



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 1, 2015

**Council District** 2

**Zoning Commission Recommendation:**  
Denial without prejudice by a vote of 9-0

**Opposition:** Two letters submitted  
**Support:** None submitted

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

**Owner / Applicant:** Basilio Ramirez

**Site Location:** 2801 and 2803 Azle Avenue Mapsco: 61C

**Proposed Use:** Automotive Sales

**Request:** From: "E" Neighborhood Commercial

To: "FR" General Commercial Restricted

**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 Azle Avenue near the corner of Kearney Ave. The applicant is requesting a zoning change from "E" Neighborhood Commercial to "FR" General Commercial Restricted. The applicant would like to use the existing building and property for automotive sales.

The proposed site is located on Azle Avenue, which is considered a major arterial. Automotive uses are generally appropriate along this type of roadway. However, single-family is located adjacent to the site. In addition, the area was rezoned as part of a Council Initiated rezoning in 2010 and the property was rezoned from "I" to "E" by the Councilmember to reduce the uses in this area. Neighborhood Commercial is intended to serve as a transitional district between commercial and residential districts and is appropriate adjacent to major arterials.

**Site Information:**

Owner: Basilio Ramirez  
1413 Grand Ave.  
Fort Worth, TX 76164  
Agent: Nathan Vasquez  
Acreage: 0.53 ac  
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:  
North "E" Neighborhood Commercial / glass and mirror company

East "E" Neighborhood Commercial / ballroom  
 South "A-5" One-Family / single-family  
 West "E" Neighborhood Commercial / auto part sales

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-089; from "I" Light Industrial to "E" Neighborhood Commercial; effective 6/18/10

Platting History: None

**Transportation/Access**

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

**Public Notification:**

The following organizations were notified:

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

\*Located within this Neighborhood Organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "FR" General Commercial Restricted for automotive sales. Surrounding land uses vary with single-family to the south, a glass and mirror company to the north, a ballroom to the east, and auto part sales just west of the site.

Several of the surrounding uses are currently more intense than the existing "E" zoning. This is probably due to the Council Initiated Rezoning that occurred in 2010. During that time the Councilmember envisioned a less intense, more neighborhood friendly Azle Ave.

As a result, the proposed zoning **is not compatible** at this site.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies.

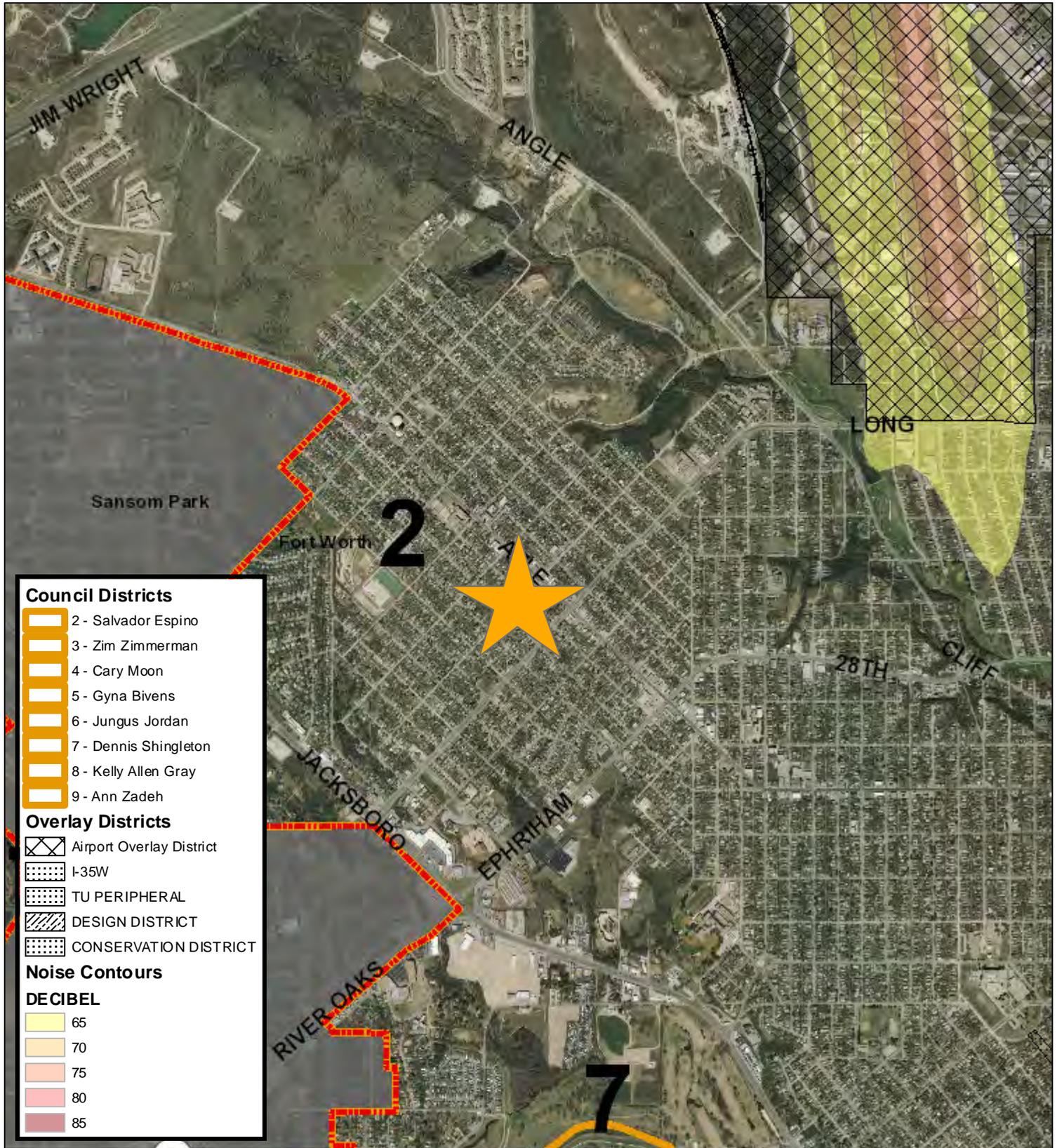
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the lack conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** 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

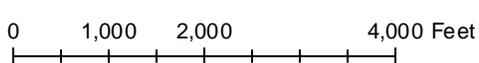
**Overlay Districts**

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

**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85





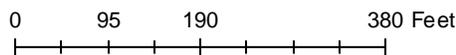
ZC-15-088

# Area Zoning Map

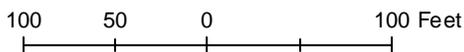
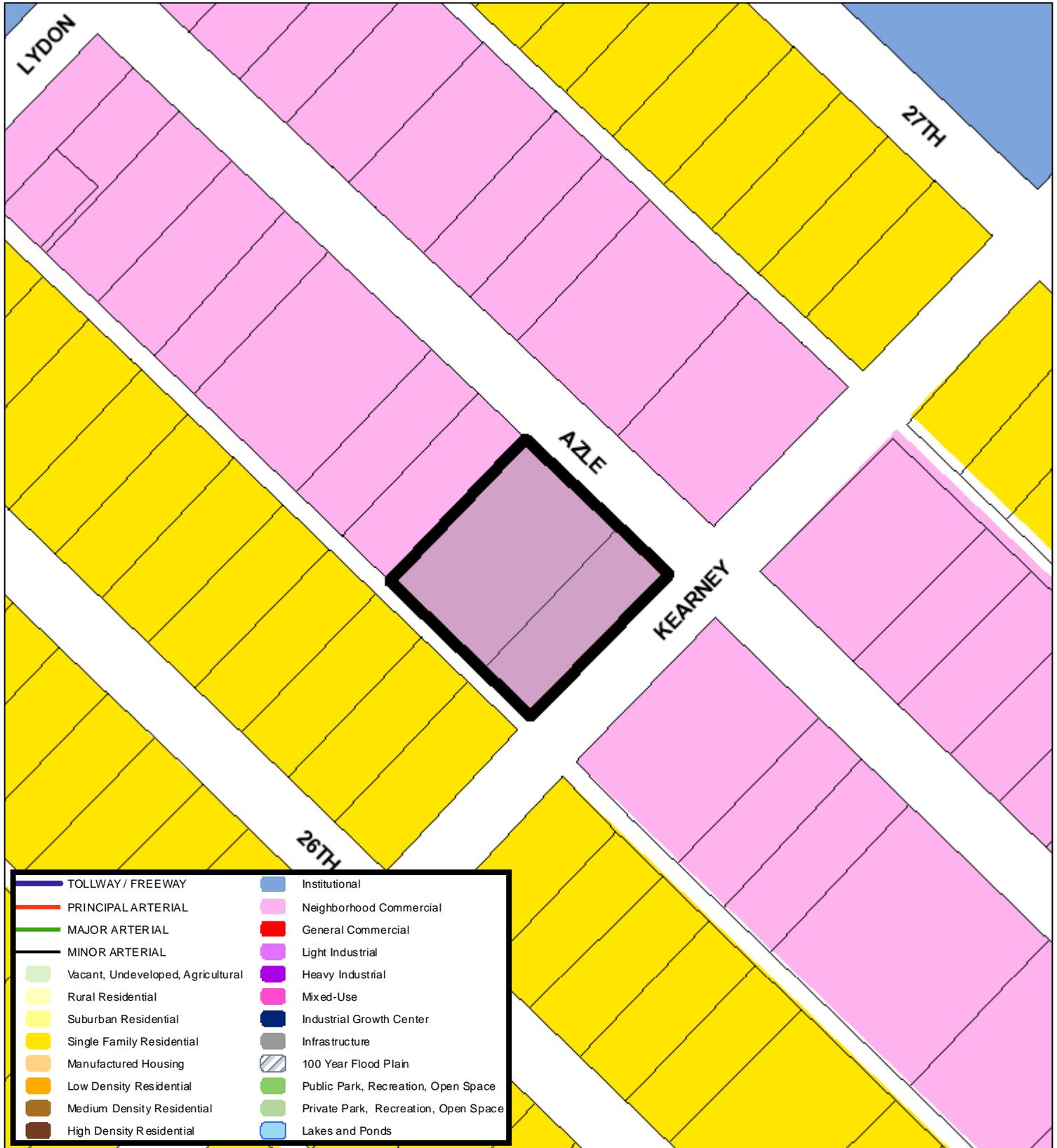
Applicant: Basilio Ramirez  
 Address: 2801-2803 Azle Avenue  
 Zoning From: E  
 Zoning To: FR  
 Acres: 0.5360588  
 Mapsco: 61C  
 Sector/District: Northside  
 Commission Date: 7/8/2015  
 Contact: 817-392-8043



 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 65 130 260 Feet

