



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-129

Council District: 8

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Spacemasters Warehousing LLC

Site Location: 3117 Panola Avenue

Acreage: 0.15 acres

Request

Proposed Use: Auto Repair

Request: From: "E" Neighborhood Commercial

To: "F" General Commercial

Recommendation

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 9-0**

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Project Description and Background

The property is located south of Lancaster Avenue along Panola Avenue. The applicant is proposing to change the zoning from “E” Neighborhood Commercial to “F” General Commercial to allow for automotive related uses. The current use of the property is legal nonconforming and the applicant would like to bring into conformance, which will allow the property owner to invest in improving the property and obtain business loans.

The property is currently surrounded by “F” General Commercial zoned properties to the east and west. Several automotive uses are currently active near the site. This property went through a Council Initiated Rezoning in 2014 to “E” Neighborhood Commercial.

The Lancaster Corridor is currently being studied for higher density, walkable, mixed-use development. A modified bus rapid transit route runs along Lancaster with opportunity for full bus rapid transit in the future. . There are currently two stops within walking distance of the site. The proposed use does not lend itself to high density mixed use development.

Surrounding Zoning and Land Uses

North “CF” Community Facilities / Community Facility
East “F” General Commercial / automotive
South “CF” Community Facilities / gas well
West “F” General Commercial / automotive

Recent Zoning History

- ZC-14-116 Council Initiated Rezoning from “F” General Commercial to “E” Neighborhood Commercial (subject property)

Public Notification

300-foot Legal Notifications were mailed on August 23, 2021.
The following organizations were notified: (emailed August 23, 2021)

Organizations Notified	
Neighborhoods of East Fort Worth	Polytechnic Heights NA
West Meadowbrook NA*	East Fort Worth, Inc.
Streams And Valleys Inc	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

* The subject property lies within this Neighborhood Association.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “F” General Commercial for automotive repair. Surrounding land consist of commercial suites to the east, automotive sales to west, a large gas well just south, and a Texas Department of Family Services office across Lancaster Avenue to the north. The site was rezoned by the Councilmember in 2014 to reduce the intensity of the zoning category to “E” Neighborhood Commercial

The proposed zoning request is **not compatible** at this location.

Comprehensive Plan Consistency – Eastside

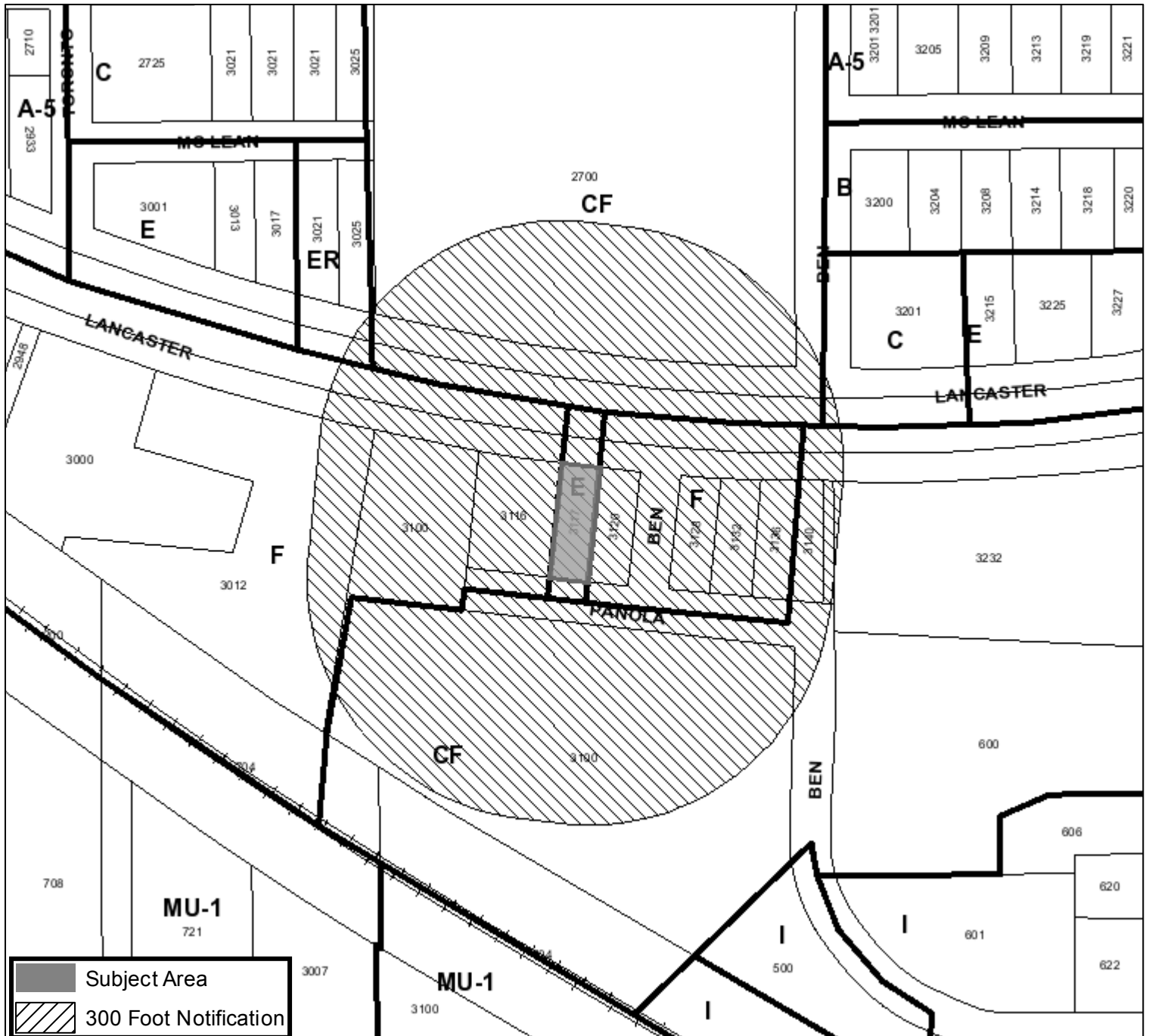
The Comprehensive Plan designates the subject property as Mixed-Use. The requested zoning change is not consistent with the following Comprehensive Plan policies:



- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.

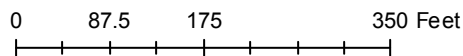
According to Land Use and Zoning Classifications within the Comprehensive Plan. Mixed-Use areas should serve retail, services, office, and entertainment. Although all commercial categories are appropriate, automotive uses, such as repair run counter to the density, walkability, and mix of uses promoted within this type of classification. Based on the lack of conformance with the future land use map and policy stated above the proposed zoning is **not consistent (Significant Deviation)** with the Comprehensive Plan.

Area Zoning Map

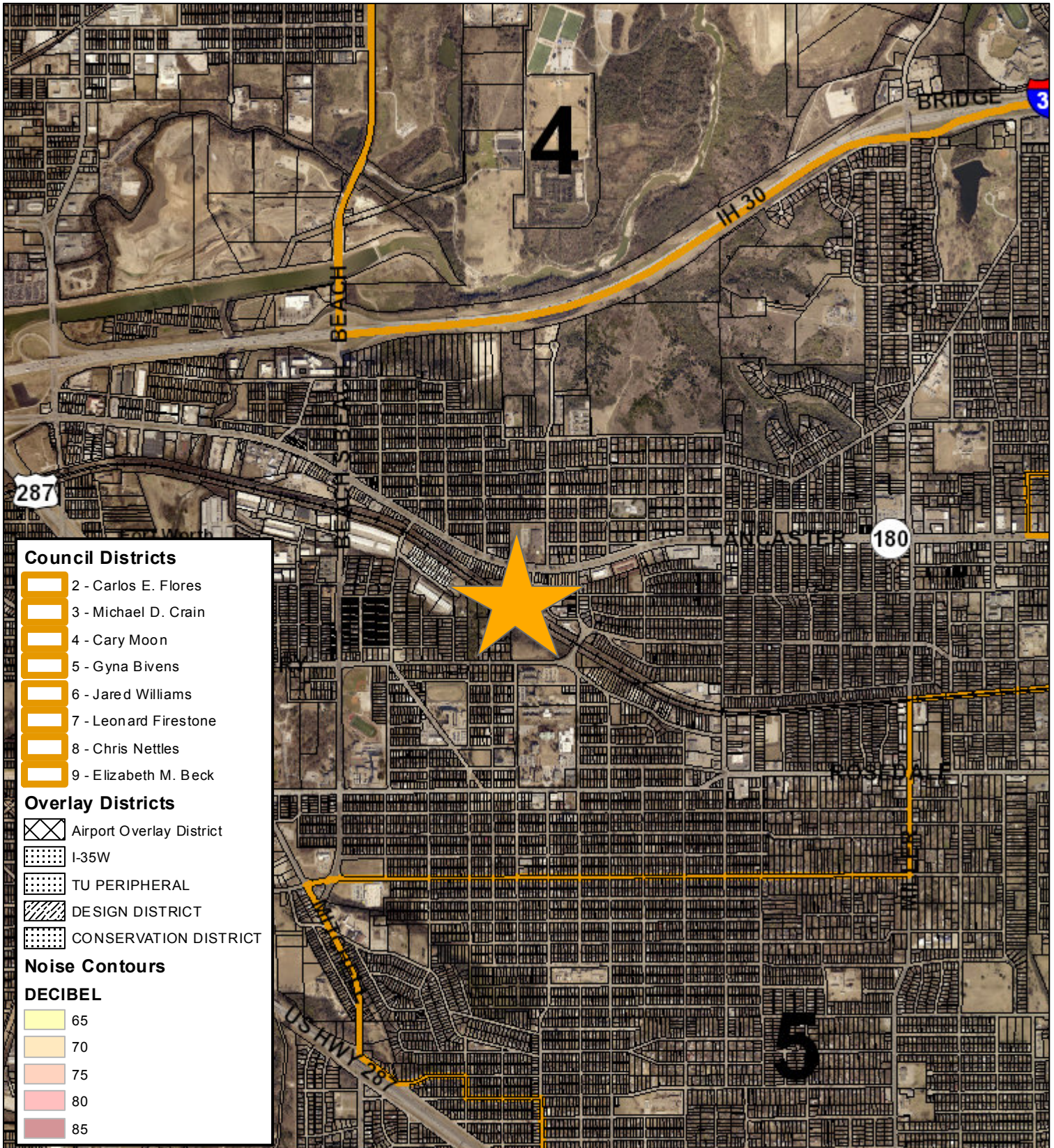
Applicant: Spacemasters Warehousing LLC
 Address: 3117 Panola Avenue
 Zoning From: E
 Zoning To: F
 Acres: 0.15631767
 Mapsco: 78F
 Sector/District: Eastside
 Commission Date: 9/8/2021
 Contact: null




	Subject Area
	300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

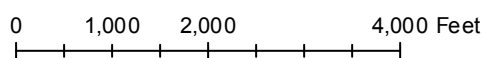
Overlay Districts

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

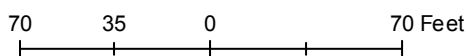
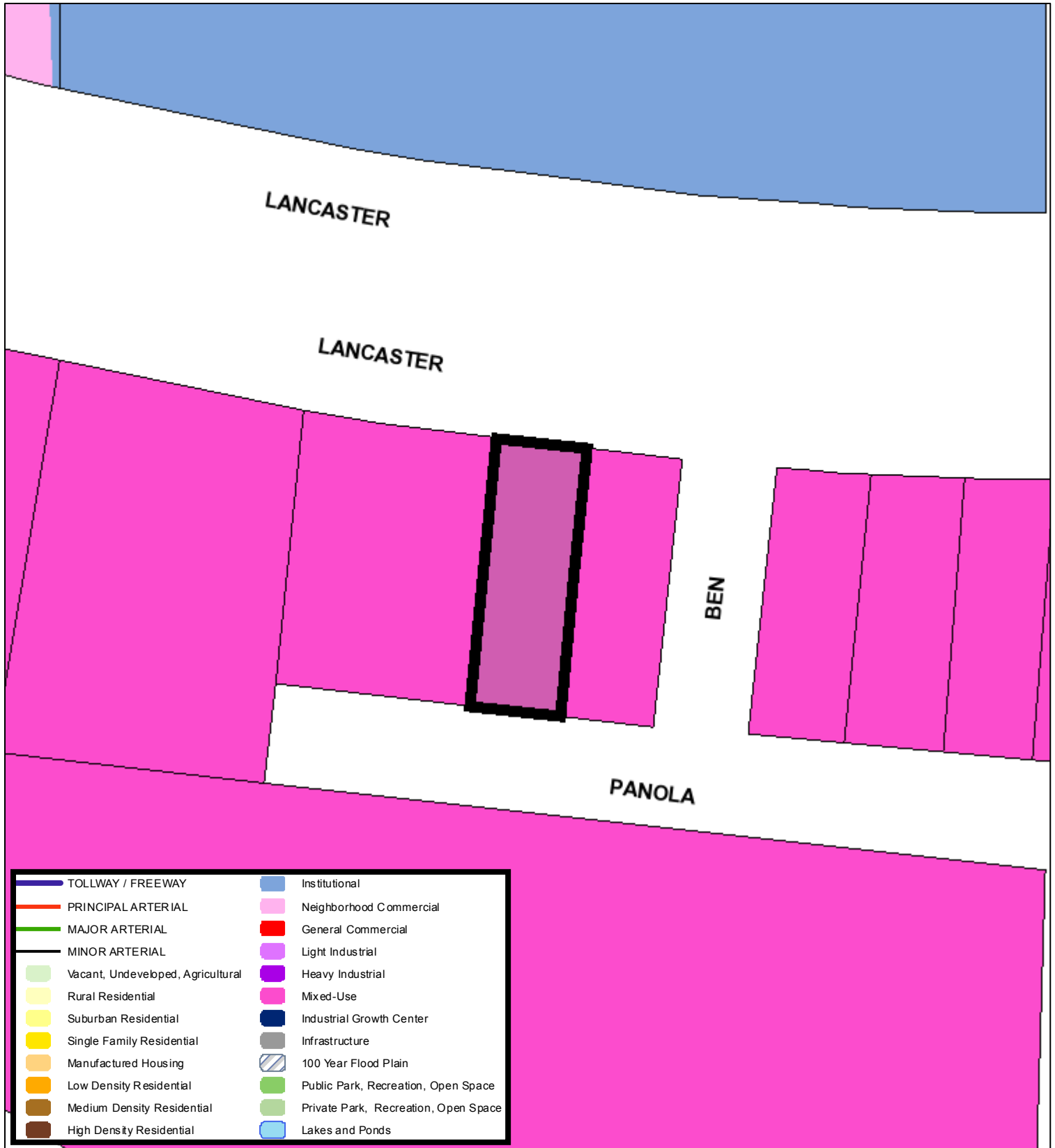
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



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 40 80 160 Feet

