



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2016

Council District 2

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

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: Alanah G.B. LLC

Site Location: 3201 North Freeway and 2542 NE 30th Street Mapsco: 63B

Proposed Use: Industrial

Request: From: "E" Neighborhood Commercial and PD61 Planned Development/Specific Use for all uses in "F" General Commercial including a truck stop with fuel accessory uses; site plan waived

To: "I" Light Industrial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent 3201 N Frwy

Requested change is not consistent (Minor Boundary Adjustment) 2542 NE 30th

Background:

The property is located west of I-35W North Frwy where it is under construction for the I-35 project. It is south of Long Ave. and north of NE 28th St. The applicant is proposing a zoning change from "E" Neighborhood Commercial and PD61 Planned Development to "I" Light Industrial to expand the existing truck stop and associated uses that are being relocated for the widening of I-35W.

The applicant is proposing to add onto the existing truck stop and add a truck stop car wash.

Site Information:

Owner: Alanah G. B. LLC
3301 N. Freeway
Fort Worth, TX 76106

Acreage: 8.69 acres

Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "I" Light Industrial / new truck stop and rental car business
East "I" Light Industrial, "J" Medium Industrial / I-35W
South "I" Light Industrial / vacant and existing truck stop

West "B" Two-Family, "I" Light Industrial / vacant, Oncor power transmission line

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

BAC History: BAC-15-096 Variance to the sign height and square footage for the truck stop being built at 3101 N. Frwy., (subject area between the two properties.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
I-35W (north)	Tollway/Freeway	Tollway/Freeway	Under Construction
Papurt St.	Residential	Residential	No
Dewey St.	Residential	Residential	No
30 th St.	Residential	Residential	No

Public Notification:

Organizations Notified	
Riverside Alliance	Trinity Habitat for Humanity
Inter-District 2 Alliance*	Streams And Valleys Inc
Diamond Hill Jarvis NAC	Oakhurst Alliance of Neighbors
Southeast Fort Worth Inc	Fort Worth ISD

*Site located within the confines of this registered neighborhood alliance

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "I" Light Industrial for truck stop related uses. Surrounding land uses consist of Hertz rental car to the north, I-35W N to the east, proposed truck stop and vacant to the south, vacant and Oncor transmission line to the west.

The proposed zoning request **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as being primarily in the Industrial Growth Center with the southern lot being Neighborhood Commercial. The proposed "I" Light Industrial zoning **is consistent** with the following Comprehensive Plan policies:

- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 40)
- Encourage screening, reduction, and/or redirection of objectionable characteristics of commercial uses adjacent to residential areas. These attributes may be noise, glare, signs, parking areas, loading docks, and refuse collection.

However the lot identified as Neighborhood Commercial **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan. This area is primarily "I" and "J" zoning along the Freeway and should be looked at with the 2016 Comprehensive Plan update. The "B" zoning to the west of the property is an Oncor Transmission line approximately 100 ft. wide along the majority of the property and about 55 ft. wide along the very southern boundary.

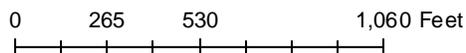
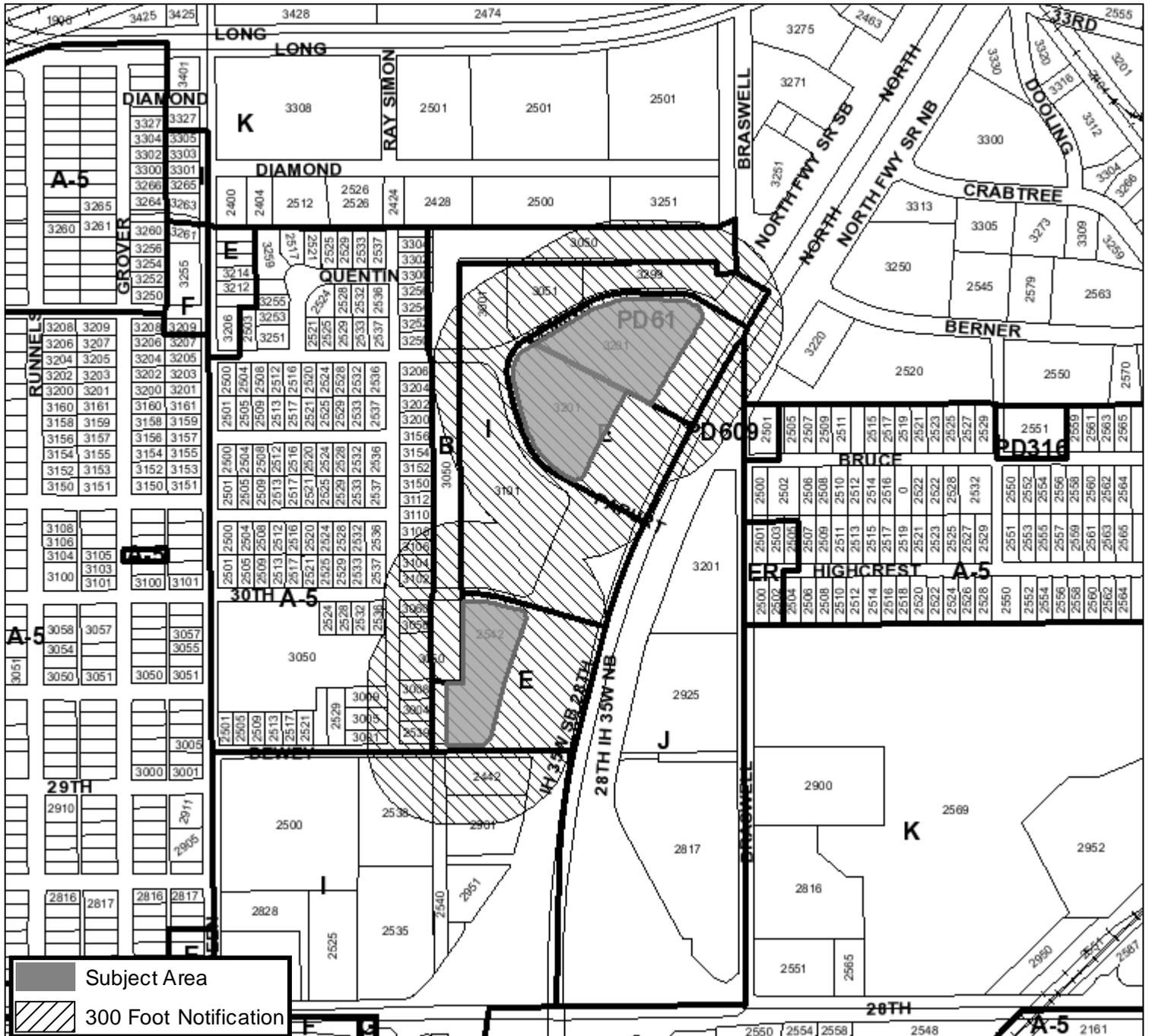
Attachments:

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

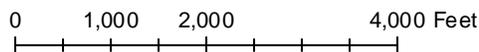
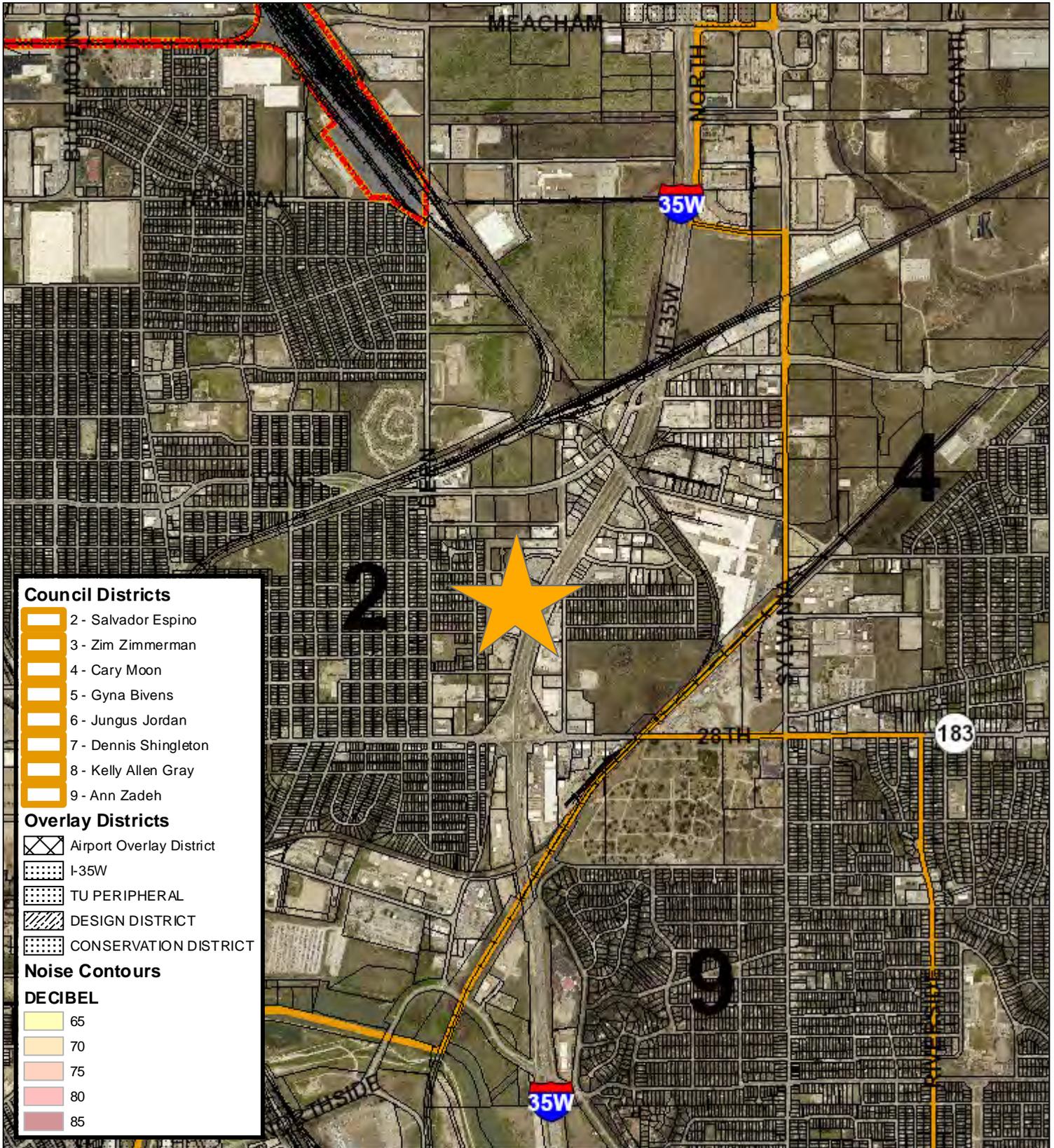


Area Zoning Map

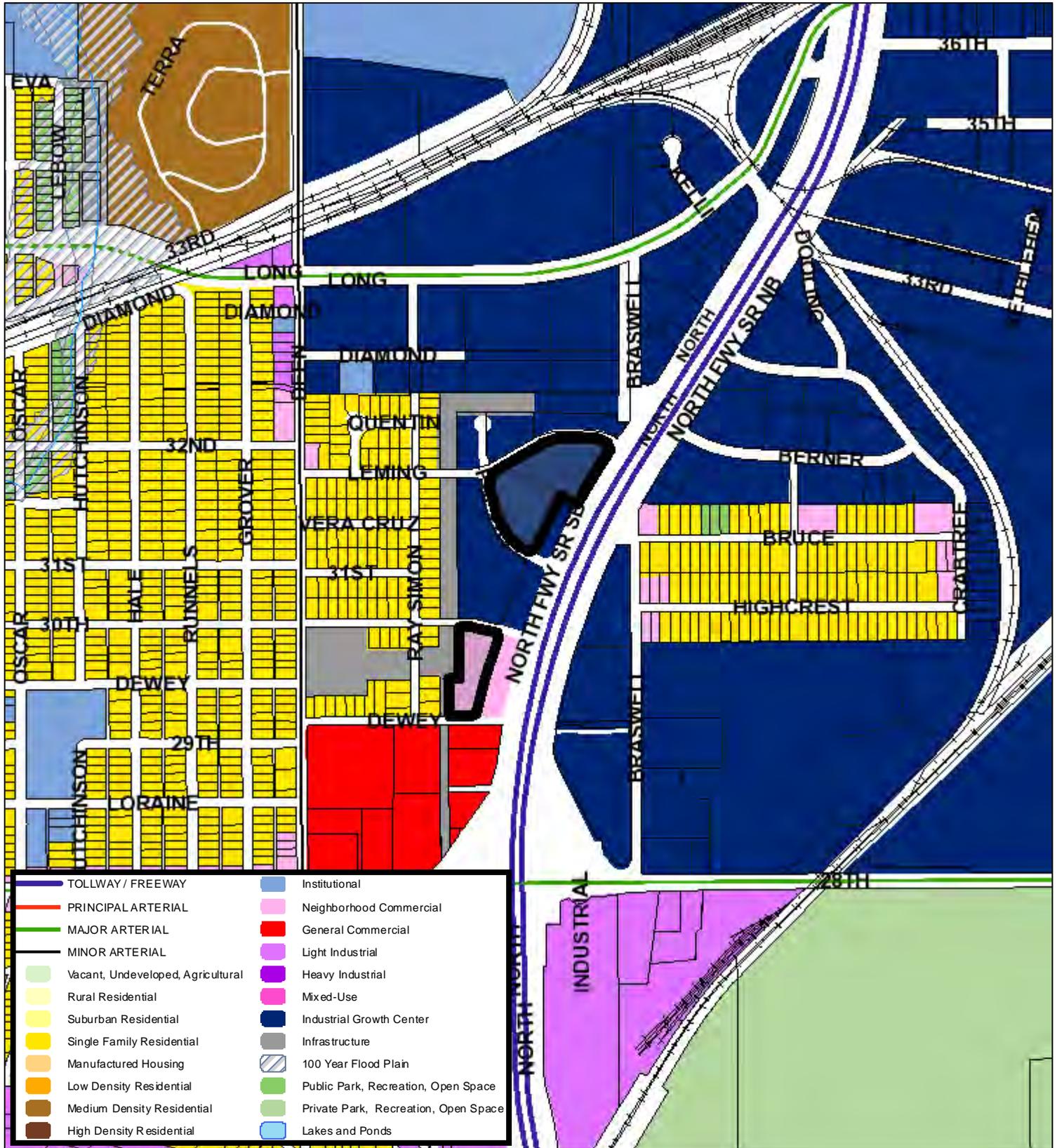
Applicant: Alanah GB
 Address: 3201 North Freeway & 2542 NE 30th Street
 Zoning From: E, PD 61
 Zoning To: I
 Acres: 8.69249484
 Mapsco: 63B
 Sector/District: Northeast
 Commission Date: 1/13/2016
 Contact: 817-392-2495



Area Map



Future Land Use

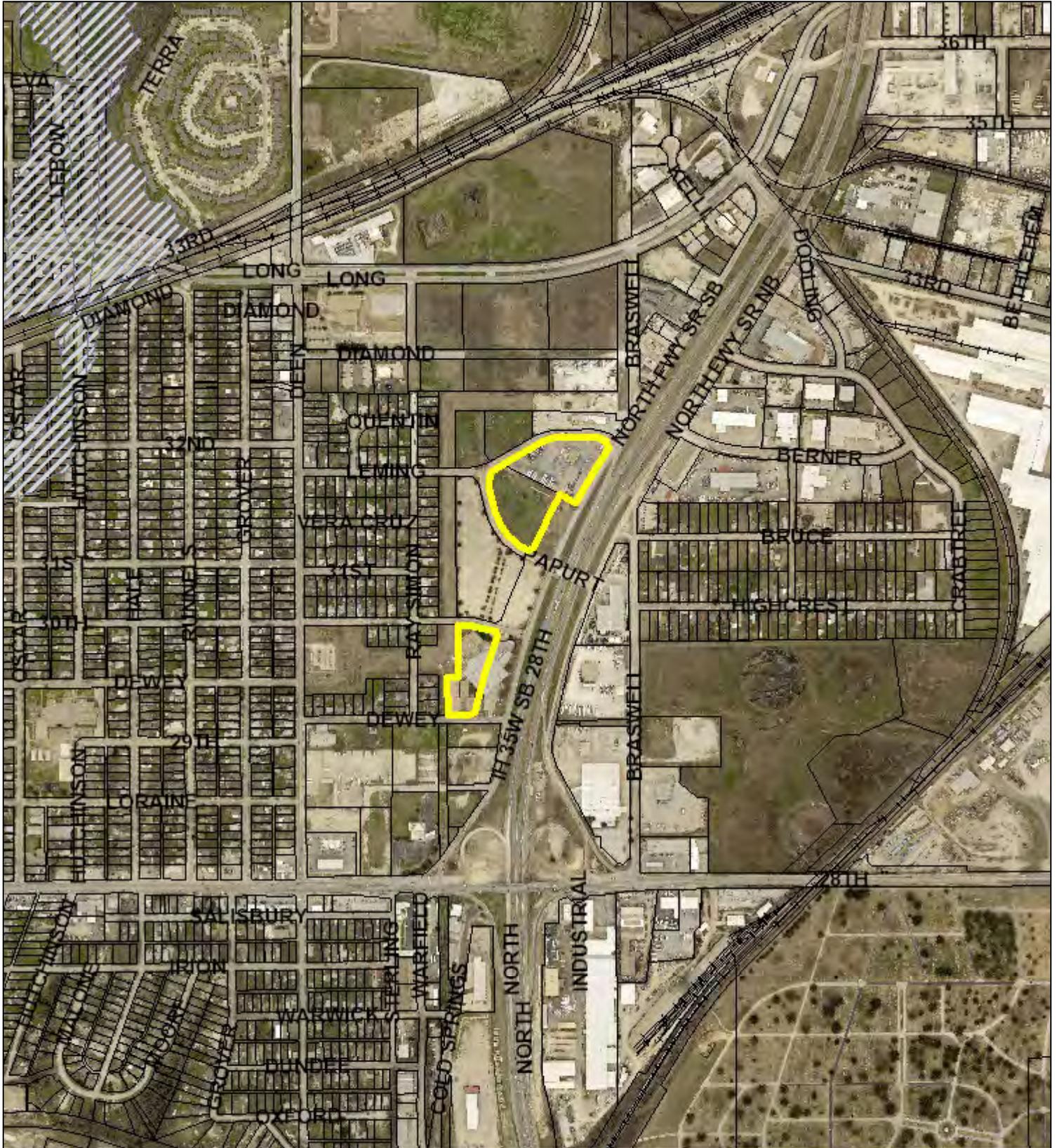


800 400 0 800 Feet

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



0 500 1,000 2,000 Feet



Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-15-167
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Liberty Bankers	NA	In	Opposition	Sent letter

5. ZC-15-168 Alanah G. B. LLC (CD 2) 3201 North Freeway and 2542 NE 30th Street (Karren Addition, Third Filing, 8.69 Acres): from “E” Neighborhood Commercial and PD61 Planned Development/Specific Use for all uses in “F” General Commercial including a truck stop with fuel accessory uses; site plan waived to “I” Light Industrial

John Grant, 3244 Hemphill Street, Fort Worth, Texas representing Alanah G. B. LLC explained to the Commissioners they are cleaning up and rezoning some lots to “I” to accommodate for the expansion of the I35 Freeway. Mr. Grant said they have a truck stop under construction and are proposing truck stop accessories uses.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

6. ZC-15-169 The Destiny Church (CD 7) – 10100 Blue Mound Road (W. Redfield Survey, Abstract No. 1348, 9.50 Acres): from “AG” Agricultural to “A-5” One-Family

Ben Raef, 5751 Kroger Drive, Keller, Texas representing Destiny Church explained to the Commissioners they are proposing single-family and is part of the preliminary plat conditionally approved by the City Plan Commission.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Dunn. The motion carried unanimously 9-0.

7. ZC-15-170 Jeffrey Treadwell (CD 7) – 1812-1814 Montgomery Street (Queensborough Heights Addition, Block 7, Lots 23 & 24, 0.13 Acres): from “E” Neighborhood Commercial to PD/E Planned Development for all uses in “E” Neighborhood Commercial plus bar in a separate building only as accessory to a restaurant; site plan included

Jocelyn Murphy, Planning Manager explained to the Commissioners staff is requesting a 30 day continuance.

Christina Patoski, 4237 El Campo, Fort Worth, Texas on behalf of Arlington Heights NA spoke in support and explained to the Commissioners they have been working with Taco Heads with