



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 3, 2015

Council District 4

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Tan Nguyen**

Site Location: 2929 N. Beach Street Mapsco: 64A

Proposed Use: **Retail**

Request: From: "B" Two-Family
To: "E" Neighborhood Commercial

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

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

Background:

The proposed site is located Beach Street near the corner of Elinor Street. The applicant is requesting a zoning change from "B" Two-Family to "E" Neighborhood Commercial to allow for retail uses. The site is primarily vacant with a small single-family home, which will be demolished.

Directly across Beach Street, within Haltom City, are a number of industrial and commercial sites. Single-family homes are located directly west and south. Beach Street is considered a major arterial on the Thoroughfare Plan and is currently constructed to 5 lanes. The proposed "E" district is intended to serve as a transitional district between commercial and residential districts. However, the site must meet all setback, parking, and landscaping requirements.

Site Information:

Owner: Doraco Brothers LLC-Tan Nguyen
712 Paul Dr.
Hurst, TX 76054

Acreage: 0.94 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:
North "E" Neighborhood Commercial / vacant
East Haltom City / light industrial
South "B" Two-Family / single-family
West "B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

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

Public Notification:

The following organizations were notified:

Organizations Notified	
Bonnie Brae	Trinity Habitat for Humanity
Riverside Alliance	Streams & Valleys, Inc
Eastside Sector Alliance	FWISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “E” Neighborhood Commercial for retail. Surrounding land uses vary with single-family to the south and west, vacant land to the north and industrial to the east. The proposed site is located on Beach Street, which is a major arterial. “E” zoning is an appropriate along major arterials and will provide an acceptable buffer to residential uses to the south and west.

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 requested zoning change is consistent with the following Comprehensive Plan policies.

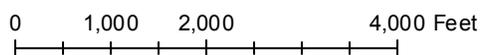
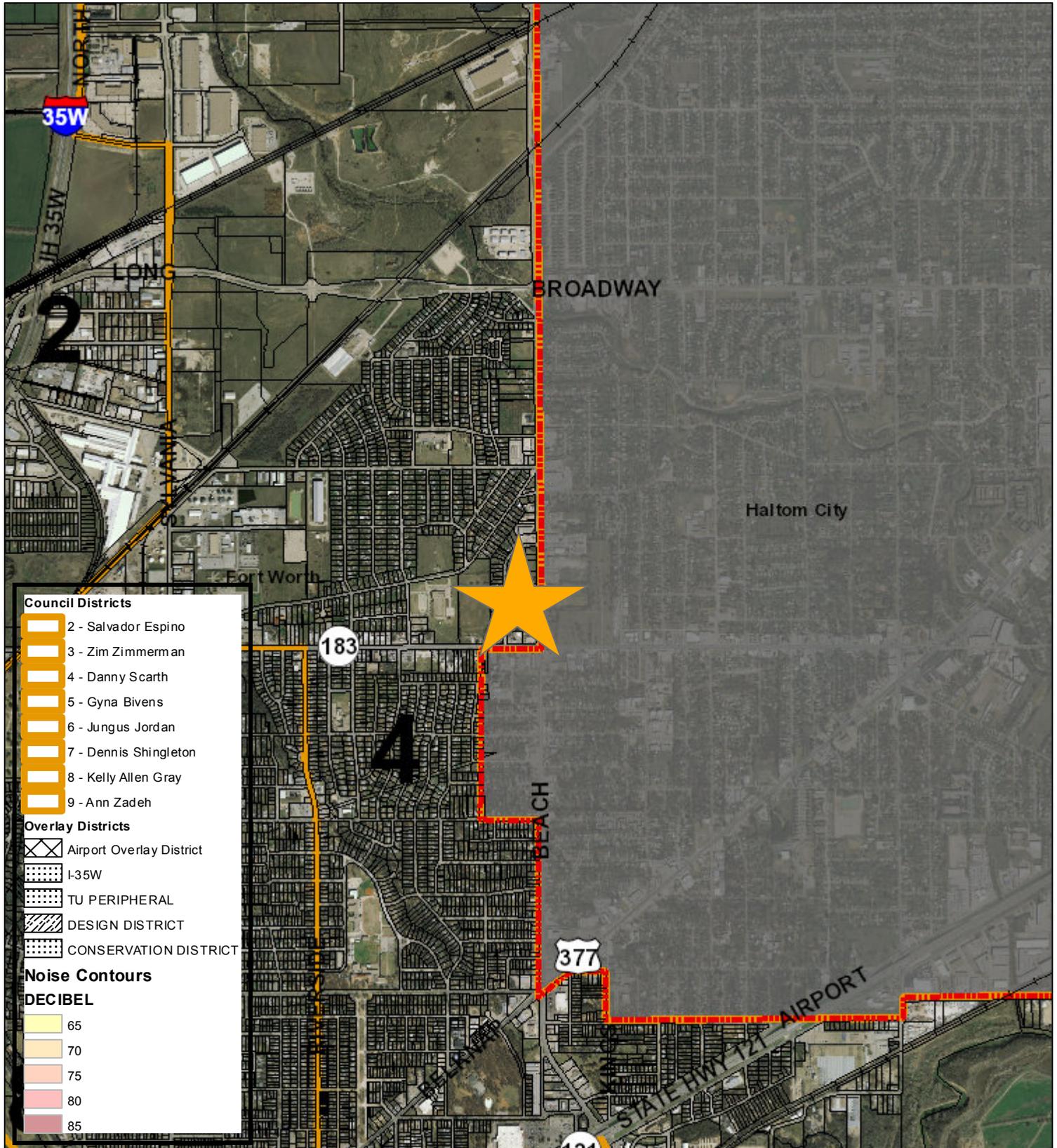
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the conformance with the future land use map and the 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
- Minutes from the Zoning Commission meeting

Area Map

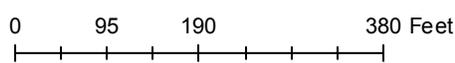
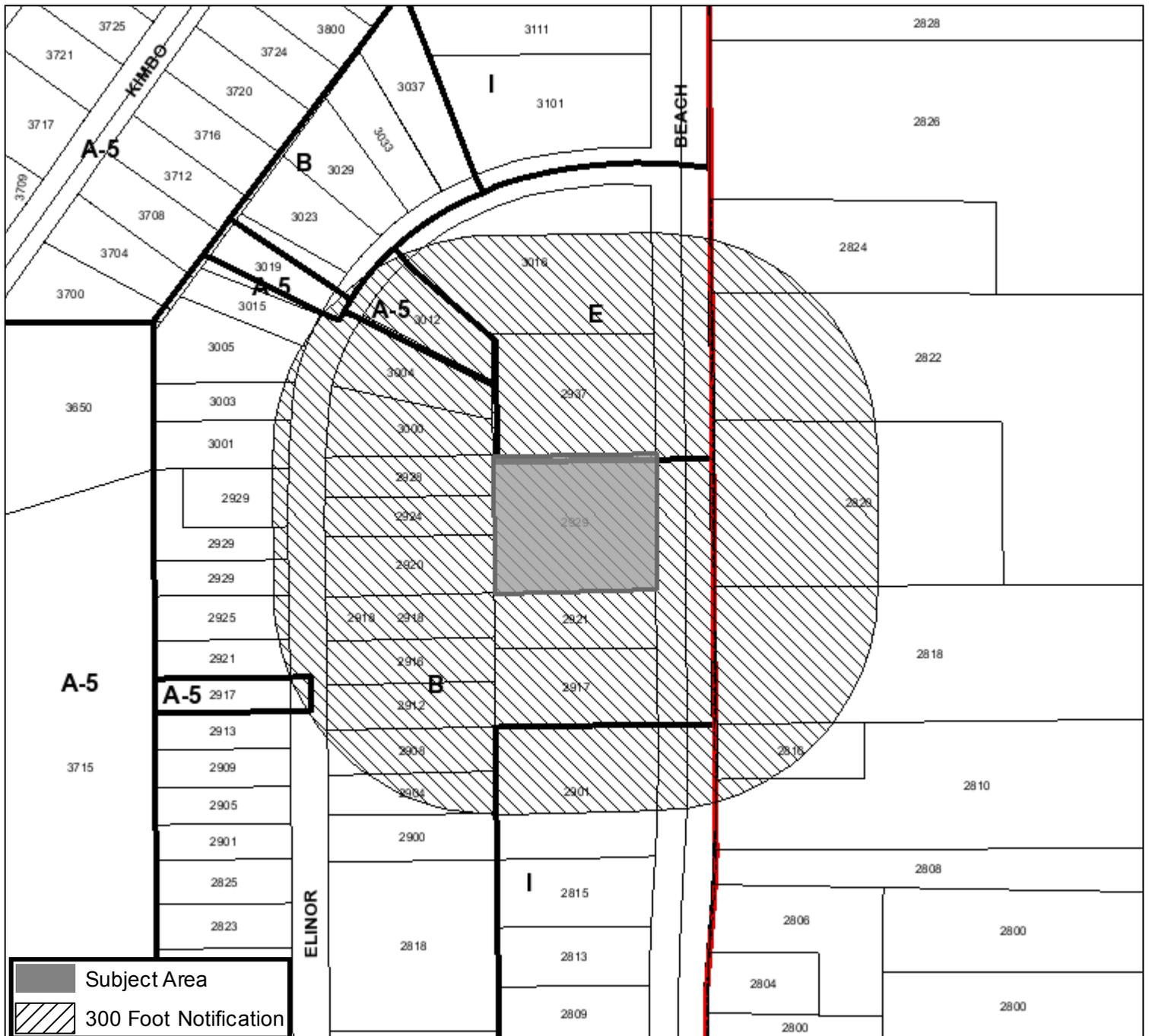




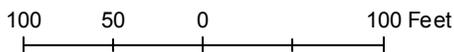
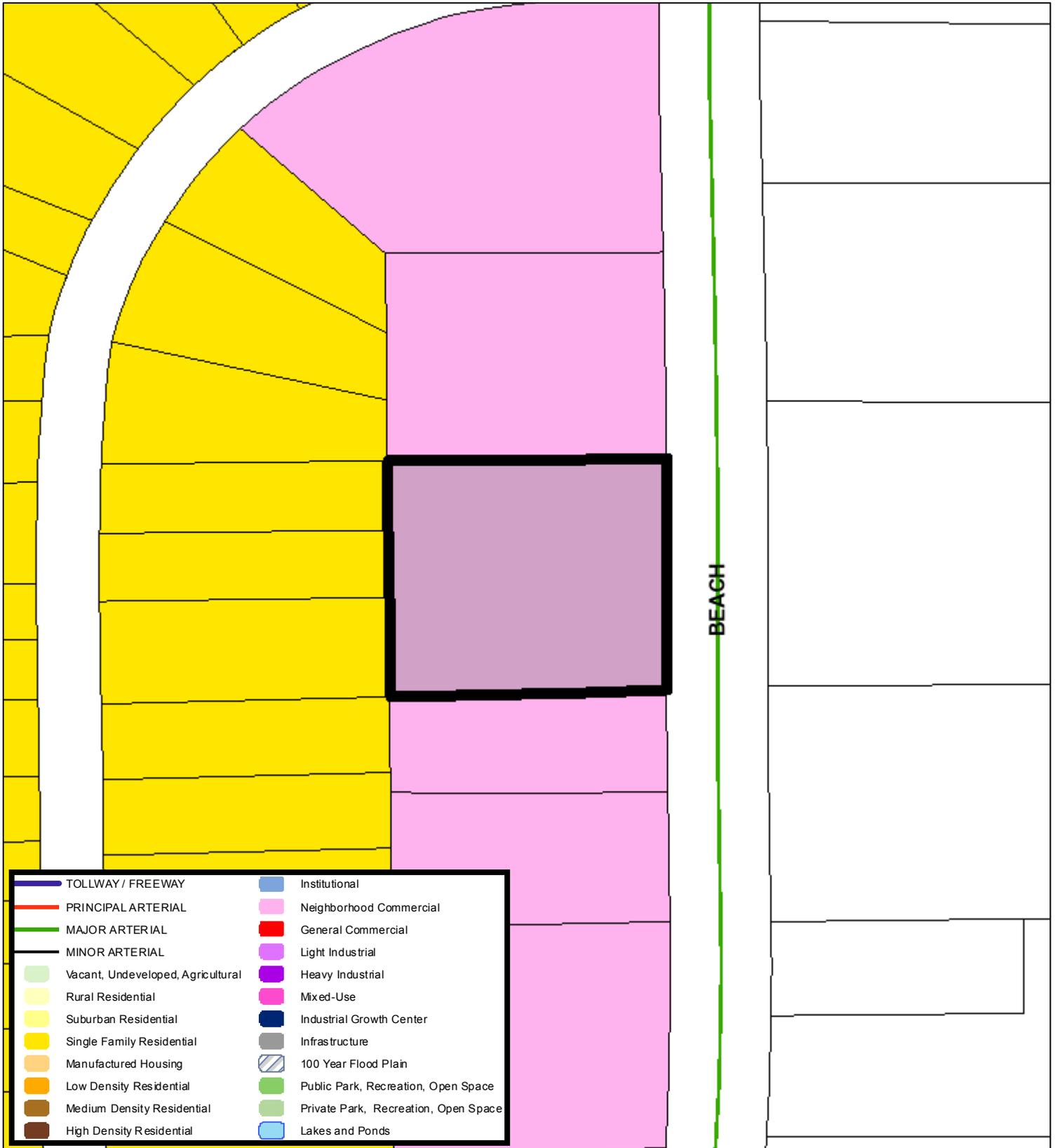
ZC-15-011

Area Zoning Map

Applicant: Tan Nguyen
 Address: 2929 N. Beach Street
 Zoning From: B
 Zoning To: E
 Acres: 0.94131367
 Mapsco: 64A
 Sector/District: Northeast
 Commission Date: 2/11/2015
 Contact: 817-392-8043



Future Land Use



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



0 65 130 260 Feet



14. ZC-15-011 Tan Nguyen (CD 4) 2929 N. Beach Street (Harlem Gardens Addition, Block, Lot 6A1, 0.94 Acres): from “B” Two-Family to “E” Neighborhood Commercial

Tan Nguyen, 712 Paul Drive, Fort Worth, Texas property owner explained to the Commissioners the request to rezone to E neighborhood commercial for retail development. He said he did reach out to the neighborhood.

Mr. Edmonds mentioned the house to the south and asked if it was a rental. Mr. Nguyen said the house belongs to him.

Mr. Flores asked about the intended uses for the property. Mr. Nguyen said retail, restaurant, doctor’s office, etc.

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

15. ZC-15-012 Vann Cattle Yards, Inc. (CD 7) 11449 & 11451 NW Highway 287 (Robertson Henry Survey, Abstract # 1269, 45.70 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Douglas Cooper, 200 East Abram, Arlington, Texas representing the developer DR Horton explained to the Commissioners the request to rezone to A-5 for single-family development. Mr. Cooper mentioned there is no access from Highway 287 and a portion of Wagley Robertson has been removed from the Master Thoroughfare Plan.

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

<i>Document received for written correspondence</i>				ZC-15-012	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Jean Gibson	11128 Hawks Landing	In	Opposition		Sent letter in

16. ZC-15-013 Autobahn Realty Partners LP (CD 9) 101 & 111 University Drive (Linwood Addition, Block 1, Lots 5, 6, 7, 8, 0.83 Acres): from “E” Neighborhood Commercial to “PD/E Planned Development for all uses in “E” Neighborhood Commercial plus display of autos for sale as part of the adjacent new and preowned auto sales business. Used auto sales only is not permitted. Permanent canopies for shading of autos for sale shall be permitted. Improvements shall be made to the pavement before inventory may be placed. Provide minimum 6 ft. wrought iron fence along southern property line. Lot lighting shall be directed downward and shielded on the property. One 16 ft. tall x 8 ft. wide monument sign similar to that of the existing dealership may be installed on one of the properties. Site plan waiver requested only for the auto sales inventory lot; any office or habitable structure shall require site plan approval