



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2015

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: One letter submitted
Support: None submitted

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

Owner / Applicant: **Khorrami Enterprises, Inc.**

Site Location: 3408 Azle Avenue, 3317 NW 27th Street Mapsco: 47XY

Proposed Use: **Commercial**

Request: From: "A-5" One-Family
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change **is compatible. (Azle Ave.)**
Requested change **is not compatible. (27th St.)**

Comprehensive Plan Consistency: Requested change **is consistent. (Azle Ave.)**
Requested change **is not consistent. (27th St.)**
(Significant Deviation)

Background:

The zoning change request includes two properties. One proposed site is located on 27th Street near the corner of Titus St. and the other faces Azle Ave. The applicant is requesting a zoning change from "A-5" One-Family to "E" Neighborhood Commercial. Both sites were zoned "I" Light Industrial but were rezoned to "A-5" One-Family as part of a Council Initiated rezoning in 2010.

The applicant would like to adjoin the property on 27th St. to his property to the south and possibly construct a retail center. The owner purchased the property in 1996 when it was used as a lumberyard. After the lumberyard went out of business, the owner used the site for outdoor storage. The site had a past Code Compliance case for outdoor storage, which has since been complied with and the case closed. The remaining retail property fronting Azle Ave. is being used for a strip center with a laundry mat and meat market.

A fence connects the four lots owned by the applicant, including an unvacated ally. The existing alley would have to be abandoned in order for the property to be used as a whole premise.

Single-family homes are located directly south and east of the site and it fronts a residential street. It does not have access to Azle Avenue without the connection through the commercial property to the south. Neighborhood Commercial is intended to serve as a transitional district between commercial and residential districts, however, this site encroaches into the existing residential neighborhood.

The Azle Ave. property faces the road and is adjacent to an existing strip center.

Site Information:

Owner: Khorrami Enterprises, Inc.
 3402 Azle Ave.
 Fort Worth, TX 76106
 Agent: Kevin Khorrami
 Acreage: 0.47 ac
 Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "E" Neighborhood Commercial / vacant, single-family
 East "A-5" One-Family / single-family
 South "E" Neighborhood Commercial / commercial, single-family
 West "E" Neighborhood Commercial / vacant, commercial

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-011; from "I" Light Industrial to "A-5" One-Family; effective 2/23/10
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Azle Ave.	Major Arterial	Major Arterial	No
27 th Street	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Inter-District 2 Alliance	Streams And Valleys Inc
Far Greater Northside Historical NA*	Lake Worth ISD
Trinity Habitat for Humanity	Fort Worth ISD

*Located within this Neighborhood Organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" Neighborhood Commercial for commercial uses. The sites were rezoned from "I" Light Industrial to "A-5" One-Family as part of a Council Initiated Rezoning in 2010. Surrounding land uses on 27th St. vary with single-family to the north, east, and south with commercial to the south and west. The applicant has mentioned in previous discussions that they intend to combine existing owned property to the northwest to construct a retail center.

The property on Azle Ave. is adjacent to an existing commercial strip center. The property owner could expand the center or provide additional parking. Access is from the parking lot of the strip center.

In addition, a screening fence, bufferyard, and 20 ft. supplemental setback are required for properties that are adjacent to A-5 districts. If approved, the proposed zoning would require a 20 ft. setback along 27th Street.

The proposed zoning on 27th St. **is not compatible** with surrounding land uses. The proposed zoning on Azle Ave. **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Single-Family on 27th St. The requested zoning change on 27th St. is not 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)

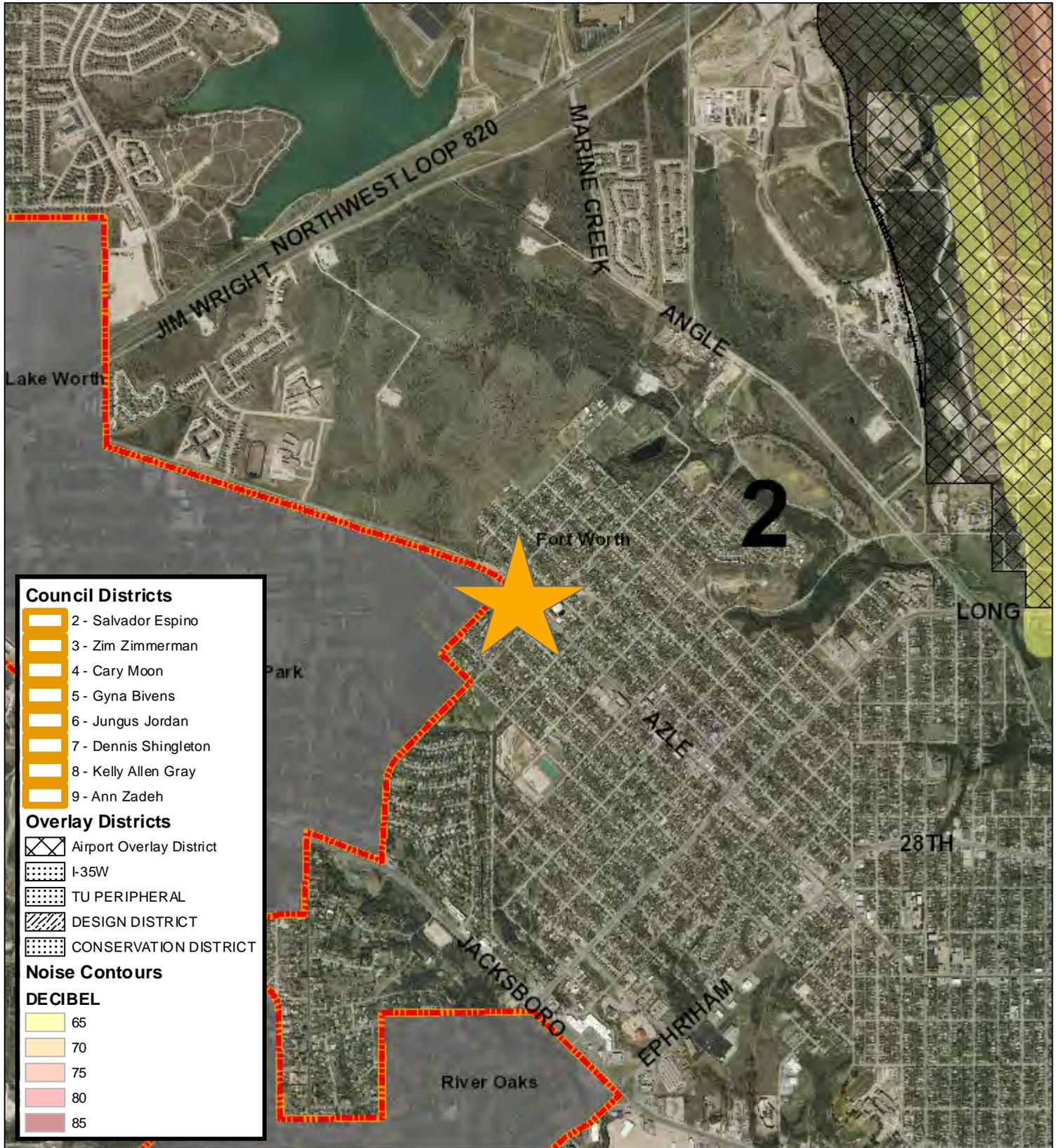
Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning on 27th St. **is not consistent (Significant Deviation)** with the Comprehensive Plan.

The 2015 Comprehensive Plan designates the subject property on Azle Ave. as Neighborhood Commercial therefore it **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

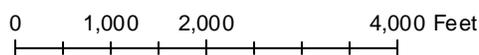
Area Map



Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

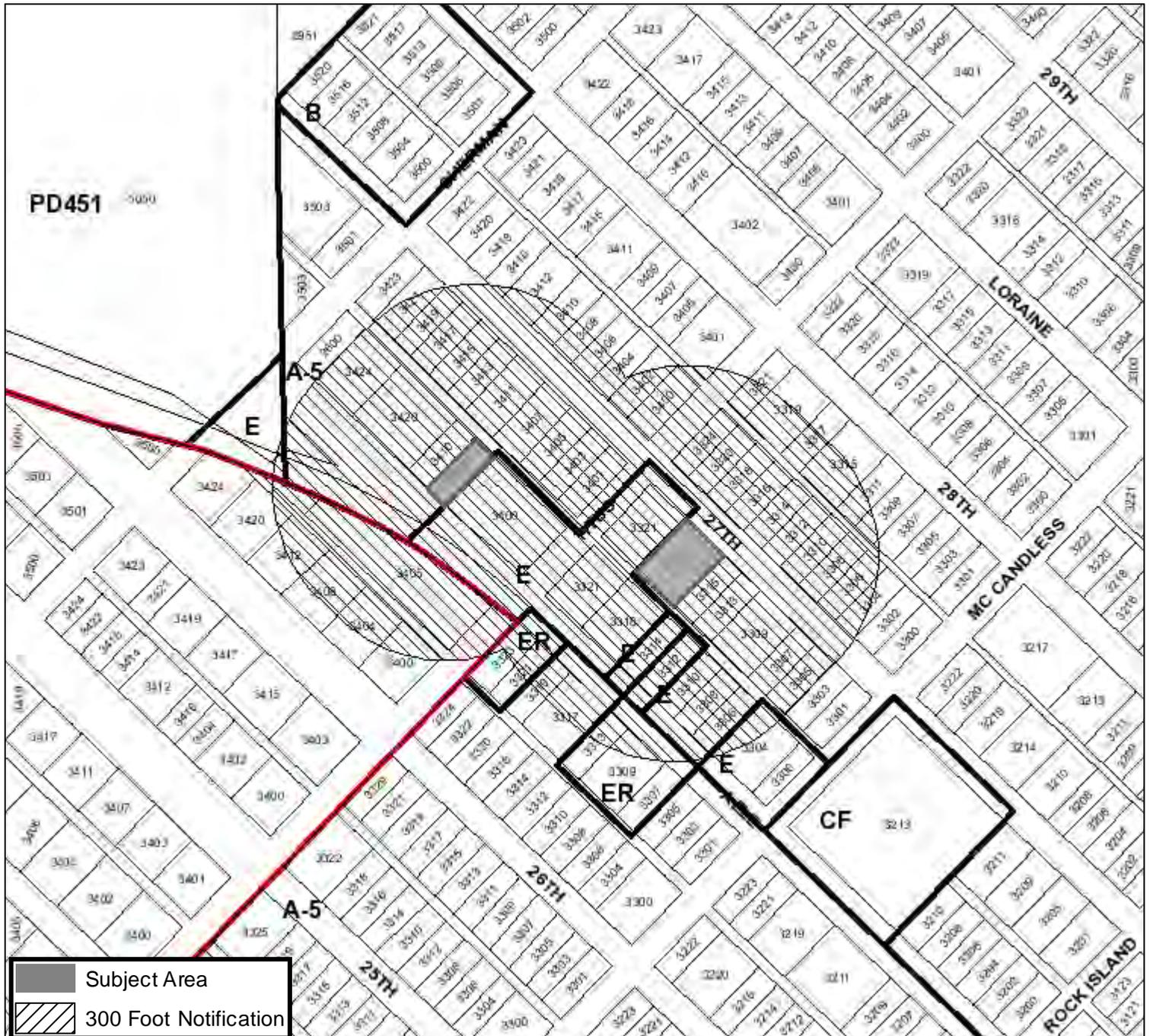
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85

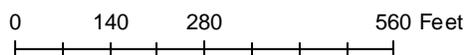


Area Zoning Map

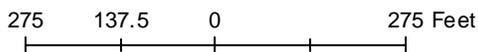
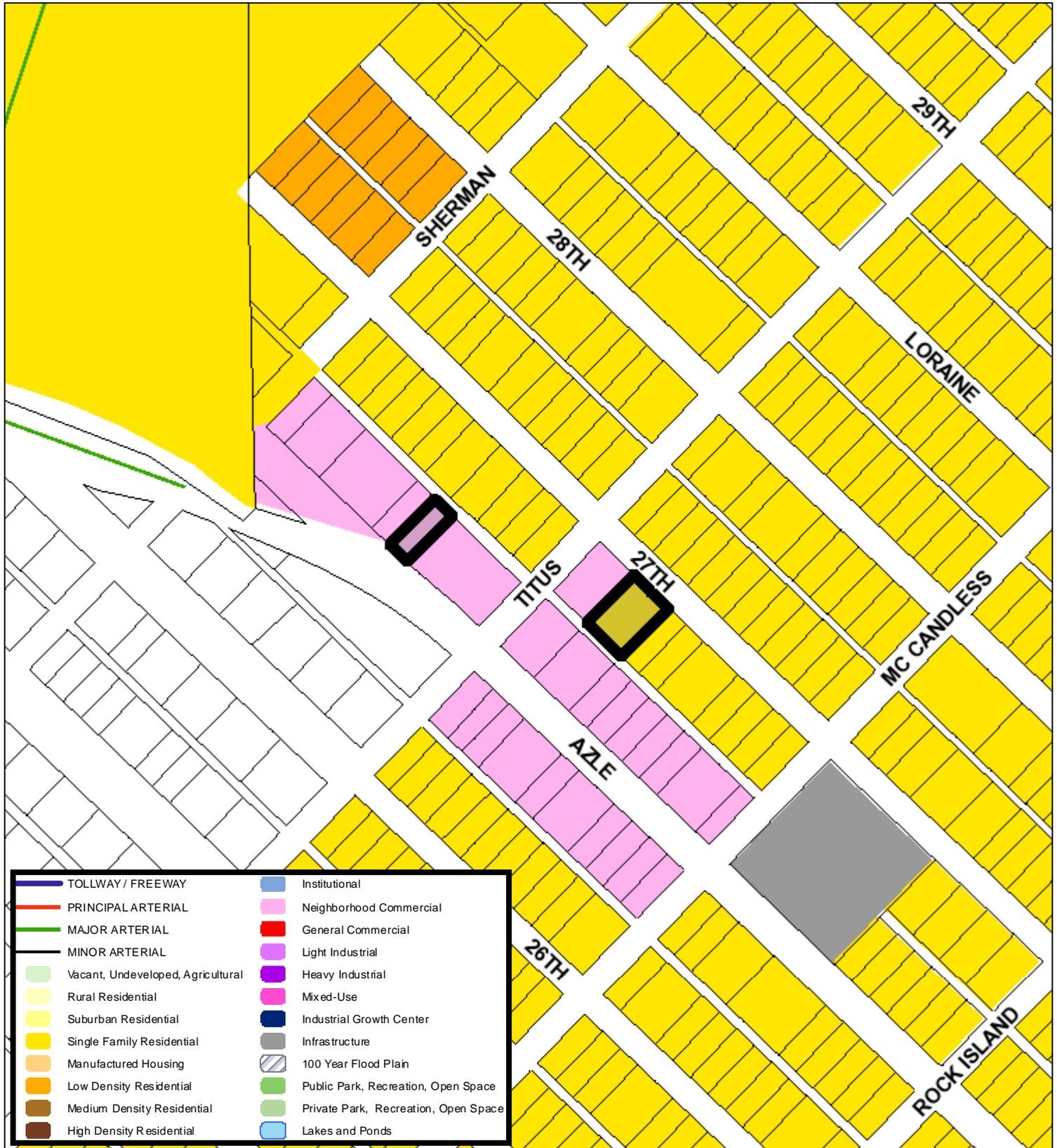
Applicant: Khorrami Enterprises, Inc.
 Address: 3408 Azle Avenue, 3317 NW 27th Street
 Zoning From: A-5
 Zoning To: E
 Acres: 0.47701668
 Mapsco: 47XY
 Sector/District: Northside
 Commission Date: 7/8/2015
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



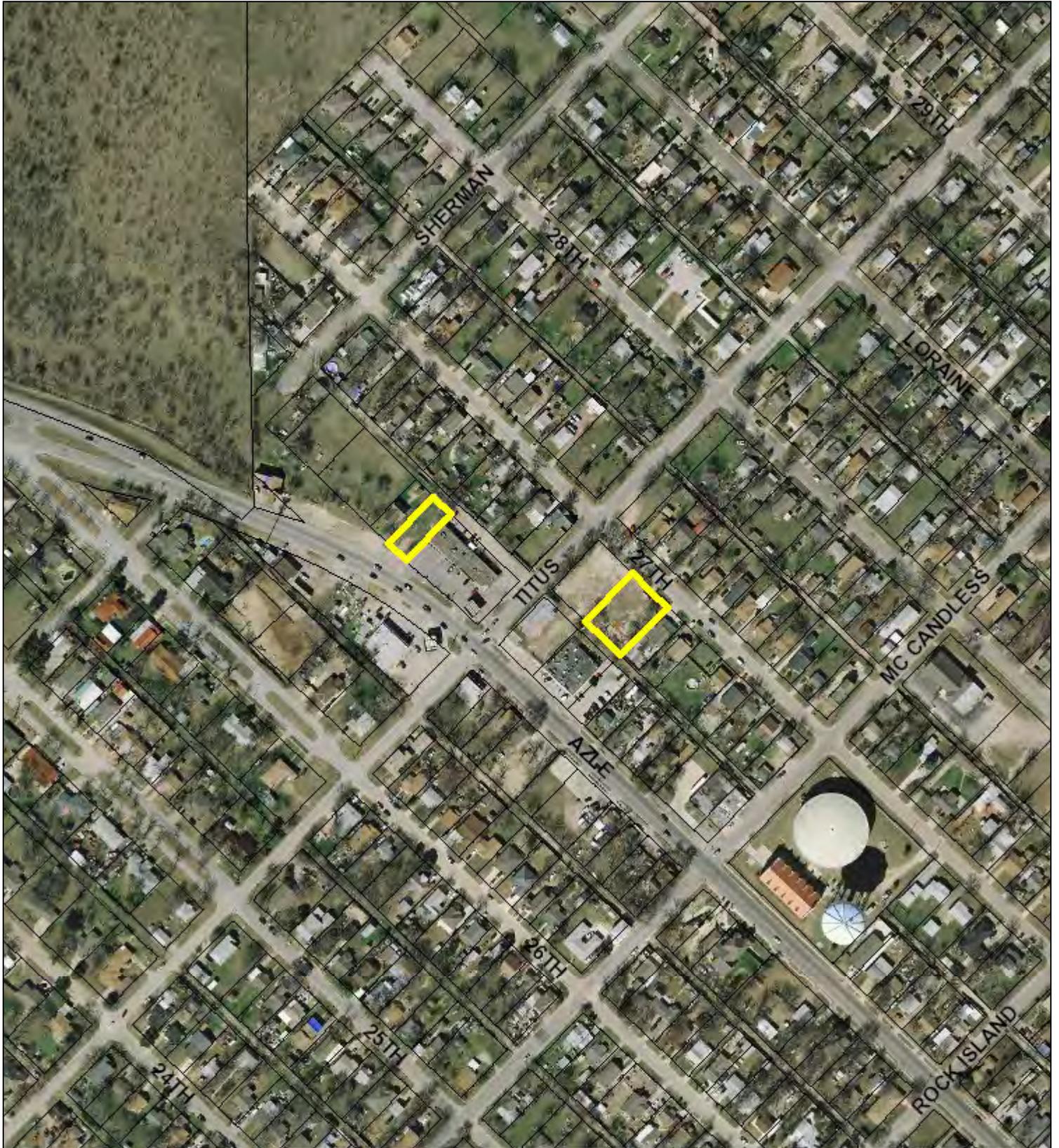
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 175 350 700 Feet



7. ZC-15-086 Khorrami Enterprises Inc. (CD 2) 3317 NW 27th Street and 3408 Azle Avenue (Rosen Heights Second Filing, Block 211, Lots 9 & 10 and Block 226, Lot 20, 0.47 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

Kevin Khorrami, 7860 Skylake Drive, Fort Worth, Texas property owner explained to the Commissioners he has owned the property for 27 years and one of the properties’ used to be a lumber yard since the 1950’s and eventually shut down. He has had several tenants at both locations through-out the years. The property at 3408 Azle Avenue has been used to store his cars, located next door to a bar.

Mr. Flores asked Mr. Khorrami how long has he owned the properties, has he had a change of address, and what is the specific uses proposed. Mr. Khorrami said he has owned both properties since 1996, has not changed his address and no specific plans just yet perhaps a retail center.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Moore. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>				ZC-15-086
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Ron Shearer/Inter District 2 Alliance	NA	Out	Opposition	Sent letter in

8. ZC-15-087 Garland Horn (CD 9) 2920 Race Street (Slate Central Avenue Addition, Block 1, Lot 1R, 0.24 Acres): from “MU-1” Low Intensity Mixed-Use to “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use plus tattoo parlor with development standards limiting square footage to 300 sq. ft., operating only with another primary use and no signage; site plan waiver requested

Brittany Elliott, 3001 Primrose, Fort Worth, Texas representing Garland Horn explained to the Commissioners she has been a professional tattoo artist for ten years and would like to have her studio located in the same building as the record shop her husband runs. She has collected a petition with more than 600 signatures. Ms. Elliott said when they rented the building the landlord had told them a tattoo shop would be permitted and come to find out it is not. She explained she plans to run it along with a primary use, the record shop with limited clientele by appointment only.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Reeves. The motion carried 6-1 with Mr. Edmonds against.

<i>Document received for written correspondence</i>				ZC-15-087
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Belinda Norris/Scenic Bluff	NA	Out	Support	Sent letter in