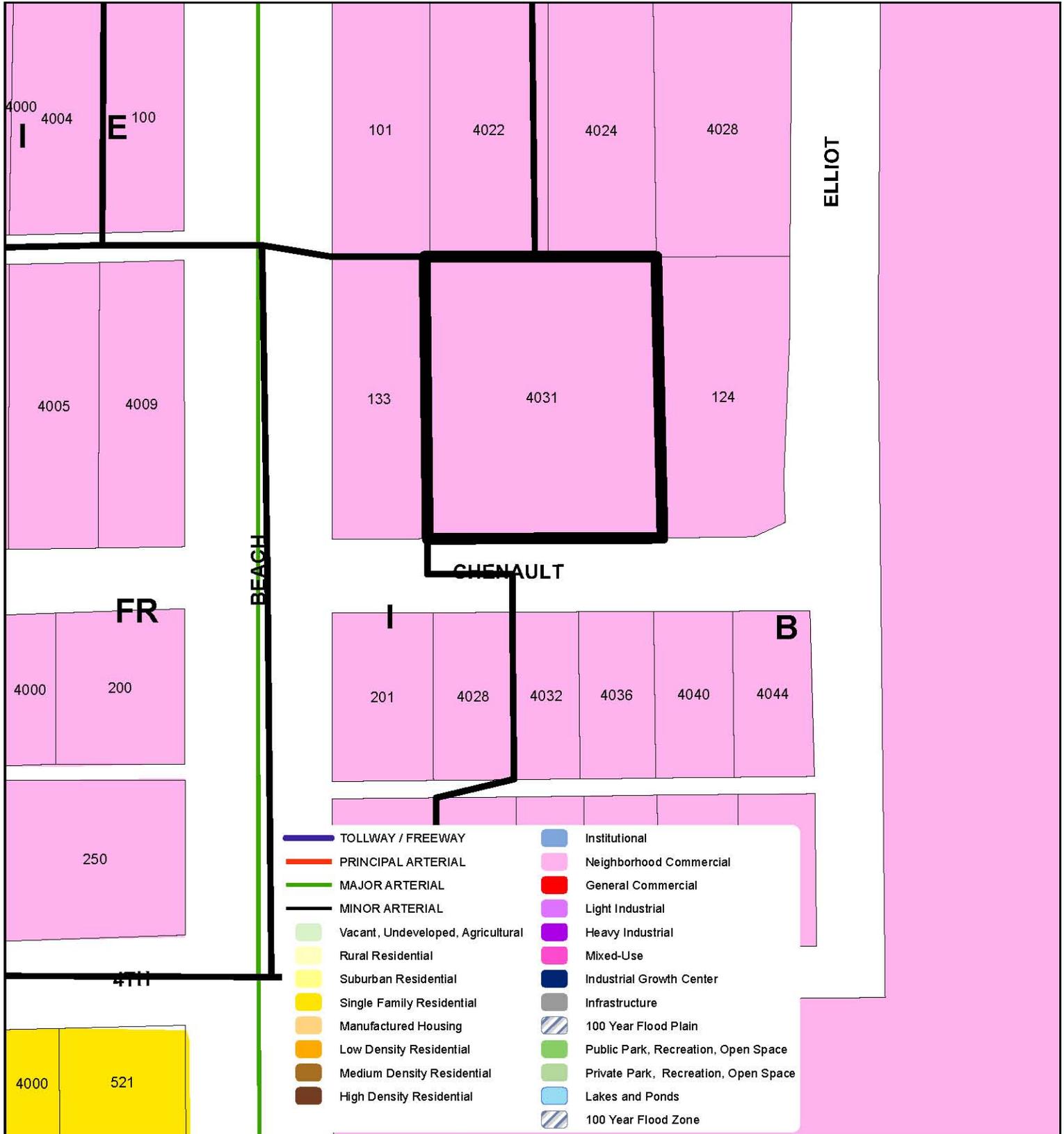
ZC-14-080

# Area Zoning Map

Applicant: Lufti Ali Lufti  
Address: 4031 Chenault Street  
Zoning From: B  
Zoning To: I  
Acres: 0.692055  
Mapsc0: 66S  
Sector/District: Eastside  
Commission Date: 07/09/2014  
Contact: 817-392-8043



## Future Land Use



## Aerial Photograph



60 30 0 60 Feet



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.



<i>Document received for written correspondence</i>					<i>SP-14-005</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Charlie Stevens/ Tiffany Gardens HOA	NA	In		Support	Sent letter in
Roberto Rotondo	3124 Middleview Rd	In		Support	Sent letter in

#### **IV. New Cases**

##### **5. ZC-14-079 Liberty Crossing Multifamily L. P. (CD 7) –8900 Block Blue Mound Road (Geo Matthews Survey, Abstract No. 1078, Tract 1C, 24.41 Acres): from “C” Medium Density Multifamily to “A-5” One-Family**

Jason Weaver, Goodwin & Marshall, 2405 Mustang Drive, Grapevine, Texas representing Liberty Crossing Multifamily explained to the Commissioners the request is to downzone the property from C to A-5.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Mr. Hollis. The motion carried unanimously 8-0.

##### **6. ZC-14-080 Lutfi Ali Lutfi (CD 4) – 4031 Chenault Street (El Baker Subdivision, Block 2, Lots G & H, 0.69 Acres): from “B” Two-Family to “I” Light Industrial**

Kasha Hunt, 1745 Palm Creek, Desoto, Texas representing Lutfi Ali Lutfi explained to the Commissioners the powerpoint presentation. She explained he currently owns Beach Motors and the property next door to him is owned by his brother who runs Howard Medical transit. They would like to relocate it to the subject property. She mentioned there are several industrial uses along Beach Street. Ms. Hunt said LA Howard Medical Transportation has a contract with MITS but not to repair vehicles. They would like to rehabilitate the existing structure and convert it to an office. The expected hours of operation will be from 4 am to 11 pm in accordance with the MITS contract. There will be a maximum of 20 vehicles parked on the site with screening or a wood fence along the property for security. Ms. Hunt handed in letters of support from the neighborhood.

Mr. Edmonds asked Ms. Hunt about encroaching into the residential neighborhood and how would she feel if she was one of the homeowners. Ms. Hunt said she would think that it would be an improvement from what is already there. Mr. Edmonds said I Light Industrial is intrusive to the neighborhood and is not compatible or consistent as noted in the staff report.

Motion: Following brief discussion, Mr. Edmonds recommended Denial of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<i>ZC-14-080</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
HA Shaban	401 N Beach	Out		Support	Sent letter in
Sudhir Patel	101 N Beach	In		Support	Sent letter in
Jerry Miller	4021 E 1st	In		Support	Sent letter in
Jose Perez	4137 E 1st	Out		Support	Sent letter in
Carmen Pena	4036 Chenault	In		Support	Sent letter in
Delfino Vega	4032 Chenault	In		Support	Sent letter in
Maria Rodarte	4022 E 1st	In		Support	Sent letter in
Teresa Ramos	4125 E 1st	Out		Support	Sent letter in
Pena Moreno	4133 E 1 <sup>st</sup>	Out		Support	Sent letter in
Jaime Saucedo	4040 Chenault/3712 E 4 <sup>th</sup> St /250 Beach St	In		Support	Sent letter in
Khalid Lutel	201 Beach St	In		Support	Sent letter in

**7. ZC-14-081 AIL Investments LP (CD 4) – 9700-10300 Block Old Denton Road (William McCowen Survey, Abstract No. 999, 111.13 Acres): from “PD-961 “PD/D” Planned Development for all uses in “D” High Density Multifamily with development standards and “G” Intensive Commercial; site plan waived to “PD-961” and amend allowed uses to include assisted living, memory care and nursing homes uses; site plan waiver requested**

Thad Brundrett, 316 Bailey Avenue, Suite 106, Fort Worth, Texas representing AIL Investments explained to the Commissioners the zoning change request is to amend the PD language to allow for senior living and memory care use. Mr. Brundrett said there have been meetings with the North Fort Worth Alliance as well as the Heritage HOA. He also mentioned they wanted to be allowed to count on-street parking towards minimum parking requirements. They did do a traffic analysis back when it was preliminary platted which he handed in a summary of that.

Mr. Flores asked Mr. Brundrett how many parking spaces are being proposed to count towards the total. Mr. Brundrett said they are asking to be able to be able to park along the street and he is not able to give a specific number of spaces.

Mr. Flores asked staff if that would need to be a waiver for the street parking. Ms. Burghdoff asked if they wanting the parking along the street to be counted towards required parking. Mr. Brundrett said yes. Ms. Murphy said the language is currently in the PD and no waiver is needed.