



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 14, 2020

Council District 8

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

Opposition: None submitted
Support: Hallmark-Camelot-Highland Terrace NA

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Mereken Land & Production Company**

Site Location: 8300 - 8500 blocks South Freeway (I-35W) Acreage: 2.73

Proposed Use: **Commercial**

Request: From: "J" Medium Industrial
 To: "E" Neighborhood Commercial

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

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

Staff Recommendation: **Approval**

Background:

The property is located on the east side of IH-35W and north of Everman parkway. The applicant is proposing a zoning change from "J" Medium Industrial to "E" Neighborhood Commercial for a commercial development. While restaurants are permitted in the J district, the rezoning will allow for reduced infrastructure that is more appropriate for commercial uses.

The proposed development is located within an Industrial Growth Center. Industrial Growth Centers consist of industrial and commercial uses, with a high concentration of jobs, and will concentrate more intense land uses away from low-density residential areas

Site Information:

Surrounding Zoning and Land Uses:

- North "J" Medium Industrial / vacant
- East "J" Medium Industrial / vacant
- South "G" Intensive Commercial / restaurants
- West "J" Medium Industrial / I-35W

Zoning History: ZC-17-065 from J to G; effective 6/6/17; south of site

Public Notification:

300 foot Legal Notifications were mailed on November 22, 2019.
The following organizations were notified: (emailed November 19, 2019)

Organizations Notified	
Southbrook Park NA*	Hallmark Camelot Highland Terrace Assn.
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Everman ISD

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a commercial development on the site. Surrounding land uses are primarily vacant, with restaurant uses directly adjacent to the south. IH-35W is immediate west of the site.

The proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency – Sycamore

The 2019 Comprehensive Plan designates the subject property in the Amon Carter Industrial Growth Center. The requested zoning classification is appropriate for the land use designation. The proposed G zoning is consistent with the following Comprehensive Plan policies:

- Link growth centers with major thoroughfares, public transportation, trails, and linear parks
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Based on conformance with the future land use, and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

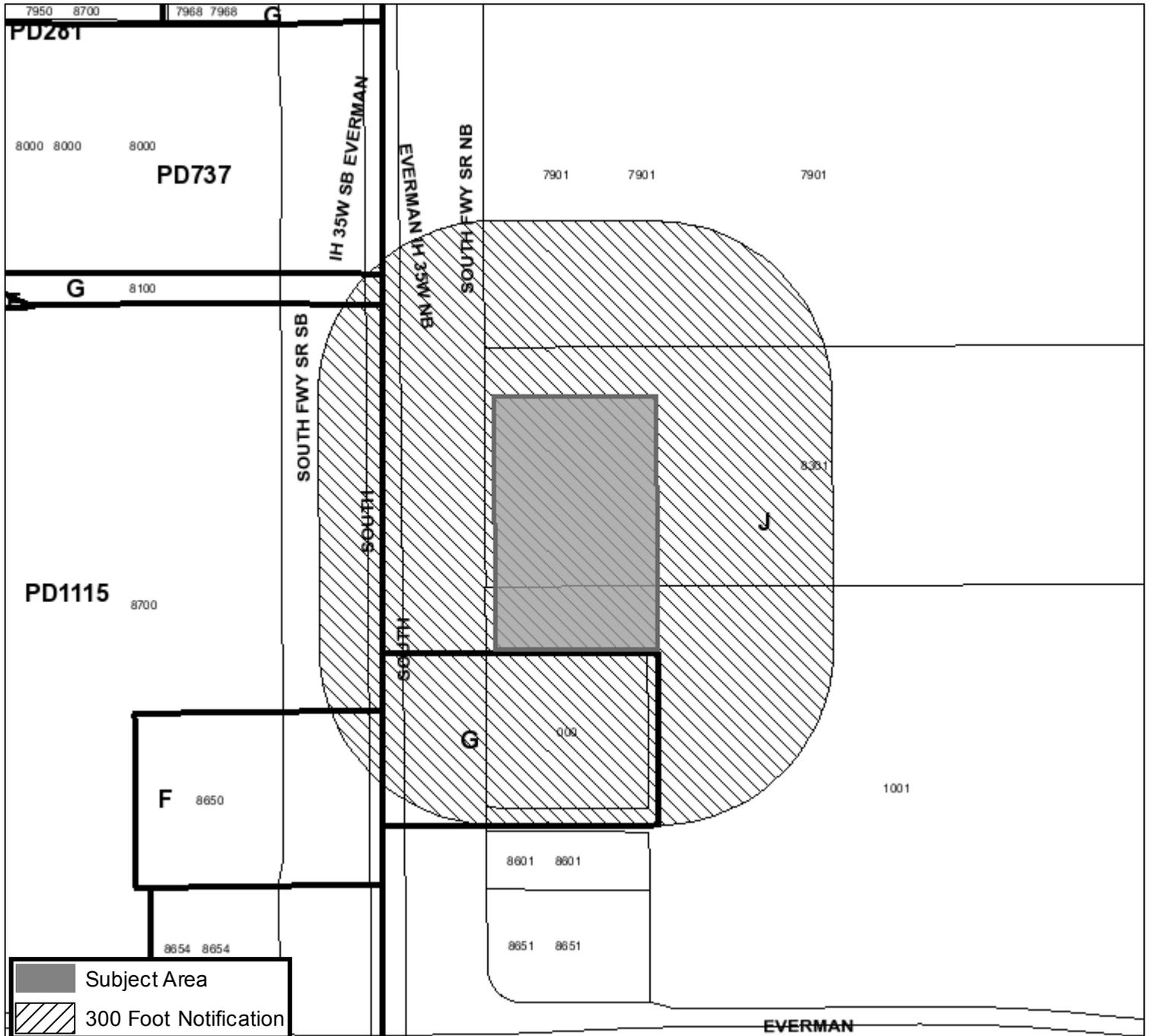
Attachments:

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



Area Zoning Map

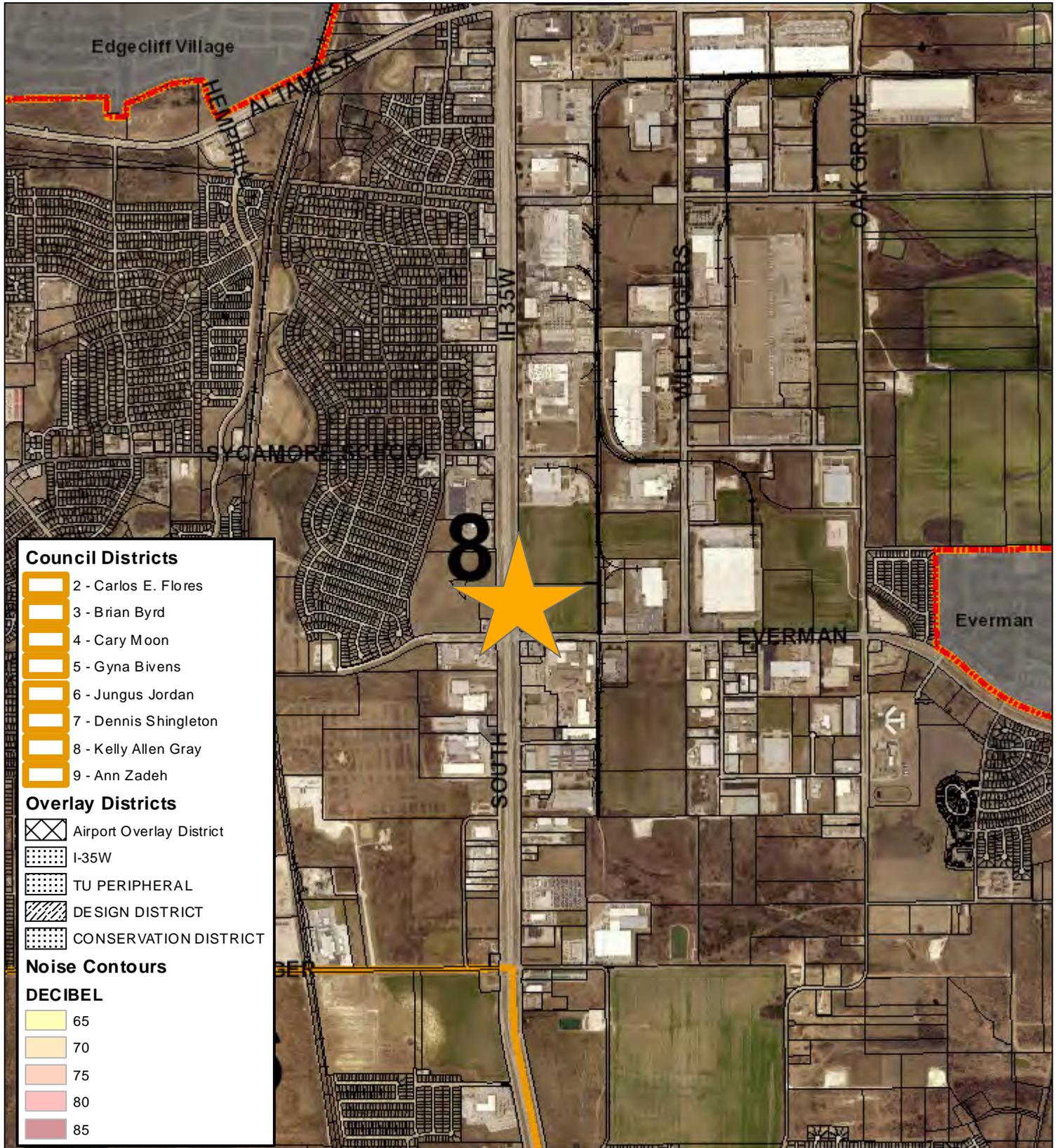
Applicant: Mereken Land & Production Company
 Address: 8300 - 8500 blocks South Freeway (I-35W)
 Zoning From: J
 Zoning To: G
 Acres: 2.7255072
 Mapsco: 105K
 Sector/District: Sycamore
 Commission Date: 12/11/2019
 Contact: 817-392-8043



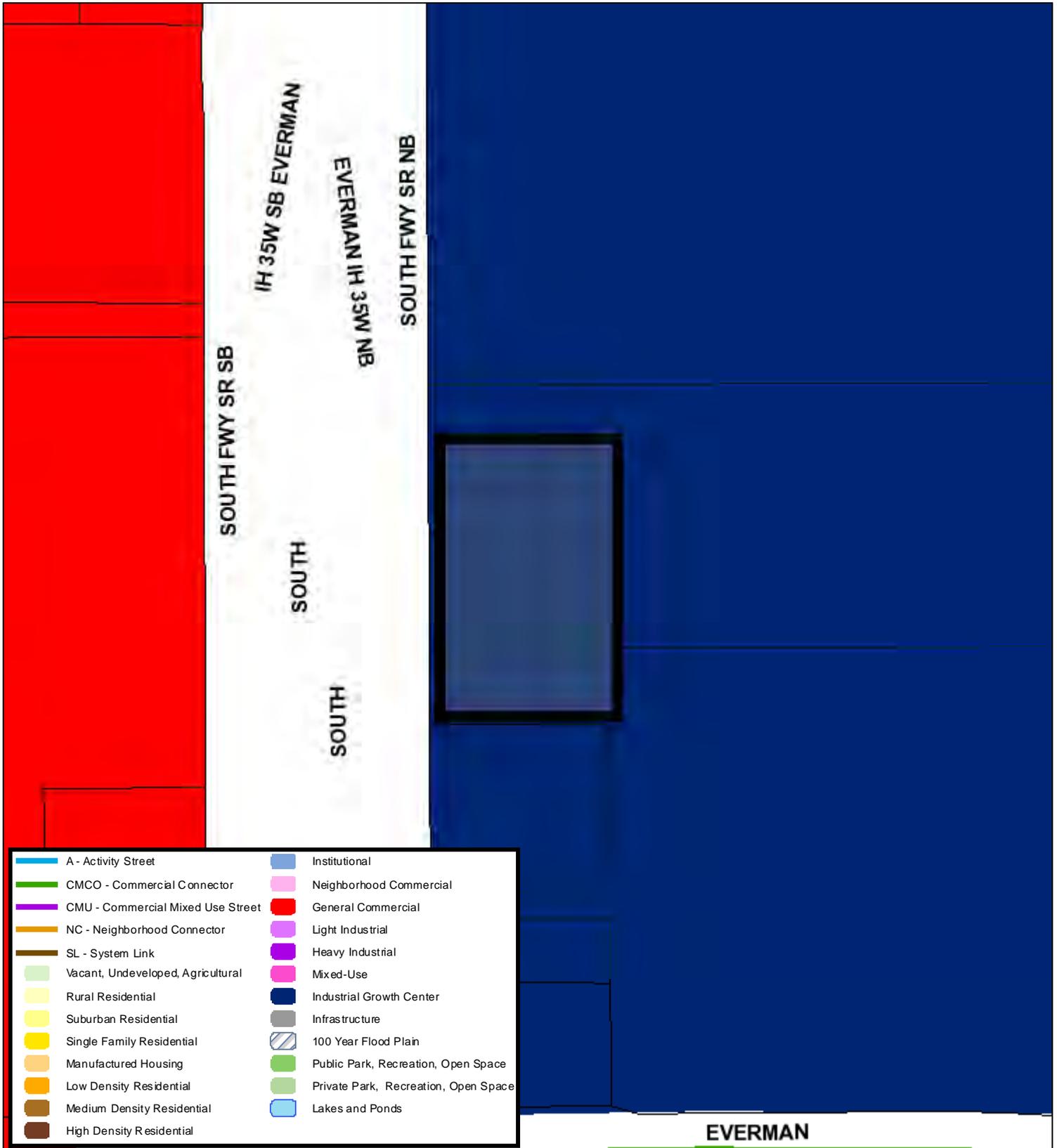
 Subject Area
 300 Foot Notification

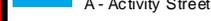
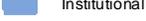
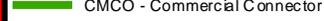
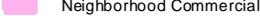
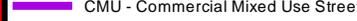
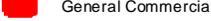
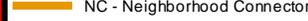
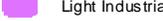
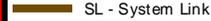
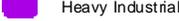
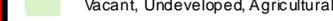
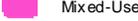
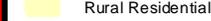
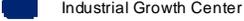
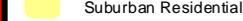
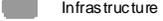
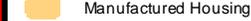
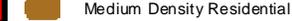
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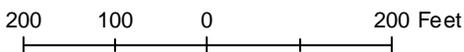
Area Map



Future Land Use



 A - Activity Street	 Institutional
 CMCO - Commercial Connector	 Neighborhood Commercial
 CMU - Commercial Mixed Use Street	 General Commercial
 NC - Neighborhood Connector	 Light Industrial
 SL - System Link	 Heavy Industrial
 Vacant, Undeveloped, Agricultural	 Mixed-Use
 Rural Residential	 Industrial Growth Center
 Suburban Residential	 Infrastructure
 Single Family Residential	 100 Year Flood Plain
 Manufactured Housing	 Public Park, Recreation, Open Space
 Low Density Residential	 Private Park, Recreation, Open Space
 Medium Density Residential	 Lakes and Ponds
 High Density Residential	



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



0 130 260 520 Feet



Motion: Commissioner McDonnell made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-155 be Approved as amended to exclude 5125 and 5132 Locke Ave. Motion passed 8-0.

- 7. ZC-19-165 City Of Fort Worth Planning And Development-Text Amendment: Extension Of Camp Bowie Transition Zoning (CD 3) Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix “A” of the code of the City of Fort Worth (2015), to Amend Map B.23: Camp Bowie Form-Based District and Map B.24: Camp Bowie Form Based Subdistrict in Appendix B, maps of the Comprehensive Zoning Ordinance:**
- **To update the maps of Camp Bowie District and Subzones in Appendix B of the Zoning Ordinance**

Dorothy DeBose, 5713 Humbert, appeared before the Commission in support of ZC-19-165.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, that ZC-19-165 be Approved. Motion passed 8-0.

- 8. ZC-19-178 David & Barbara Nance (CD 7) – 11000-11600 Blocks Willow Springs Rd. (146.12 ac.) From: “A-10” One-Family, “A-5” One-Family, “E” Neighborhood Commercial To: “A-5” One-Family, “R1” Zero Lot Line/ Cluster, “C” Medium Density Multifamily**

Ben Luedtke, 4304 Hanover St, appeared before the Commission in support of ZC-19-178.

The following individuals appeared in opposition of ZC-19-178:

Russell Fuller, 5317 Alta Loma Dr
Tasha Jackson, 11900 Hackney Ct
Jared & Jamie Lancon, 11931 Hackney Ct
Erin Bixby, 924 Chalk Hill Ln

The following correspondence was submitted in opposition of ZC-19-178:

North Fort Worth Alliance
69 letters
9 notices

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-19-178 be Approved. Motion passed 8-0.

- 9. ZC-19-182 Mereken Land & Production Company (CD 8) – 8300-8500 Blocks South Freeway (I-35W) (2.72 ac.) From: “J” Medium Industrial To: “G” Intensive Commercial**

Lynnette Payne, 5400 CR 316 Alvarado, TX, appeared before the Commission in support of ZC-19-182.

The following correspondence was submitted in support of ZC-19-182:
Hallmark-Camelot-Highland Terrace NA

Motion: Commissioner Conlin made a motion, seconded by Commissioner Gober, that ZC-19-182 be Approved as amended to “E”. Motion passed 8-0.

10. ZC-19-183 Cowley Management for BOA Sorte, Et Al (CD 3) – 11600-12400 Blocks Old Weatherford Rd. (407.81 ac.) From: “Unzoned” To: “A-5” One Family

Justin Light, 500 W 7th, appeared before the Commission in support of ZC-19-183.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, that ZC-19-183 be Approved. Motion passed 8-0.

11. ZC-19-184 Elizabeth Potter, Et Al (CD 6) – 12600-12800 Blocks Hemphill St. (20.39 ac.) From: “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial To: PD/C Planned Development for all uses in “C” Medium Density Multifamily with waivers to parking, fencing, and setbacks; site plan included

Chris Weugand, 8626 7334 Blanco Rd San Antonio, TX, appeared before the Commission in support of ZC-19-184.

The following correspondence was submitted in opposition of ZC-19-184:
47 letters
22 notices
Petition with 14 signatures

The following correspondence was submitted in support of ZC-19-184:
5 letters

Motion: Commissioner Runnels made a motion, seconded by Commissioner Gober, that ZC-19-182 be Approved. Motion passed 8-0.

12. ZC-19-186 Bryan & Jodi Scribner (CD 7) – 9200-9300 Blocks Harmon Rd. (4.99 ac.) From: “AG” Agricultural To: “E” Neighborhood Commercial

Jared Helmberger, 811 S Central Expwy Richardson, TX, appeared before the Commission in support of ZC-19-186.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-19-186 be Approved. Motion passed 8-0.

13. ZC-19-187 PB Ventana 1 LLC (CD 3) – 5972 Jerry Dunn Parkway (0.04 ac.) Request: Amend PD 1169 to add 50-foot telecommunication tower; site plan waiver requested