



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 24, 2021

Council District: 2

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

Opposition: 1 letter
Support: None

Continued Yes ___ No X
Case Manager Stephen Murray
Council Initiated Yes ___ No X

Owner / Applicant: **Guadalupe Diaz**

Site Location: 2807 & 2809 Clinton Avenue **Acreage:** 0.308 acres

Proposed Use: **Automotive Repair**

Request: From: "ER" Neighborhood Commercial Restricted
To: "FR" General Commercial Restricted

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

Comprehensive Plan Consistency: Requested change **is not consistent.**

Staff Recommendation: **Denial**

Background:
The subject property is 0.3 acres of land located just north of 28th Street on Clinton Ave. This site is currently zoned "ER" Neighborhood Commercial Restricted and the applicant is proposing to change the zoning to "FR" General Commercial. The applicant intends to expand the existing automotive business two lots to the north. The applicant was storing vehicles for repair on these lots but was cited by Code Compliance. The proposed zoning change is intended to bring the site into conformance with zoning regulations.

The text below describes development requirements related to automotive repair located within close proximity to One-Family Zoning.

- Automotive Requirements within the Zoning Ordinance (5.134)**
- All repairs must be conducted within an enclosed building.
 - Vehicle storage requirements for automotive repair; paint and body shops near one or two-family residential use.
 - Automotive repair; paint and body shops located on property adjacent to a one- or two-family residential use must screen all vehicles that have been accepted for repairs from view from such residential use by parking/storing the vehicles within a building or by providing a six-foot solid screening fence or six-foot solid screen evergreen hedge along the property line adjacent to, or across an alley from, the one or two-family residential

use. The solid screen evergreen hedge shall be planted in accordance with the zoning ordinance landscaping and buffer requirements.

- All other automotive repair; paint and body shops within 200 feet from any one or two-family residential use must screen all vehicles that have been accepted for repairs from view from such residential use by parking/storing the vehicles within a building or by providing a six-foot solid screening fence or six-foot solid screen evergreen hedge on all property lines facing the residential use. The measurement of the distance between the automotive repair or paint and body shop and the one or two-family residential use shall be along the nearest property line of the one- or two-family residential use to the nearest property line of the automotive repair or paint and body shop, along street lines and in a direct line across intersections. The solid screen evergreen hedge shall be planted in accordance with the zoning ordinance landscaping and buffer requirements
- No repairs shall be conducted on any premises that adjoin any residential district boundary.
- No automobile repair or service facility shall be permitted to have bay doors facing a one- or two-family district.

Surrounding Zoning and Land Uses:

North “ER” Neighborhood Commercial Restricted / single-family
 East “FR” General Commercial Restricted / automotive repair
 South “FR” General Commercial Restricted / automotive repair
 West “A-5” One-Family / single-family

Recent Relevant Zoning History: None

- ZC-10-116: Council Initiated Rezoning to “ER” Neighborhood Commercial Restricted

Public Notification:

300-foot Legal Notifications were mailed on June 25, 2021.

The following organizations were notified: (emailed June 25, 2021)

Organizations Notified	
Inter-District 2 Alliance	North Side NA
Far Greater Northside Historical NA	Streams And Valleys Inc
Diamond Hill Jarvis NAC	Trinity Habitat for Humanity
North Fort Worth Historical Society	Fort Worth ISD

Subject property is not located within a registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning of this site from “ER” Neighborhood Commercial Restricted to “FR” General Commercial Restricted. This site is surrounded by a vacant lot and single-family to the north, vacant land to the east, automotive repair just south and single-family west. Encroachment of additional automotive would be detrimental to existing residential uses due to sound and other negative characteristics. Additionally, this lot was rezoned in 2010 to neighborhood commercial restricted to provide a buffer to more intense surrounding uses.

The proposed zoning **is not compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Northside

The 2021 Comprehensive Plan currently designates the subject property as Mixed-Use and Neighborhood Commercial on the Future Land Use Map. The proposed zoning is inconsistent with the land use designations for this area and does not align with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- 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.

Based on conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.



Attachments:

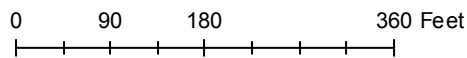
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

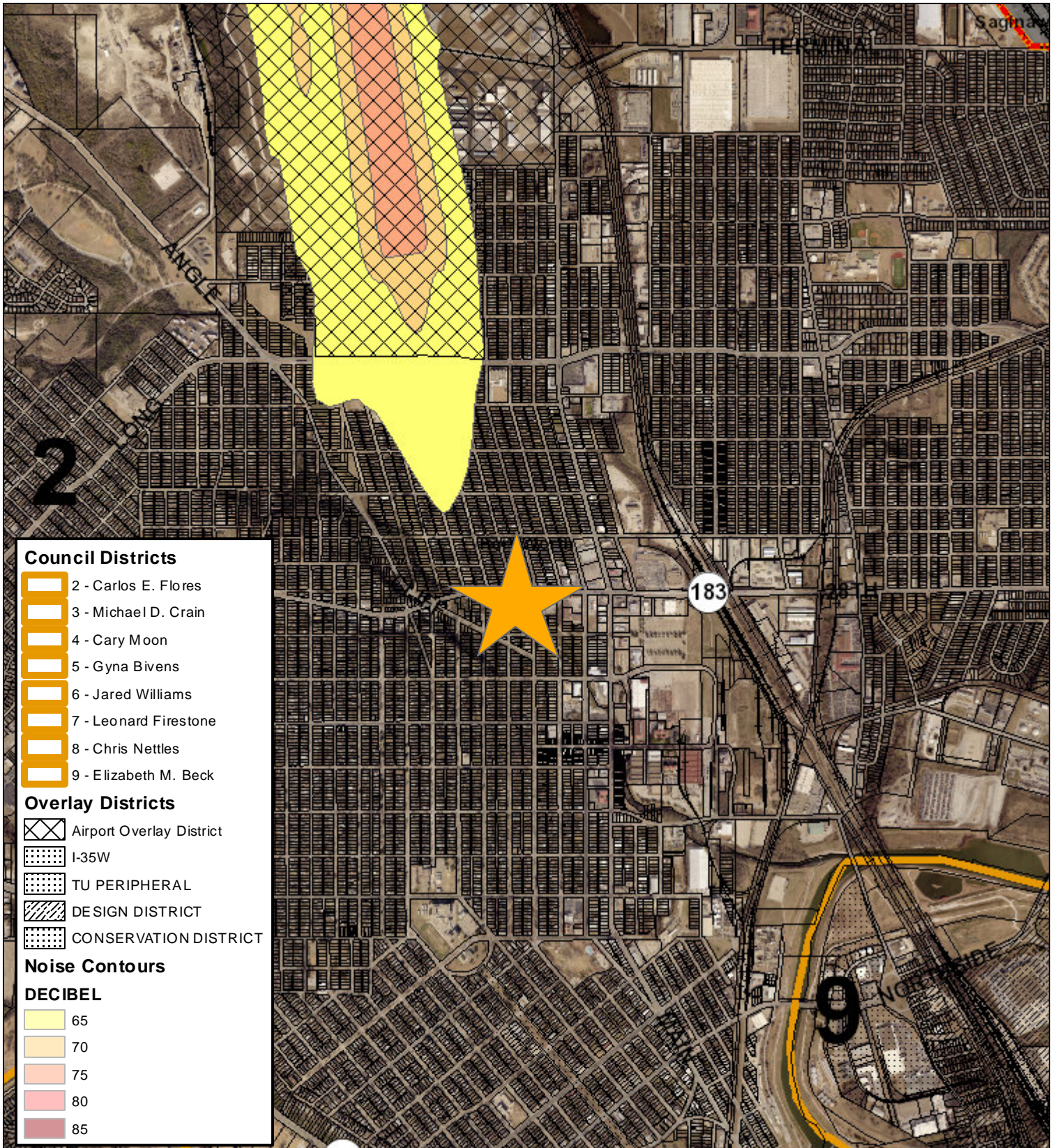
Applicant: Guadalupe Diaz
 Address: 2807 & 2809 Clinton Avenue
 Zoning From: ER
 Zoning To: FR
 Acres: 0.30846591
 Mapsco: 62B
 Sector/District: Northside
 Commission Date: 7/14/2021
 Contact: 817-392-2883



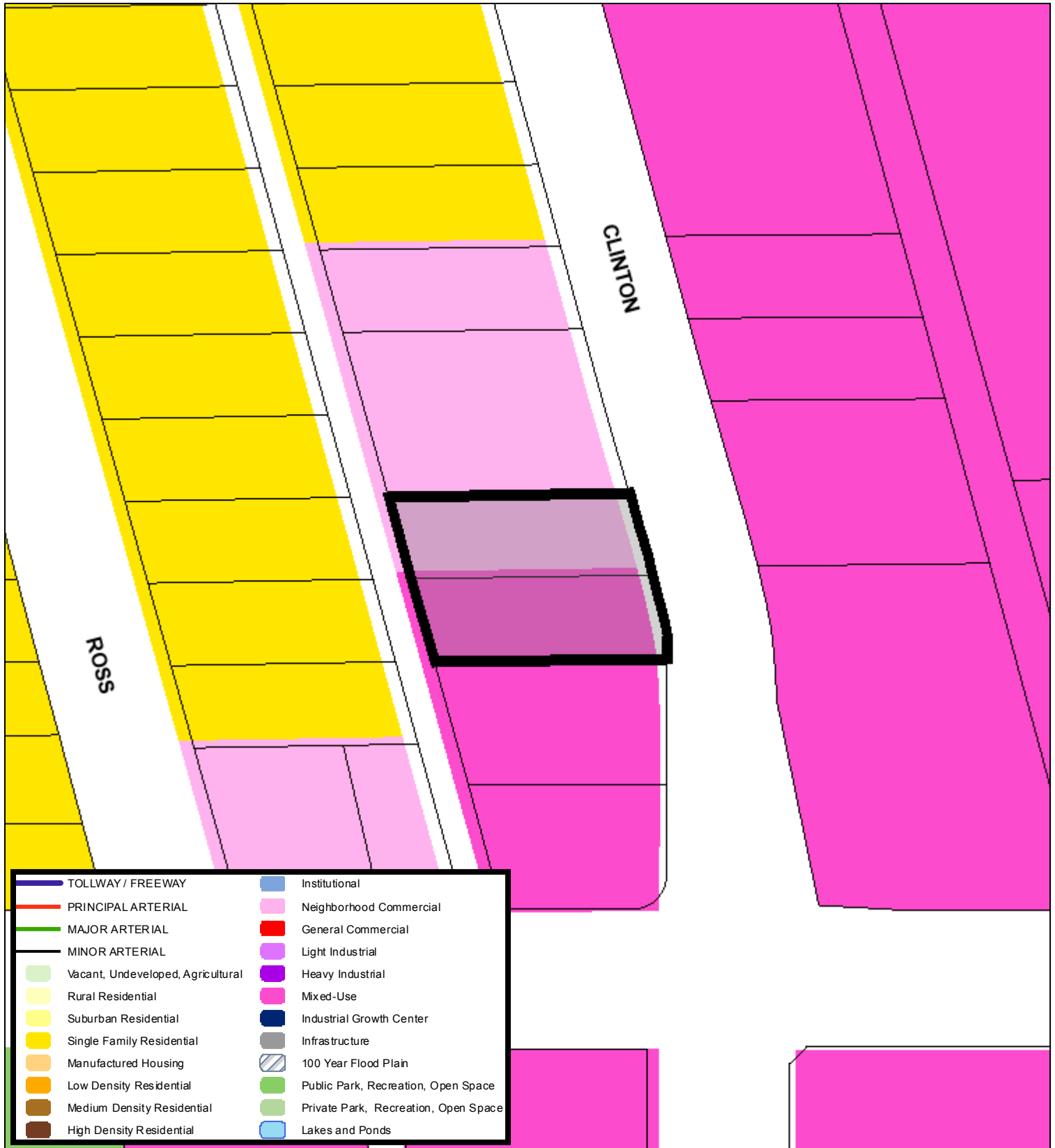
	Subject Area
	300 Foot Notification



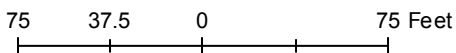
Area Map



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.



Aerial Photo Map



0 45 90 180 Feet

