



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 1, 2016

Council District 7

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

Opposition: One spoke
Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Andrew Blake

Site Location: 3300 W. 4th Street

Mapsc0: 62W

Proposed Use: Parking Lot

Request: From: PD 733 "PD/SU" Planned Development/Specific Use for residence with office for both units; site plan required

To: Amend PD 733 to add parking lot, site plan included

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Significant Deviation).

Background:

The site is located on the corner of 4th Street and Arch Adams Street. The applicant is proposing a zoning change of PD 733 "PD/SU" Planned Development/Specific Use for residence with office for both units; site plan required to add the offsite parking lot use, site plan required. The applicant is required to amend the zoning and site plan since the current PD only allows for the residence with office. Typically, sites with residential zoning classifications are required to go before the Board of Adjustment to obtain a Special Exception for offsite parking. However, rezoning is required in this situation since the PD was for a specific use.

The applicant would like to use the vacant lot for fourteen (14) parking spaces for a nearby business to the north. The applicant also owns and operates the office building to the east and is working to lease spaces in both buildings. The lot is needed in order to accommodate parking needs for tenants in both buildings.

The applicant is requesting four waivers. Approximately two parking spaces are located within the projected 20 ft. setback. The adjacent "C" zoning does not contain the off premise parking lot protections such as screening fence, bufferyard, and locked/gated that adjacent sites zoned "A" or "B" have. Therefore, additional fencing and other requirements will be left to the discretion of the Zoning Commission and Council.

6.201 F. Off-Site Auxiliary Parking If sufficient parking is not available on the premises, a private parking lot may be provided within 500 feet, either on property zoned for that purpose or on approval as a special exception by the Board of Adjustment subject to the following conditions:

1. The parking must be subject to the front yard setback requirements of the district in which it is located.
2. The parking area must be hard surfaced and dust free (except as provided in 6.202E. above).
Commentary: For additional restrictions on auxiliary parking in the “ER” District, see Section 4.900D.
3. A minimum 6-foot screen fence and bufferyard must be provided on all sides adjacent to a residential district in accordance with Section 6.300.
4. Area lights must be directed away from adjacent properties.
5. The lot, if adjacent to a residential district, must be chained and locked at night.

The applicant has requested that the case be withdrawn. Typically, these cases are denied without prejudice.

Site Information:

Owner: Andrew C. Blake
2929 W. 5th Street, Suite A
Fort Worth, TX 76107

Agent: Lynnette Payne/Mereken Land & Production Company

Acreage: 0.14 acres

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North “E” Neighborhood Commercial / commercial
 East “E” Neighborhood Commercial / office
 South “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus art gallery; site plan waived / residential
 West “C” Medium Density Multifamily / residential

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations.

1. 20 ft. setback along 4th Street (parking prohibited) (**waiver requested**)
2. 5 ft. bufferyard required on the west side (**waiver requested**)
3. Screening fence required adjacent residential (**waiver requested**)
4. Parking lot required to be chained and locked at night (**waiver requested**)

TPW/Transportation and Public Works site plan comments:

No comments have been made at this time.

Platting Comments

No comments at this time.

Comments made by Platting and TPW staff cannot be waived through the zoning process.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
4 th Street	Residential	Residential	No
Arch Adams	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Westside Alliance	Camp Bowie District Inc.
Linwood NA	Cultural District Alliance
Monticello NA*	Trinity Habitat for Humanity
University Park Owners Association	Streams And Valleys Inc
Sixth & Arch Adams HA	Fort Worth ISD
Casa Blanca HOA	

*Located within Neighborhood Association

Recent Relevant Zoning and Platting History:

Zoning History: From "C" Medium Density Multifamily to PD 733, "PD/SU" Planned Development/Specific Use for residences with office for both units, site plan approved; Effective 12/12/06

Platting History: NA

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to Amend PD 733 to add a parking lot for offsite parking, site plan included. Surrounding land uses vary with residential to the west, and south, office uses across the street, and commercial to the north.

The proposed parking lot encroaches into a residential neighborhood. A clear delineation of residential exists from the alley north of the subject property, west of Arch Adams St. As a result, the proposed zoning **is not compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the site as Low Density Residential. The proposed zoning is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

As a result, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

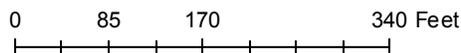
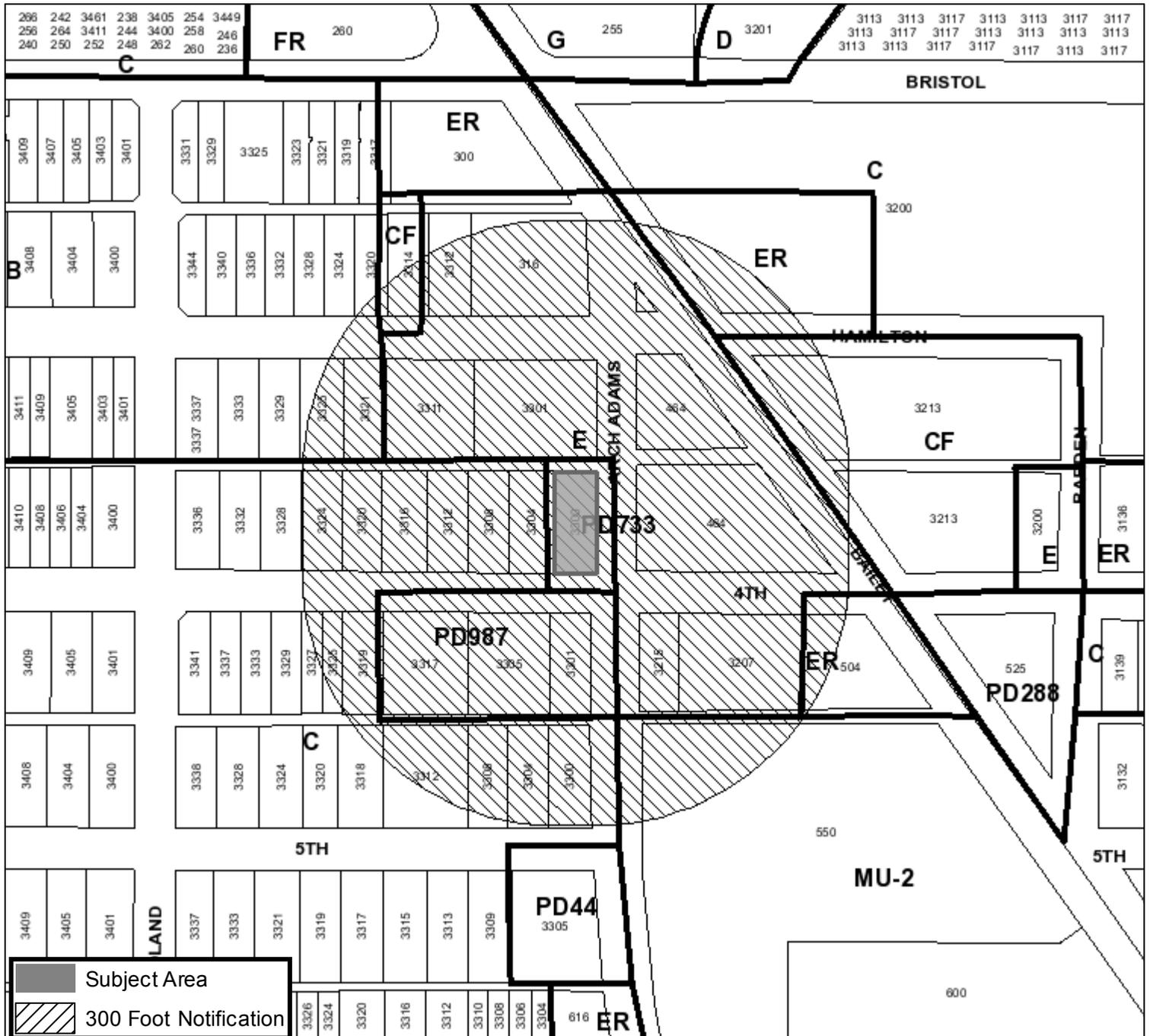
Attachments:

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



Area Zoning Map

Applicant: Andrew Blake
 Address: 3300 W. 4th Street
 Zoning From: PD 733
 Zoning To: Amend PD 733 PD/SU for residence with office to add parking lot
 Acres: 0.14295889
 Mapsco: 62W
 Sector/District: Arlington Heights
 Commission Date: 1/13/2016
 Contact: 817-392-8043



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

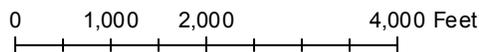
Overlay Districts

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

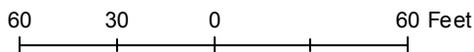
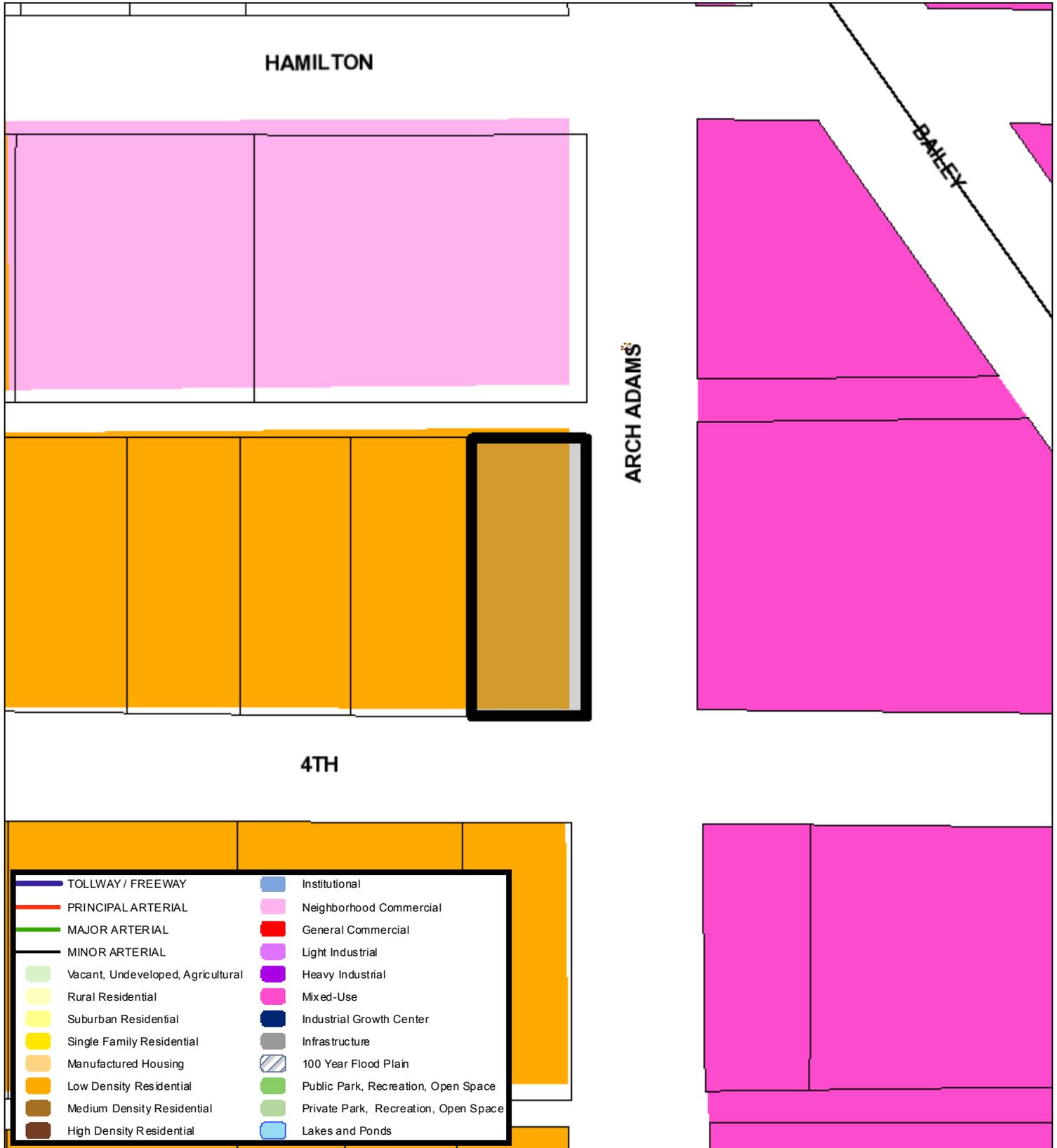
Noise Contours

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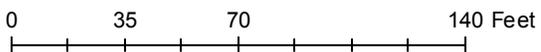
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-  75
-  80
-  85



Future Land Use



Aerial Photo Map



Motion: Following brief discussion, Mr. Northern recommended Approval as Amended of the request to reduce the patio area by 800 sq. ft., seconded by Ms. Dunn. The motion carried 6-3 with Ms. McDougall, Ms. Conlin and Mr. Flores against.

<i>Document received for written correspondence</i>					ZC-15-170
Name	Address	In/Out 300 notification area	Position on case		Summary
Sarah Castillo	1812 Montgomery	Out		Support	Spoke at hearing
David & LaFarris Albee	3612 Lafayette	In		Support	Spoke at hearing
Sergio Yanes/ Arlington Heights NA	4422 Pershing	Out		Support as long as they meet min. parking and no setback waiver	Spoke at hearing
David Berning	3612 Washburn	Out		Support as long as no waivers are granted	Spoke at hearing
Charles Team	1608 Virginia Pl	Out		Support	Sent letter in
Cliff Ellis	1900 Sutter	Out		Support	Sent letter in

3. ZC-16-003 Andrew Blake (CD 7) 3300 W. 4th Street (William J. Bailey Addition, Block 17, Lot 20, 0.14 Acres): from PD733 “PD/SU” Planned Development/Specific Use for residence with office for both units; site plan approved to Amend PD733 to add parking lot; site plan included

Lynnette Payne, 1547 N Highway 77, Italy, Texas representing Andrew Blake explained to the Commissioners they are requesting to withdraw the case at this time to address concerns raised by a neighbor and to meet with the neighborhood organizations.

Courtney Holt, 3509 Hamilton Avenue, Fort Worth, Texas spoke in opposition and said as a representative of the Monticello NA they have not had a meeting and look forward to working with them.

Motion: Following brief discussion, Mr. Northern recommended a Denial without Prejudice of the request, seconded by Ms. Runnels. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-003
Name	Address	In/Out 300 notification area	Position on case		Summary
Courtney Holt	3509 Hamilton Ave	Out	Opposition		Spoke at hearing