



Zoning Staff Report

Date: April 12, 2022

Case Number: ZC-22-031

Council District: 9

Conditional Use Permit

Case Manager: [Stephen Murray](#)

Owner / Applicant: Iveline, LLC

Site Location: 2163 W. Seminary Drive

Acreage: 0.47 acres

Request

Proposed Use: Tattoo Parlor

Request: To: Add Conditional Use Permit (CUP) to allow for a tattoo parlor in “E” Neighborhood Commercial; site plan included

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency)**.

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

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Project Description and Background

The proposed site is located at the southeast corner of Seminary Drive and Wayside Avenue. The applicant is requesting to add a Conditional Use Permit to allow for a tattoo parlor in “E” Neighborhood Commercial; site plan included. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

In this case, the applicant submitted a building permit and was inadvertently approved to occupy a retail suite within the existing shopping center. Tattoo parlors are first allowed by right in “FR” General Commercial Restricted. As a result of this error, staff allowed the applicant to continue operating until final authorization was complete. The applicant has been made aware of the possibility of denial for the case.

The proposed site is located along Seminary, which is a major arterial. In addition, the applicant is occupying a portion of the overall retail center. The proposed CUP would allow the occupant to continue to operate at this location. If warranted, a time limit of 1-2 years can be placed on the CUP to ensure the use has minimal impact to the neighborhood.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / vacant
East “E” Neighborhood Commercial / restaurant
South “A-5” One-Family / residential
West “E” Neighborhood Commercial / restaurant

Recent Zoning History

- ZC-17-197, Council Initiated Rezoning (the subject property did not change zoning categories)

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Las Familias de Rosemont NA	South Hills NA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

* *The subject property is located within this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a tattoo parlor in the “E” zoning district. Surrounding land uses consist of a restaurants and vacant commercial space to the north, east and west, with single-family to the south.

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

Comprehensive Plan Consistency – TCU/Westcliff

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial. The proposed zoning is inconsistent with the land use designations for this area, but is consistent with the following Comprehensive Plan policy:

- 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.

The proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan. Although the use is not technically consistent with neighborhood commercial, operational characteristics would be similar to a salon or barber shop. Also, the proposed new use is located within an existing retail center facing a major arterial.

Economic Development Plan

The Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and the auto-oriented use does not contribute to walkable corridors.

Site Plan Comments

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

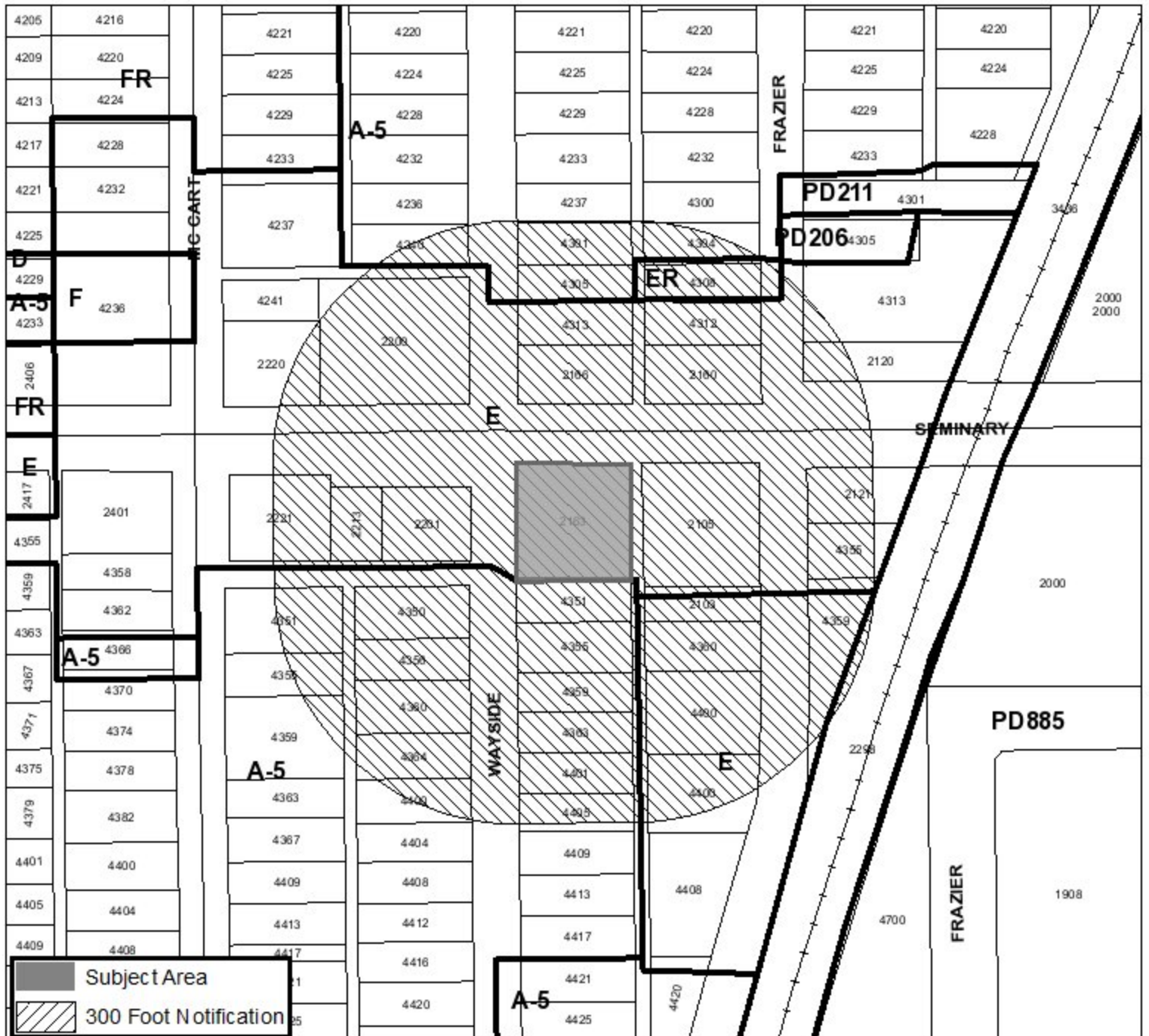
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)





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Area Zoning Map

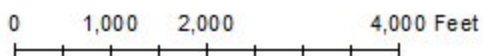
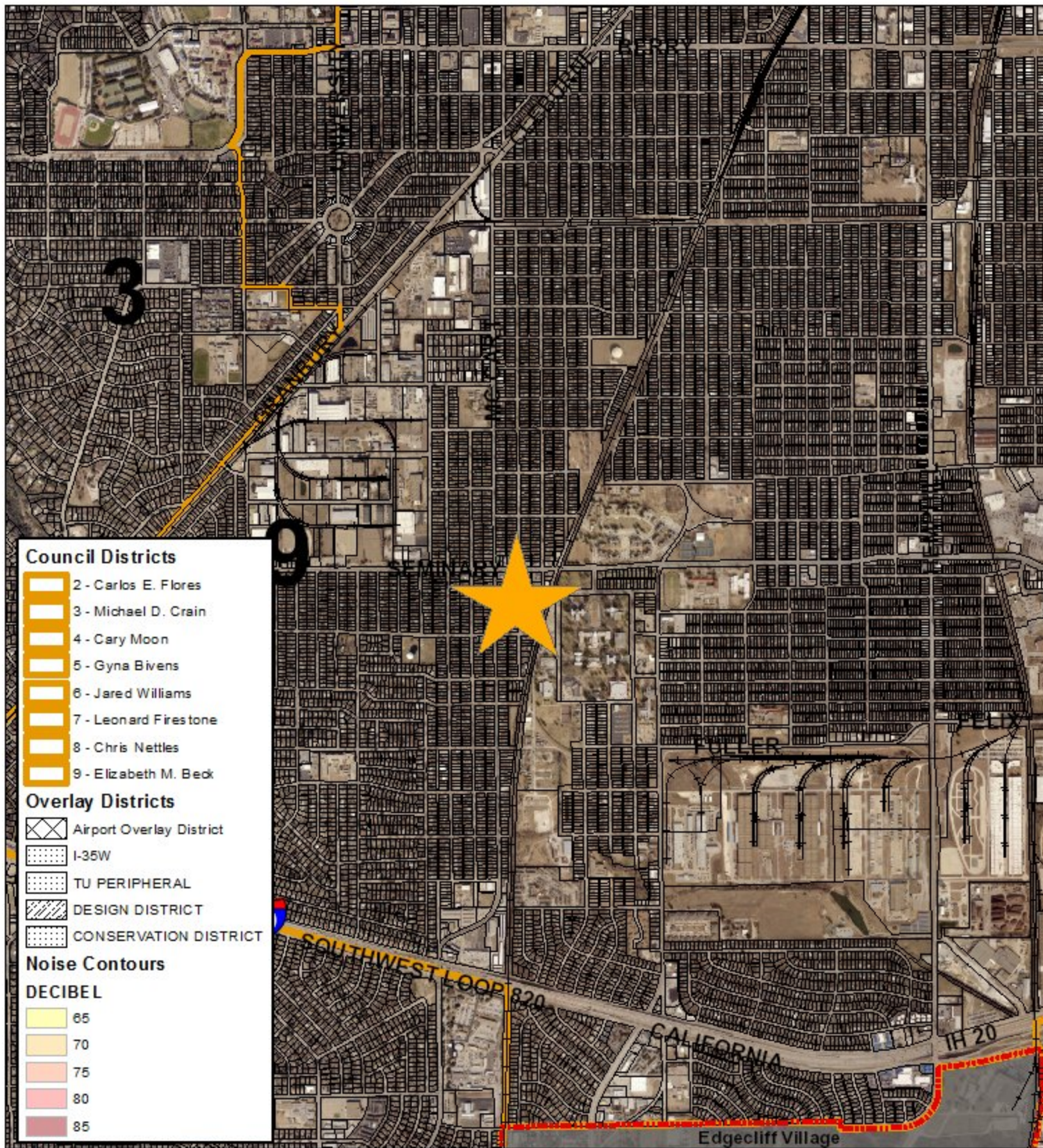
Applicant: Iveline, LLC
 Address: 2163 W. Seminary Drive
 Zoning From: E
 Zoning To: Add Conditional Use Permit for tattoo parlor
 Acres: 0.47254601
 Mapsco: 090K
 Sector/District: TCU/W.cliff
 Commission Date: 3/9/2022
 Contact: 817-392-6329



 Subject Area
 300 Foot Notification

0 87.5 175 350 Feet

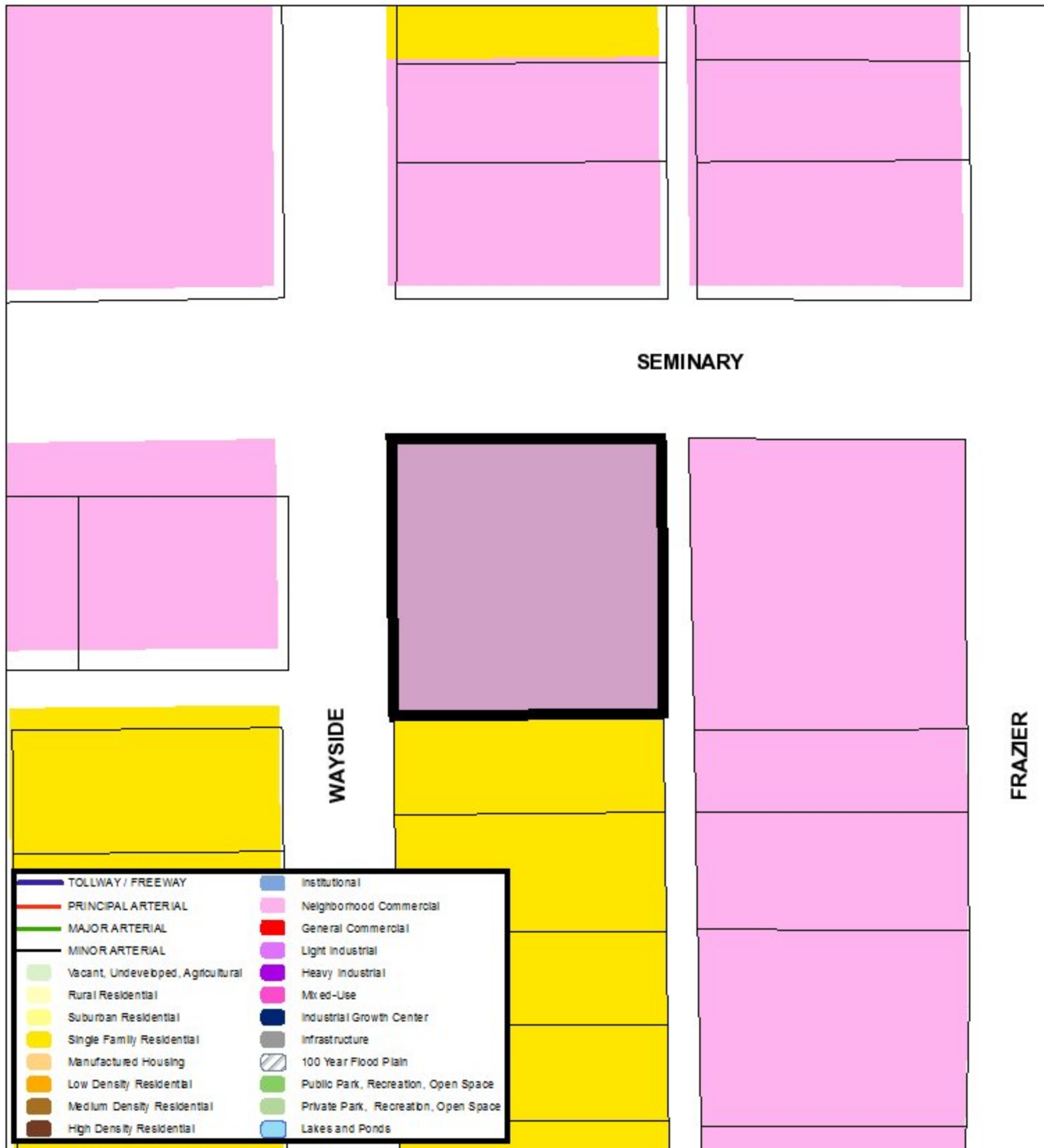
Area Map



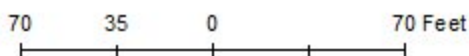


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Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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.





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Aerial Photo Map



0 40 80 160 Feet

