

While auxiliary parking is not permitted in residential zoning district by right, only through a CUP with a site plan. A time limit may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is directly adjacent to a residential district and requires additional development standards.

Development Standards	A-5 district	Proposed CUP
Fencing requirement	A 6 ft. screening fence and bufferyard must be provided on all sides adjacent to a residential district in accordance with Section 6.300	There is no screening fence adjacent to residential, bufferyard has concrete in it (development regulation standard)
Parking Lot Design	Minimum required parking spaces hard-surfaced dust free	Concrete Base Complies
Front Yard Setback	25 ft. established front yard setback	Three parking spaces encroach into the setback (development regulation standard)
Parking lot adjacent to residential	Must be chained and locked at night	Will comply

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.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate Of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Surrounding Zoning and Land Uses:

- North “A-5” One-Family / single family
- East “A-5” One-Family / vacant and single family
- South “A-5” One-Family / single family

West "E" Neighborhood Commercial / vacant commercial building

Site Plan Comments:

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

1. There is an established 25 ft. projected setback in which three parking spaces encroach. **(development regulation standard, recommended approval)**
2. A 6 ft. screening fence and bufferyard must be provided on all sides adjacent to residential district. Site plan indicates no screening fence or bufferyard. **(development regulation standard, recommended approval)**
3. (FYI) Since the parking lot existed prior to the Urban Forestry ordinance, Section 6.302 does not apply unless new paving is added.

The site plan comments noted above shall be addressed on the site plan per the CUP Ordinance.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks 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 (April 22, 2020)

The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
Worth Heights NA*	Streams and Valleys, Inc.
United Communities Association of South Fort Worth	Trinity Habitat for Humanity
South Wayside NA	Hemphill Corridor task Force
Brentmoor NA	Southeast Fort Worth, Inc.
Las Familias de Rosemont NA	Fort Worth ISD

*Located within this registered Neighborhood Association

Recent Relevant Zoning and Platting History:

Zoning History: None

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting a zoning change to add a CUP to allow for auxiliary parking on an adjacent lot. Surrounding land uses consist of primarily single family with a vacant commercial building to the west.

Due to the location of single family lots and surrounding zoning, the lot used for parking has been established for some time, the proposed zoning request **is compatible** at this location.

2. Comprehensive Plan Consistency Southside Sector

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial which would allow the parking lot by right. The requested zoning district **is consistent** with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

3. Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 3.3. Small Business Support

Restructure small business assistance based on a communitywide audit.

3.3.3 Leverage churches and other under-utilized buildings as shared space for co-working, small business development, workforce training, networking, and other purposes that support economic and workforce development within the city's neighborhoods.

Attachments:

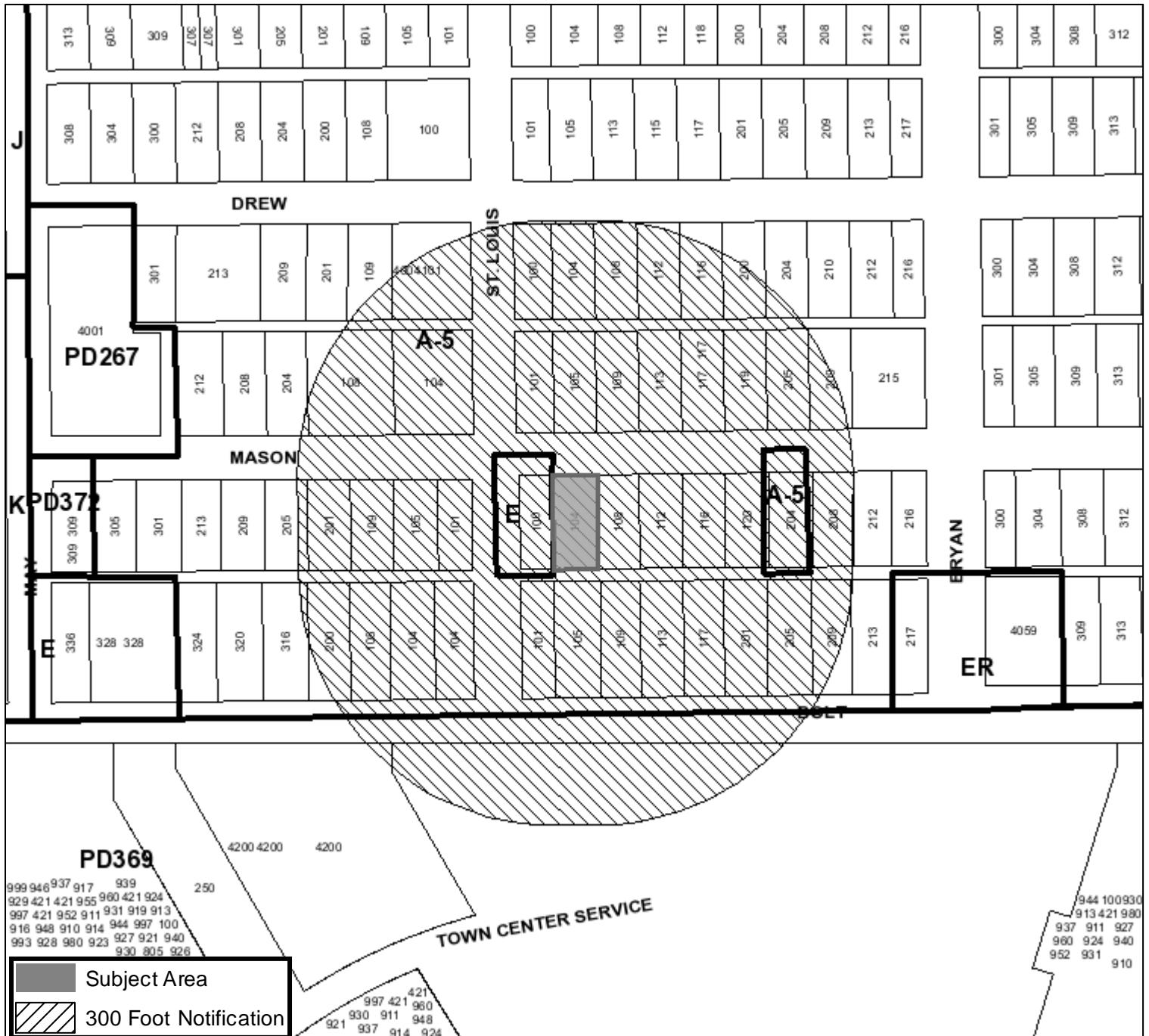
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Future Land Use Map
- Aerial Photograph



ZC-20-045

Area Zoning Map

Applicant: JST Rentals, LLC
 Address: 104 E. Mason Street
 Zoning From: A-5
 Zoning To: Add Conditional Use Permit for auxiliary parking with dev. regulation for setbacks
 Acres: 0.13133631
 Mapsco: 91E
 Sector/District: Southside
 Commission Date: 5/13/2020
 Contact: 817-392-2495

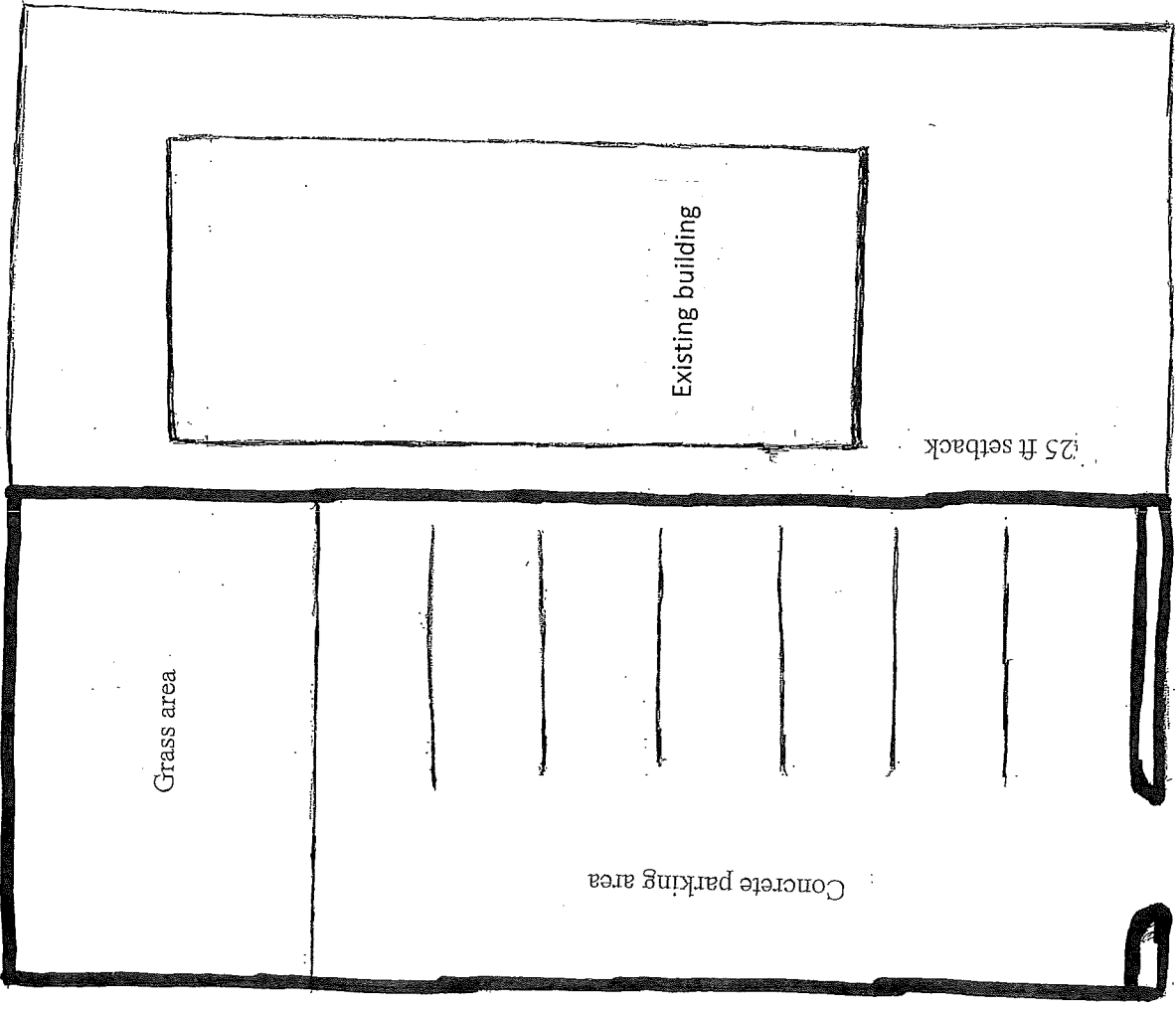


0 85 170 340 Feet

20-20-045



Alley



Notes

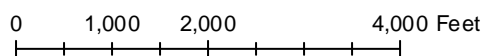
- Auxiliary parking lot for adjacent building
- No parking lot lighting proposed
- Six foot screening fence with 5 foot bufferyard waiver required
- Parking lot shall be chained and locked at night

E Mason Street

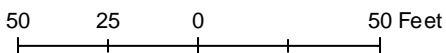
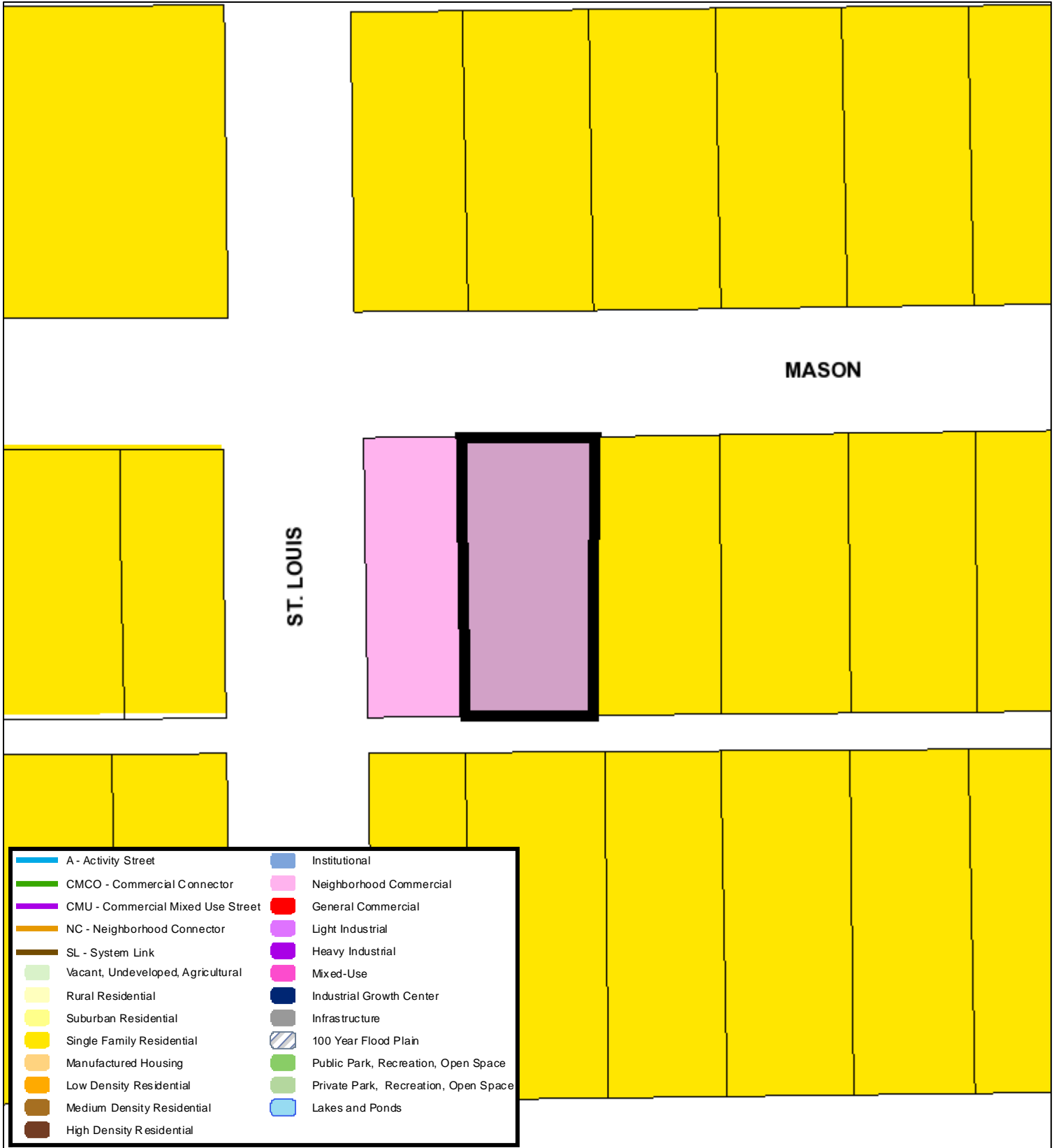
Director of Planning & Development

Date

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 30 60 120 Feet

