



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 22, 2021

Council District 7

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

Opposition: 1 speaker, 7 letters, North Lake Worth NA
Support: 3 letters, petition with 24 signatures

Continued Yes ___ No X
Case Manager Arty Wheaton-Rodriguez
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Shaun Riddle

Site Location: 4025 Marina Drive Acreage: 1.17

Proposed Use: Boat/Auto Repair, Single Family Home, Marina

Request: From: "A-5" One-Family, NASJRB Overlay

To: Amend "PD136" (S/U for a marina) increasing the size of the PD and adding single family residence (existing) and auto/boat repair, NASJRB Overlay

Land Use Compatibility: Requested change is **compatible**.

Comprehensive Plan Consistency: Requested change is **consistent**.

Staff Recommendation: **Approval**

Background:

The property is located along the shoreline of Lake Worth with frontage on Marina Drive. The property today has a marina for boat storage and two existing structures on land. The larger structure at the western edge of the property, nearest to the lake, had been used as a boat repair facility. In the past the marina was much larger in this location and buildings spanned from the existing PD136 boundary through this proposed site. The structure closest to Marina Drive has been used as a single family home by the applicant.

PD136 is an existing Planned Development for Specific Use of a marina and restaurant with alcohol sales. In the early 2000s most of the marina facilities at this location were torn down with the three described structures remaining. Although these structures have been on the site and part of the marina since the 1950s this specific property was not a part of the area zoned for the specific use of a marina.

Site Information:

Surrounding Zoning and Land Uses:

- North "PD5136" / vacant, previous use marina
- East Outside of City Limits / City of Lake Worth residential
- South "A-5" One-Family / marina Lake Worth Boat & Ski Club

West "A-5" One-Family / Lake Worth

Recent Relevant Zoning History:

Zoning History: ZC-92-049, creation of PD136; ZC-14-102, creation of NASJRB Overlay

Public Notification:

300 foot Legal Notifications were mailed on April 23, 2021.

The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
North Lake Worth NA	Scenic Shores NA
Streams And Valleys Inc	Trinity Habitat for Humanity
NAS Fort Worth JRB RCC	Fort Worth ISD
Azle ISD	Lake Worth ISD

Not located within a registered neighborhood organization.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend PD136 to increase the size of the PD. The applicant is also requesting to add the uses of boat and auto repair. Within the minutes of the October 13, 1992 City Council (attached) it was discussed accessory uses to the marina can include boat repair. The applicant in this case wishes to expand that use to also allow auto repair, which is similar in nature. (At the time of the creation of this PD it was discussed in the minutes that a marina includes ship and dock rental, repair of boats and motors, operation of machine shop to repair boats and a dry dock and storage.) A single family home exists on the property within an older marina related structure. Surrounding land uses consist of the lake itself, another marina, vacant land, and residential development in the City of Lake Worth.

At this time, there is no proposed new construction.

As a result, the proposed zoning amendment **is compatible** at this location.

2. Comprehensive Plan Consistency-Far West

The 2021 Comprehensive Plan designates the subject site Open Space (private). The Comprehensive Plan describes this designation as public or private recreation, or passive land. The below Comprehensive Plan has adopted the Lake Worth Vision Plan by reference. The Lake Worth Vision Plan promotes the use of City property used by the Lake Worth Boat and Ski Club (adjacent and south of the proposed zoning change) as it promotes boating recreation and allows Fort Worthy residents to participate in water recreation activities at Lake Worth. The plan also supports consideration of existing clubs or other suitable locations on the lake (pg 49).

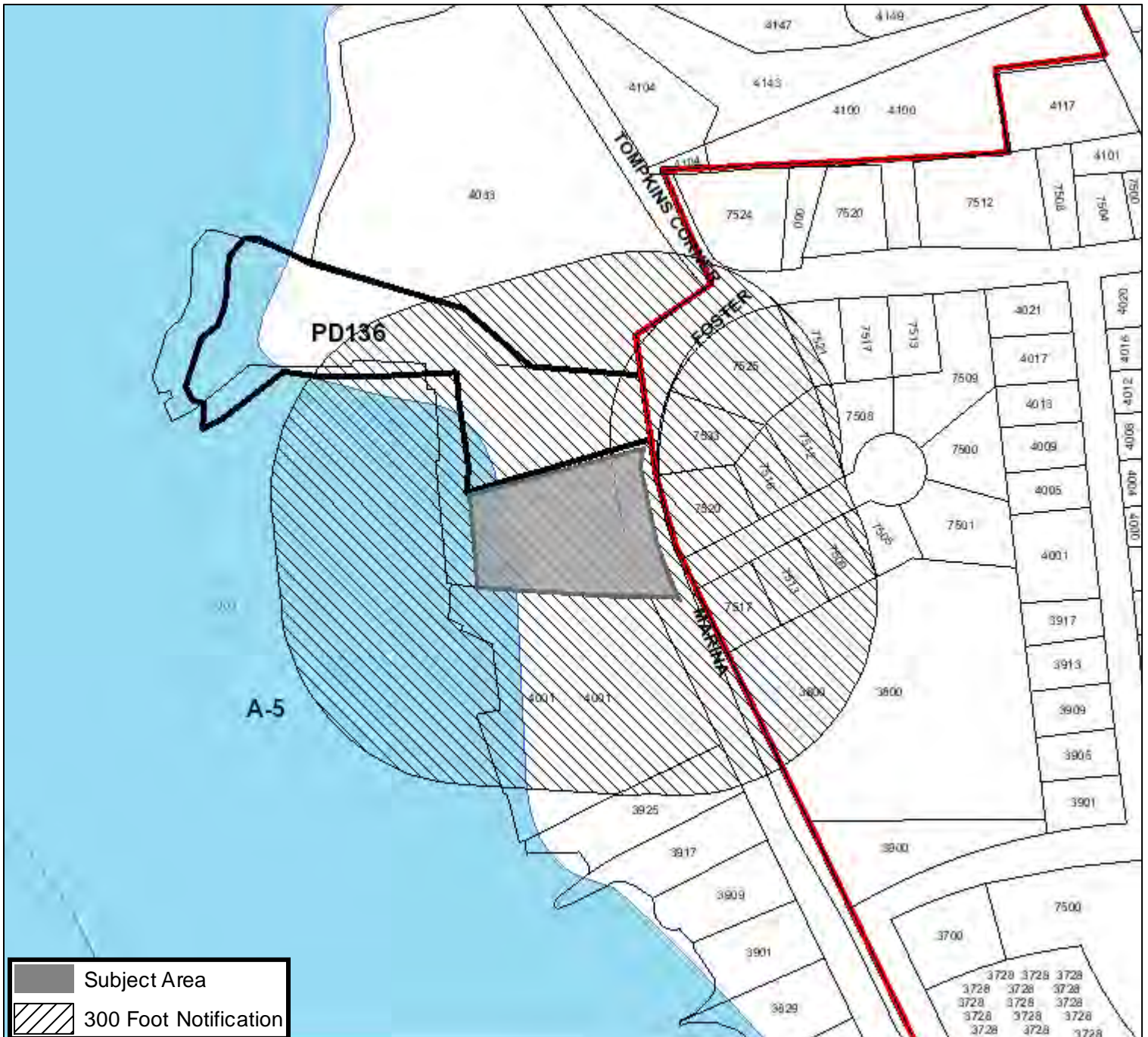
Based on conformance with the strategies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph
- ZC-92-052 minutes

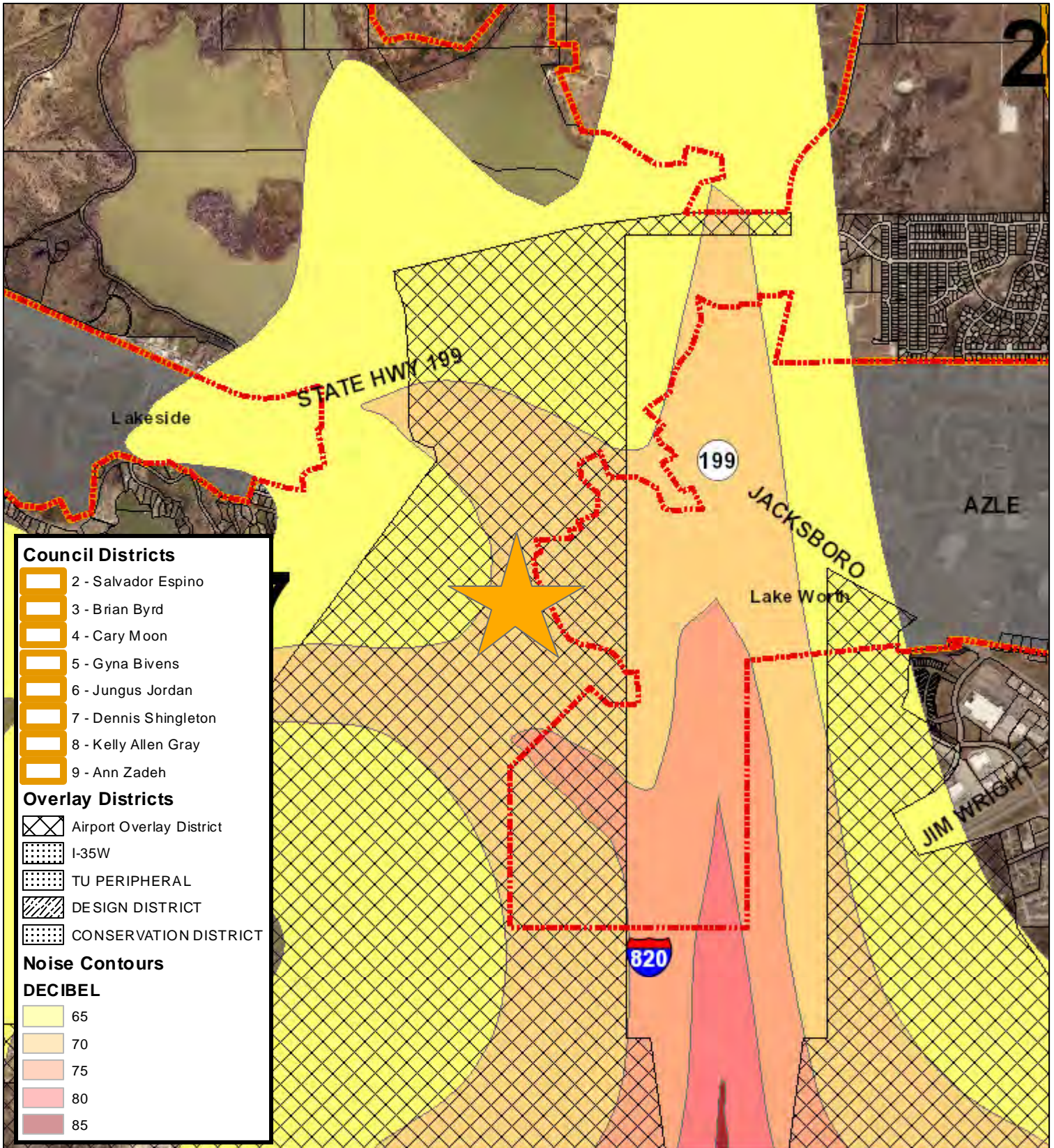
Area Zoning Map

Applicant: Shaun Riddle
 Address: 4025 Marina Drive
 Zoning From: A-5 with NASJRB Overlay
 Zoning To: PD 136 and adding single family residence, auto/boat repair with NASJRB Overlay
 Acres: 1.17982457
 Mapsco: 45V
 Sector/District: Far West
 Commission Date: 5/12/2021
 Contact: null



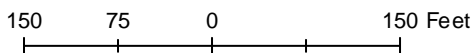
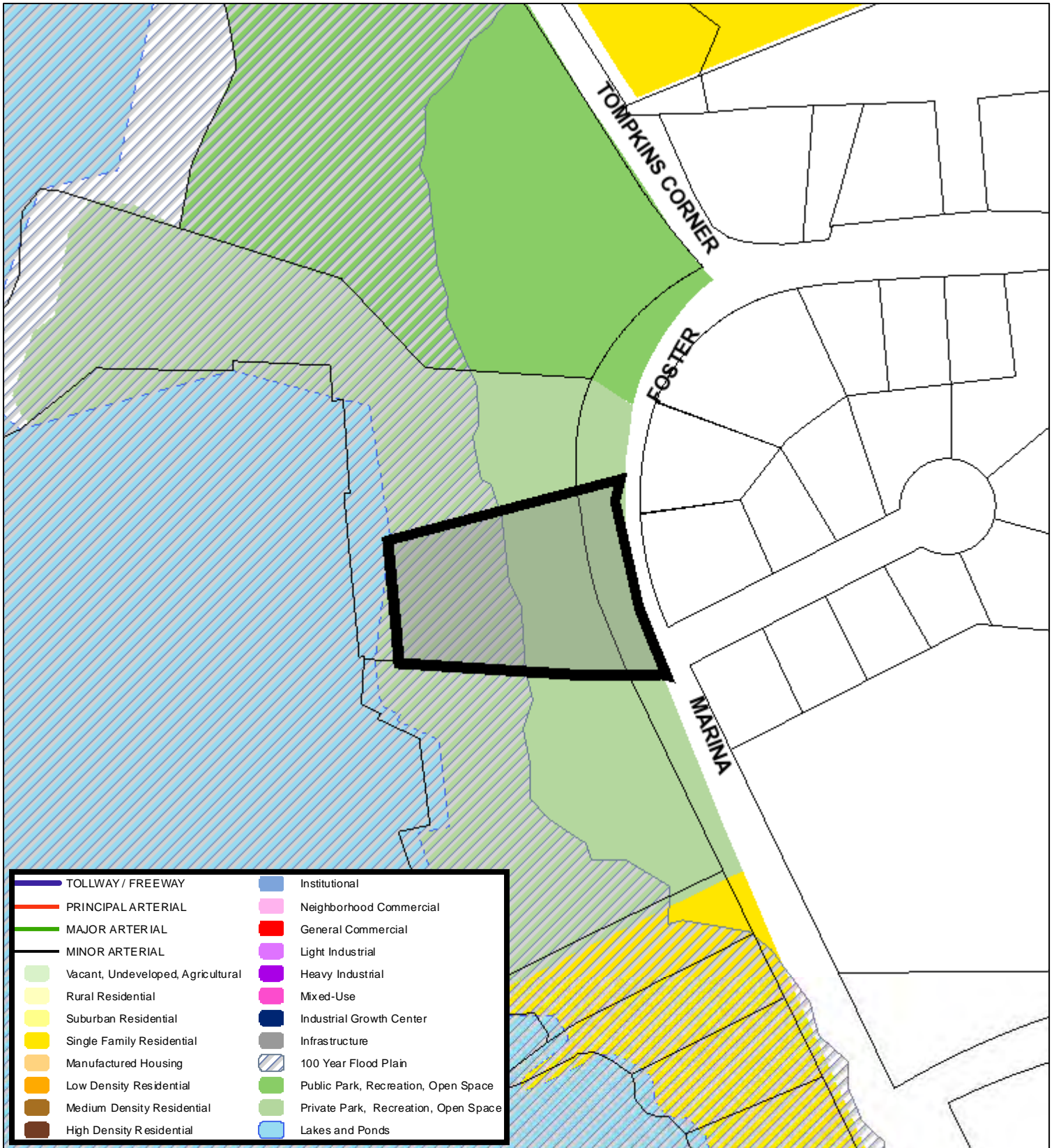
0 110 220 440 Feet

Area Map



0 1,000 2,000 4,000 Feet

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 6, 2018.



Aerial Photo Map



0 95 190 380 Feet



Tuesday, October 13, 1992

<p>M&C FP-3006 re final payment to McClendon Construction Company, Inc.</p>	<p>There was presented Mayor and Council Communication No. FP-3006 from the City Manager recommending that the City Council accept as complete the assessment paving of Truman Drive, from Loop 820 to Ramey, and Truman Court, from Truman Drive to Cul-de-Sac; approve the final assessment roll; authorize the issuance of certificates as evidence of the special assessments levied against the abutting property owners of Truman Drive, from Loop 820 to Ramey and Truman Court from Truman Drive to Cul-de-Sac; and authorize final payment of \$10,831.29 to McClendon Construction Company, Inc. It was the consensus of the City Council that the recommendations be adopted.</p>
<p>Resolution No. 1851 Zoning Hearing</p>	<p>It appeared to the City Council that Resolution No. 1851 was adopted on September 22, 1992, setting today as the day for a hearing in connection with the recommended changes and amendments to Zoning Ordinance 3011, and that notice of the hearing had been given by publication in the <u>Fort Worth Commercial Recorder</u>, the official newspaper of the City of Fort Worth, Texas, on September 25, 1992.</p>
<p>Z-92-016 cont. until November 10, 1992</p>	<p>It appeared to the City Council that on August 11, 1992, they continued the zoning application of Williams Investment Company, Inc., for a proposed change in signing of property located at 1201 Granger Street and 1200-1208 South Jennings Avenue, Zoning Docket Z-92-016, from day to day and from time and time and especially to the City Council meeting of October 13, 1992. Mayor Mayor Pro tempore Webber asked if there was anyone present desiring to be heard.</p>
<p>Mr. Bob Martin re Z-92-053</p>	<p>Council Member Chappell made a motion, seconded by Council Member McCray, that Zoning Docket No. Z-92-016, Williams Investment Company, Inc., for a proposed zoning change for property located at 191201 Granger Street and 1200-1208 South Jennings Avenue, from a change of zoning from "D" multi-family to "F-R" restricted commercial be continued until November 10, 1992. The motion carried unanimously.</p>
<p>Mr. Bob Martin re Z-92-053</p>	<p>Mr. Bob Martin, 1819 South Adams, appeared before the City Council and requested that the City Council give favorable consideration for the recommended change in zoning for property located at 2517 Ryan Place Drive from "A" One-Family to "A/HC" One-Family Historical and Cultural Subdistrict, Zoning Docket No. Z-92-053.</p>
<p>Z-92-057 re cont. until November 10, 1992</p>	<p>Council Member Silcox made a motion, seconded by Council Member McCray, that the zoning application of John P. Ryan for a change in zoning of property located at 4325-4401 Bryant Irvin Road from "C" Multi-Family and "E" Commercial to "G" Commercial, Zoning Docket No. Z-92-057, be continued until the regular City Council Zoning Hearing on November 10, 1992. The motion carried unanimously.</p> <p>There being no one present desiring to be heard in connection with the recommended changes and amendments to Zoning Ordinance No. 3011, Council Member Chappell made a motion, seconded by Council Member Fuente, that the hearing be closed and that the following zoning applications be approved; and the zoning ordinances adopted:</p>
<p>Z-92-049</p>	<p><u>Z-92-049 City of Fort Worth - Real Property Management by Jane Goodspeed</u> 4000-4100 Marina Drive From "A" One-Family to "PD/SU" Planned Development/Specific Use for a marina and restaurant with alcohol sales (as found in Section 9.A.50 of the Comprehensive Zoning Ordinance). Waiver of Site Plan recommended.</p>
<p>Z-92-050</p>	<p><u>Z-92-050 Tarrant County Hospital District by Troy M. Fuller</u> 3209 Stalcup Road From "B" Two-Family to "ER" Restricted Commercial</p>
<p>Z-92-052</p>	<p><u>Z-92-052 May Street Joint Venture by Joan Kline</u> 656 & 664 St. Louis Street 306, 308, & 310 W. Cannon Street From "ER" Restricted Commercial to "ER/HC" Restricted Commercial/Historic and Cultural Subdistrict</p>

Z-92-049 CITY OF FORT WORTH - REAL PROPERTY MANAGEMENT by Jane
Goodspeed
4000-4100 Marina Drive

From "A" One-Family to "PD/SU" Planned Development
Specific Use for a marina

Mrs. Aletta Hackney, representing the City of Fort Worth, Real Property Management Division, stated that the City is selling the subject property and needs a "PD/SU" Planned Development/Specific Use for the continued operation of a marina. She requested a waiver of the site plan. Mrs. Hackney explained that the property has been in use as a marina for approximately fifty years, and the surrounding development is compatible with the subject property. She offered to answer questions.

In response to a question from Mr. Wilson, relative to the marina already being constructed, Mrs. Hackney stated that the marina is constructed and ready for use.

Mr. Joe Bilardi, Development Director, commented that the request should read restaurant and cafe to sell alcohol beverages on premises.

Mrs. Kate Souder, speaking in favor of this case, described the subject property noting that she is the owner and operator of the existing cafe on the marina. She stated that the definition for "marina" is not clear in the ordinance and needs to be defined and entered into the record for future reference. Mrs. Souder then read into the record the various activities involved in the operation of a marina including ship and dock rental, repair of boats and motors, operation of machine shop to repair boats, a dry dock and storage.

In response to a question from Mr. Wilson, relative to the City buying and selling property, Mrs. Hackney stated that the City is in the process of selling the land to the owner and operator of the marina Mrs. Kate Souder. Mr. Bilardi, Director of Development, explained that the City puts out a bid and the owner responds to the bid.

In response to a question from Rev. McCormick, relative to the length of time remaining on the leased property, Mrs. Kate Souder stated that she has 4 years remaining on the lease, and plans to purchase and improve the land in the future.

Mrs. Barbara Wooten, speaking in favor of this case, stated that she is a resident at Lake Worth and totally supports the applicant's request.

In response to a question from Mr. Bickett, Chairman, relative to whether or not the neighbors opposed the requirement that the Site Plan be waived, Mrs. Wooten stated that the neighbors understand the waiver, and they support the request.

Z-92-049 (CONTINUED)

There was no opposition.

Following a brief discussion, the Commission, on a motion by Mr. Branson, seconded by Mr. Wilson, on a vote of 9-0, unanimously

VOTED: To recommend that the City Council APPROVE Z-92-049 AS AMENDED, the request of the City of Fort Worth - Real Property Management by Jane Goodspeed to rezone Lot 9-C, Block B of the Proposed Lake Worth Leases, located at 4000-4100 Marina Drive, from "A" One-Family to "PD/SU" Planned Development Specific Use for a marina with a restaurant having alcohol sales. Waiver of site plan recommended.

STAFF REPORT
Fort Worth Planning Department
Case #Z-92-49

DATE: 8-12-92 (ZC)
 9-15-92 (CC)

SECTOR: LAKE WORTH

GENERAL INFORMATION

REQUEST	From "A" Single Family to "PD-SU" Planned Development Specific Use for Marina
APPLICANT	City of Fort Worth, Real Property Management
LOCATION AND SIZE	4000-4100 Marina/2.69 acres
EXISTING/PROPOSED USE(S)	Marina/same
ALLOWABLE USE(S)	Commercial and industrial uses with restrictions and development controls for protection of adjacent properties; either "SU" specific use or a commercial or industrial zoning district suffixes determine permitted uses, site plan approval required.
ADJACENT ZONING/LAND USE	North - "A" park East - City of Lake Worth South - "A"/boat club West - Lake Worth

SPECIAL INFORMATION

TRANSPORTATION/ACCESS			
Street/Thoroughfare	Existing	Proposed	CR
Marina Drive	2-lane local	same	no
PUBLIC SERVICES			
All municipal utilities are present and adequate for service to this location.			

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