



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 15, 2020

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** South Hemphill Heights NA; 1 letter

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Fort Worth Independent School District

**Site Location:** 2801 College Avenue Acreage: 0.975

**Proposed Use:** Parking

**Request:** From: "B" Two Family, PD 382

To: Add Conditional Use Permit (CUP) for parking lot with revised development regulation for required front yard; site plan included.

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (Significant Deviation).**

**Staff Recommendation:** Approval

**Background:**

The property is located at the intersection of Cantey Street and College avenue. The applicant is requesting a Conditional Use Permit (CUP) to allow auxiliary parking. The applicant has indicated this site will be a location for a parking lot that will supplement the business to the north. If allowed, the parking lot have to meet the supplemental standards listed below, or request a revised development regulation.

**Section 6.202 Parking Lot Design Standards**

F. Off-Site Auxiliary Parking If sufficient parking is not available on the premises, a private parking lot may be provided within 500 feet, either on property zoned for that purpose or on approval as a Conditional Use Permit subject to the following conditions:

1. The parking must be subject to the front yard setback requirements of the district in which it is located.
2. The parking area must be hard surfaced and dust free.
3. A minimum 6-foot screen fence and bufferyard must be provided on all sides adjacent to a residential district in accordance with Section 6.300.
4. Area lights must be directed away from adjacent properties.
5. The lot, if adjacent to a residential district, must be chained and locked at night.

The site plan indicates approximately three parking spaces encroaching into the front yard setback. Because of the irregular shape of the lot, staff feels that not meeting the requirement on the northern portion of the lot will not have a significant effect on the surrounding homes.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, 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.

While a parking lot is not permitted in the "B" zoning district by right, allowing it by CUP with a site plan and a time limit may help mitigate any concerns, as well as give options for the CUP to be revoked in the event of code violation convictions.

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.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / vacant
- East "I" Light Industrial / vacant
- South "K" Heavy Industrial / gas compressor pad site
- West "K" Heavy Industrial / gas compressor pad site

Zoning History: None

**Site Plan Comments:**

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

1. The parking must be subject to the front yard setback requirements of the district in which it is located. The site plan indicates approximately three parking spaces encroaching into the front yard setback. **(revised development regulation required)**
  - a. *Staff analysis: due to the triangular shape of the lot, staff feels that not meeting this regulation will not have a detrimental effect on the surrounding homes.*
2. Please add note that the lot will be locked at night.

***(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 October 26, 2020.  
 The following organizations were notified: (emailed October 19, 2020)

<b>Organizations Notified</b>	
Las Familias de Rosemont NA	Paschal NA
Jennings May St Louis NA	Worth Heights NA
South Hemphill Heights NA*	Ryan Place Improvement Assn
Shaw Clarke NA	Fairmount NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Hemphill Corridor Task Force	Berry Street Initiative
Fort Worth ISD	

\*Located within this registered Neighborhood Association

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing to change the zoning to add a CUP for a parking lot. Surrounding uses are primarily single family, with a railroad to the west.

The proposed parking **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Southside**

The 2020 Comprehensive Plan designates the subject property as Single Family. The requested Conditional Use Permit does not meet the following Comprehensive Plan policies:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage infill of compatible housing.

Based on conformance with the policy stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

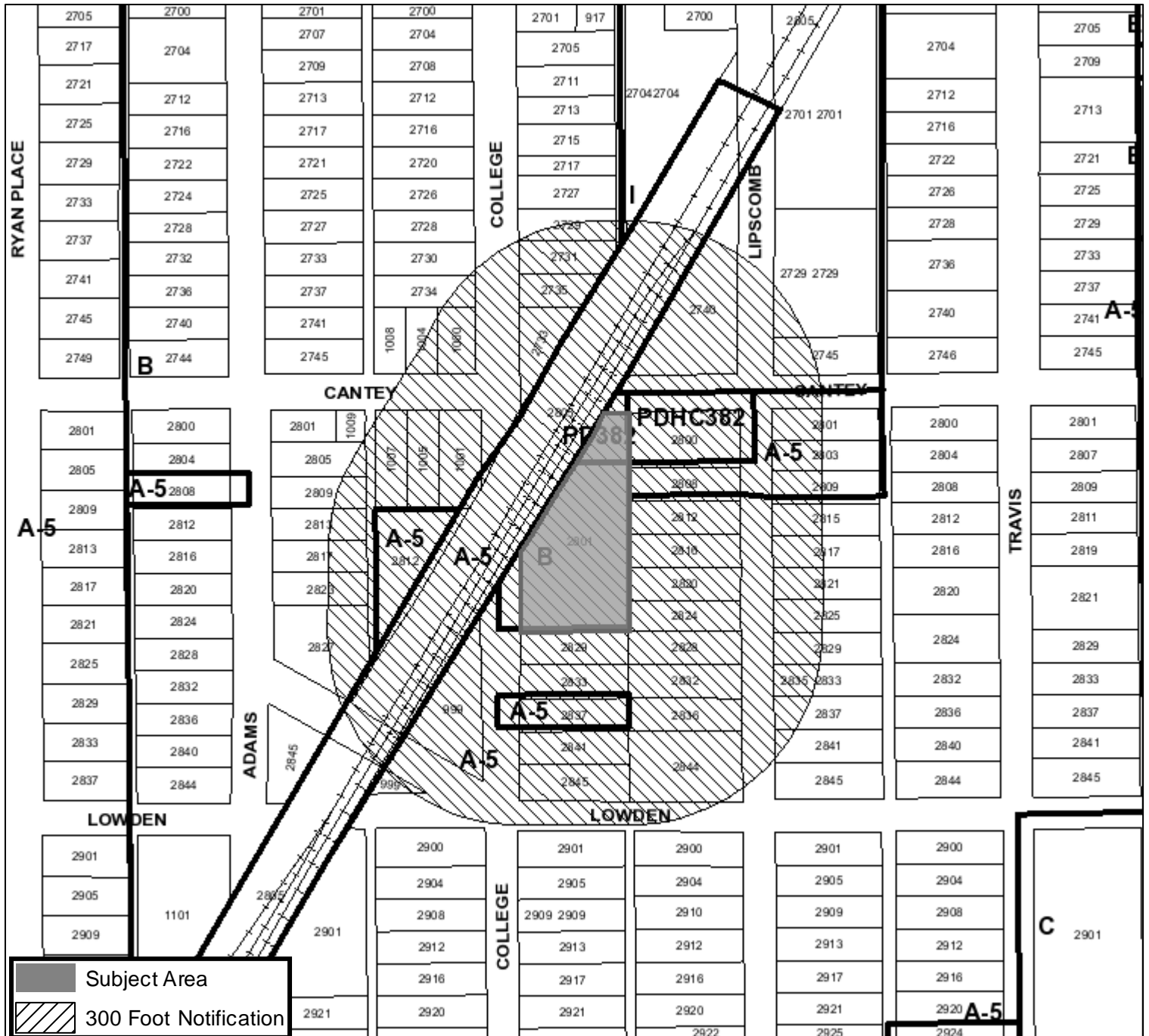
***Attachments:***

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

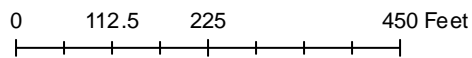


# Area Zoning Map

Applicant: Fort Worth Independent School District  
 Address: 2801 College Avenue  
 Zoning From: B, PD 382  
 Zoning To: Add Conditional Use Permit for parking lot  
 Acres: 0.97580549  
 Mapsco: 76Z  
 Sector/District: Southside  
 Commission Date: 11/11/2020  
 Contact: 817-392-8043



Subject Area  
 300 Foot Notification

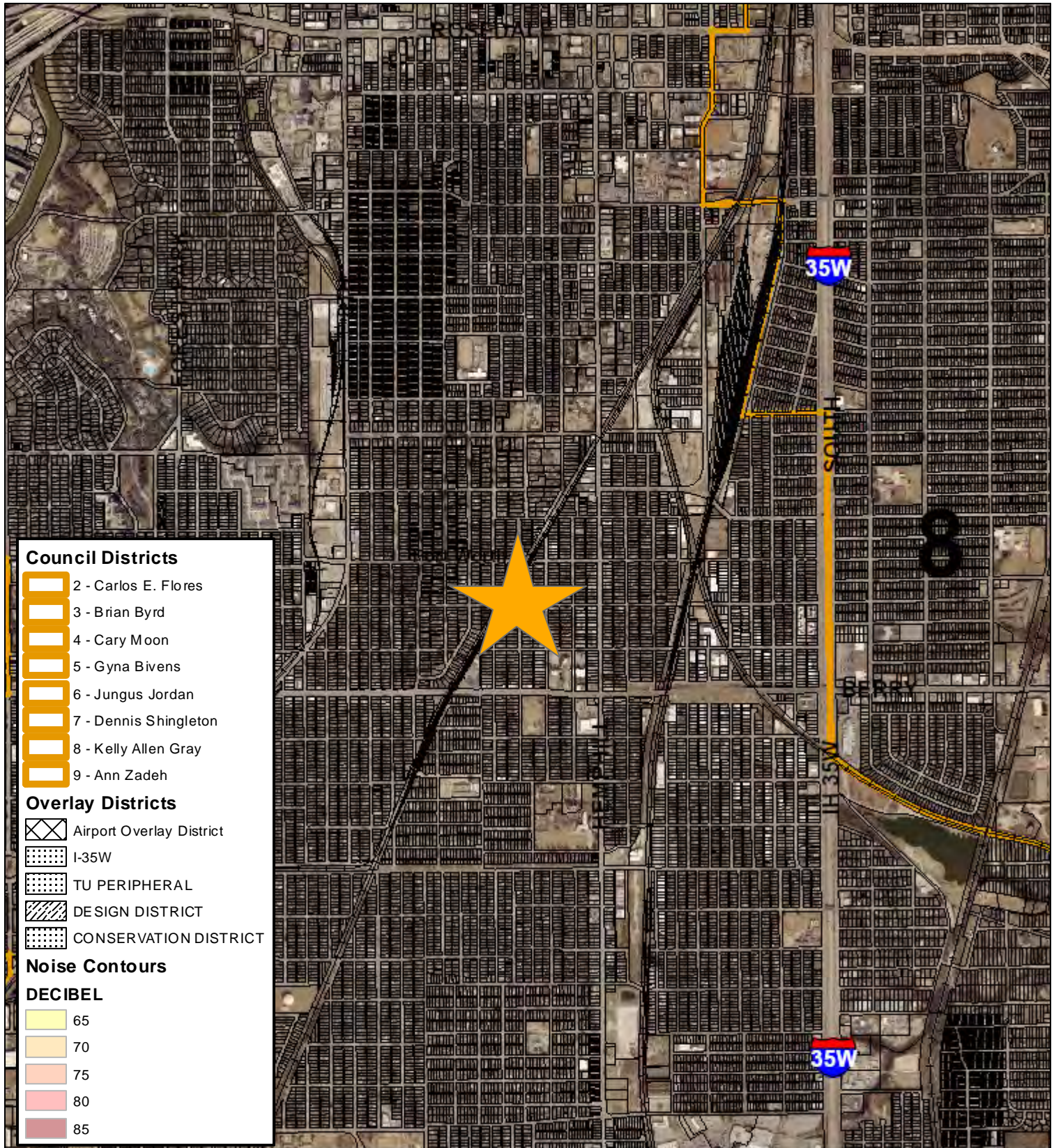






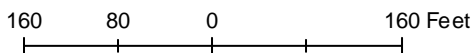
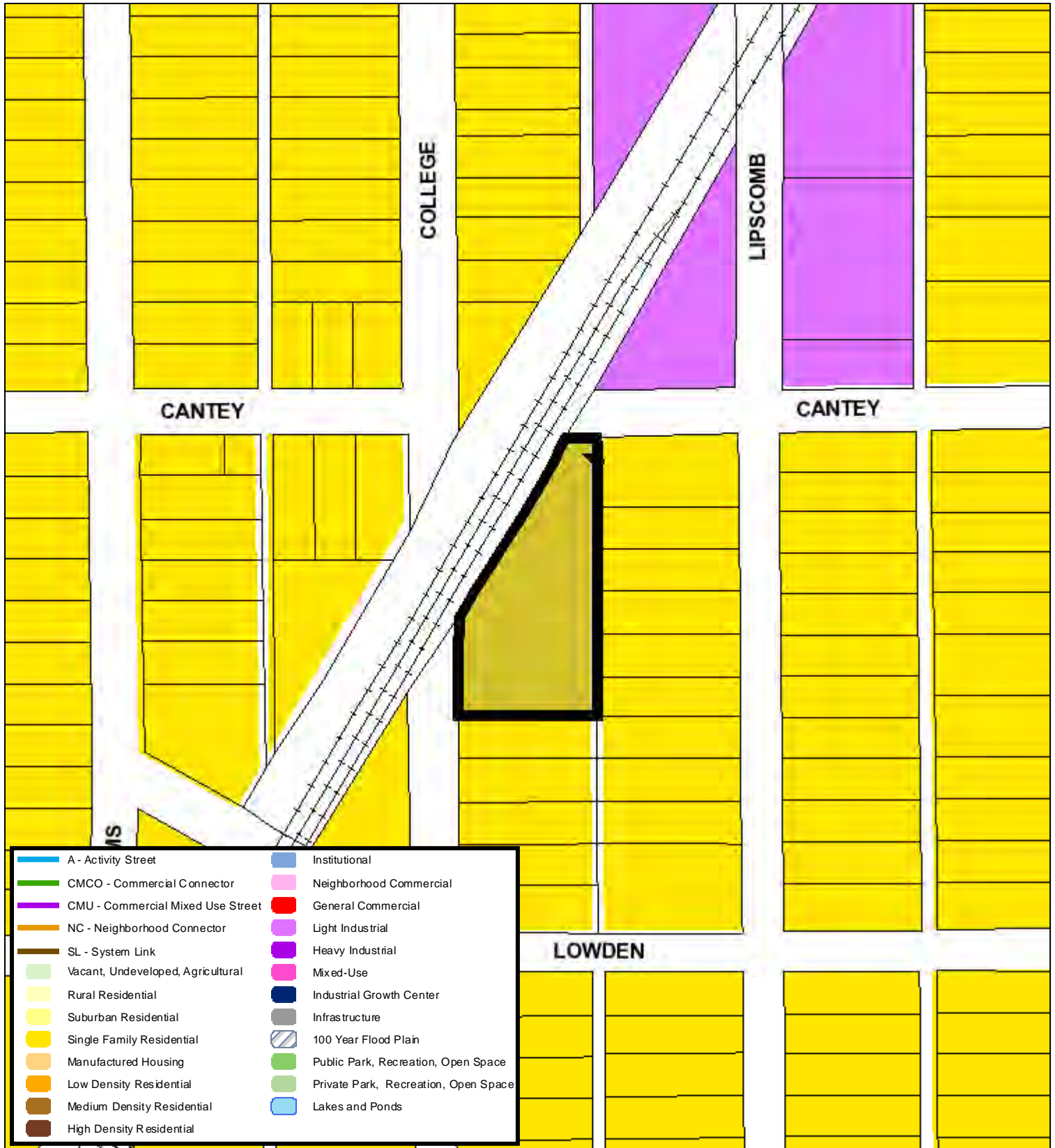


### Area Map





### 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 6, 2018.





**Aerial Photo Map**



0 100 200 400 Feet

