



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 25, 2019

**Council District** 8

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** None Submitted

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Suzanne and Jerry Webb

**Site Location:** 108 Cromwell St, 101 S. Riverside Dr Mapsco: 77H

**Proposed Use:** Warehouse

**Request:** From: "A-5" One-Family  
To: "I" Light Industrial

**Land Use Compatibility:** Requested change is not compatible.

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

**Staff Recommendation:** Denial

**Background:**

The proposed site is located on Cromwell Street, east of Riverside Drive. The applicant is requesting to rezone from "A-5" One-Family to "I" Light Industrial for a warehouse. The site is located adjacent to property which is zoned light industrial and has a light industrial future land use designation.

Surrounding properties are zoned "I" Light Industrial and "A-5" One Family. The property abuts a railroad to the north and residential property to the south. The access to this site is limited and would require industrial traffic to access the site via a residential street.

**Site Information:**

Owner: Jerry Webb  
115 S Riverside Dr  
Fort Worth, TX 76104  
Agent: Matthijs Melchiors  
Acreage: 0.38 acres  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

North "A-5" One Family; "I" Light Industrial / railroad  
East "I" Light Industrial / warehouse/barn  
South "A-5" One Family / single family

West "I" Light Industrial / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

| Street/Thoroughfare | Existing             | Proposed             | In Capital Improvements Plan (CIP) |
|---------------------|----------------------|----------------------|------------------------------------|
| Cromwell St         | Residential          | Residential          | No                                 |
| Daggett Ave         | Residential          | Residential          | No                                 |
| Riverside Dr        | Commercial Connector | Commercial Connector | No                                 |

**Public Notification:**

300 foot Legal Notifications were mailed on May 22, 2019.

The following organizations were notified: (emailed May 20, 2019)

| Organizations Notified                       |   |
|--|---|
| Historic Randol's Mill Valley Alliance, Inc. | Riverside Alliance                            |
| Glenwood Triangle NA                         | Parker Essex Boaz NA*                         |
| Near East Side NA                            | West Meadowbrook NA                           |
| Historic Southside NA                        | United Riverside NA                           |
| Tarrant Regional Water District              | East Fort Worth, Inc.                         |
| Streams And Valleys Inc                      | Trinity Habitat for Humanity                  |
| Eastside Sector Alliance                     | United Riverside Rebuilding Corporation, Inc. |
| Southeast Fort Worth Inc                     | East Fort Worth Business Assn                 |
| Fort Worth ISD                               |   |

*\*Site located within this registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is requesting to rezone from "A-5" One-Family to "I" Light Industrial for a warehouse. Surrounding land uses are a mix of vacant industrial and single family, with the only access for the site on residential streets through a predominantly residential area.

As a result, the proposed "I" Light Industrial zoning **is not compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the subject property as Single Family, but is adjacent to industrial zoning to the east and west. The proposed "I" Light Industrial zoning district, is not consistent with the following Comprehensive Plan policies.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on 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





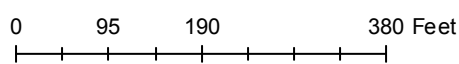
ZC-19-080

# Area Zoning Map

Applicant: Jerry Webb  
 Address: 108 Cromwell St, 101 S Riverside  
 Zoning From: A-5  
 Zoning To: I  
 Acres: 0.37743997  
 Mapsco: 77H  
 Sector/District: Southside  
 Commission Date: 6/12/2019  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification



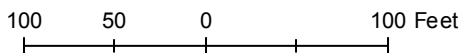
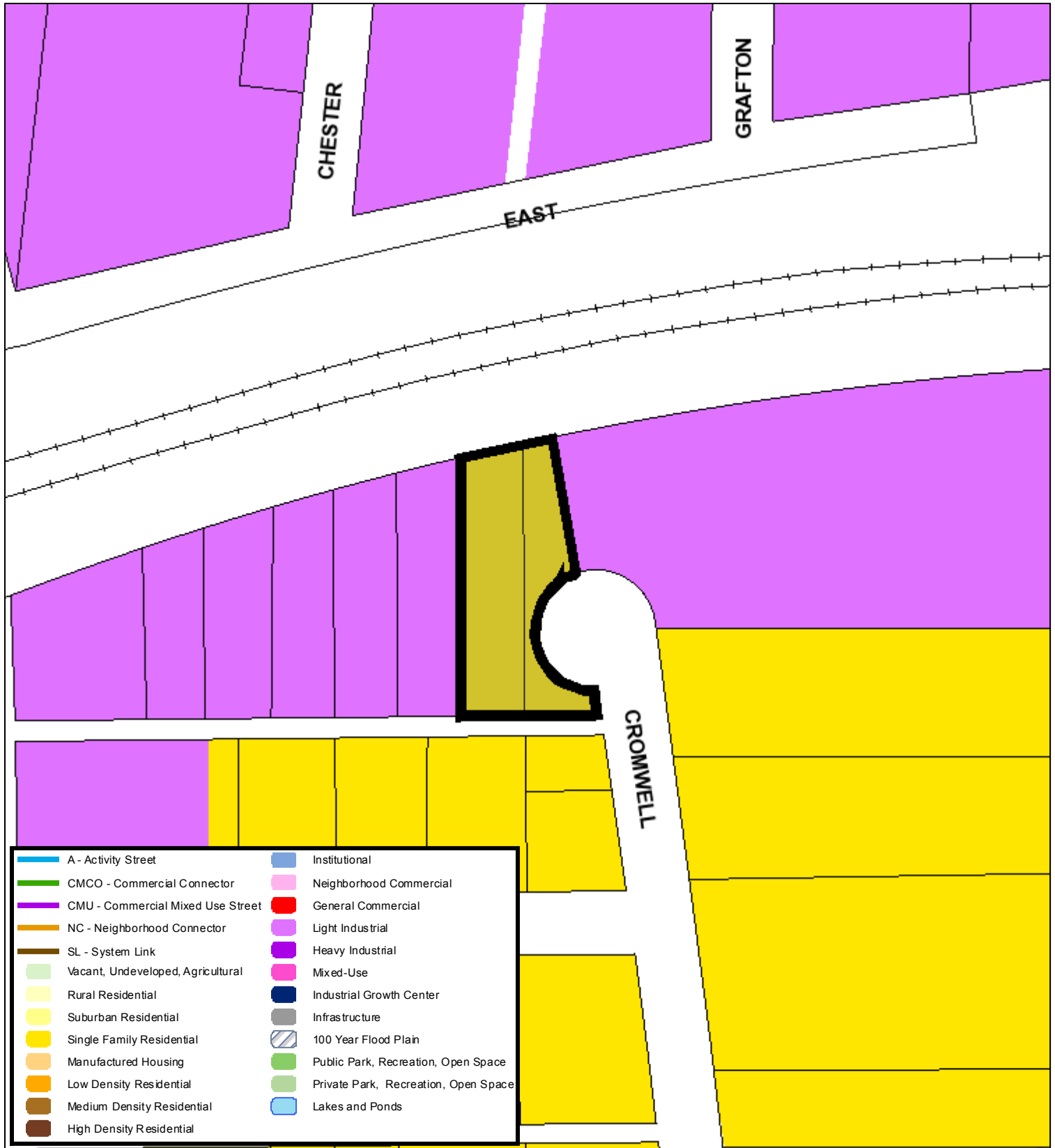


## Area Map





### Future Land Use



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 5, 2019.



**Aerial Photo Map**



0 65 130 260 Feet

