



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 14, 2014

Council District 2

Zoning Commission Recommendation:
Approval as Amended with revised site plan by a vote of 8-0

Opposition: None received
Support: Northside NA, (several within 200 ft)

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

Owner / Applicant: **Gustavo Castaneda**

Site Location: 201 NW 23rd Street Mapsco: 62L

Proposed Use: **Commercial**

Request: From: "A-5" One-Family
To: "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted; site plan included

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located in the Southwest corner of Ellis Avenue and NW 23rd Street. The applicant is proposing to change the zoning from "A-5" One-Family to "PD/ER" Planned Development for ER Neighborhood Commercial Restricted uses with a site plan. The applicant is proposing an office complex with three lease spaces. The zoning on the property was ER in 2011 when zoning case ZC-11-006 Council-initiated rezoning changed it to A-5. The owner had commercial plans for the property and is now ready to proceed.

The revised site plan indicates a scaled down building with total square footage consisting of 1800 square feet and three lease spaces. A note on the site plan provides to the specific sign standards and roof construction material. The building now orients to Ellis Street upon the request of the neighborhood. A waiver is required for one parking space over the maximum of nine spaces. The Zoning Commission recommended approval of the revised site plan submitted which clarified that no pole lighting will be installed on the property.

Site Information:

Owner: Gustavo Castaneda
6316 Timberwilde Lane
Fort Worth, TX 76135

Agent: Bonilla Group/Chris Bonilla
 Acreage: 0.31 acres
 Comprehensive Plan Sector: Northside
 Surrounding Zoning and Land Uses:
 North "MU-1" Low Intensity Mixed-Use / commercial
 East "MU-1" Low Intensity Mixed-Use / commercial
 South "A-5" One-Family / single-family
 West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-006 approved by City Council 02/01/2011 to various zoning districts
Platting History: None

Site Plan Comments:

The revised site plan as submitted is not in general compliance with the zoning ordinance regulations.

1. The maximum number of parking spaces is 9; the applicant is requesting a waiver for one space over the maximum count. (*waiver required*)

Zoning Commission recommended a waiver to the one parking space.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NW 23rd	Residential	Residential	No
Ellis	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Northside*	Inter-District 2 Alliance
North Fort Worth Historical Society	Fort Worth ISD
Streams and Valleys, Inc. (Marine Creek)	

*within this neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/ER" Planned Development for ER Neighborhood Commercial Restricted for an office complex. Surrounding land uses are single-family to the west and south with commercial uses to the north and east.

There is existing single-family homes within the block face with a few vacant lots. As a result, the proposed development is at the corner of Ellis and NW 23rd with commercial development across the street along Ellis and would create a buffer for the single-family neighborhood.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed "PD/ER" zoning is consistent with the following Comprehensive Plan policies:

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

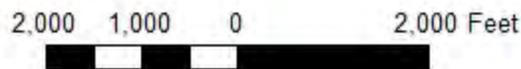
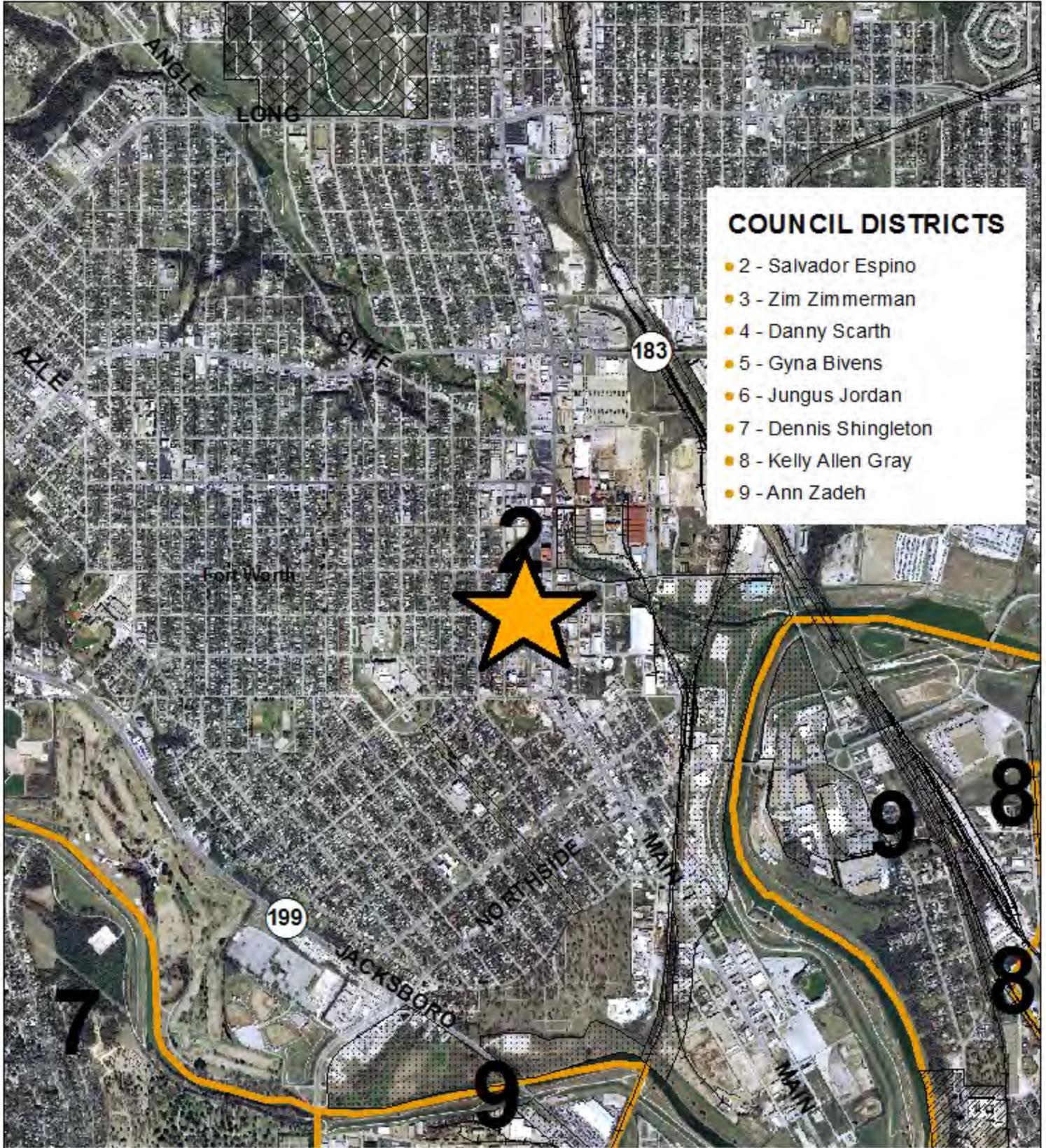
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

- Location Map

- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

Location Map



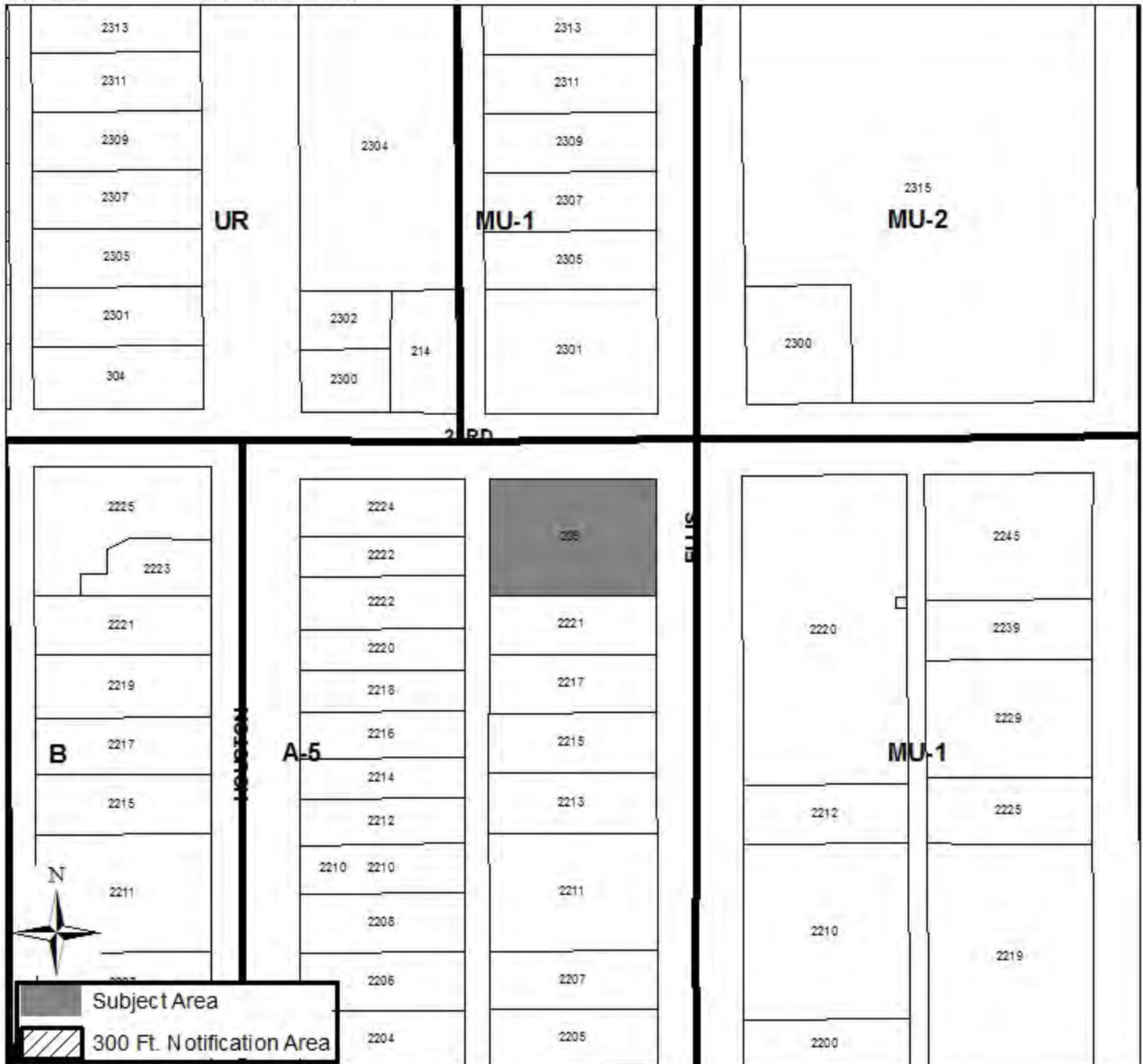
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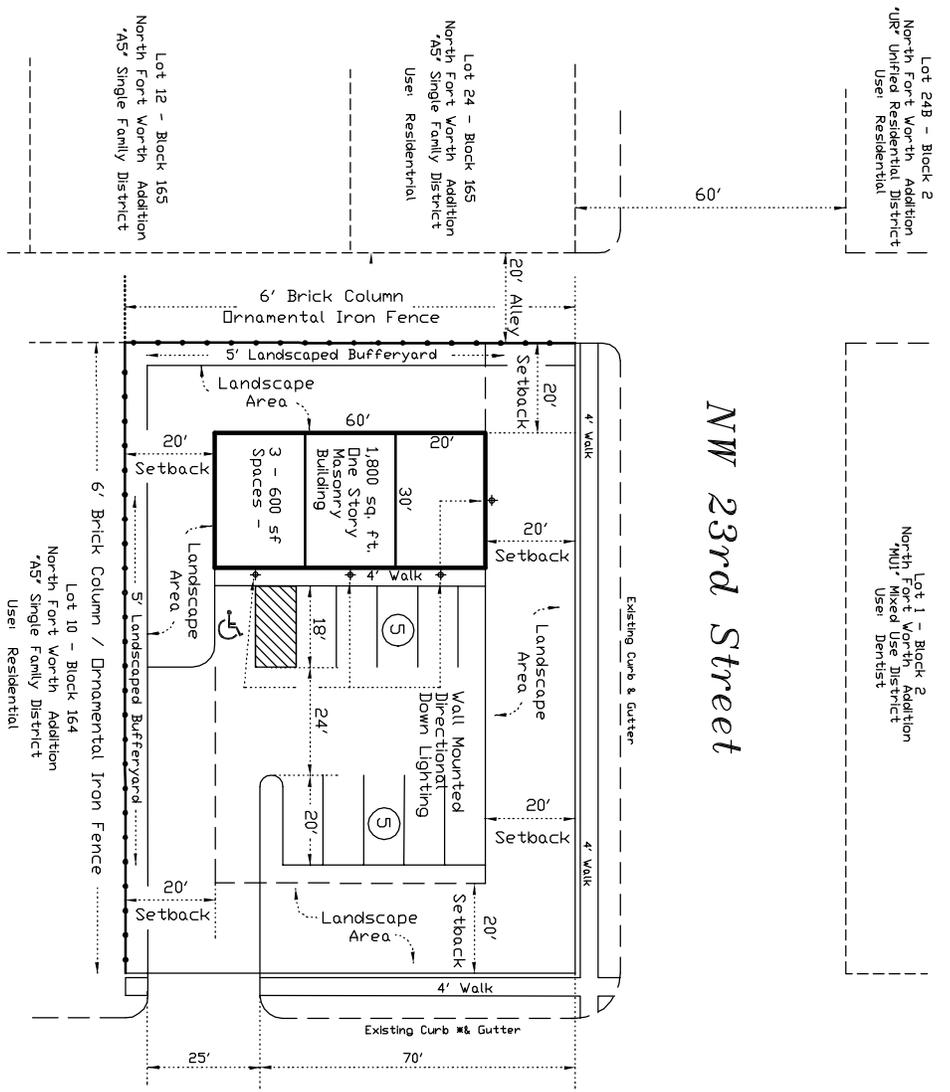


ZC-14-065

Area Zoning Map

Applicant: Gustavo Casteneda
Address: 201 NW 23rd Street
Zoning From: ER
Zoning To: PD/ER site plan included
Acres: 0.314238
Mapsc0: 62L
Sector/District: Northside
Commission Date: 08/13/2014
Contact: 817-392-2495





NW 23rd Street

Ellis Avenue

Lot 24B - Block 2
North Fort Worth Addition
"MU1" Unified Residential District
User: Residential

Lot 1 - Block 2
North Fort Worth Addition
"MU1" Mixed Use District
User: Derivist

Lot 24 - Block 165
North Fort Worth Addition
"AS" Single Family District
User: Residential

Lot 10 - Block 164
North Fort Worth Addition
"AS" Single Family District
User: Residential

Requested Waivers

1. Parking waiver requested for 1 parking space over the maximum parking spaces permitted

General Notes

1. Signage will comply with Article 4, Signs:
 - a. No free standing or roof signs permitted
 - b. Sign will be fastened flat against the wall
 - c. No sign will be illuminated
 - d. The sign will cover no more than 15% of the area of the wall or facade, including doors & windows, on which the sign is placed, and shall not extend above the roof line or parapet wall of the building
2. Site will comply with Section 6.301, Landscaping:
3. Site will comply with Section 6.302, Urban Forestry:
4. Proposed building will have a gable roof:
5. Roof Construction Will Be From The Following Options:
 - a. metal roof
 - b. composition roof
6. Site lighting will consist of wall mounted lighting as indicated on site plan.
7. Pole lighting prohibited.
8. Proposed building to be of masonry construction:

Borilla Group

Land Development Consultants Since 1988
Borilladevelopment.com (817) 250-9754

Owner / Developer

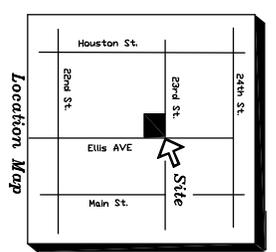
Gustavo Casteneda
9925 Lonely Oak Lane
Fort Worth, TX. 76135
817-919-8505

Lot R1 - Block 1
North Fort Worth Addition
"MU2" Mixed Use District
User: Vacant Commercial Building

Lot 24 - Block 165
North Fort Worth Addition
"MU1" Mixed Use District
User: Wells Fargo Bank

Lot 12 - Block 165
North Fort Worth Addition
"MU1" Mixed Use District
User: Wells Fargo Bank

Lot 13 - Block 165
North Fort Worth Addition
"MU1" Mixed Use District
User: Wells Fargo Bank



SCALE: 1" = 40'

"PD/ER" Site Plan For Planned Development For All Uses In "ER" Neighborhood Commercial Restricted

201 NW 23rd Street
Fort Worth, Texas
Lot 23R, Block 164
North Fort Worth, Addition
14,007 Square Feet
0.32 Acres

Director of Planning and Development

Date
ZC-14-085

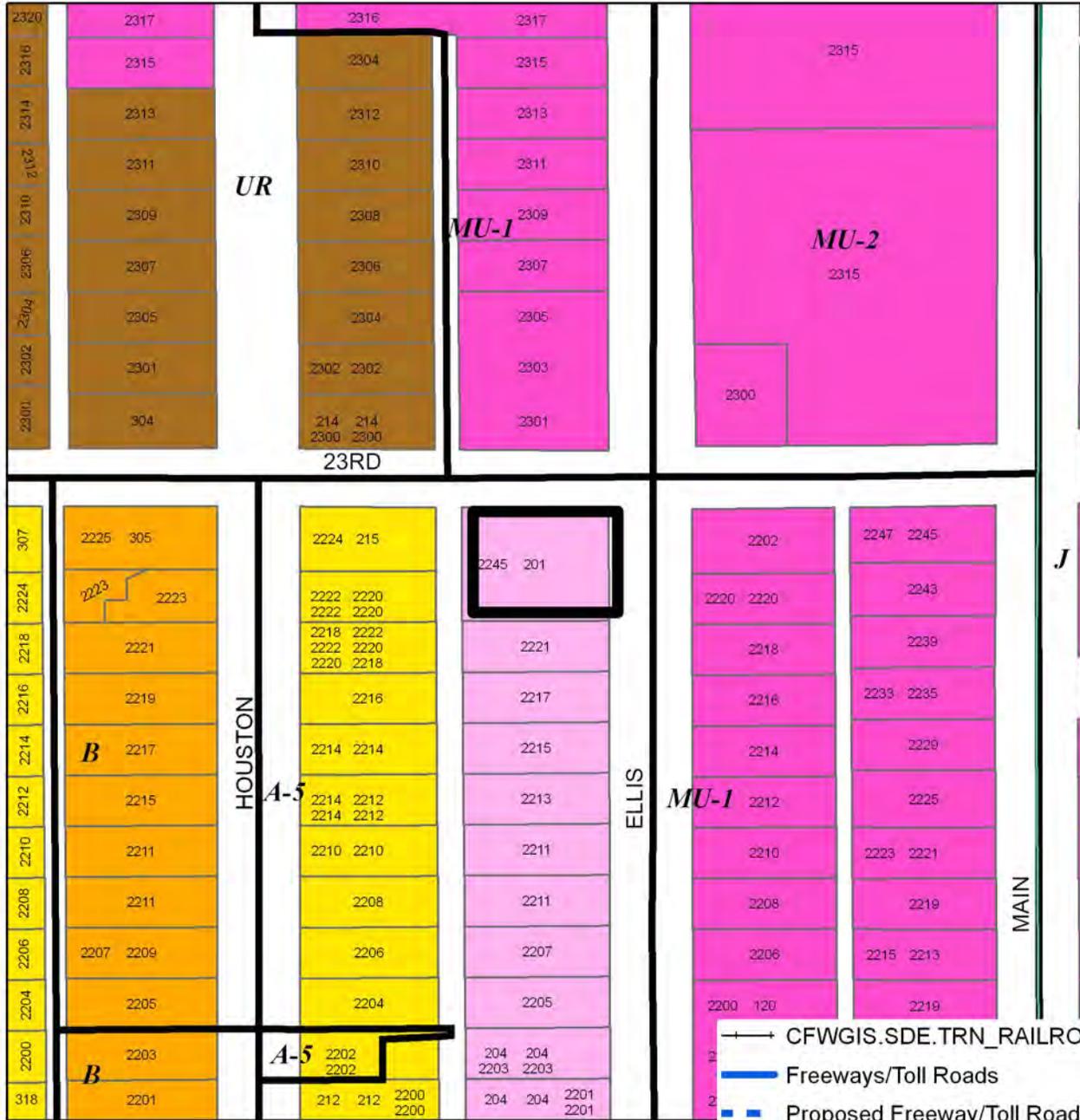
Revised September 10, 2014



201 NW 23rd Street

Future Land Use

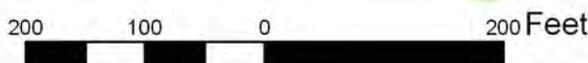
ZC-14-065



- 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

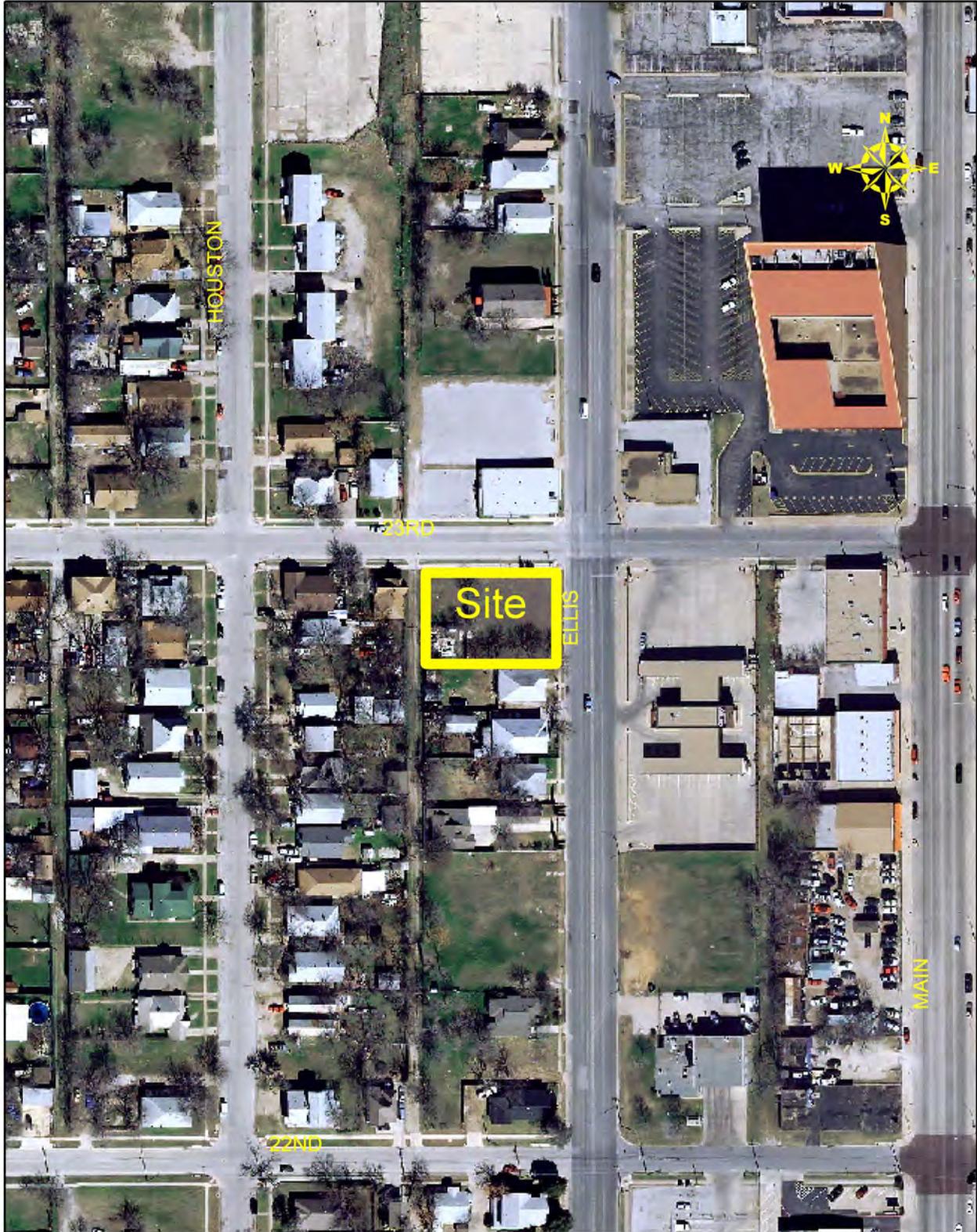
- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



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



City of Fort Worth, Texas
Zoning Commission
September 10, 2014 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, District 2
Justin Reeves, District 3
Charles Edmonds, Jr., Vice Chair, District 4
Melissa McDougall, District 5
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

Namon Hollis, District 6

I. Public Hearing – 10:00 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting. Mr. Genua read into the record and presented a Certificate of Appreciation to outgoing commissioner Mr. Robert G. West.

II. Minutes

The Commission, on a motion by Mr. Flores, seconded by Ms. Reed, on a vote of 7-0, voted to approve the Zoning Commission minutes as amended of the August 13, 2014 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-14-065 Gustavo Castaneda (CD 2) – 201 NW 23rd Street (North Fort Worth Addition, Block 164, Lot 23-R, 0.31 Acres): from “A-5” One-Family to “PD/ER” Planned Development for all uses in “ER” Neighborhood Commercial Restricted; site plan included

Chris Bonilla, 3800 Byers Avenue, Fort Worth, Texas representing Gustavo Castaneda explained to the Commissioners since the last meeting the applicant has met with the neighborhood association and as a result of these meetings the site plan has been revised. The changes are that the roof would be a gable type roof to match existing residential homes. Mr. Bonilla said there will be wall pack lighting, pole lighting will be prohibited and with masonry construction as noted on the site plan. Mr. Bonilla handed in a letter from the Northside NA stating support of the project based on the revisions made to the site plan.

Mr. Flores acknowledged the notes made to the site plan and changing the orientation of the building to face Ellis. Mr. Flores asked for clarification of the spaces within the building being

three spaces instead of the original five spaces and the one story height of the building. Mr. Bonilla confirmed.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request as Amended with revised site plan, seconded by Ms. McDougall. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-14-065	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Tressa Hillburn/ Northside NA	NA	Out		Support	Sent letter in

2. ZC-14-095 FM 1187 Partners, LP (CD 6) – 401 W. Rendon Crowley Road (John Steele Survey, Abstract No. 1381, 5.47 Acres): from “A-5” One-Family and “PD-548” Planned Development for “FR” General Commercial Restricted uses excluding tattoo parlors and pawn shops; site plan waived to amend “PD-548” Planned Development to include mini-storage; site plan included for mini-storage use

Coy Quine, 301 South Sherman, Suite 100, Richardson, Texas, representing FM 1187 Partners, LP explained to the Commissioners after meeting with the representatives of the neighborhood they have determined they will not be able to move forward with the project. They are requesting to withdraw the application to rezone.

Motion: Following brief discussion, Mr. Northern recommended Denial without Prejudice of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-14-095	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Deidra Turner	12637 Viewpoint Ln	In	Opposition		Sent letter in

3. ZC-14-098 James R Claunch (CD 2) – 1321 North Houston Street (North Fort Worth Addition, Block 77, Lot 13, 0.16 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

Kyle Claunch, 6424 Hilldale Rd, Fort Worth, Texas representing property owner James Claunch explained to the commissioners the property is zoned residential and is an existing parking lot for their business to the north.

Mr. Flores asked for clarification on the use of the existing storage building; what it will be used for and where the proposed parking structure will be. Mr. Claunch pointed out to Mr. Flores where the carport space would be and stated that the existing storage building would be used for