



Zoning Staff Report

Date: August 13, 2024

Case Number: ZC-24-062

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Charlotte A. Walker Voss/Lindsay Jones/Darin Norman

Site Location: 4937 El Campo Avenue

Acreage: 0.16 acres

Request

Proposed Use: Auxiliary parking lot

Request: From: “C” Medium-Density Residential

To: Add Conditional Use Permit (CUP) to allow an auxiliary parking lot in “C” Medium-Density Residential; site plan included.

Recommendation

Land Use Compatibility: Requested change **compatible**

Comprehensive Plan Map Consistency: N/A

Comprehensive Plan Policy Consistency: Requested change **consistent**

Staff Recommendation: **Approval subject to a five-year expiration date**

Zoning Commission Recommendation: **Denial [Approval motion fails by a vote of 5-3; 6 votes needed]**

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Project Description and Background

The property is situated at the southeast corner of El Campo Avenue and Penticost Street, within the Arlington Heights Neighborhood. The property has been vacant for decades, indicating a lack of interest in its development. The property owner is seeking approval to establish an auxiliary parking lot at this location, and a site plan has been submitted for review.

Auxiliary parking lots are only allowed in residential zoning districts through the Conditional Use Permit (CUP) process. The property owner has applied for a CUP to establish an auxiliary parking lot in the "C" district, specifically on an approximately 7,000 sq. ft. lot. The proposed parking spaces are located on the eastern side of the lot, with a driveway running from north to south.

Conditional uses, such as auxiliary parking lots, undergo a comprehensive review of their proposed location, design, and configuration to ensure their compatibility with the permitted land uses in the given zoning district. The subject property and the surrounding properties in the block are designated as Medium-Density Residential. To the south, properties are zoned and developed as single-family, while commercial uses begin to the west.

The proposed parking lot aims to provide parking for employees of businesses located at 5013, 5015, and 5017 El Campo Drive. This arrangement would allow patrons to use existing parking at those businesses. Although an auxiliary parking lot is not permitted in the "C" zoning district by right, approving it through the CUP process with a site plan may address any neighborhood concerns and provide recourse for revocation in case of code violations.

Considering its proximity to residential areas, a screening fence or additional landscaping is required. The site plan features ten parking spaces, and the Zoning Ordinance necessitates the lot to be chained and locked overnight, in addition to requiring additional landscaping and a screening fence on the rear property line because of its adjacency to a residential lot across the alley.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Surrounding Zoning and Land Uses

North "C" Medium-density residential / Multifamily complex
East "C" Medium-density residential / Single family use
South "A-5" One-family residential / Single family use
West "FR" General Commercial Restricted / offices and other commercial uses

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.

The following organizations were notified: (emailed June 28, 2024)

Organizations Notified	
West Side Alliance	Crestline Area NA
Sunset Heights NA	West Byers NA
Como NAC	Streams and Valleys Inc
Arlington Heights NA*	Trinity Habitat for Humanity
Alamo Heights NA	Fort Worth ISD
Northcrest NA	Camp Bowie District, Inc

* *This Neighborhood Association covers the subject property.*

Development Impact Analysis

Land Use Compatibility

The applicant requests a zoning change to include a Conditional Use Permit (CUP) for an additional parking lot in the "C" zoning district. The site is situated on the border of the residential district, adjacent to the commercial district in the west. This area is facing a severe shortage of parking spaces, leading to insufficient parking for both the current businesses and the multifamily residences. The proposed parking lot is intended to alleviate some of these parking issues by providing employee parking to some of the businesses in the area.

The proposed zoning change for commercial uses **is compatible** with the surrounding uses.

Comprehensive Plan Consistency – Arlington Heights

The 2023 Comprehensive Plan currently designates the subject property as single family residential. The proposed zoning **is not consistent** with the land use designations for this area, however, it is consistent with the following policies of the Comprehensive Plan:

- Encourage compatible development between residential and commercial properties.

Zoning and Land Use

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

1. Add the zoning case number in the lower right corner to ZC-24-062.
2. The rear yard is required to have a **5-foot landscaping buffer** and screening fence (provided). Either revise the site plan or **request a development waiver in bold font in the notes section.**

Fire

1. There are no Fire Code requirements since the lot is already platted and as long as no structures are proposed.

Stormwater

Contact: sds@fortworthtexas.gov

Site is within a City Flood Risk Area per SWS-052 WAH Pershing City Study. There is potential high water that can exceed 2 ft of depth located along Penticost St and El Camp Ave surrounding the lot.

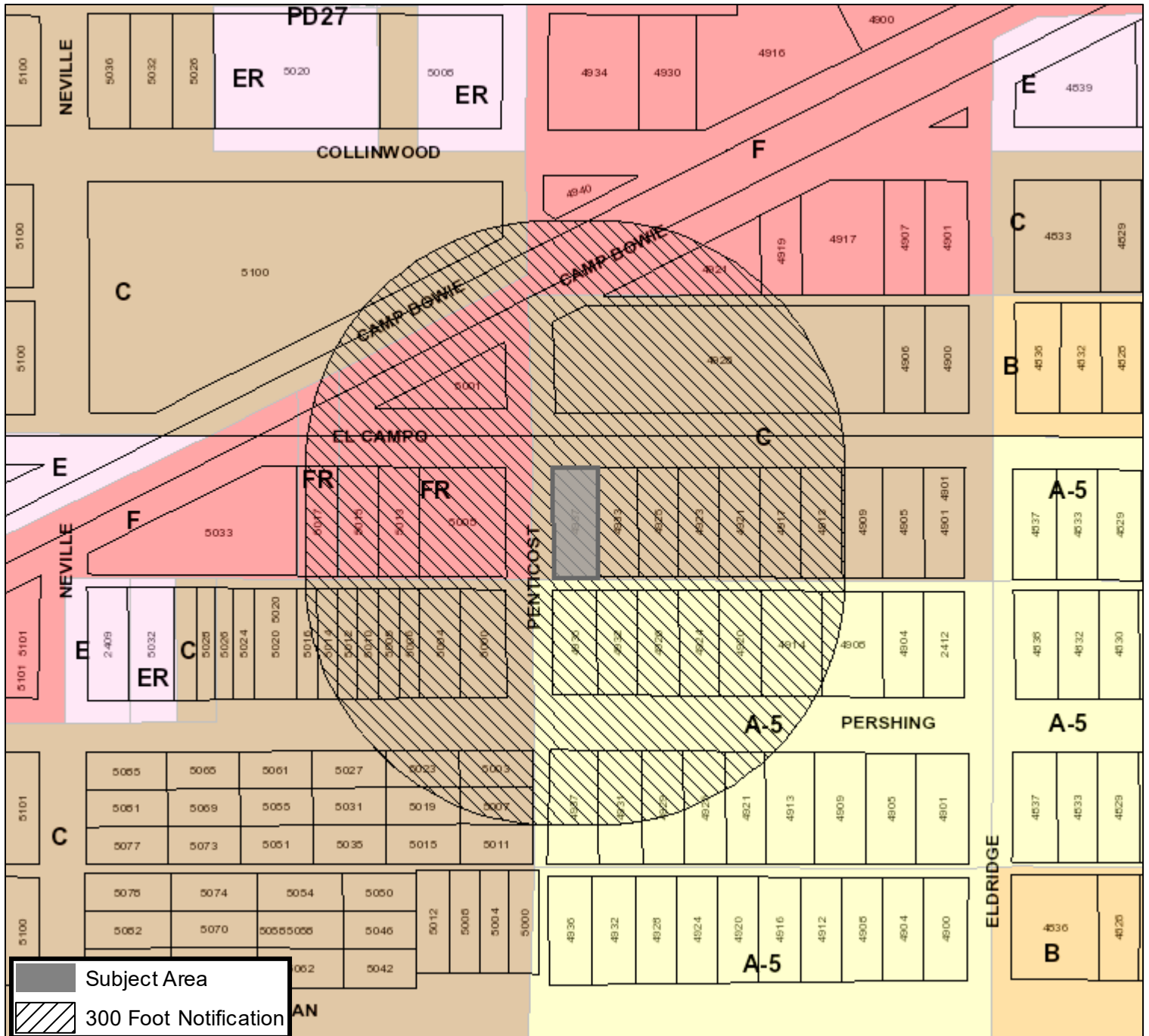
No FEMA Floodplain in the vicinity. Storm Infrastructure is located along Penticost St & El Campo Ave per TPW Plan Sets S-0225, S-2105, K-1560, K-2146.

(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.)

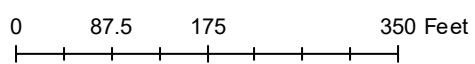


Area Zoning Map

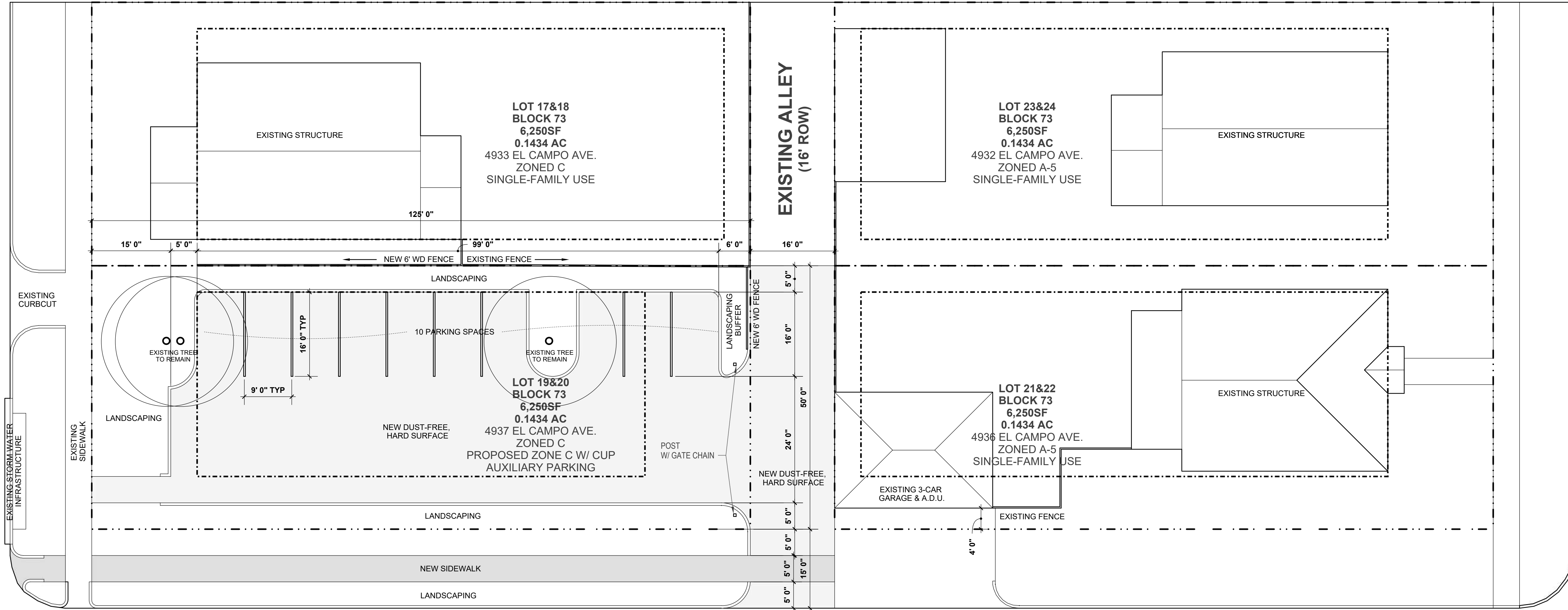
Applicant: Charlotte Voss
 Address: 4937 El Campo Drive
 Zoning From: C
 Zoning To: To Add a Conditional Use Permit for Parking
 Acres: 0.16266046
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 7/10/2024
 Contact: 817-392-2495



Subject Area
 300 Foot Notification



EL CAMPO AVE.
80' ROW



1 SITE PLAN - OPTION A
SCALE :: 3/32" = 1'-0"

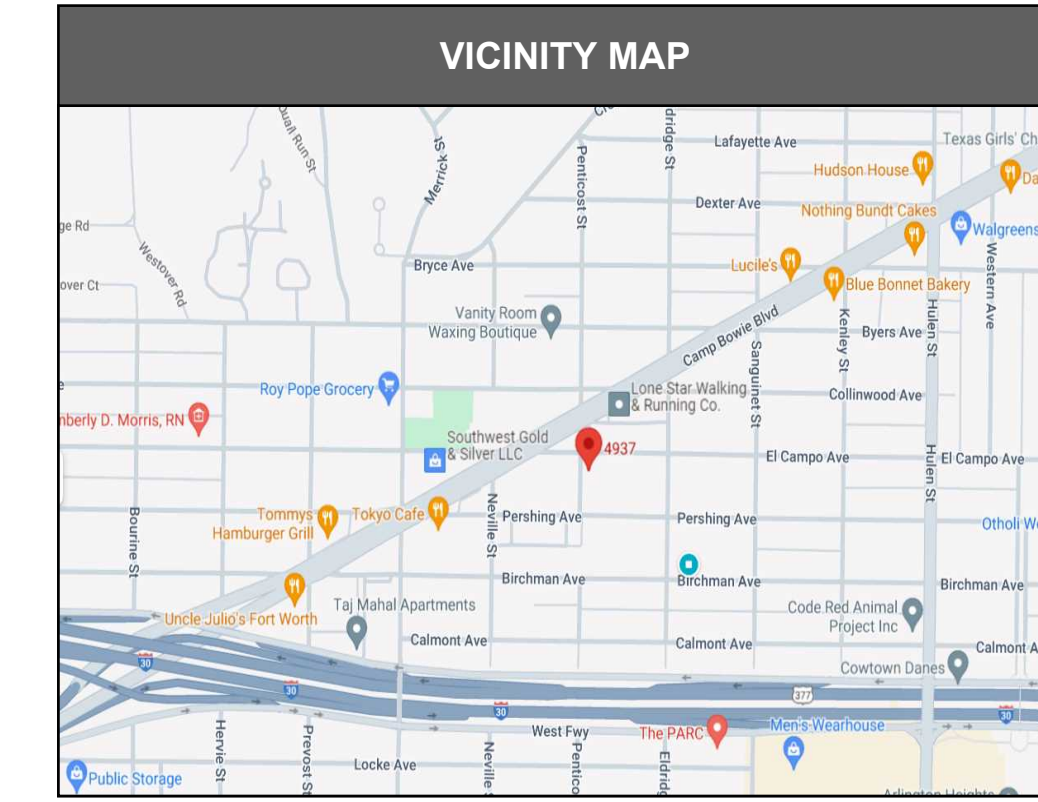
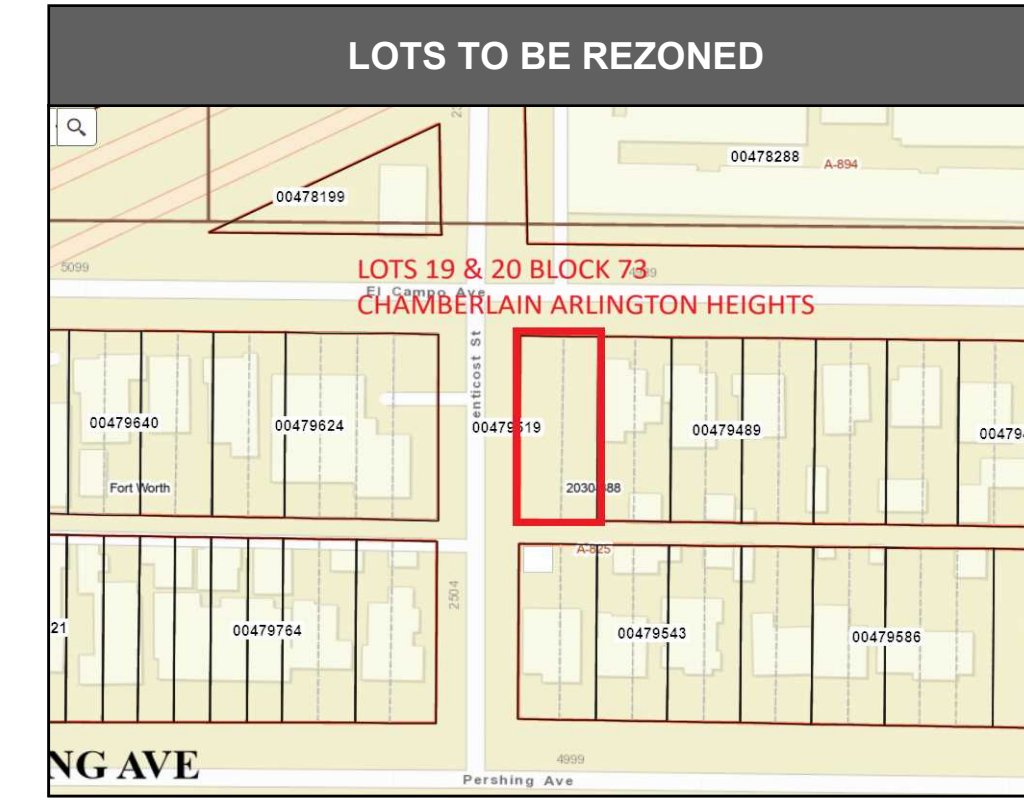
PENTICOST ST.
(60' ROW)

GENERAL NOTES
THIS PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SINGS.
ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

LEGAL DESCRIPTION
LOT 19&20, BLOCK 73 OF THE CHAMBERLAIN ARLINGTON HEIGHTS FIRST FILING ADDITION TO THE CITY OF FORT WORTH, COUNTY OF TARRANT, TX. ACCORDING TO THE PLAT RECORDED THEREOF IN VOLUME 10571 PAGE 14 PLAT RECORDS OF TARRANT COUNTY.

LINE-TYPE KEY	
--- --	PROPERTY LINE
.....	EASMENT/SETBACK
----	WATERLINE
.....	SANITARY SEWER
----	GAS
.....	ELECTRICAL
----	CABLE/TELECOM
.....	TOPOGRAPHIC LINES

4937 EL CAMPO AUX PARKING PROJECT	
SITE PLAN REVISION:	7/03/24
PREPARED BY:	DARIN NORMAN ARCHITECTURE 2013 THOMAS PLACE FORT WORTH, TX 76107 817-789-5513
ZC-24-062	SP-
DIRECTOR OF DEVELOPMENT SERVICES	
DATE	



"These documents are incomplete and for interim review only. They are not to be used for regulatory approval, permit, or construction."
Architect: Darin Norman
Reg. no. 19154

AGENT:
Darin Norman
Urbanworth, LLC
Darin Norman
Architecture
3108 W. 6th St.
Fort Worth, TX 76107
817-789-5513
darin@urbanworthco.com

DEVELOPER:
Holly Miller Properties, LLC
Lindsay Jones
5015 El Campo Ave.
Fort Worth, TX 76107
214-995-3395
lindsay@theplayspacefw.com

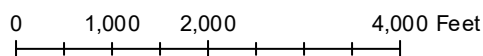
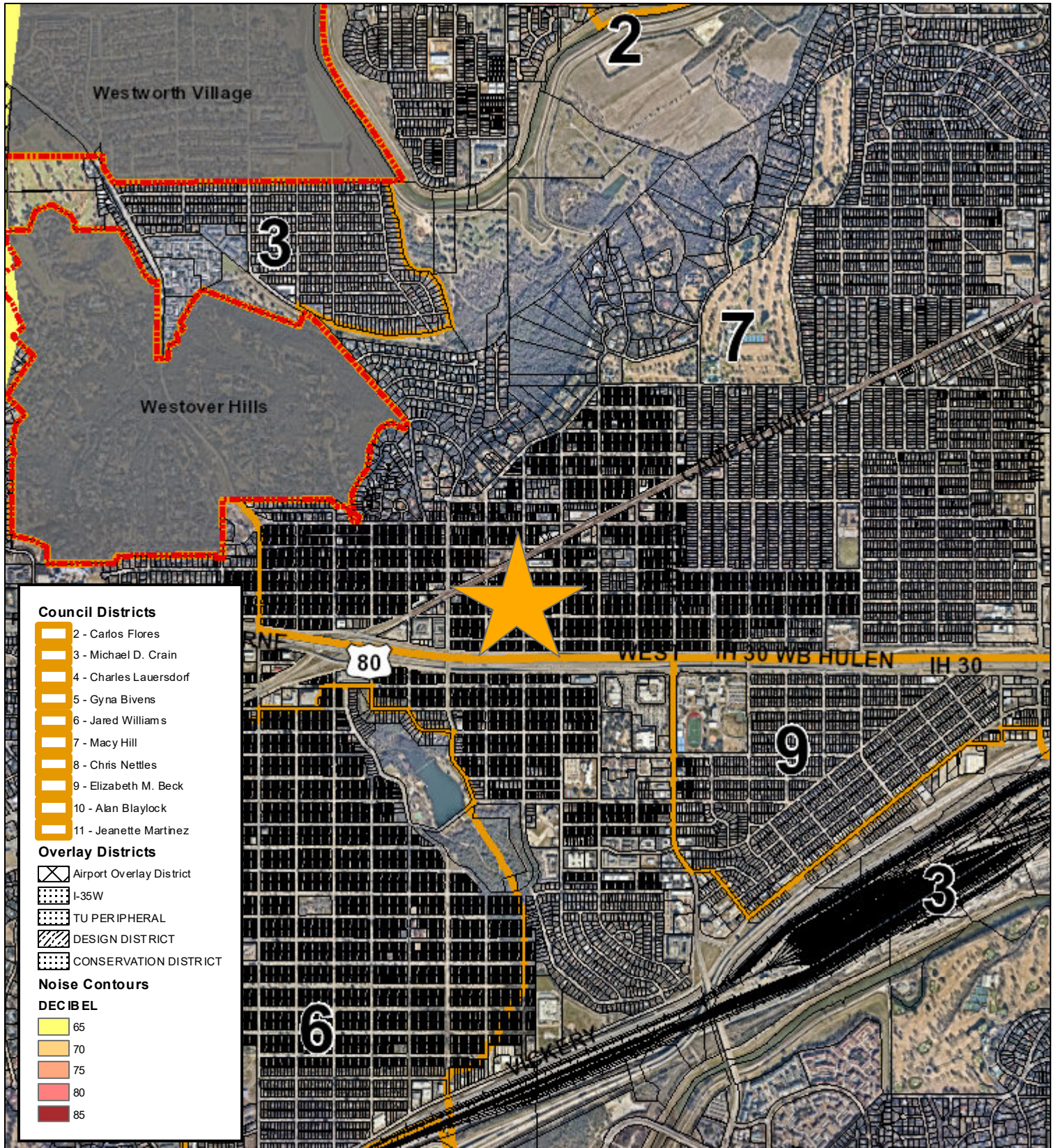
4937 EL CAMPO AVE. REZONE

OWNER:
Charlotte Voss
630 N Hollywood Way, Apt 110
Burbank, CA 91505-3170
817-905-7719
charlotte@gmail.com

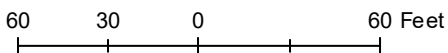
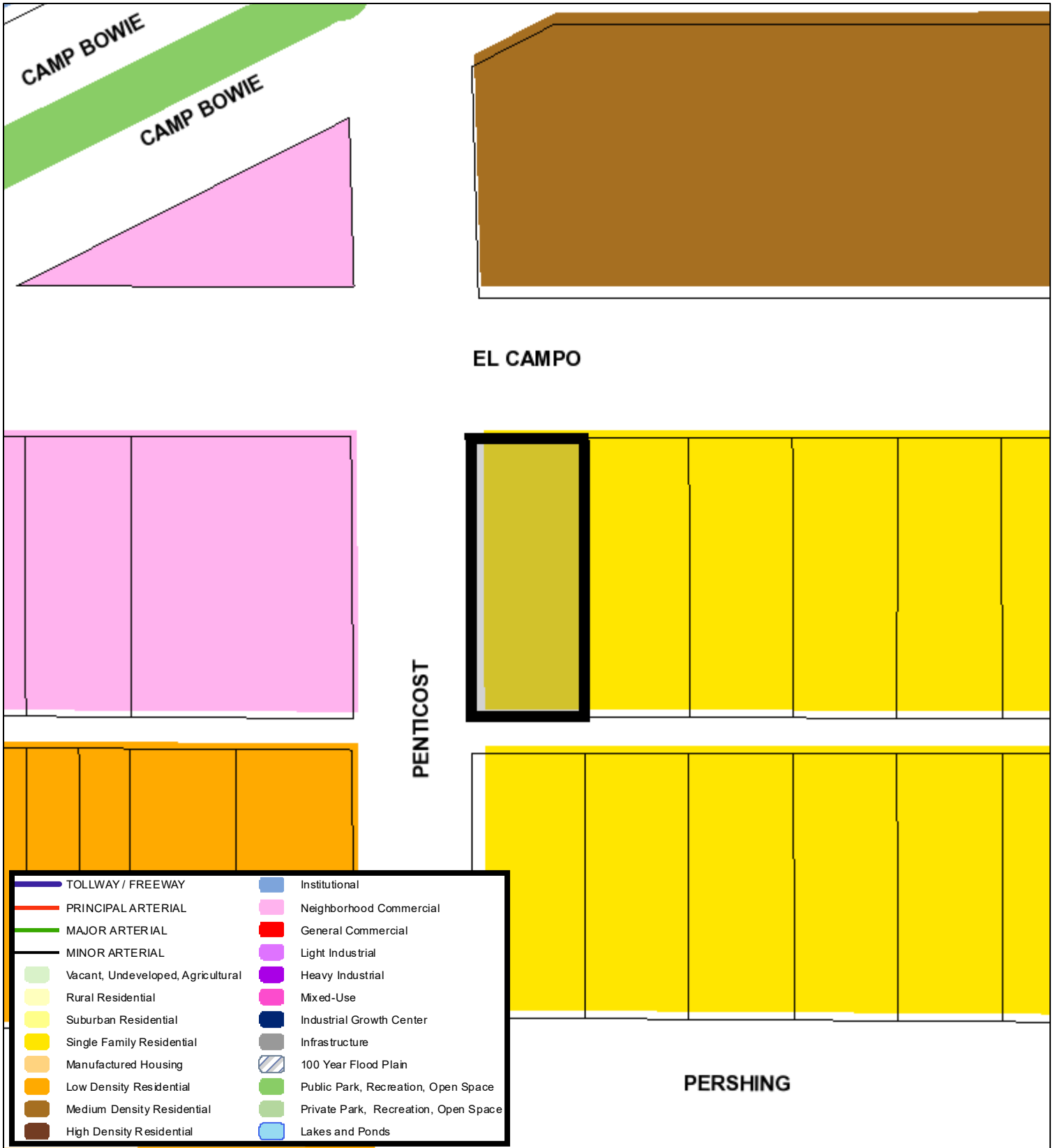
DOCUMENT DATE:
July 3, 2024

JOB#:
2024-005 Zone

Area Map



Future Land Use



Aerial Photo Map



0 40 80 160 Feet

