



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 1, 2015

Council District 8

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

Opposition: One person spoke
Support: None submitted

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

Owner / Applicant: **Albert S. Anthony Jr.**

Site Location: 713 E. Baltimore Avenue Mapsco: 77P

Proposed Use: **Lawn Care Business with indoor storage**

Request: From: "ER" Neighborhood Commercial Restricted
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 off of South Freeway (I35W) north of Baltimore Ave. The applicant is requesting a zoning change from "ER" Neighborhood Commercial Restricted to "FR" General Commercial Restricted in order to build an office and storage for his lawn care business. The applicant has been looking for an ideal location for his small business.

The site abuts the South Freeway access road and quickly transitions into a single-family neighborhood. Neighborhood Commercial uses are appropriate buffers to the single-family residents and the proposed zoning may bring more intense uses to the site in the future if the zoning is changed. Commercial uses are generally appropriate along this type of roadway. The applicant proposes indoor storage of his equipment for security. Single-family uses are located adjacent to the site.

The applicant sent in a request to continue the case for 60 days for the Zoning Commission and therefore the applicant was not present for the meeting. A representative for the Vickie-Lynn neighborhood spoke in opposition to the request. The applicant has since explained that he has received written support from the surrounding neighbors and the area neighborhood association.

Site Information:

Owner: Albert Anthony Jr.
1773 CR 4757
Boyd, TX 76023
Agent: Kyle Denmark
Acreage: 0.34 ac

Comprehensive Plan Sector: Southside
 Surrounding Zoning and Land Uses:
 North "J" Medium Industrial / automotive repair
 East "J" Medium Industrial / I-35W Freeway
 South "A-5" One-Family / vacant, single-family
 West "A-5" One-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)
South Frwy	Tollway/Freeway	Tollway/Freeway	No
Baltimore Ave	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
West Morningside NA*	Streams And Valleys Inc
Hillside Morningside	United Communities Association
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 "FR" General Commercial Restricted for a lawn care business. Surrounding land uses are single-family to the west, automotive repair to the north, vacant and single-family to the south, I-35W South just east of the site.

Freeways generally allow for heavier commercial uses, however, this site one lot deep and transitions to residential. Neighborhood commercial uses are a more appropriate buffer to the freeway and surrounding commercial development.

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 Single-Family residential. The requested zoning change is not consistent with the following Comprehensive Plan policies.

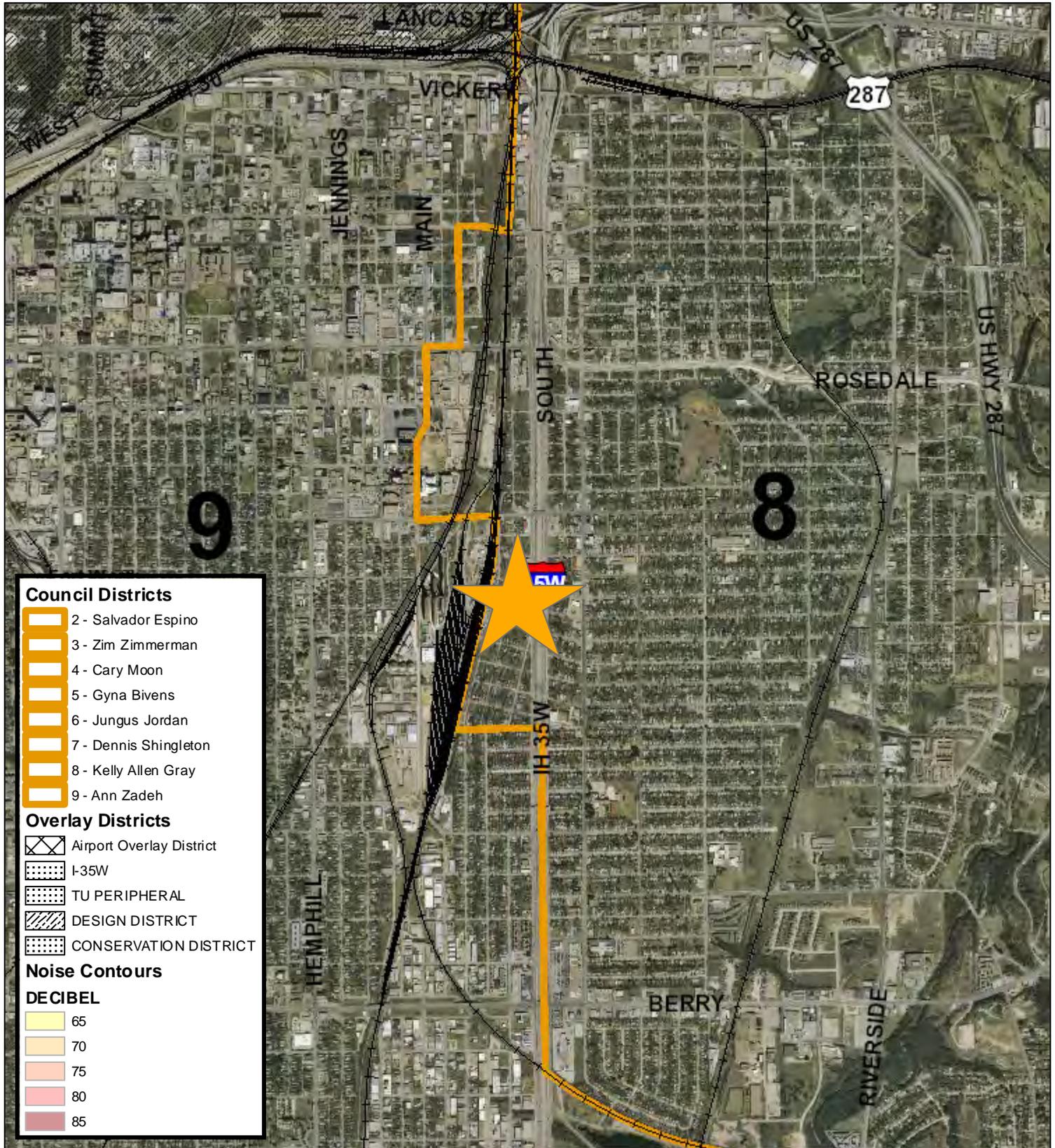
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

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.

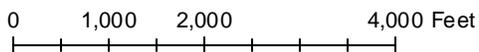
Attachments:

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

Area Map



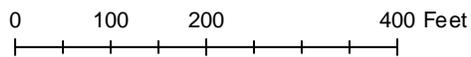
Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT
Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



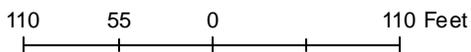
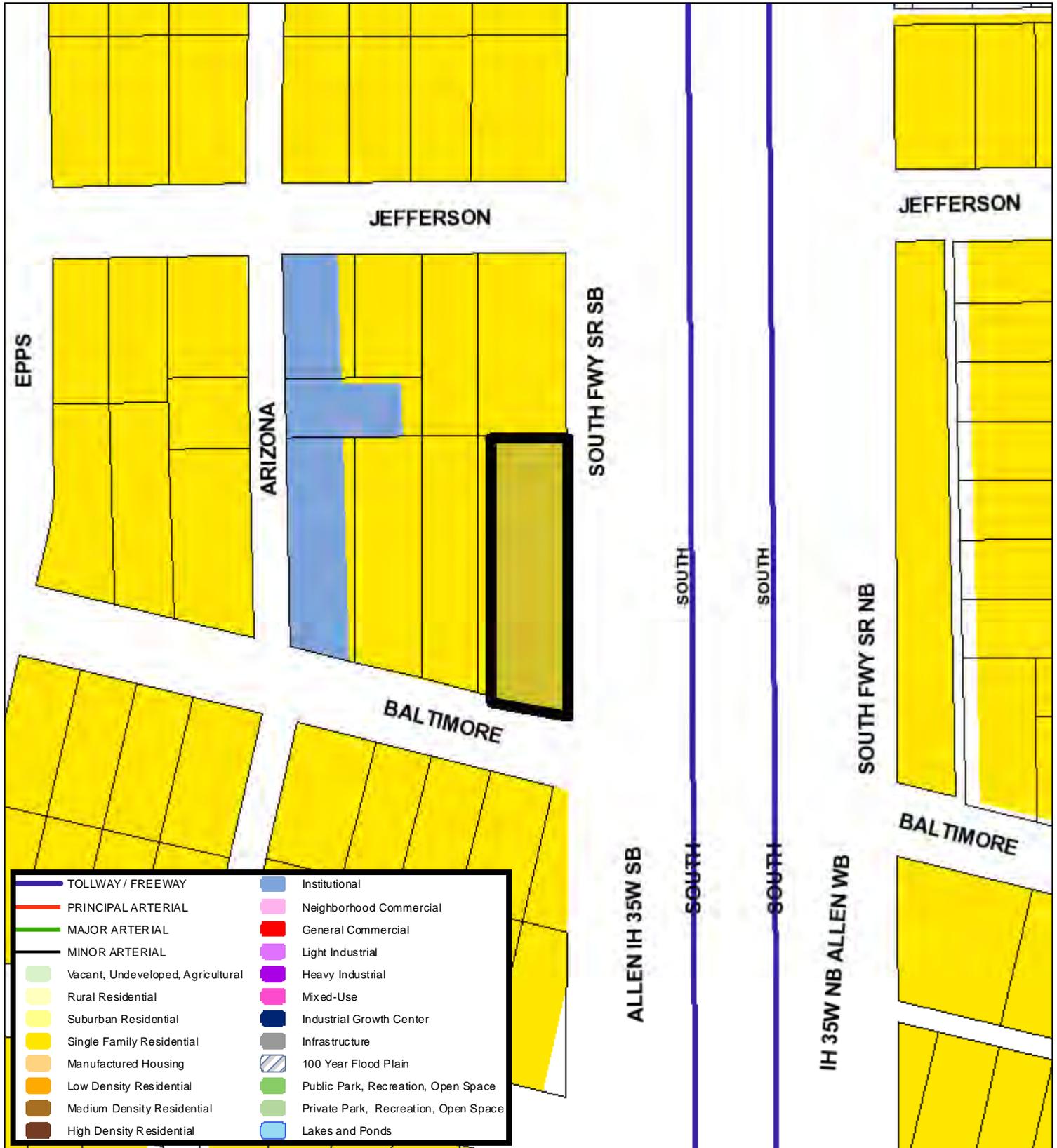


Area Zoning Map

Applicant: Albert S. Anthony, Jr.
 Address: 713 E. Baltimore Avenue
 Zoning From: ER
 Zoning To: FR
 Acres: 0.33791418
 Mapsco: 77P
 Sector/District: Southside
 Commission Date: 8/12/2015
 Contact: 817-392-2495



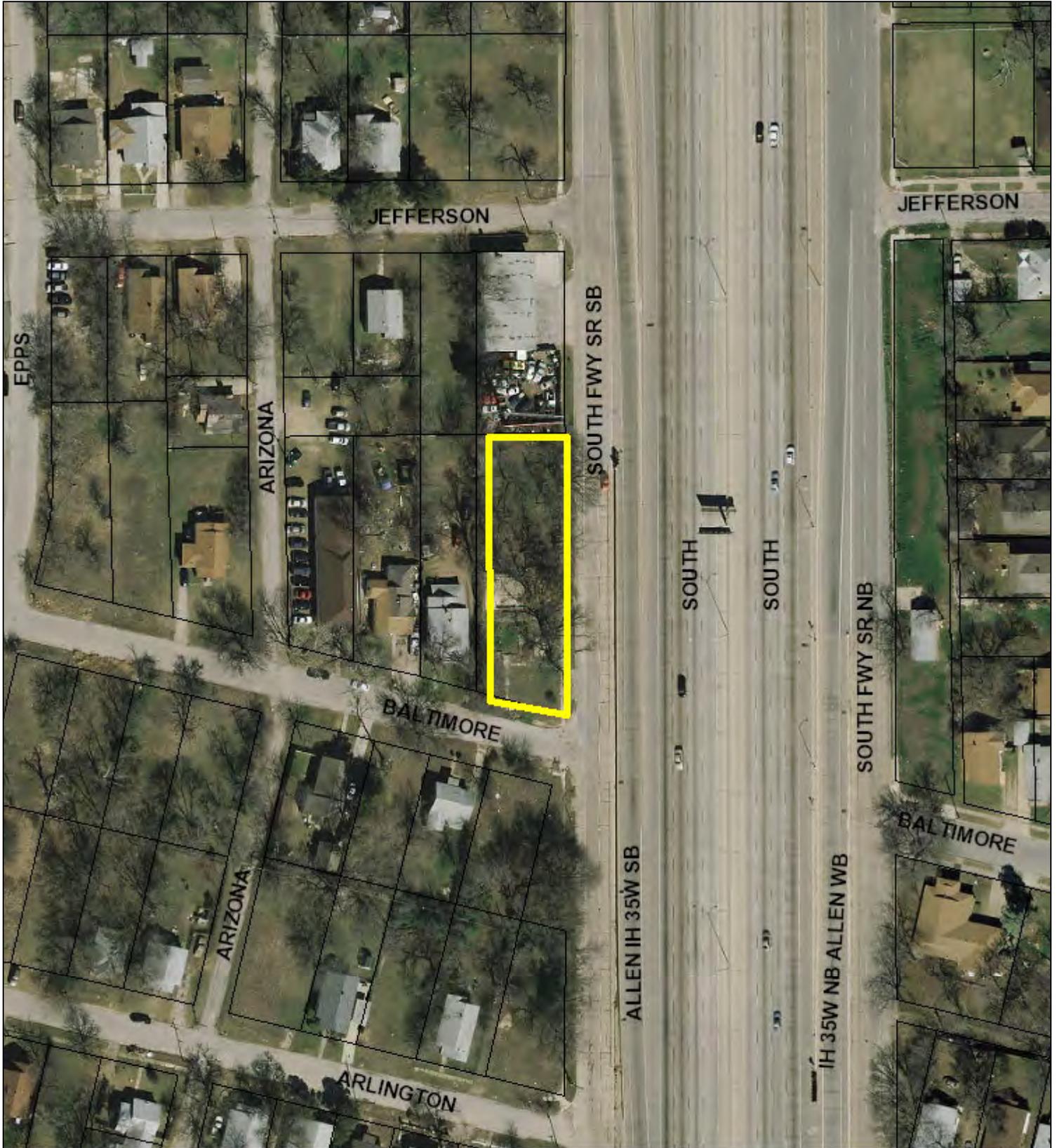
Future Land Use



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 70 140 280 Feet

