



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 12, 2016

Council District 2

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

Opposition: None submitted
Support: Inter 2 District Alliance

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

Owner / Applicant: 199 Two Point Five, LP

Site Location: 2228 Jacksboro Highway Mapsco: 61L

Proposed Use: Convenience Store

Request: From: "FR" General Commercial Restricted
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located on Jacksboro Highway across the street from the new Walmart Supercenter. The applicant is proposing to change the zoning from "FR" General Commercial Restricted to "E" Neighborhood Commercial for a proposed 1200 sq. ft. Murphy Oil convenience store with fuel pumps. The reason for the requested zoning change is to allow for beer and wine sales off-premise.

Site Information:

Owner: 199 Two Point Five, LP
4001 Mark IV Parkway
Fort Worth, TX 76106
Agent: Gaven Ballinger
Acreage: 1.31 acres
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North "FR" General Commercial Restricted / mini-warehouse
- East "FR" General Commercial Restricted / vacant
- South "G" Intensive Commercial / Super Walmart
- West "FR" General Commercial Restricted / commercial

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-104, from various zoning districts to "G"; approved by City Council 10/09/12; subject property to the south.
Platting History: FS-14-163, L. J. Baker Subdivision; subject property

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Jacksboro Hwy	Major Arterial	Major Arterial	No

Public Notification:

The following organizations were notified:

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

*Located within the Neighborhood Alliance

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “E” Neighborhood Commercial for a convenience store with beer and wine sales. Surrounding land uses consist of mini-warehouse to the north, vacant to the east, super Walmart to the south, commercial to the west.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as General Commercial. The proposed “E” zoning is consistent with the following Comprehensive Plan policy:

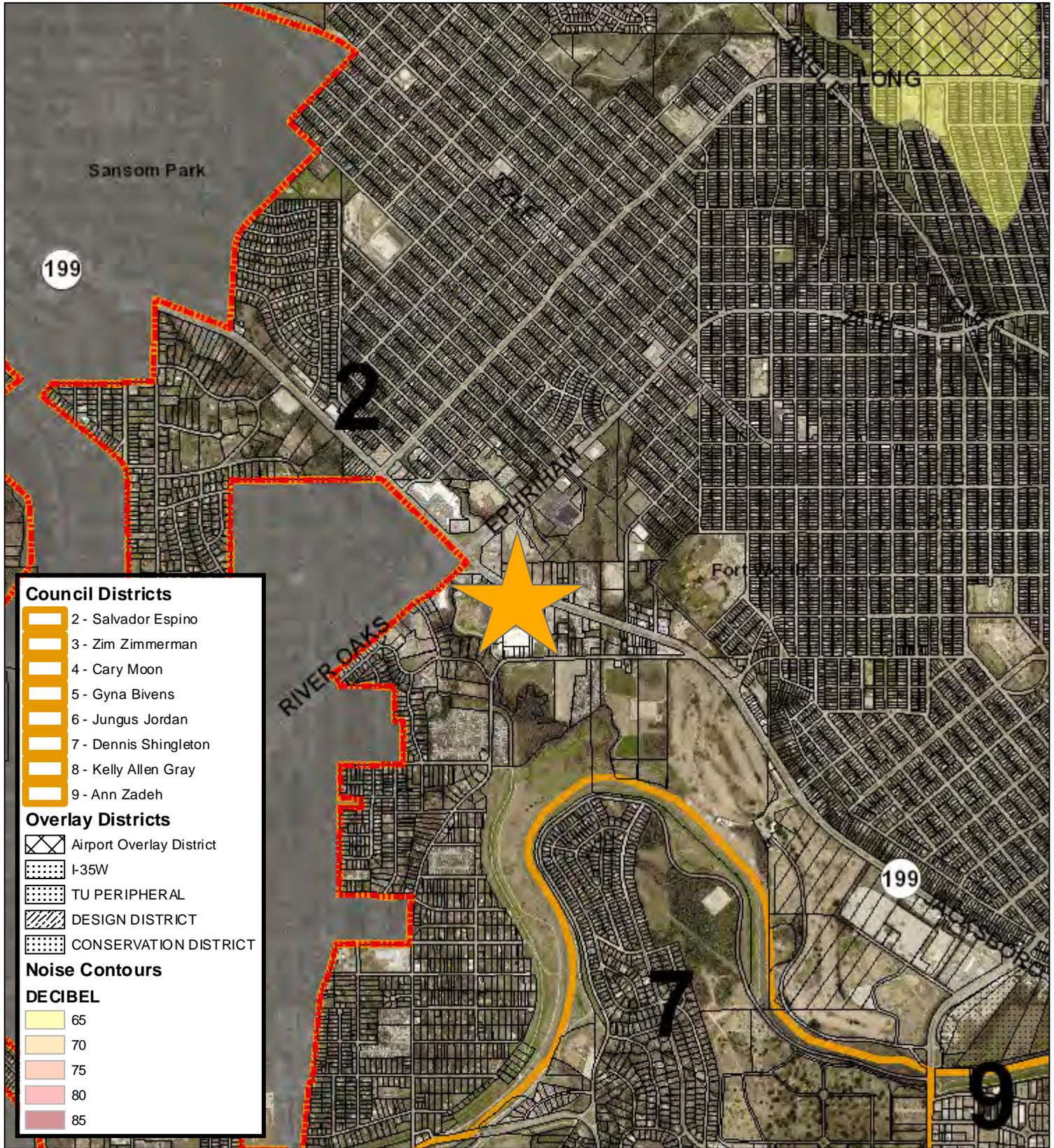
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg 39)

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



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

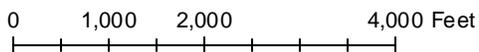
Overlay Districts

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

Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85





ZC-15-141

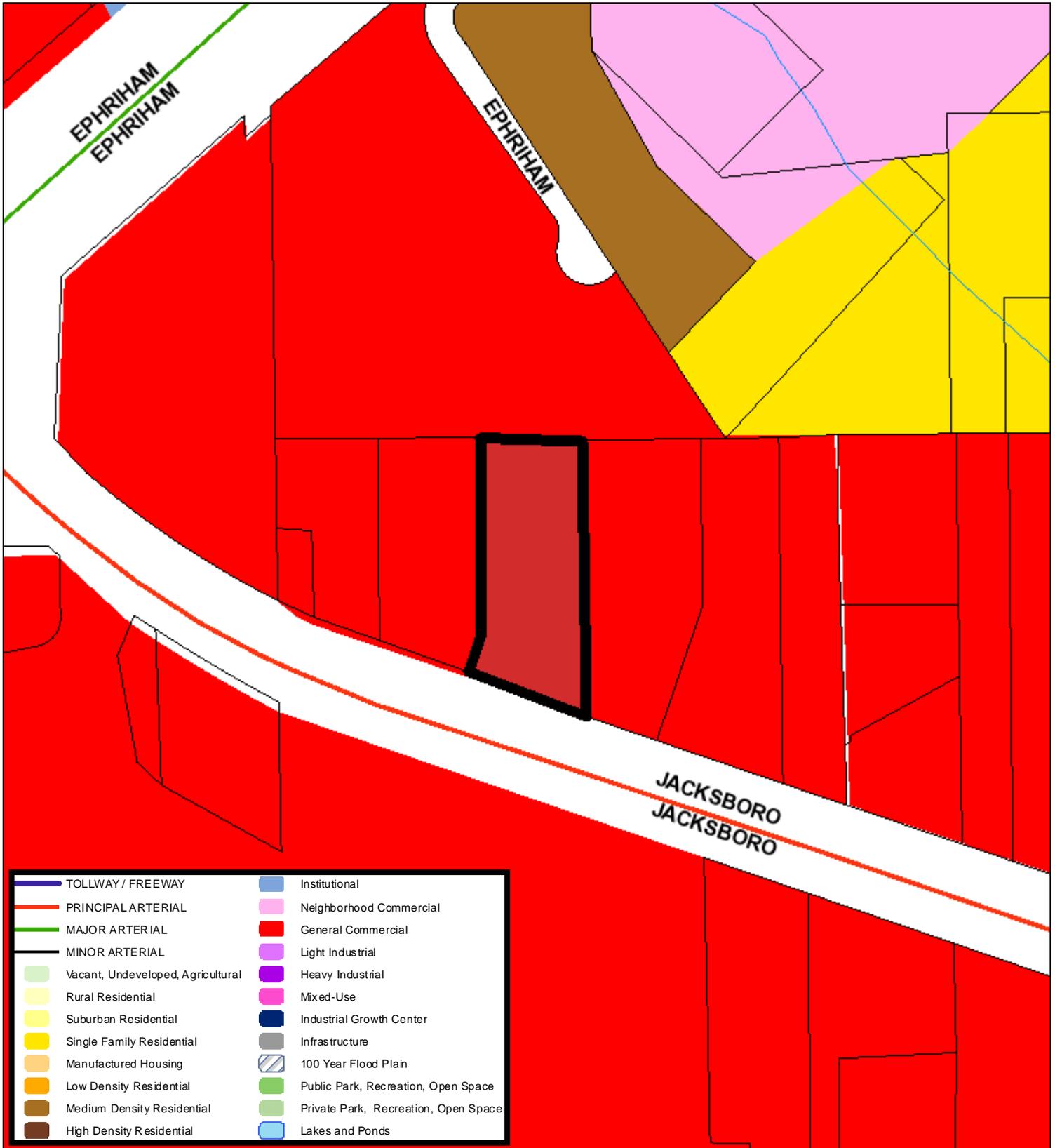
Area Zoning Map

Applicant: 199 Two Point Five, LP
 Address: 2228 & 2236 Jacksboro Highway
 Zoning From: FR
 Zoning To: E
 Acres: 1.31494452
 Mapsco: 61L
 Sector/District: Northside
 Commission Date: 11/11/2015
 Contact: 817-392-2495

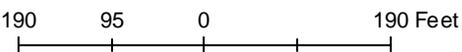


0 120 240 480 Feet

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



0 120 240 480 Feet



**City of Fort Worth, Texas
Zoning Commission
December 9, 2015 – Meeting Minutes**

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, Vice Chair, District 2
Charles Edmonds Jr., District 4
Sandra Runnels, District 6
Melissa McDougall, District 5
Wanda Conlin, District 8
Leah Dunn, District 9

Staff Members Present:

Dana Burghdoff, Assist. P&D Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

John Cockrell Sr., District 3

I. Public Hearing – 1:00 P. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Flores, seconded by Ms. Conlin, on a vote of 8-0, voted to approve the Zoning Commission minutes of the November 11, 2015 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-15-141 199 Two Point Five LP (CD 2) 2228 Jacksboro Highway (L J Baker Subdivision, Block 8, Lot 3R, 1.31 Acres): from “FR” General Commercial Restricted to “E” Neighborhood Commercial

John Vecchio, 1925 Monroe Drive NE, Atlanta, Georgia representing Murphy Oil explained to the Commissioners they are requesting to rezone to “E” for off- premise beer and wine sales. The project is approximately a 1200 sq. ft. convenience store with fuel pumps. Mr. Vecchio mentioned the case was continued at the last meeting in order for the applicant to reach out to Mr. Shearer with Inter District 2 Alliance, they did meet and a letter was sent in support of the zoning case.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Dunn. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<i>ZC-15-141</i>
Name	Address	In/Out 300 ft notification	Position on case	Summary

		area			
Ron Shearer/ Inter District 2 Alliance	NA	Out		Support	Sent letter in

2. ZC-15-147 HD Development Properties LP (CD 4) 1151 Bridgewood Drive (Bridgewood Center Addition, Block 1, Lot 8, 10.93 Acres): from “G” Intensive Commercial and PD320 Planned Development/Specific Use for all uses in “G” Intensive Commercial plus outside storage as delineated on the site plan. No storage or display of merchandise at rear (east) side of the building; site plan required to Amend PD320 Planned Development for all uses in “G” with outdoor storage to expand outside storage of display areas; site plan included

Carroll Craig, 3454 Fossil Park Drive, Fort Worth, Texas representing HD Development Properties LP explained to the Commissioners they are looking to display their sheds as well as a pergola in seven existing parking spaces.

Mr. Edmonds asked Ms. Craig if there would be any outdoor storage on the east side of the building. Ms. Craig said there would be no storage on the east side.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

3. ZC-15-150 Weber Ridge LP (CD 7) 9090 Tehama Ridge (William McGowen Survey, Abstract #999, 4.30 Acres): from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan included

Jocelyn Murphy, Planning Manager explained to the Commissioners the applicant has requested to withdraw the application.

Motion: Following brief discussion, Ms. Runnells recommended Denial without Prejudice of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

IV. New Cases

4. ZC-15-138 Elizabeth Garcia (CD 9) – 1171 Blodgett Avenue (Fairview Heights Addition, Block 16, Lot 37, 0.14 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Leobardo Munoz, 5017 Glen Park Drive, Fort Worth, Texas explained to the Commissioners there is an existing single-family house that needs to be rezoned to residential.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.