



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 7, 2020

Council District 8

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: ALNA Properties II, LLC

Site Location: 2735 Purington Avenue Acreage: 0.16

Proposed Use: Amend Site Plan for PD 1020 to reduce parking count

Staff Recommendation: Approval

Background:

The applicant is requesting a zoning change to amend the site plan for PD 1020 to reduce the parking count previously approved. The property is located on the west side of Harwood just south of Meadowbrook Drive.

The zoning case from 2014 was approved for two fourplex units, tied to 10 parking spaces for both lots. At the time of the application ZC-14-108 there was only one property owner. Since then the property has been sold off making this lot deficient in parking. It was noted that there could be a shared parking agreement however, that is not the intent for the applicant.

The remodeling project will convert the existing two four bedroom units to four two bedroom units, requiring eight parking spaces. The site plan request is for five parking spaces. Since the last site plan approval the applicant has removed rear awnings and balconies.

Site Information:

Surrounding Zoning and Land Uses:

- North "B" Two-Family / Duplex
- East "A-5" One-Family / Public Park
- South "B" Two-Family / Duplex
- West "B" Two-Family / Duplex

Zoning History: ZC-14-108 from "B" to PD/B plus fourplex; site plan approved; effective 11/11/14; subject area

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Site plan indicates five parking spaces, a total of eight spaces are required. **(Waiver required)**

(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.)

Public Notification:

300 foot Legal Notifications were mailed on February 13, 2020.

The following organizations were notified: (emailed February 14, 2020)

Organizations Notified	
Neighborhoods of East Fort Worth	Parker Essex Boaz NA
Polytechnic Heights NA	West Meadowbrook NA*
East Fort Worth, Inc.	Streams and Valleys, Inc.
Trinity Habitat for Humanity	United Riverside Rebuilding Corporation, Inc.
Southeast Fort Worth, Inc.	East Fort Worth Business Association
Fort Worth ISD	

*Located within this registered Neighborhood Association

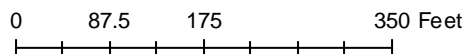
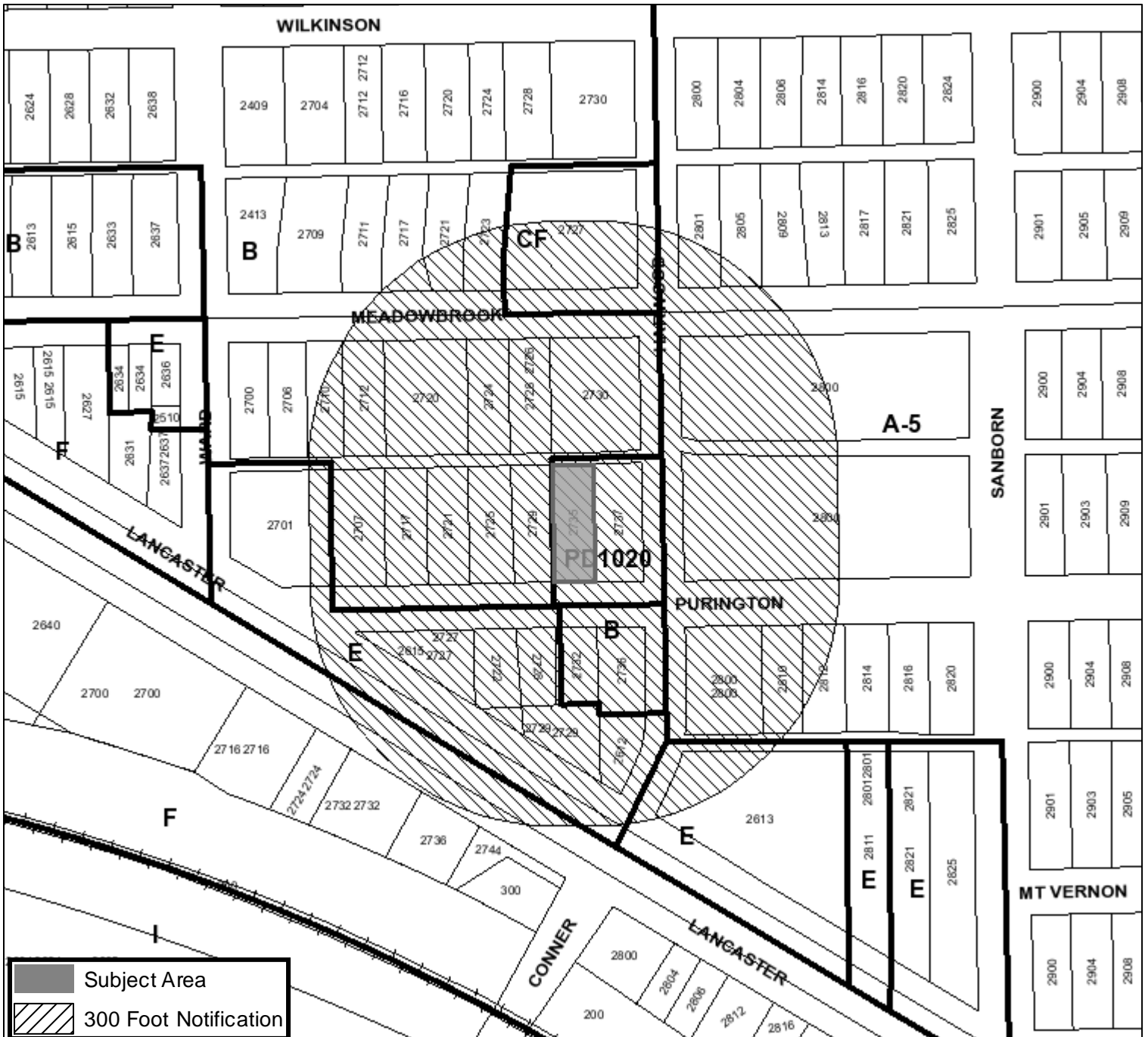
Attachments:

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



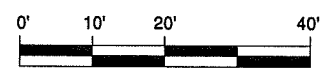
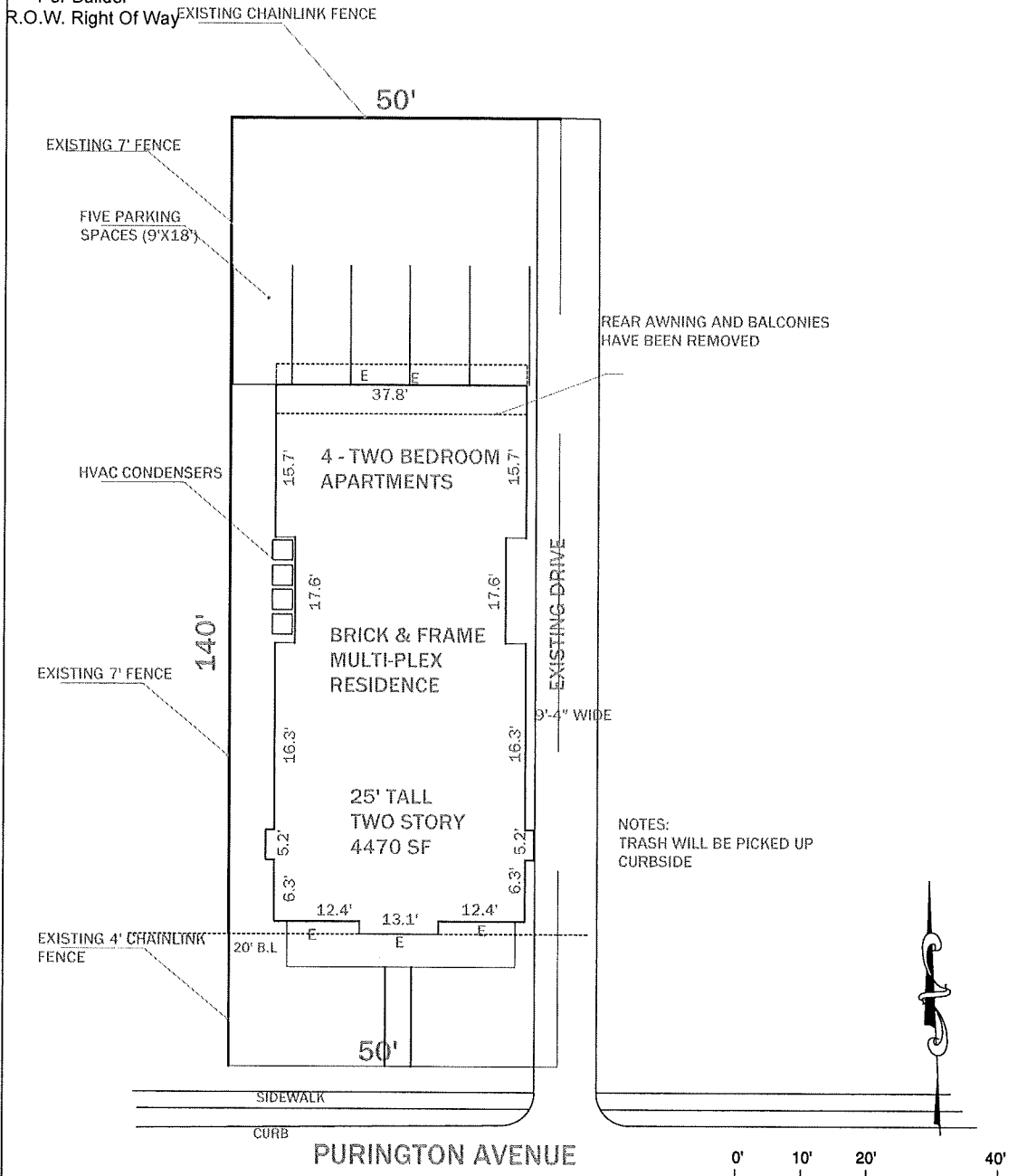
Area Zoning Map

Applicant: ALNA Properties II LLC
 Address: 2735 Purington Avenue
 Zoning From: PD 1020
 Zoning To: Amend site plan for parking
 Acres: 0.16904771
 Mapsco: 78F
 Sector/District: Eastside
 Commission Date: 3/4/2020
 Contact: 817-392-2495



LEGEND

- B.L. Building setback Line
- P.U.E Public Utility Easement
- D.E. Drainage Easement
- () Per Plat
- < > Per Builder
- R.O.W. Right Of Way



SCALE: 1" = 20'

DATE: 02/26/2020

STREET ADDRESS: 2735 PURINGTON AVE.
 CITY: FORT WORTH, TEXAS
 COUNTY: TARRANT

LOT:
 BLOCK:
 SUBDIVISION:

Director of Planning & Development

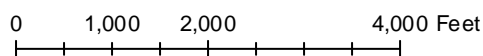
Date

This sketch was prepared without the benefit of a title commitment. There may be additional setback lines, easements, and interests which are relevant to this property and unknown to Artec Integrated, LLC. This sketch is not a boundary survey

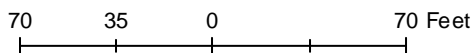
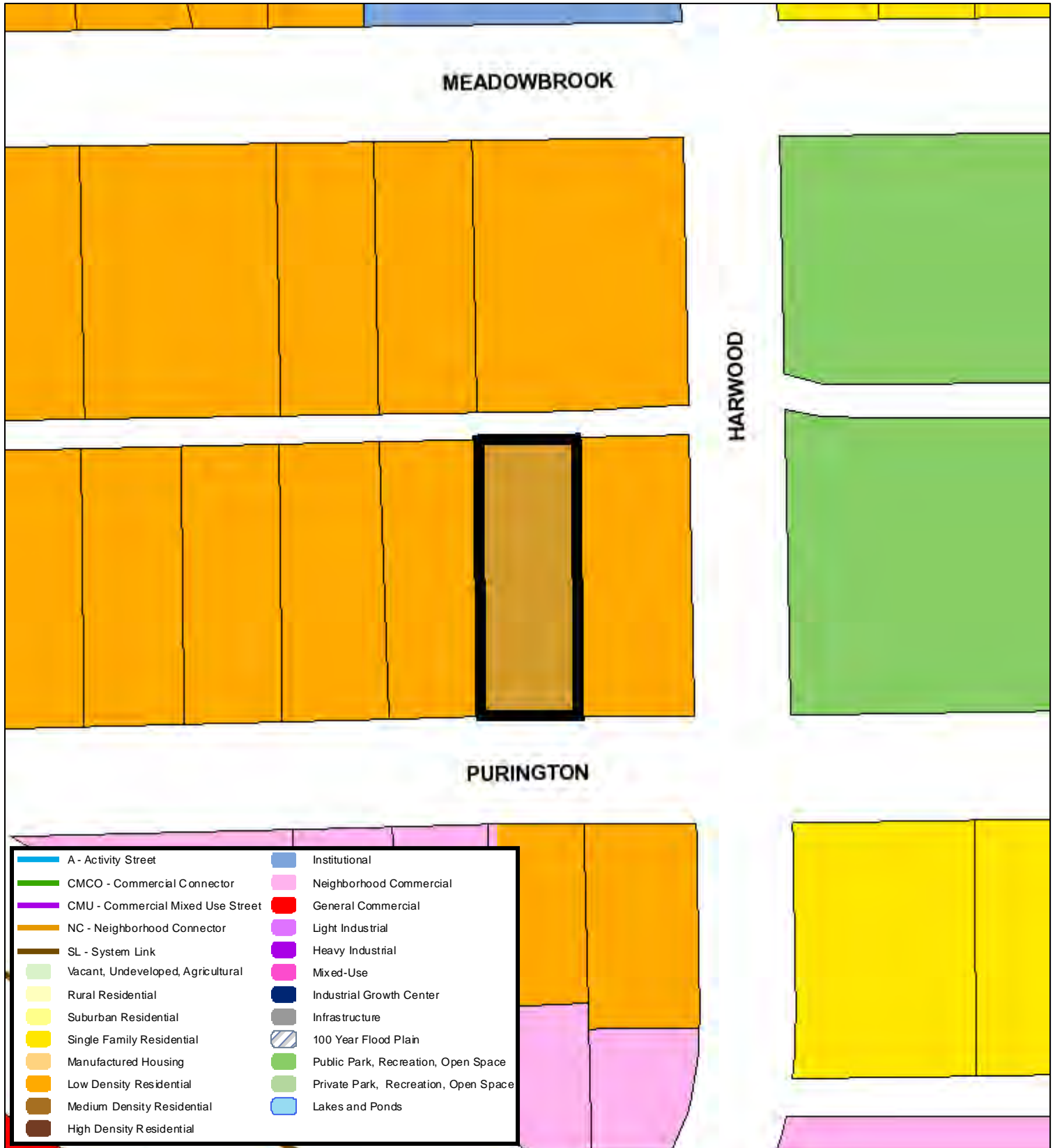
ARTEC
Integrated Solutions

TBPE ENGINEERING FIRM F-16272
 TBAC ARCHITECTURAL FIRM BR 1707
 theartecfdg.com
 214.799.3505

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 5, 2019.



Aerial Photo Map



0 40 80 160 Feet

