



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 11, 2014

**Council District** 5

**Zoning Commission Recommendation:**  
Denial by a vote of 9-0  
  
**Opposition:** Handley NA  
**Support:** 1 person spoke, 1 letter submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** William M. West

**Site Location:** 3129 Erie Street Mapsco: 80J

**Proposed Use:** Auto Sales

**Request:** From: "MU-1" Low Intensity Mixed-Use  
To: "FR" General Commercial Restricted

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

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

**Background:**

The applicant is proposing a zone change to "FR" General Commercial Restricted. The property is located east of Erie and one block north of East Lancaster in the Historic Handley Urban Village. The site consists of a vacant storage building which would be used as the office.

The applicant indicated at the Zoning Commission that the intent is to use this lot for internet auto sales. Staff would meet interested customers at the lots so they may drive the car, then complete the purchase on site. The applicant also operates a standard auto sales lot a few blocks west on Lancaster at Louise. The storing of any cars on this site without an office would be considered outdoor storage, an industrial use.

Code Compliance visited the site on September 25 and observed storage of wrecked vehicles which have since been removed. The prior tenant had a contract to store vehicles on the site before it was realized it was not a permitted use. The chain link and barbed wire fence is expected to be removed if this zoning request is approved.

**Site Information:**

Owner: William M. West  
6145 E. Lancaster Ave.  
Fort Worth, TX 76112  
  
Acreage: 0.29 ac  
Comprehensive Plan Sector: Eastside  
Surrounding Zoning and Land Uses:  
North "MU-1" Low Intensity Mixed-Use / commercial  
East "MU-1" Low Intensity Mixed-Use / church

South "MU-1" Low Intensity Mixed-Use / parking lot  
 West "MU-1" Low Intensity Mixed-Use / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-12-016 approved by City Council 03/18/14 for FR, subject property 3 blocks to the west  
Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Erie St	Residential	Residential	No
Kerr St	Residential	Residential	No
E. Lancaster/one block south	Principal Arterial	Principal Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Handley*	Carver Heights east
Neighborhoods of East Fort Worth	East Fort Worth Business Association
Historic Handley Development Corporation	Eastside Sector Alliance
Trinity Habitat for Humanity	Streams & Valleys, Inc
East Fort Worth, Inc.	Fort Worth ISD

Within this neighborhood organization\*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "FR" General Commercial Restricted for auto sales. Surrounding land uses are commercial to the north, church to the east, parking lot to the south and vacant land to the west.

Lancaster Avenue is considered a Principal Arterial, which contains a variety of commercial uses and intensities. However this property does not have direct access to Lancaster but is accessed from a residential-type street. Automotive sales or outside storage is not permitted in the MU-1 zoning district. As a result, the proposed "FR" zoning **is not compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as Mixed-Use and is within the Historic Handley Urban Village. The proposed "FR" zoning is not consistent with the following Comprehensive Plan policies.

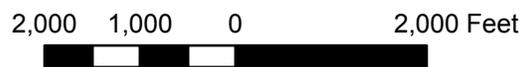
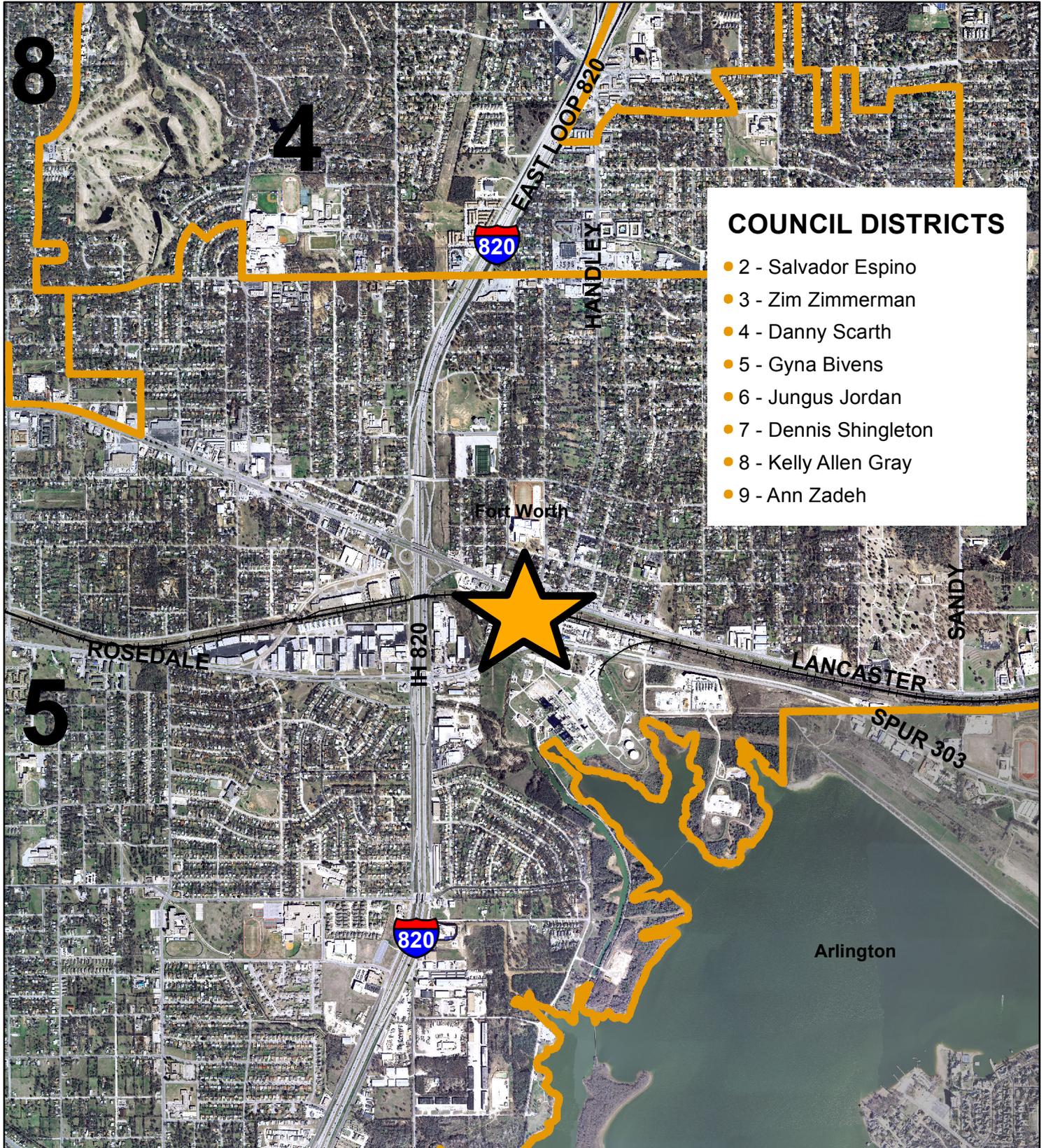
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)
- Accommodate higher density residential and mixed uses in areas designated as mixed-use growth center on the City's future land use maps. (pg. 37)

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

**Attachments:**

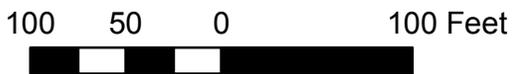
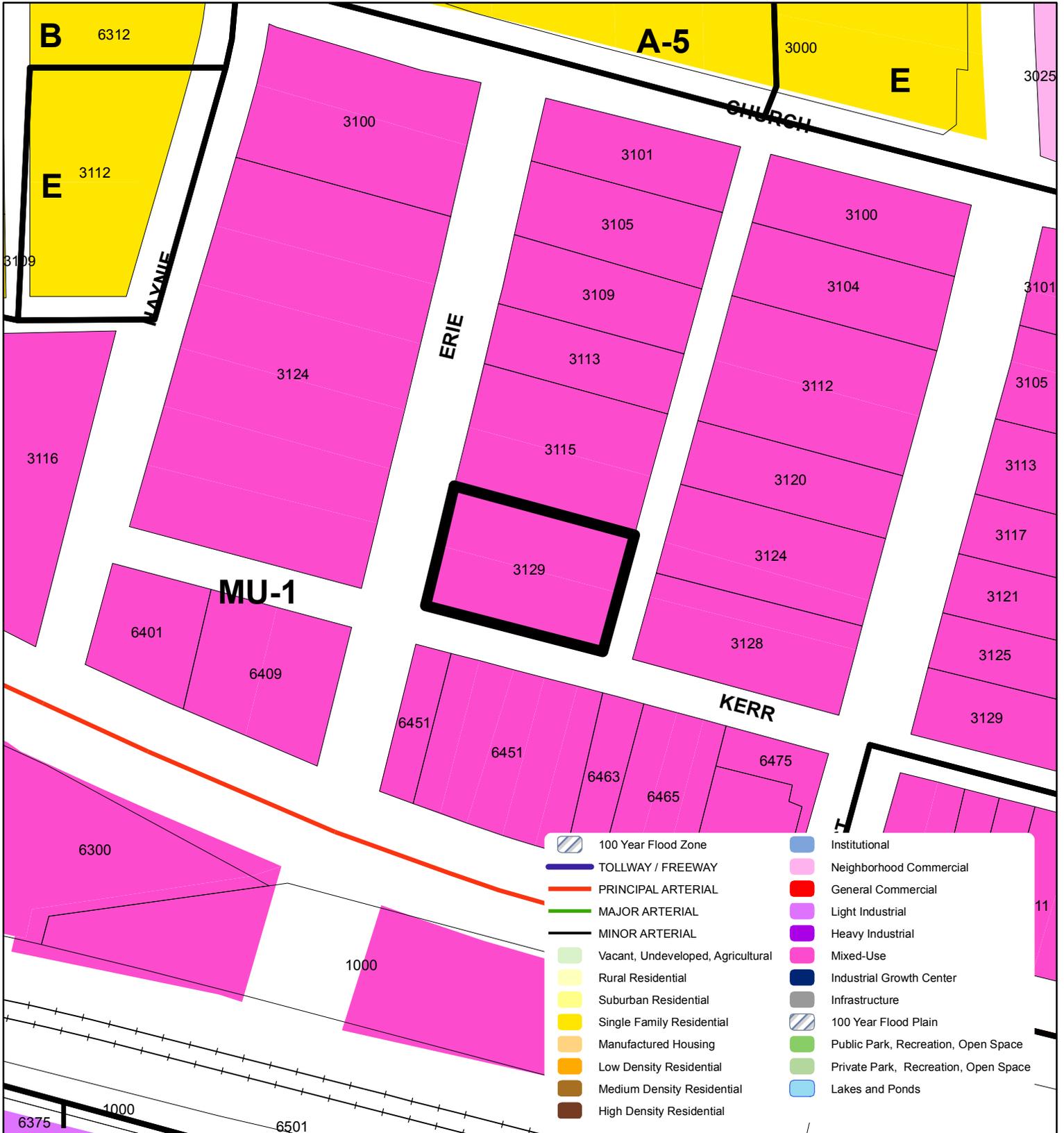
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

## Location Map

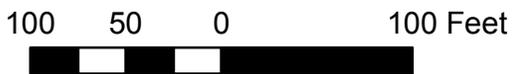
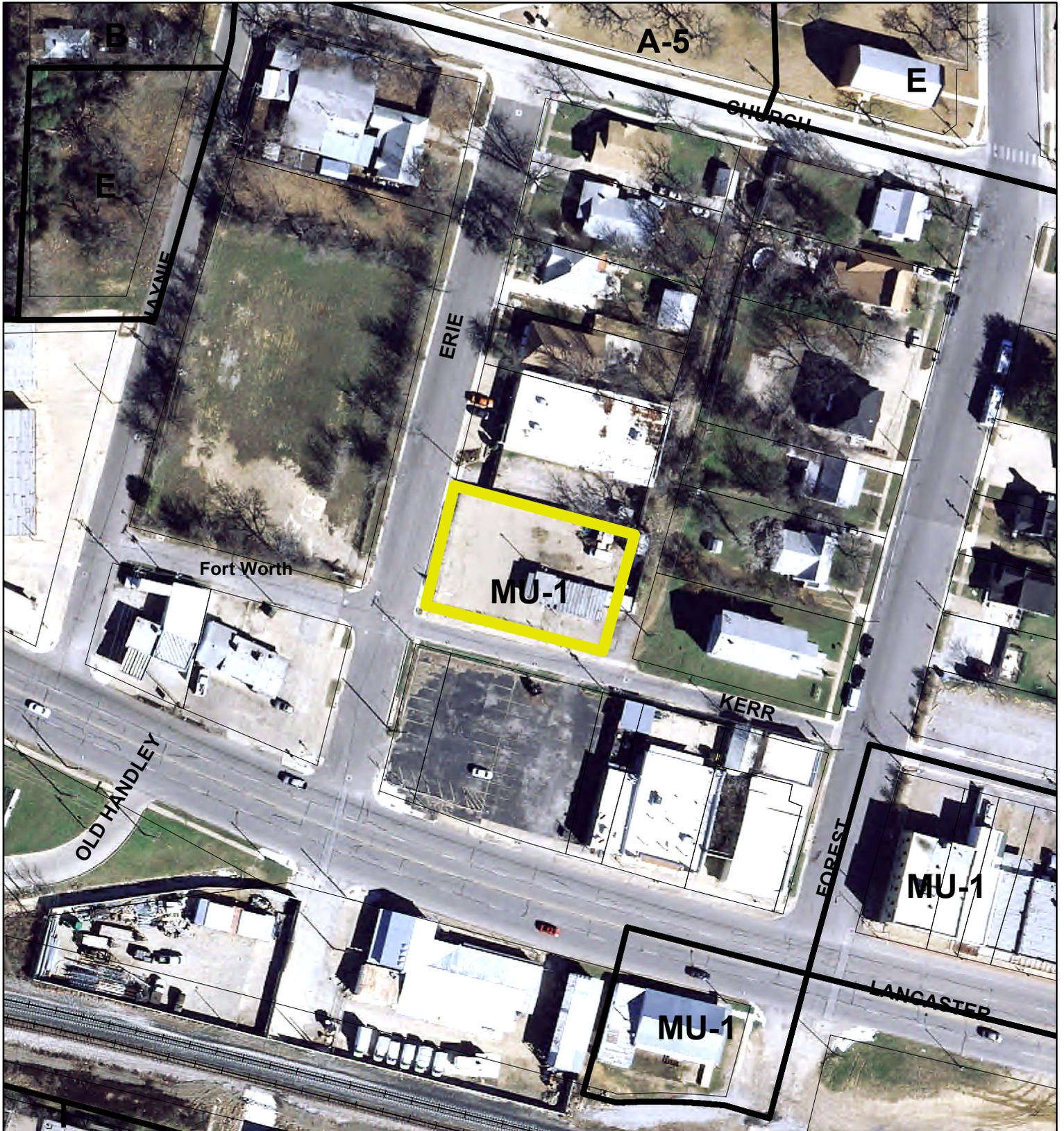




## Future Land Use



## Aerial Photograph



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.



**6. ZC-14-131 Fort Worth ISD (CD 9) – 1501 W. Seminary Drive (Rosemont Middle School Addition, Block 1, Lot 1, 20.07 Acres): from “A-5” One Family and “B” Two-Family to “CF” Community Facilities**

J Andrew Norman, 100 Main Street, Fort Worth, Texas representing FWISD explained to the commissioners they are requesting CF zoning in order to apply to the BOA for a Special Exception to install an electronic changeable copy sign.

Ms. Reed asked about the size of the sign. The Assistant Principal for the school did not know the exact size but said it will conform.

Robert Snoke, 3826 6<sup>th</sup> Avenue, Fort Worth, Texas representing Rosemont NA spoke in support.

Alonzo Aguilar, 3725 Stuart Drive, Fort Worth, Texas representing Neighbors Working Together spoke in support.

Pete Lohmer, 4422 James, Fort Worth, Texas was not sure if they were changing the zoning, but is in support of the request.

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

<i>Document received for written correspondence</i>					<b>ZC-14-131</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Peter Lohmer	4422 James	In		Support	Spoke at hearing
Robert Snoke/ Rosemont NA	3826 6 <sup>th</sup> Ave	Out		Support	Spoke at hearing
Alonzo Aguilar/ Neighbors Working Together	3725 Stuart	Out		Support	Spoke at hearing

**7. ZC-14-132 William West (CD 5) – 3129 Erie Street (Original Town Handley Addition, Block 15, Lots 1 & 2, 0.29 Acres): from “MU-1” Low Intensity Mixed-Use to “FR” General Commercial Restricted**

William West, 6145 East Lancaster Avenue, Fort Worth, Texas property owner explained to the Commissioners he owns an auto sales business about three blocks away. He is trying to open up an internet auto sales office on the property. Mr. West said the property will hold about 10 to 15 cars for display and sale with no auto repair.

Ms. Conlin asked how long he has owned the property. Mr. West said he acquired the property about two years ago.

Ms. McDougall asked what the prior use for the property was and why the need for expansion. Mr. West said when he acquired the property it was occupied by a towing company that did

overflow storage for FWPD. He said his current business and the new business will be two different entities. Ms. McDougall also asked how many vehicles are on the property at Lancaster and how many are proposed at the new site. Mr. West said an average of about 25 cars and the new site will hold about 10 to 15 vehicles newer vehicles. The existing building will remain with some minor changes.

Ms. Reed wanted to make sure the existing building will be the sales office. Mr. West said yes it will.

Mr. Edmonds asked if the property is being used for a storage yard for a towing company and how tall is the fence. Mr. West said the property is vacant now and the fence is about eight feet, chain link and wood.

James Taber, 7445 Meadowbrook Drive, Fort Worth, Texas spoke in support. He owns the property located at 3124 Erie Street across the street and has been trying to sell his property.

Judy Taylor, 2604 Stark Street, Fort Worth, Texas representing Handley NA spoke in opposition. They are concerned about another used car lot in the area. She did mention there were 15 wrecked vehicles on the property and asked Mr. West if he was aware of that.

In rebuttal, Mr. West said the vehicles that were on the property are no longer there. Mr. Edmonds asked what is located behind him. Mr. West said a recording studio, a vacant lot, a church and a bar/tattoo parlor is along Lancaster. The property next to the church is a single-family house and day care.

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

<i>Document received for written correspondence</i>					<i>ZC-14-132</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
James & Cindy Taber	7445 Meadowbrook	In		Support	Spoke at hearing
Judy Taylor/ Handley NA	2604 Stark St	Out	Opposition		Spoke at hearing
Janet Kennedy/ CMNA	5024 Norma St	Out	Opposition		Sent letter in
Mary Belota	7209 Normandy Rd	Out	Opposition		Sent letter in
Cecelia Gilbreath	1617 Tierney Rd	Out	Opposition		Sent letter in
Trish Christenson	5321 Timbimulde Cir	Out	Opposition		Sent letter in
Stephanie Ruiz	7224 Routt St	Out	Opposition		Sent letter in