



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2020

Council District 8

Zoning Commission Recommendation:
Denial by a vote of 7-0

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: **Guadalupe & Linda Zamora / Zamora Construction**

Site Location: 124, 128, 140, 144 & 145 Cottonwood Street Acreage: 1.125

Proposed Use: **Office and Truck Parking**

Request: From: "B" Two Family
To: "J" Medium Industrial

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

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

Staff Recommendation: **Denial**

Background:

The site is located on Cottonwood Street, north of East 1st Street. The applicant is requesting to rezone from "B" Two-Family to "J" Medium Industrial to make the existing truck parking and outside storage conforming by rezoning the property to industrial. Currently, the business is located in a residential zoning district.

Truck parking is considered a type of outside storage which is first allowed by right in "I" Light Industrial. The area has several industrial uses surrounding the residential block, however a majority of the block is zoned "B" Two Family with existing homes. The further encroachment of industrial uses is not appropriate at this location.

This is part of an open Code Compliance case 20-566835, for outside storage of trucks and materials in a residential district.

Site Information:

Surrounding Zoning and Land Uses:

- North "J" Medium Industrial / industrial
- East "B" Two Family / residential
- South "B" Two Family / residential
- West "K" Heavy Industrial / industrial

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on September 25, 2020.
The following organizations were notified: (emailed September 21, 2020)

| Organizations Notified | |
|--------------------------------------|---|
| Riverside Alliance | Neighborhoods of East Fort Worth |
| Carter Riverside NA | East Fort Worth, Inc. |
| Streams And Valleys Inc | Trinity Habitat for Humanity |
| Oakhurst Alliance of Neighbors | United Riverside Rebuilding Corporation, Inc. |
| East Fort Worth Business Association | Fort Worth ISD |

*Not located within a Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting to rezone from “B” Two-Family to “J” Medium Industrial for truck parking. Surrounding land uses are residential to the south and east and industrial to the north and west. The proposed rezoning would allow more intense uses that could be detrimental to the nearby residential homes. In addition, Cottonwood Street. is considered a residential street, which is not ideal for heavy truck traffic or industrial uses.

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

2. **Comprehensive Plan Consistency - Northeast**

The 2020 Comprehensive Plan designates the subject property as Single-Family. The proposed “J” zoning 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. (pg. 40)
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 40)

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

Attachments:

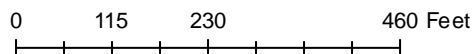
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

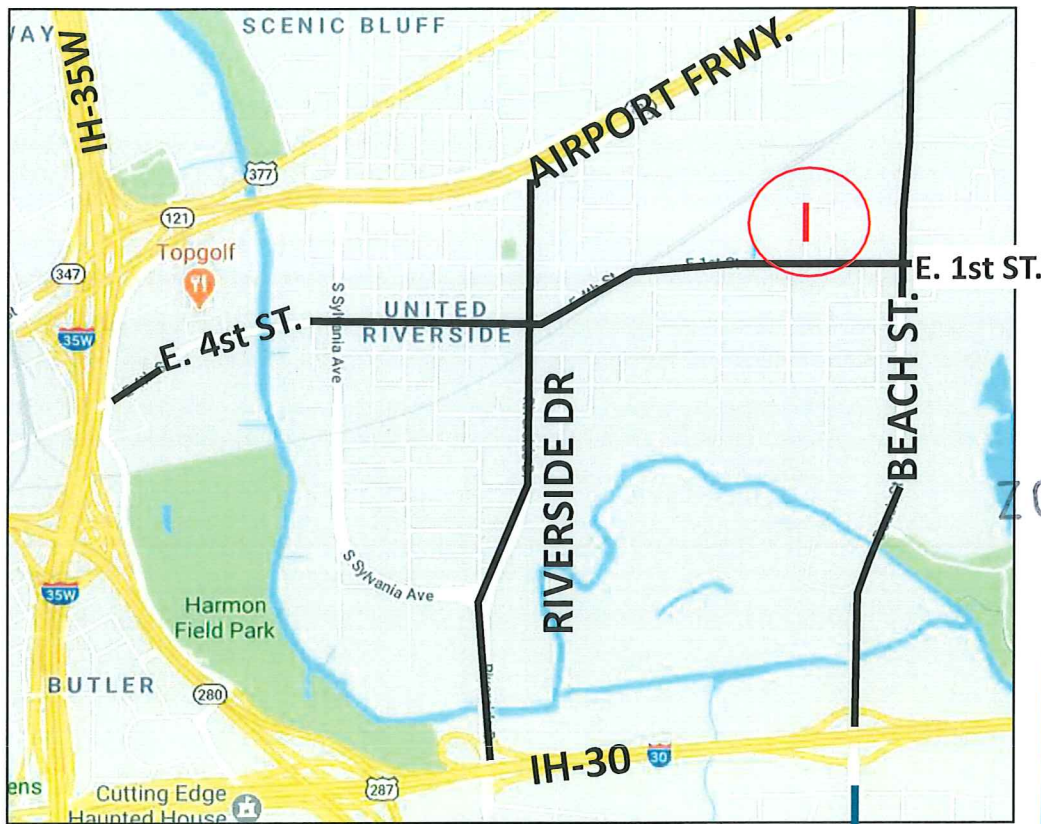
Area Zoning Map

Applicant: Guadalupe & Linda Zamora
 Address: 124, 128, 140, 144 & 145 Cottonwood Street
 Zoning From: B
 Zoning To: J
 Acres: 1.1252299
 Mapsco: 64S
 Sector/District: Northeast
 Commission Date: 10/14/2020
 Contact: 817-392-8043



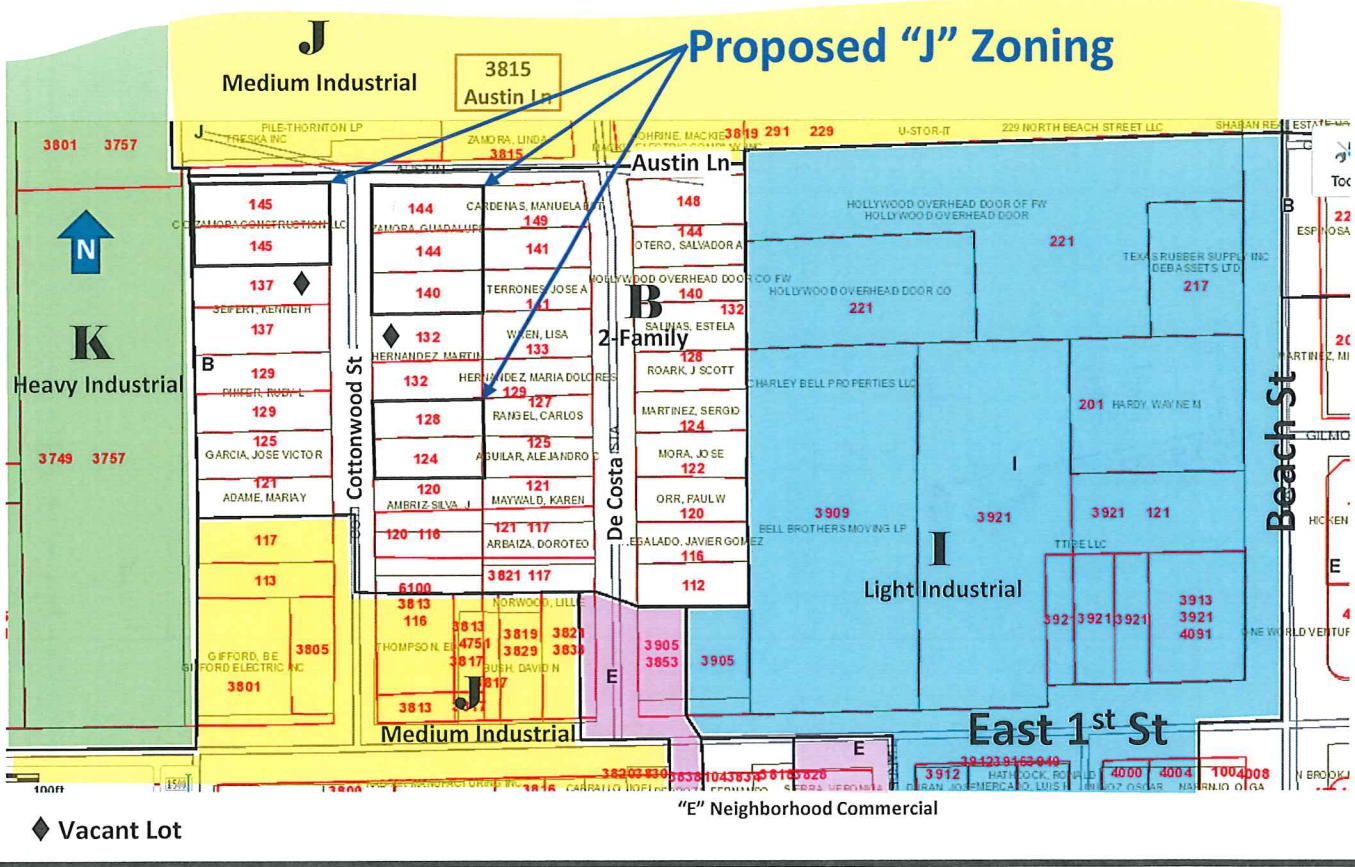
Subject Area
 300 Foot Notification





Location Map

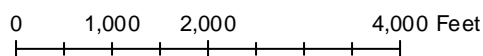
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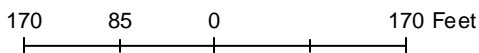
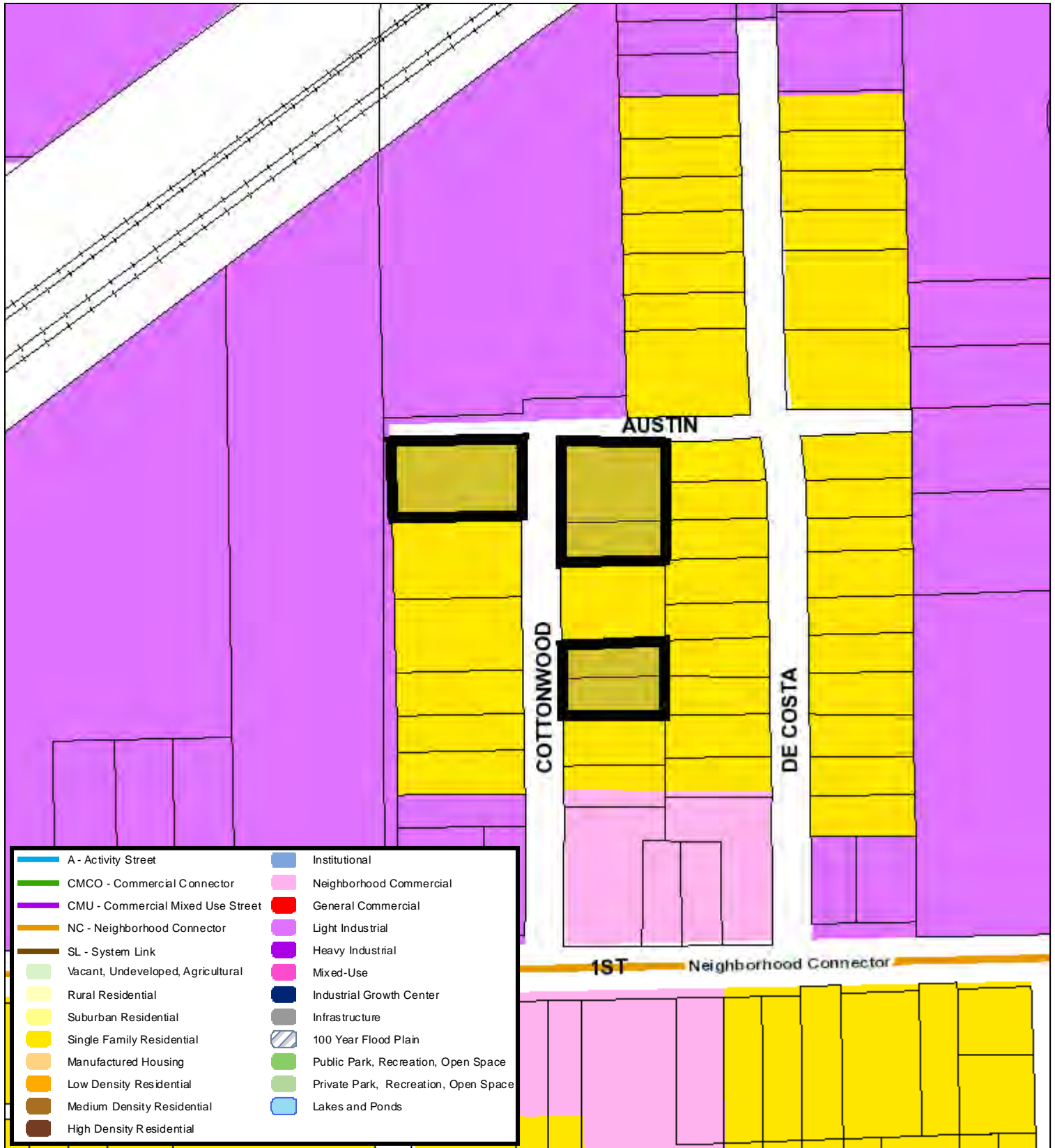
◆ Vacant Lot

"E" Neighborhood Commercial

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 6, 2018.



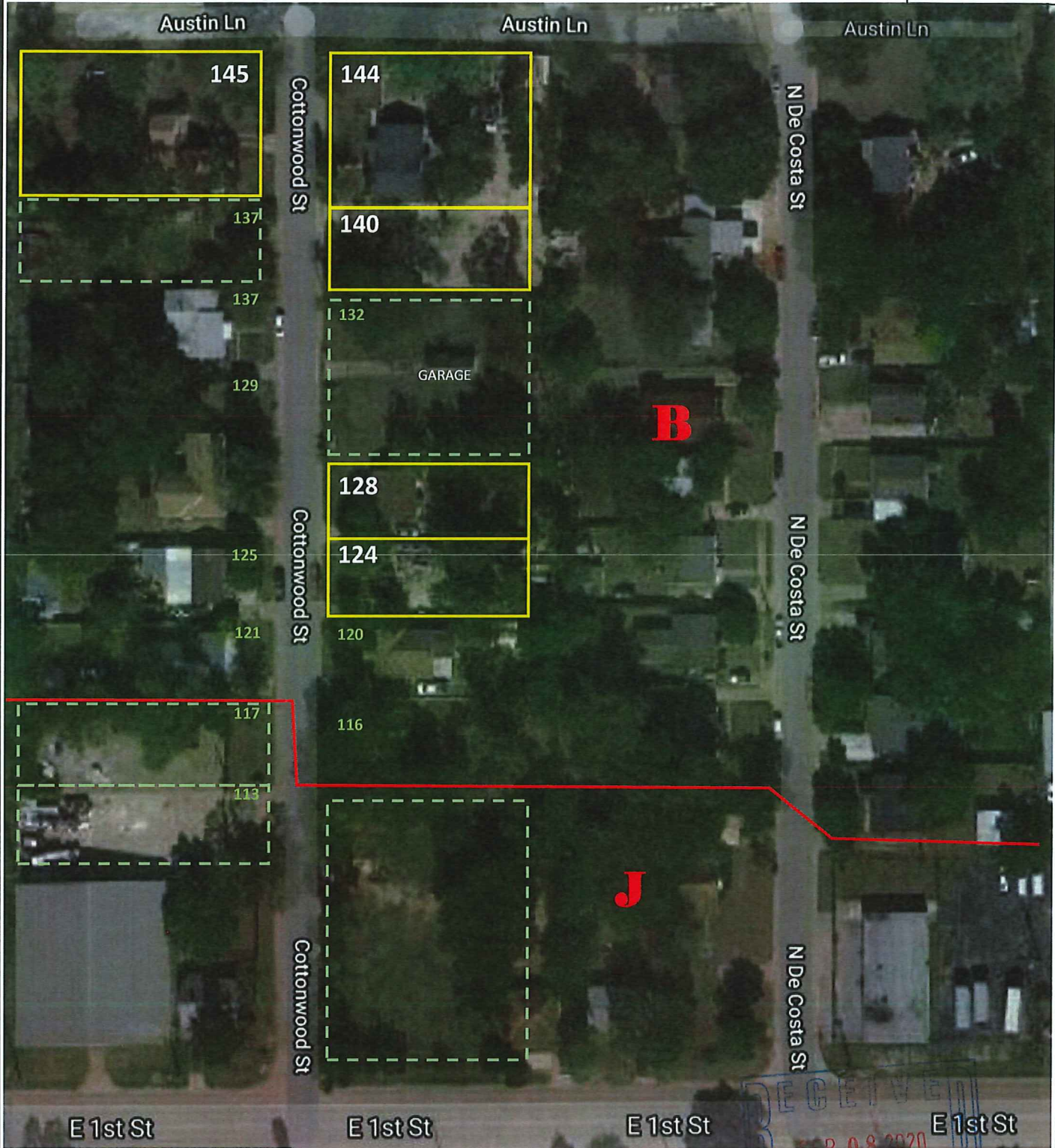
Aerial Photo Map



0 105 210 420 Feet



Proposed "J" Zoning



| Street Address | Deeded Acres |
|-------------------|--------------|
| 124 Cottonwood St | 0.148126 |
| 128 Cottonwood St | 0.134005 |
| 140 Cottonwood St | 0.153056 |
| 144 Cottonwood St | 0.166284 |
| 145 Cottonwood St | 0.191869 |
| Total | 0.79334 |

| Street Address | Deeded Acres |
|-------------------|--------------|
| 124 Cottonwood St | 0.148126 |
| 128 Cottonwood St | 0.134005 |
| 140 Cottonwood St | 0.153056 |
| 144 Cottonwood St | 0.166284 |
| Total | 0.601471 |

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SEP 08 2020
By _____
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