



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 3

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

Opposition: None submitted
Support: None submitted

Continued Yes X No ___
Case Manager Jocelyn Murphy
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Calvin Rucker

Site Location: 6600 Calmont Ave. Mapsco: 74K

Proposed Use: Office/warehouse tenant spaces

Request: From: "E/AO" Neighborhood Commercial/ NASJRB Airport Overlay
To: "PD/E/AO" Planned Development for all uses in "E" Neighborhood Commercial plus office/warehouse/NASJRB Airport Overlay; site plan included

Land Use Compatibility: Requested change is not compatible.

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

Background:

The property is located between IH-30 West and Calmont Ave. between a water tower and community pool. The applicant is proposing to develop three office/showrooms with warehouse buildings around a center court area. The applicant informed staff that he intends to build tenant spaces for his personal use and for lease.

The property is only accessed by Calmont Ave.; no highway frontage roads serve the property. Calmont is a two lane road that functions as a collector for the area. It also is fronted by single family homes and is the primary access for the residential neighborhood to the south. Calmont is a two way street until the intersection with Bigham St. to the east of the subject property where it becomes one way and merges into the I-30 exit ramp. All traffic for the subject property would enter from the west, through the Green Oaks intersection.

The applicant met with the neighbors on August 29. No written correspondence has been received from the adjacent neighborhood. Opposition has been received from a property owner across the street due to the light industrial uses including the truck traffic since the only access to the proposed warehouse uses from Calmont.

The site plan indicates that the use is office/warehouse. A metal covered storage area is provided on the north side, adjacent to I-30. The buildings will have a metal exterior with 48" of stone wainscot/façade with the two building walls toward Calmont having a full stone facade. An 8 ft. wood or masonry screening

fence will screen the property on three sides. At 2 parking spaces per 1,000 sf, for 17,700 sf, 36 parking spaces are required and provided.

The case was submitted into the NASJRB Regional Coordination Committee review tool and the below responses were submitted.

Name	Entity	Date	Comment
Brett McGuire	City of Lake Worth	7/25/2016	The intended use designation appears to be compatible. No objections.
Randy Skinner	Tarrant County	7/25/2016	The proposed development appears to be compatible. I have no objections.
Dave Gattis	City of Benbrook	7/25/2016	As I understand it, the proposal is to rezone a vacant piece of property in the 65 dB contour from E Neighborhood Commercial to J Medium Industrial which is compatible with the JLUS. The property fronts on Calmont and backs up to I-30. It looks like the property across Calmont is residential, but I trust that Fort Worth will require adequate design and buffering to mitigate any conflict.

Site Information:

Owner: Calvin Rucker
 6131 Locke Ave.
 Fort Worth, Texas 76116

Acreage: 1.48 acres

Comprehensive Plan Sector: Western Hills/Ridglea

Surrounding Zoning and Land Uses:

- North "G" Intensive Commercial / Interstate 30
- East "B" Two-Family / water tower, I-30 right-of-way
- South "B" Two-Family / single family residential
- West "E" Neighborhood Commercial / community pool

Recent Relevant Zoning and Platting History:

Zoning History: NA
 Platting History: NA

Site Plan Comments:

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

1. A/c units within eastern permanent easement may require an encroachment agreement with the easement holder.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Calmont Ave.	Collector	Collector	No

Public Notification:

Organizations Notified	
Ridglea North*	NASJRB
Ridgmar	Trinity Habitat for Humanity
Fort Worth ISD	Streams and Valleys Inc.

* Closest registered neighborhood association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus office/warehouse and showrooms. Surrounding land uses consist of single-family south, water tower and highway to the east, and community pool to the west. Other area uses include older multifamily apartment units and some retail further to the west.

Due to the residential adjacency and traffic limitations on Calmont Ave, the proposed light industrial zoning **is not compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Institutional, likely due to its location between a community pool and water tower. Neighborhood Commercial could also be appropriate at this location. However, industrial warehouse uses which generate truck traffic, outdoor storage, retail activity, and possibly noise are not appropriate near the primarily residential uses.

The following Comprehensive Plan policies apply to this proposal:

- Preserve the character of rural and suburban residential neighborhoods.
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

Based on non conformance with the future land use map, and policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

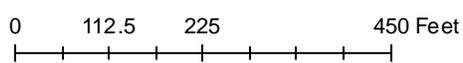
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes of September 14, 2016 Zoning Commission hearing

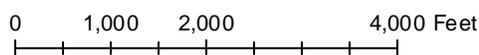
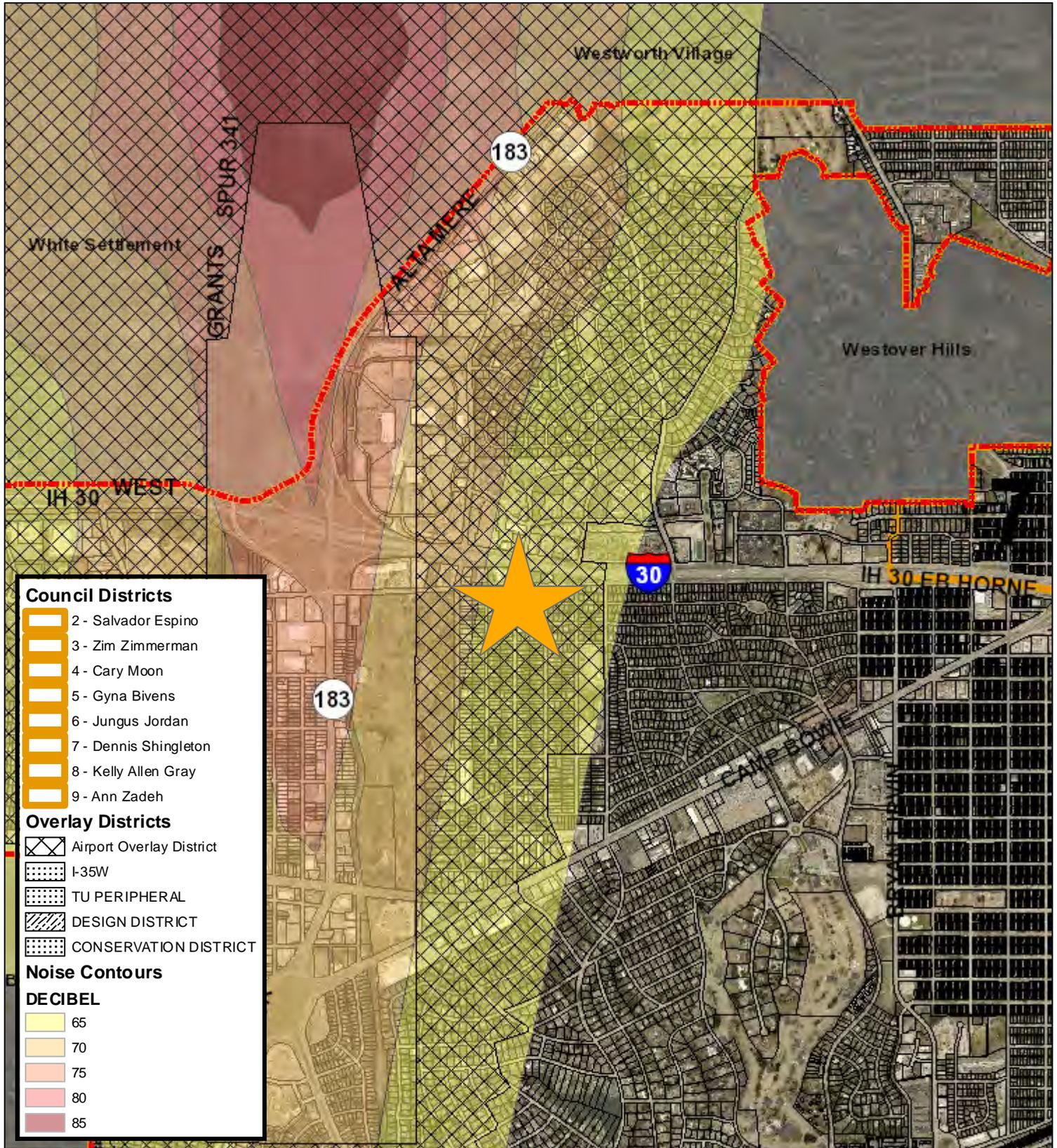


Area Zoning Map

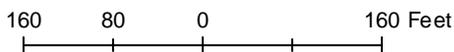
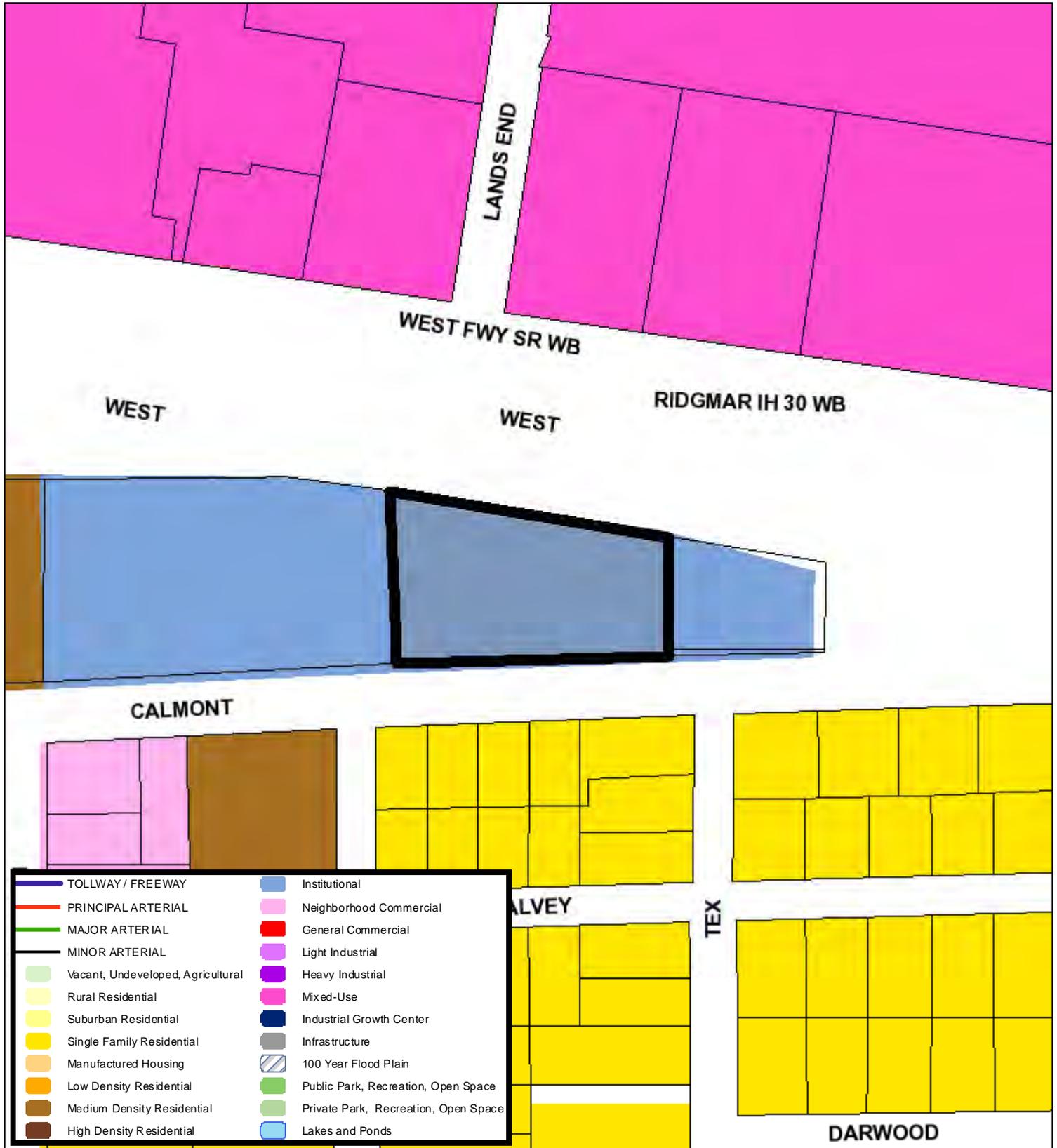
Applicant: Calvin Rucker
 Address: 6600 Calmont Avenue
 Zoning From: E/AO with NASJRB Airport Overlay
 Zoning To: PD/E plus office/warehouse with NASJRB Airport Overlay
 Acres: 1.48572196
 Mapsco: 74K
 Sector/District: W. Hills/Ridglea
 Commission Date: 9/14/2016
 Contact: 817-392-6226



Area Map



Future Land Use



Aerial Photo Map



0 105 210 420 Feet



<i>Document received for written correspondence</i>					ZC-16-140
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Lisa Ball	1210 S. Adams	In	Opposition		Spoke at hearing
Ted Sowirka	1120 S. Adams	In	Opposition		Spoke at hearing
Seth Austin	1134 S. Adams	In	Opposition		Spoke at hearing
Marielle Mercurio	1118 S. Adams	In	Opposition		Spoke at hearing
Mike Brennon	1105 Mistletoe	Out		Support	Spoke at hearing
Mike Kersh	212 Megan	Out		Support	Present did not speak
Lance Gibson	3296 CR 2134	Out		Support	Present did not speak
Dirik Oudt	5350 Emerson	Out		Support	Present did not speak
J./Karen Johnson	5736 El Campo	Out		Support	Present did not speak
Ted Egerton	10638 Mapleridge	Out		Support	Present did not speak
Rick Williamson	1501 Dragon St.	Out		Support	Present did not speak
Hayden Hyde	4232 Lanark	Out		Support	Present did not speak
Sally Burt	1204 S. Adams	In		Support	Sent letter in
Sam Brous	1600 W. Rosedale	In		Support	Sent letter in
Adam Love	556 8 th Ave.	Out		Support	Sent letter in
Several letters of support and opposition were submitted and can be found in the case file.					

4. ZC-16-148 Calvin Rucker (CD 3) – 6600 Calmont Avenue (Peterson Pate Survey, Abstract 256, Tract 10C3A and Abstract 1202, Tract 5EL, 1.48 Acre): from “E/AO” Neighborhood Commercial/NASJRB Airport Overlay to “PD/E/AO” Planned Development for all uses in “E” neighborhood Commercial plus office/warehouse/NASJRB Airport Overlay

Jared Shope, 1635 Rodgers Road, Fort Worth, Texas representing Calvin Rucker explained to the Commissioners the request to rezone for office/warehouse use. Mr. Shope said he has revised the site plan to include seven additional parking spaces (no revised site plan was submitted). He also mentioned he met with three of the registered neighborhood organizations and the main concern was the design of the building.

Gerry Curtis spoke in support. He did mention the neighborhood indicated a private use with limited uses to be more appropriate.

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

<i>Document received for written correspondence</i>					ZC-16-148
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Gerry Curtis	6700 Calmont Ave	In		Support	Spoke at hearing
NASRCC review	NA	Out		Support	Sent letter in
Debra Pruitt	Calmont	Out		Opposition	Sent letter in

IV. New Cases

5. ZC-16-079 Brickstone Development LP (CD 7) – 11785 and 11815 Alta Vista (JPH Land Surveying, 9.03 Acre): from PD 1066 “PD/A-10” Planned Development for all uses in “A-10” One-Family for the accessory structure to have the same architectural design as the main building with the following; up to 50% percent lot coverage; reduce front yard setback to 20 ft., side yard setback at 5 ft.; increase maximum square feet for accessory buildings up to 1,000 sf and allow accessory buildings in the front yard, and no storage of boats or recreational vehicles; site plan approved to add property to Amend PD 1066 to A-7.5 with the same development standards and reconfigure subdivision; site plan included

Ron Lowendowski, 10501 Alta Vista, Fort Worth, Texas property owner explained to the Commissioners he is present to answer any questions.

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

Mr. Genua asked Ms. Murphy to call ZC-16-152 through ZC-16-155 together.

6. ZC-16-152 City of Fort Worth Property Management (CD 5) – 5100 Martin Luther King Freeway (Southeast Service Center Addition, Block 1, Lot 2R, 6.82 Acre): from PD 566 “PD/SU” Planned Development/Specific Use for citizen drop off station for collection of large household waste (non-hazardous); site plan approved to Amend PD 566 to add hazardous household waste drop off/collection and minor site reconfigurations; site plan included

Robert Smouse, City of Fort Worth Assistant Director for Solid Waste explained to the Commissioners adding this use will allow for the Ft. Worth community to bring their household chemicals to one of the four drop off sites for convenience. The household chemicals they are referring to are paints, aerosols and fertilizers.

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

18. ZC-16-146 Denise Bennett and Kathryn Omarhail/City of Fort Worth Planning & Development (CD 9) – 2055 W. Lotus Avenue (West Oakhurst Addition, Block 1, Lots 18B & 19A, 0.85 Acre): from “A-21” One-Family to “A-21/HC” One-Family/Historic & Cultural

Libby Willis spoke in support and gave some background history of the property.

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

<i>Document received for written correspondence</i>					ZC-16-146
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Libby Willis	2300 Primrose Ave	Out		Support	Spoke at hearing
Jeff Redding	2039 W. Lotus	In		Support	Sent letter in

19. ZC-16-147 Virginia Bason/City of Fort Worth Planning & Development (CD 9) – 1600 Oakhurst Scenic Drive (West Oakhurst Addition, Block 6, Lots 1B & 4B2, 0.52 Acre): from “A-21” One-Family to “A-21/HC” One-Family/Historic & Cultural

Libby Willis spoke in support and gave some background history of the property.

Mr. Genua mentioned to Ms. Willis a letter of opposition received from Mr. Franks on Lotus and asked if he understood the zoning request. Ms. Willis went on to mention he may not have understood the notice in general based on language in the notice. Ms. Murphy mentioned the specific language in the notice stating persons are receiving this notice because they are within 300 ft.

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

<i>Document received for written correspondence</i>					ZC-16-147
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Libby Willis	2300 Primrose Ave	Out		Support	Spoke at hearing

20. ZC-16-148 Calvin Rucker (CD 3) – 6600 Calmont Avenue (Peterson Pate Survey, Abstract 256, Tract 10C3A and Abstract 1202, Tract 5EL, 1.48 Acre): from “E/AO” Neighborhood Commercial/NASJRB Airport Overlay to “J/AO” Medium Industrial/NASJRB Airport Overlay

Ms. Murphy explained to the Commissioners the applicant has requested a 30 day continuance.

Debra Pruitt spoke in opposition. She is concerned about unwanted traffic coming into the neighborhood, property values, noise and aesthetics.

Matthew Crites spoke in opposition. He is concerned about additional traffic as well.

Gerry Curtis, Vice President of the swim club spoke in opposition. He said the property is difficult to build on because of the topography.

Motion: Following brief discussion, Mr. Cockrell recommended a 30 day Continuance of the request, seconded by Ms. Dunn. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-148
Name	Address	In/Out 300 notification area	Position on case		Summary
Debra Pruitt	6517 Calmont Ave	Out	Opposition		Spoke at hearing
Matthew Crites/Marta Richardson	2800 Tex Blvd	In	Opposition		Spoke at hearing/ Signed petition
Gerry Curtis	6700 Calmont	In	Opposition		Spoke at hearing
John Katchinska	6617 Calmont	In	Opposition		Signed petition
Sue Ann Burnside	6621 Calmont	In	Opposition		Signed petition
Julia Lomas	6608 Malvey	In	Opposition		Signed petition
Jan Riley	2808 Tex Blvd	In	Opposition		Signed petition
Sandy McAllister	2804 Tex Blvd	in	Opposition		Signed petition

21. ZC-16-149 Alejandro Giles (CD 2) – 2831 Ellis Avenue (MG Ellis Addition, Block 59, Lots 15 & 16, 0.32 Acre): from “B” Two-Family to “E” Neighborhood Commercial

Kimberly Giles, 1590 Whitley Road, Fort Keller, Texas representing Mr. Giles explained to the Commissioners the building used to be a dental office, built in 1978 and may have been occupied as a residence at one point. The company wanting to purchase the property is a licensed professional counseling office. Ms. Giles stated she did reach out to some of the surrounding property owners who were in support.

Mr. Flores asked about the signatures; Ms. Giles will hand them in. Mr. Flores asked staff if the use would be permitted in “ER”. Ms. Murphy said yes but they would have a hard time providing parking and meeting setbacks the way the lot is configured.

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

<i>Document received for written correspondence</i>					ZC-16-149
Name	Address	In/Out 300 ft	Position on case		Summary