



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 7, 2011

**Council District 5**

**Zoning Commission Recommendation:**

Approved as Amended and Continue 3530 Martin Luther King & 3817 Vaughn by a vote of 8-1

**Opposition:** Three people spoke

|                   |   |  |
|-------------------|---|--|
| Continued         | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Case Manager      | <u>Beth Knight</u>                      |  |
| Surplus           | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Council Initiated | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |

**Owner / Applicant:** **City of Fort Worth Planning & Development Department,  
US 287/Vaughn Boulevard Neighborhood**

**Site Location:** Generally bounded by US 287, Collin St, Erath St, and Vaughn Blvd  
Mapsco: 78XY, 92CD

**Proposed Use:** Single family residential, institutional and commercial uses, and vacant land

**Request:** From: "A-5" One-Family, "B" Two-Family, "E" Neighborhood Commercial, and "I" Light Industrial

To: "A-7.5" One-Family, "A-5 " One-Family, "ER" Neighborhood Commercial Restricted, and "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Background:**

This area southwest of US 827 and east of the historic Masonic Children's Home consists of single family residential, institutional and commercial uses and vacant land. The land is designated single family and neighborhood commercial in the 2011 Comprehensive Plan. An informational meeting for the US 287/Vaughn area neighborhood was originally scheduled for February 3, 2011 and was cancelled due to inclement weather. On March 24, 2011, Council Member Moss held an informational meeting with the neighborhood, and staff discussed the proposed zoning changes. No one in opposition was noted.

At the Zoning Commission meeting, one property owner and her representative spoke in opposition concerning the properties at 3530 MLK and 3817 Vaughn. She requested that her property remain "I" Light Industrial. The Zoning Commission continued the properties for 30 days to allow time to consider the best use for the property.

**Site Information:**

Owner's Agent / Consultant: City of Fort Worth Planning & Development Dept.  
1000 Throckmorton Street  
Fort Worth, TX 76102

Acreage: 177.23 ac.  
Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

- North B and E / Single family and commercial uses
- East A-5, CF, and E / Single family, institutional uses, and commercial uses
- South A-5 / Single family and vacant land
- West B, E, and PDs 720 and 722 / Single family, institutional and proposed commercial uses

**Public Notification:**

The following Neighborhood Associations were notified:

- |                            |                                       |
|----------------------------|---------------------------------------|
| Burchill NA                | South Poly NA                         |
| Eastland NA                | Village Creek NA                      |
| Eastwood Pleasant Glade NA | United Communities Association        |
| Echo NA                    | Morningside/Hillside Crime Watch/COPS |
| Fairhaven NA               | Southeast Forth Worth, Inc.           |
| Mitchell Boulevard NA      | Fort Worth ISD                        |

**Recent Relevant Zoning and Platting History:**

**Zoning History:** ZC-06-189, west of rezoning area, from C/DD to A-5/DD, PD/DD for CF, E, approved; ZC-07-047 and ZC-10-160, within rezoning area, surplus from B to A-5, approved; ZC-08-129, ZC-09-058, ZC-09-100, ZC-10-105; north, east, and south of rezoning area, Council-initiated from various districts to be in conformance with the Comprehensive Plan, approved; ZC-08-178, west of rezoning area, staff-initiated from A-5/DD and PD/DD for CF, E to A-5, PD 720, approved; and ZC-10-005 and ZC-10-110, north of and within rezoning area, from A-5 and B to E, approved.

Platting History: None.

**Development Impact Analysis:**

1. **Land Use Compatibility**

This council-initiated zoning change request is intended to align the existing land uses and zoning.

The process for Council-initiated rezoning was adopted in November 2000 and involves:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (1/11);
- Allowing interested City Council members to conduct one or more informational meetings in or near the proposed zoning districts in order to explain the proposed changes to affected property owners; (3/24/11)
- Providing for the Planning Department to brief the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate the proposed zoning changes; (4/5/11), and
- Placing a Mayor and Council Communication on the agenda for the next regular City Council meeting authorizing the Planning and Development Department to prepare and submit an appropriate rezoning application (4/12/11), which shall schedule the application for the next available public hearing by the Zoning Commission (5/11/11).

The subject area covers 177.23 acres and approximately 471 parcels. The request is to rezone the area to correspond to the existing land uses. On the basis of existing land uses, the proposed zoning change **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject neighborhood as single family and neighborhood commercial. The requested zoning classifications are appropriate for the land use designations. Based on conformance with the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

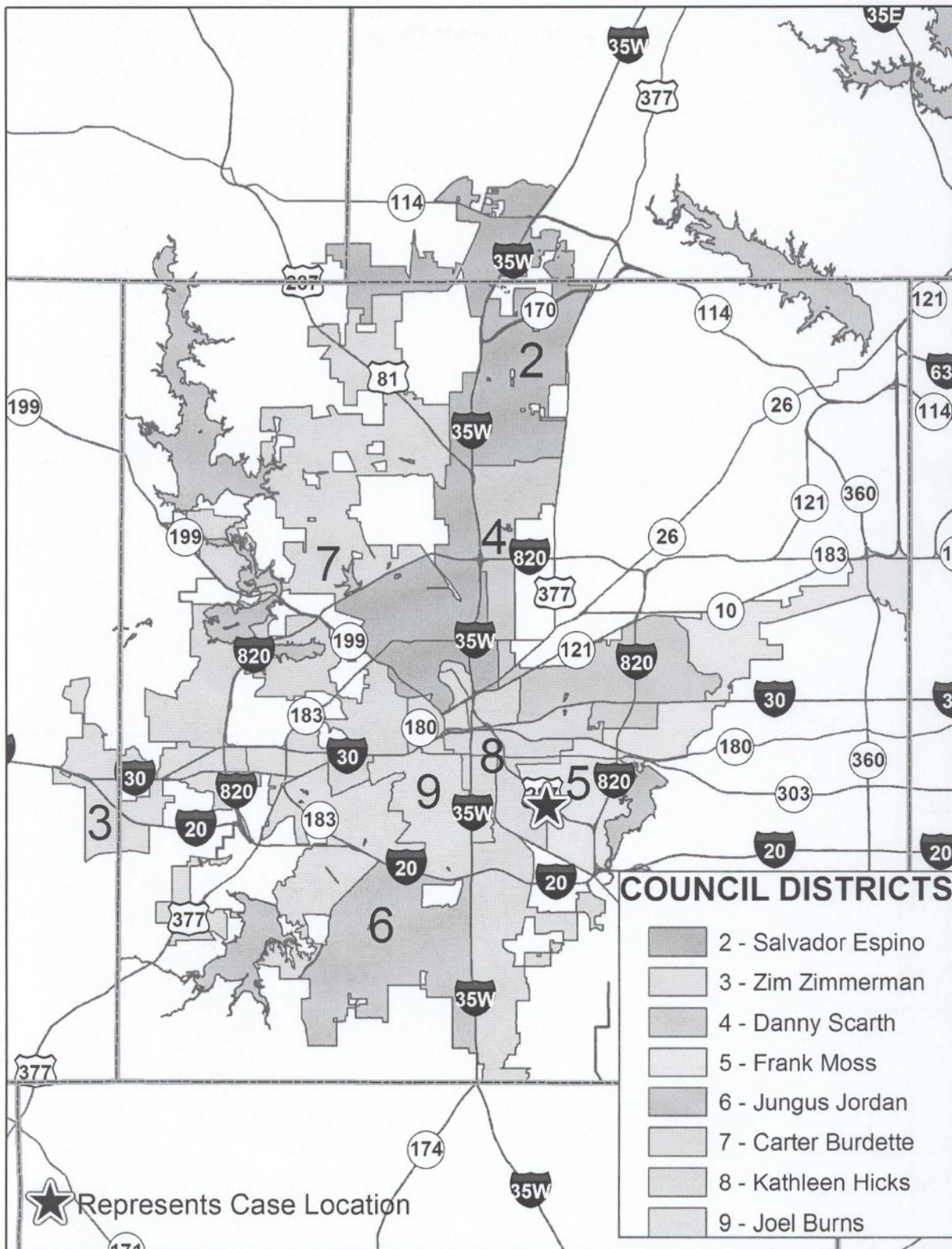
- |  |  |
|--|--|
| • Location Map                                   | • Future Land Use Map                      |
| • Area Zoning Map with 300 ft. Notification Area | • Aerial Photograph                        |
| • Map of Proposed Zoning Districts               | • Minutes of the Zoning Commission meeting |

# FORT WORTH



ZC-11-041

## Location Map



★ Represents Case Location



## Area Zoning Map

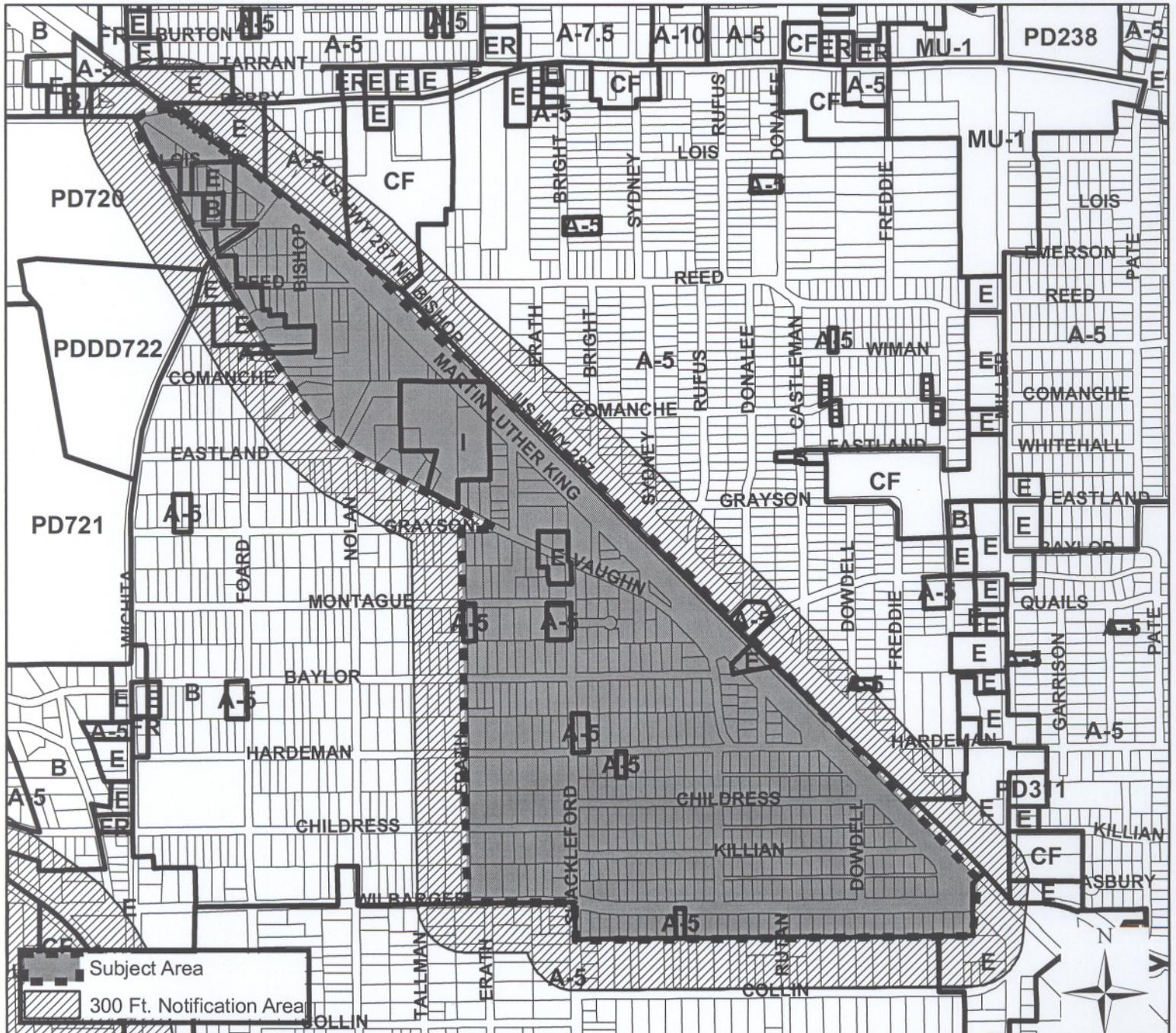
Applicant: City of Fort Worth Planning and Development  
Address: Generally bounded by US 287, Collin St, Erath St, and Vaughn Blvd  
Zoning From: A-5, B, E, I  
Zoning To: A-7.5, A-5, ER, E  
Acres: 177.22985  
Mapsco: 78XY, 92CD  
Sector/District: Southeast  
Commission Date: 05/11/2011  
Contact: 817-392-8190

You may find a list of included properties at:

<http://www.fortworthgov.org/planninganddevelopment/zoningcommission.aspx>

Click on "Property List" under the case name.

A map of proposed zoning districts is attached.



# US 287/Vaughn Neighborhood: Proposed Zoning

From Various Districts To "A-7.5" One-Family, "A-5" One-Family, "ER" Neighborhood Commercial Restricted, and "E" Neighborhood Commercial

ATTACHMENT A

## Legend

 Rezoning Boundary

 Council District

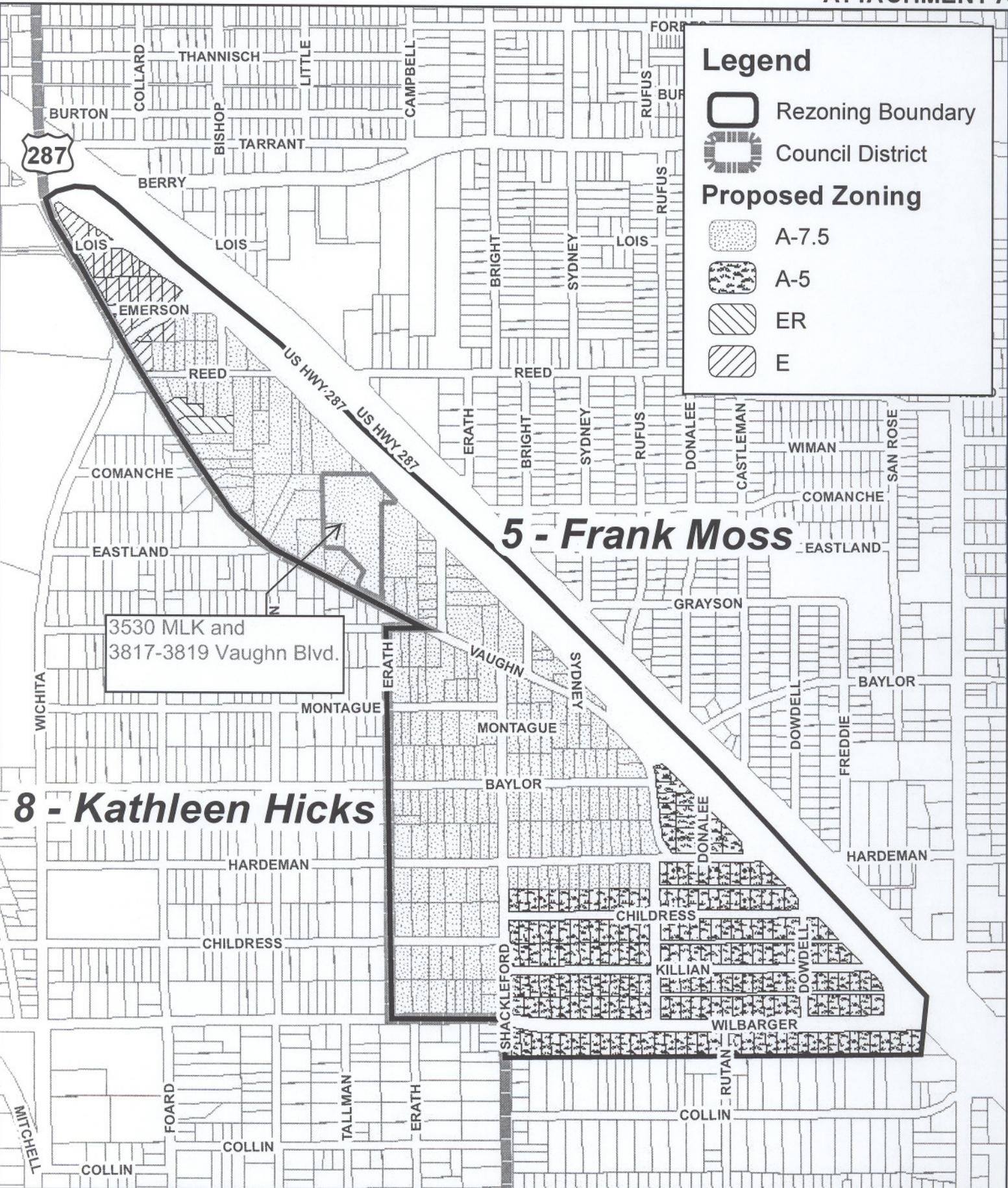
## Proposed Zoning

 A-7.5

 A-5

 ER

 E



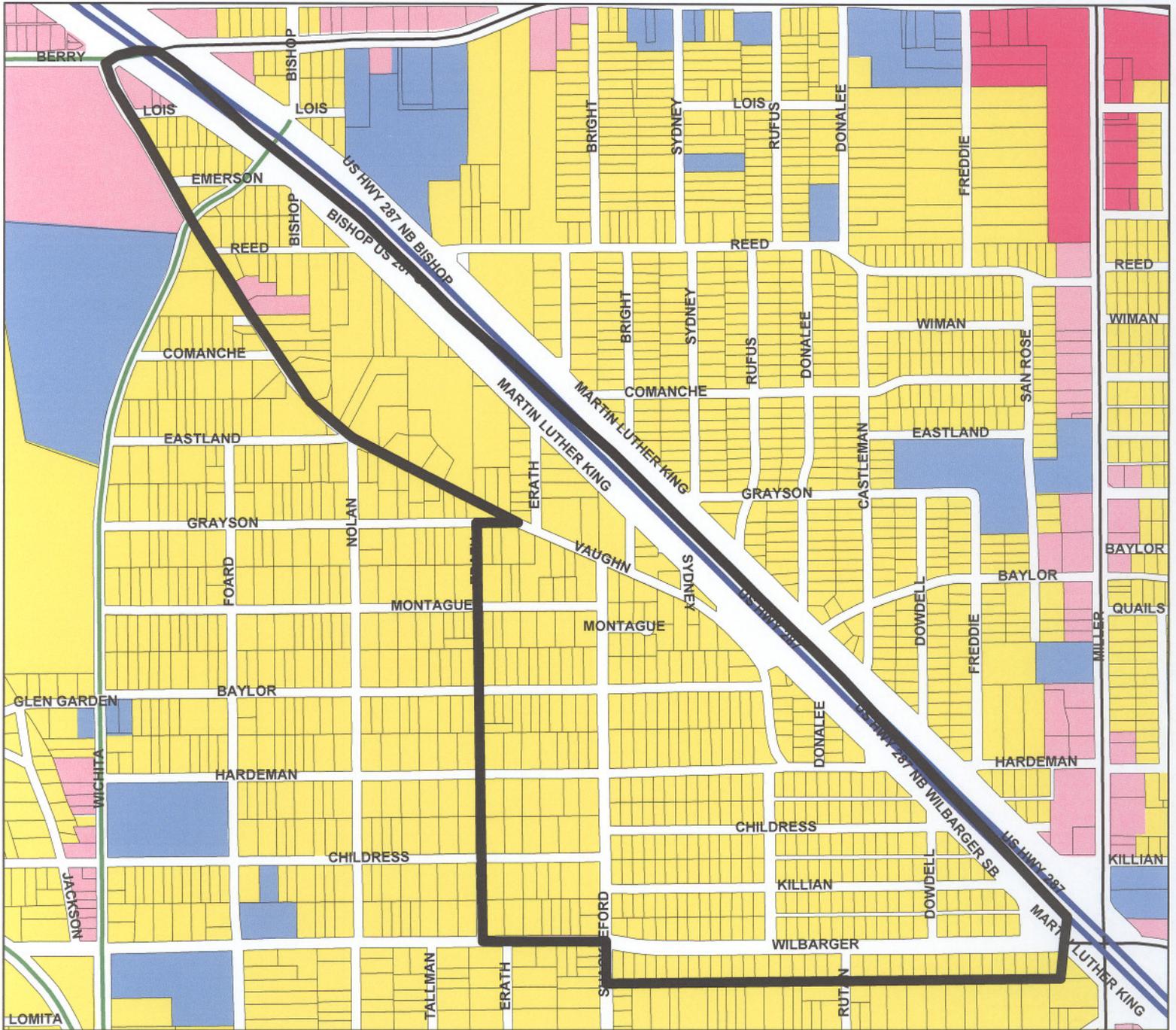
3530 MLK and  
3817-3819 Vaughn Blvd.

**5 - Frank Moss**

**8 - Kathleen Hicks**



### Future Land Use

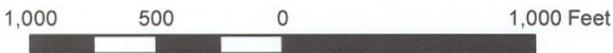


- TOLLWAY / FREEWAY
- PRINCIPAL ARTERIAL
- MAJOR ARTERIAL
- MINOR ARTERIAL

**Future Land Use Category**

- Vacant, Undeveloped, Agricultural
- Lakes and Ponds
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

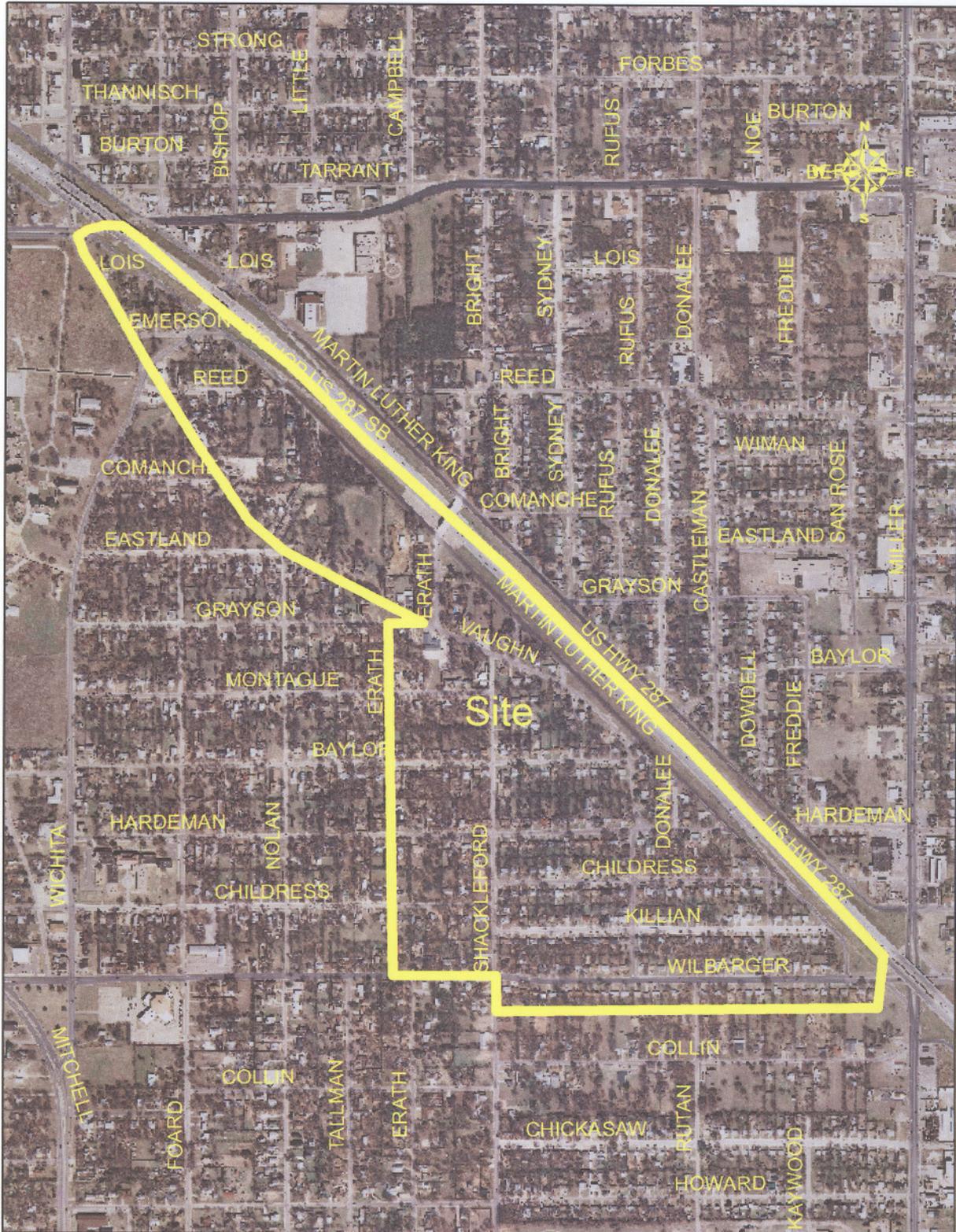
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- 100 Year Flood Plain
- Public Park, Recreation, Open Space
- Private Park, Recreation, Open Space



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 1, 2011.



## Aerial Photo Map



Mark Storer, 1902 S. State Hwy 121, Lewisville, Texas representing the applicant, explained to the Commissioners they are requesting to rezone the property to I to allow for a towing yard with office. Mr. Storer assured the Commissioners it is not a junk yard. He mentioned some of the other industrial type uses within the vicinity. He is seeking approval of the zoning change in order to get his state licensing. Mr. Storer handed in some pictures to the Commissioners showing some of the surrounding uses and zoning.

Mr. Wilson asked about a church within the vicinity. Mr. Storer responded he was not aware of one close to his property.

Motion: Following brief discussion, Dr. Barnes recommended denial without prejudice of the request, seconded by Ms. Spann. The motion carried 8-1 with Mr. Romero being against.

**6. ZC-11-041 City of Fort Worth Planning & Development (CD 5)- Generally bounded by US 287, Collin Street, Erath Street, and Vaughn Boulevard (see addresses in case file, 177.23 Acres): from "A-5" One-Family, "B" Two-Family, "E" Neighborhood Commercial, and "I" Light Industrial to "A-7.5" One-Family, "A-5" One-Family, "ER" Neighborhood Commercial Restricted, and "E" Neighborhood Commercial**

Beth Knight, Senior Planner City of Fort Worth, explained to the Commissioners this site is in Councilman Moss' district and they are aligning the zoning with the Comprehensive Plan.

Walter Cheatle, 3301 E. Loop 820 S, representing Mary Haines property owner for 3530 Martin Luther King, 5.6 acres of land, spoke in opposition. Mr. Cheatle mentioned his client property is currently zoned I Light Industrial and wants to keep the zoning. He mentioned Ms. Haines has a potential buyer.

Mr. Wilson asked if there had been any uses on the property in the past. Mr. Cheatle mentioned they have had no uses on the property.

Mary Haines, 3722 Green Hollow Drive, Grand Prairie, Texas mentioned to the Commissioners her husband purchased the property back in the mid 1980's with the intent to build an industrial manufacturing shop. Since then the property has been in a family trust.

Mr. Ortiz informed Ms. Haines about the proposed residential zoning.

Dr. Barnes asked what the original plan was. Ms. Haines explained they manufactured air condition coils at another address and had hoped to move to this site before her husband became ill. She reiterated they had a potential buyer.

Kenneth Jeffrey, 3520 Baylor Street, also spoke in opposition. His concern was the rezoning for commercial business. Ms. Knight explained the proposed commercial is in the far northern section of the request.

Motion: Following brief discussion, Dr. Barnes recommended approval as amended of the request to continue for 30 days 3530 Martin Luther King & 3817 Vaughn Boulevard, seconded by Mr. Genua, The motion carried 8-1 with Mr. Romero being against.

| <i>Document received for written correspondence</i> |                    |                                 |                  |         | <i>ZC-11-041</i>   |
|---|--------------------|---------------------------------|------------------|---------|--|
| Name  | Address            | In/Out 200 ft notification area | Position on case |         | Summary  |
| E & L Corporation                                   | None*              | In                              |                  | Support | None   |
| Kenneth W. Jeffery                                  | 3520 Baylor Street | In                              | Oppose           |         | Would like more information on how rezoning will impact property taxes.                    |
| Mildred Marie Barker                                | 3913 Rufus Street  | In                              | Oppose           |         | Not Applicable   |
| Virginia Crawford                                   | 3608 Childress     | In                              | Oppose           |         | Not Applicable   |
| Mr. & Mrs. Keister                                  | Bear Creek         | In                              | Oppose           |         | Would like development on the site to increase the standard of living for the neighborhood |

**7. ZC-11-042 Lennar Homes of Texas Land & Construction LTD. (CD 2)- 14191 block of John Day Road (See survey information in case file, 2.09 Acres): from “AG” Agricultural, and “PD-507” Planned Development for A-5 uses plus golf course to “A-7.5” One-Family**

Travis Clegg, 777 Main Street explained to the Commissioners this is a cleanup of certain parcels to align with the preliminary plat to create some larger lots.

Motion: Following brief discussion Mr. Edmonds recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 9-0.

**Meeting adjourned: 10:36 a.m.  
5/11/11**

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Dana Burghdoff, Executive Secretary & Deputy Director, Planning and Development Department

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Neftali Ortiz, Chair