



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 15, 2015

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: Two submitted

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

Owner / Applicant: Barato Bazaar, Ltd.

Site Location: 6001 Jacksboro Highway/Lake Worth Boulevard Mapsco: 60D

Proposed Use: Retail, Outside Storage and Display

Request: From: PD450 Planned Development for all uses in "E" Neighborhood Commercial plus minor auto repair, tire sales and installation, arcade & pool (each not to exceed 3% of gross floor area); rental hall for family functions (not to exceed 6% of gross floor area and open no later than midnight and on-site security required during business hours); potentially hazardous mobile food vendor; subject to no alcohol sales except as part of a restaurant; 10% net site area to be landscaped per landscape regulations of the Zoning Ordinance; site plan required

To: Amend PD450 to add feed/farm store with outdoor storage, sales and display; site plan included

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The site is located just west of Jacksboro Highway/Lake Worth Boulevard a principal arterial and northwest of Roberts Cutoff Road a collector. The applicant is proposing to amend the PD language in order to allow for a feed/farm store with outdoor storage, sales and display. The majority of the outside storage/display and parking will be within the City of Lake Worth boundaries on property that fronts Jacksboro Hwy. The applicant has submitted an application with the City of Lake Worth.

The site was originally a KMart store and was rezoned in 2004 for a variety of uses located within the existing building, most notably an indoor flea market. The portion located within the city limit of Lake Worth is an old parking lot with a Quik Trip in the northeast corner.

Site Information:

Owner: Barato Bazaar, Ltd.
P. O. Box 382416
Duncanville, Texas 75138

Agent: Ward Robb/Daniel Bartlett
 Acreage: 8.27 acres
 Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:
 North City of Lake Worth / parking lot for the bazaar
 East City of Saginaw / single-family
 South PD296 Planned Development / Outdoor paintball filed
 West "C" Medium Density Multifamily / multifamily

Recent Relevant Zoning and Platting History:

Zoning History: PD296 Planned Development for "FR" General Commercial Restricted uses plus outdoor paintball game field with limited signage with office and storage; site plan approved, effective 10/24/12 (subject area to the south).

Platting History: None

Site Plan Comments:

The site plan as submitted is in general compliance with the zoning regulations.

TPW Site Plan Comments:

No comments have been submitted at this time.

Platting Comments:

No comments have been submitted at this time.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Jacksboro Hwy	Principal Arterial	Principal Arterial	No
Roberts Cut-Off	Collector	Collector	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
*East Lake Worth NA	Trinity Habitat for Humanity
Fort Worth ISD	Streams & Valleys
Castleberry ISD	City of Lake Worth
	Lake Worth ISD

*Located within East Lake Worth NA.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend PD450 to add feed store with outdoor storage, sales and display. Surrounding land uses are primarily single-family to the north and east located in the City of Lake Worth and City of Saginaw, outdoor paintball game facility to the south and multifamily to the west.

The proposed zoning request **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as General Commercial. The proposed zoning is consistent with the following Comprehensive Plan policies:

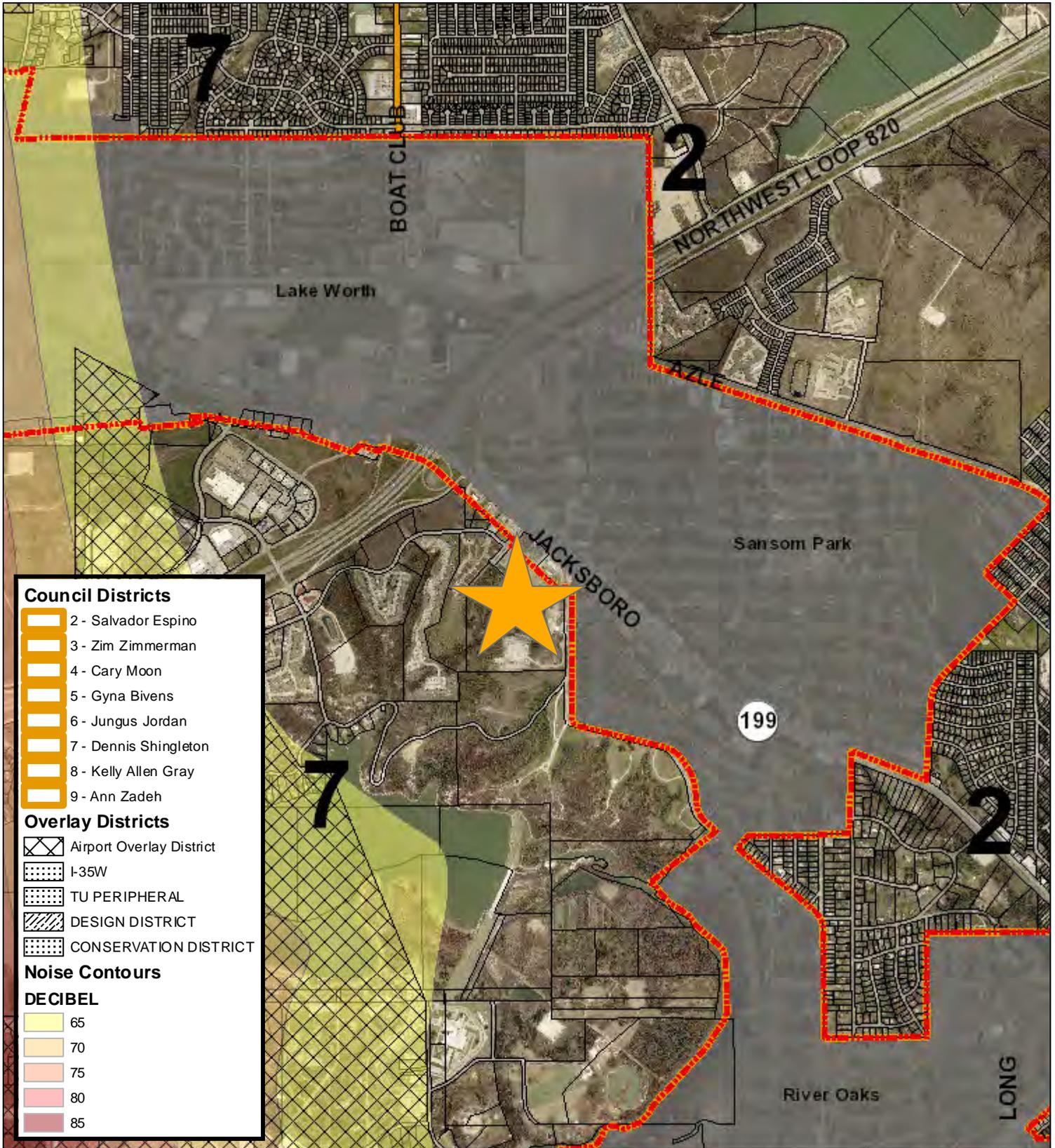
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 40)

The proposed zoning **is consistent** with the future land use designations.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan

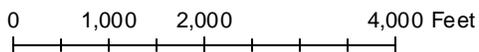
Area Map



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

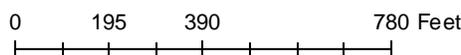
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

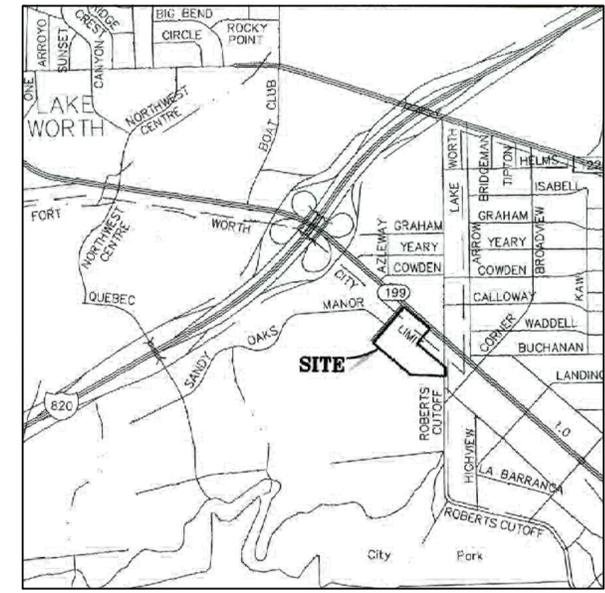
Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Area Zoning Map

Applicant: Barato Bazaar, Ltd.
 Address: 6001 Jacksboro Highway / Lake Worth Blvd.
 Zoning From: PD 450 for E uses plus auto repair, tire sales, arcade, etc.
 Zoning To: Amend PD 450 to add feed store with outdoor storage, sales, and display
 Acres: 8.27211977
 Mapsco: 60D
 Sector/District: Far West
 Commission Date: 12/9/2015
 Contact: 817-392-2495





VICINITY MAP
NO SCALE

DANIEL BARTLETT
ARCHITECT
603 HWY 5 N
BENTON, AR
501-794-4448

DEVELOPER
RABB COMPANIES
224 SOUTH MAIN STREET
MONTICELLO, ARKANSAS
870-367-6405

PROPOSAL IS TO USE ONLY EXISTING PARKING LOT, SO A FORESTRY SUBMISSION AND PLANTINGS WILL NOT BE REQUIRED.

ALL LIGHTING WILL COMPLY TO THE LIGHTING CODE FOR EXISTING LIGHTS. LIGHTS TO BE SHIELDED AND DIRECTED AWAY FROM RESIDENTIAL DISTRICT

ALL SIGNS WILL COMPLY TO THE SIGNAGE CODE FOR EXISTING SIGNS.

ALL LANDSCAPING WILL COMPLY TO THE LANDSCAPING CODE FOR EXISTING LANDSCAPE, PLUS ADDITIONAL LANDSCAPING AS SHOWN ON SITE PLAN.

LEGAL:
LOT 1, BLOCK A-R, SHADY OAKS MANOR
COUNTY CLERK'S DOCUMENT NO.
D210017580 P.R.T.C.T.

REQUEST:
AMEND PD 450 PD/E FOR ALL USES IN E NEIGHBORHOOD COMMERCIAL TO ADD FEED/FARM STORE WITH OUTSIDE STORAGE, SALES AND DISPLAY.

ATWOODS RANCH & HOME
ZONING CHANGE AMENDMENT
6001 Jacksboro Hwy, Fort Worth, TX
LOT 1R, BLOCK A-R, SHADY OAKS MANOR

Zoning Case Number: _____

City of Fort Worth, Texas
Director of Planning and Development

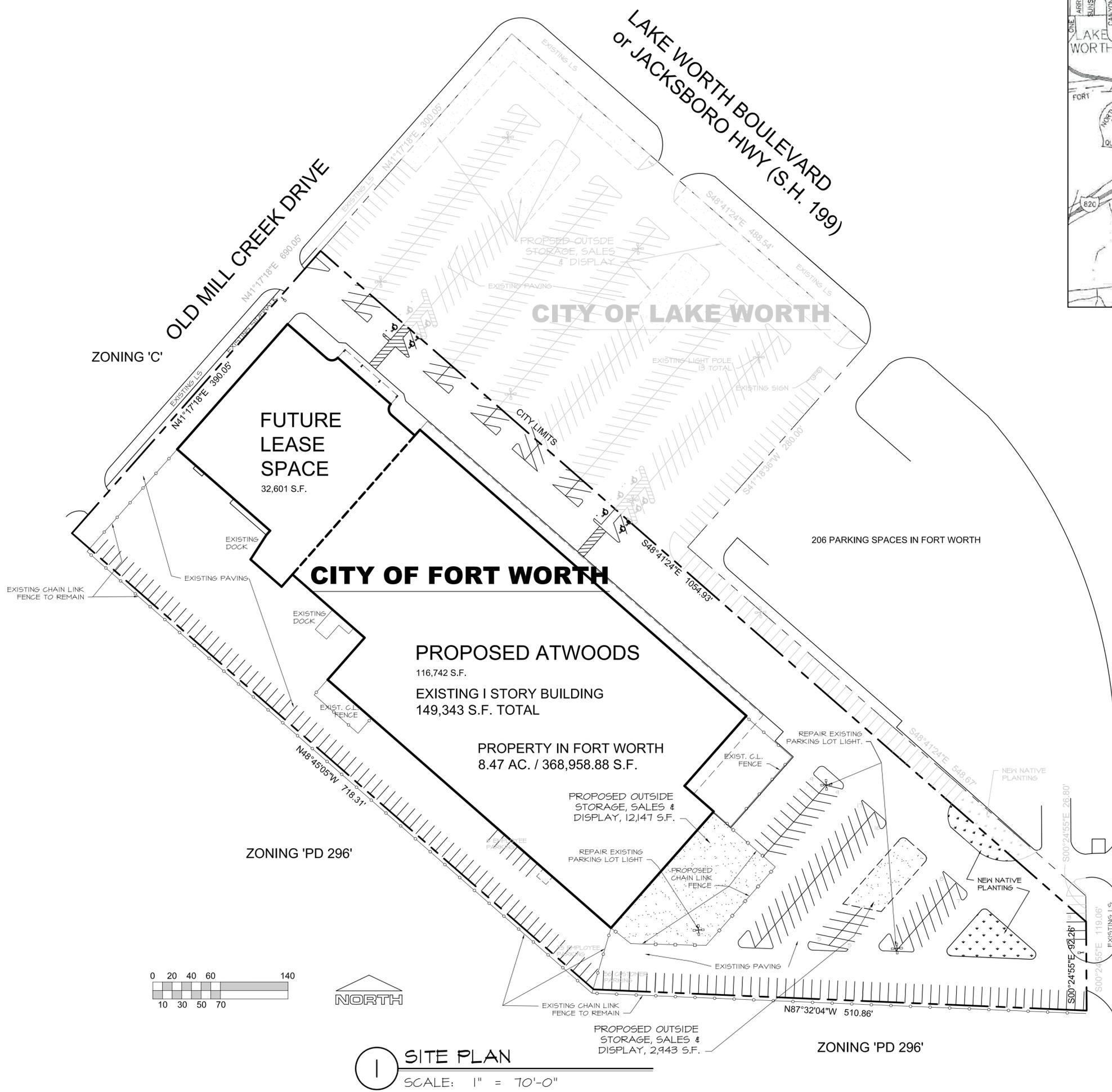
By: _____
Date: _____

REVISED 11-24-15 PER CITY COMMENTS
ZONING CHANGE AMENDMENT

ATWOODS RANCH & HOME
6001 LAKE WORTH BLVD.
(6001 JACKSBORO HWY) (SH 119)
FORT WORTH, TEXAS

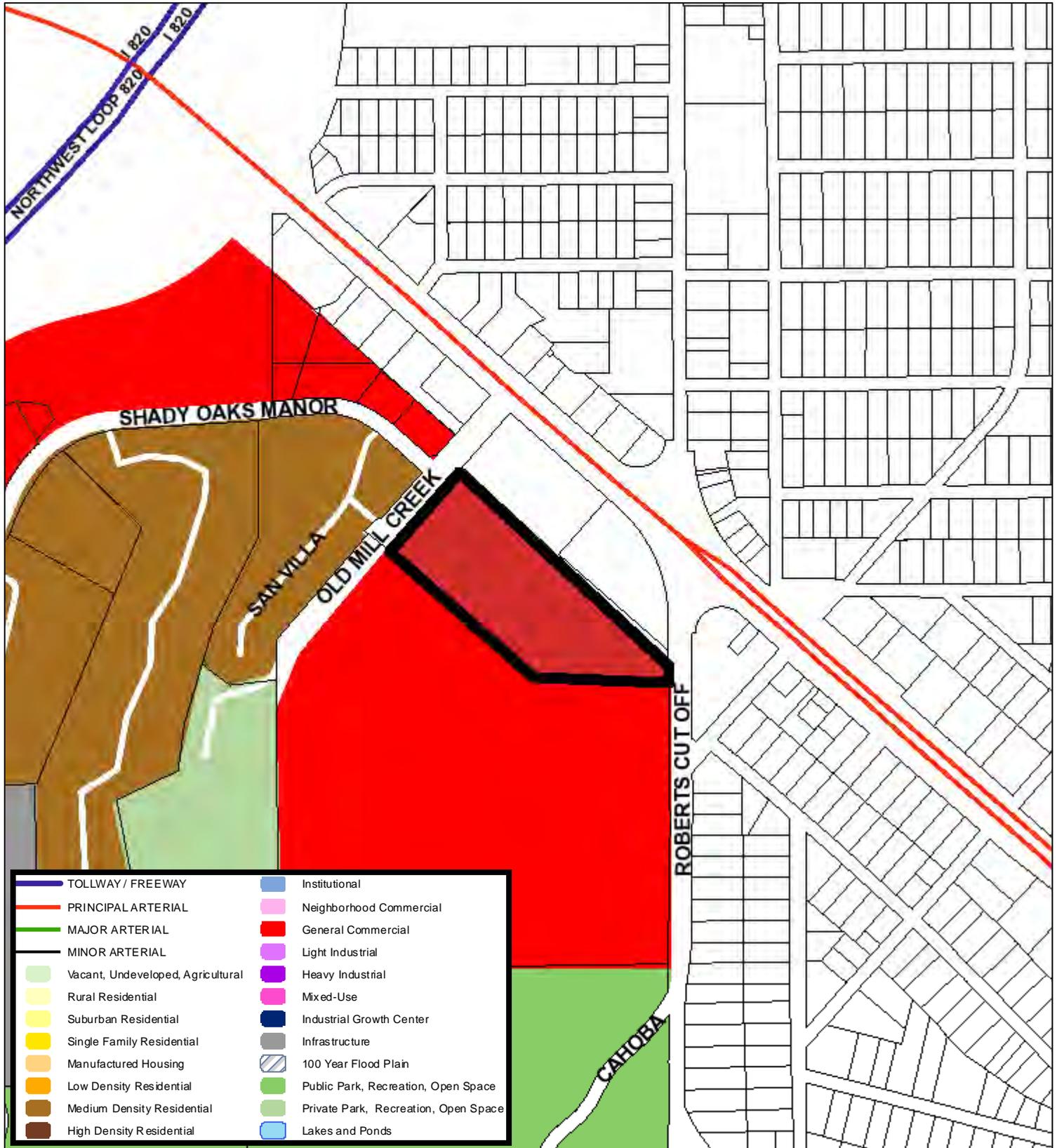
SITE PLAN
PROJECT #
1527
DATE: 11-9-15

C-1

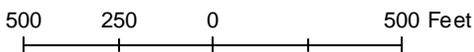


1 SITE PLAN
SCALE: 1" = 70'-0"

Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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



0 312.5 625 1,250 Feet

