



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 18, 2011

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None

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

Owner / Applicant: City of Fort Worth Parks & Community Services

Site Location: 4680 McPherson Boulevard Mapsco: 102 SW

Proposed Use: Community Center

Request: From: "AR" One-Family Restricted & "E" Neighborhood Commercial
To: "CF" Community Facilities

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting a zoning change from "AR" One-Family Restricted and "E" Neighborhood Commercial to "CF" Community Facilities for a Community Center and future expansions. The property is currently vacant. Community Centers in residential districts require a Special Exception from the Board of Adjustment.

The CF zoning district is more restrictive on development standards and allows for uses associated with a community center as indicated in the chart below. It also provides for more signage and can request a special exception for an electronic changeable copy sign if preferred.

Development Standards	CF District	AR District
Height	Based on most restrictive adjacent district: "A-5" is 35 ft.	35 ft max.
Front Yard	Across from A-5 or B district: 20 ft. minimum	20 ft.
Rear & Side Yard	5 ft.	5 ft
Parking	Prohibited in front yard	Two parking spaces behind building line
Signage	One square foot of sign area for each 10 linear feet of street frontage, across street from one or two-family non-illuminated	30 square feet in area, no higher than six feet above grade, un-illuminated
Uses	Community homes, churches, schools, care facilities, community centers, etc.	Single-family, churches and schools

Site Information:

Owner: City of Fort Worth
401 W. 13th street
Fort Worth, Texas 76102

Agent: Ron Clements
Acreage: 76.67 acres
Comprehensive Plan Sector: Far Southwest

Surrounding Zoning and Land Uses:
North "R1" Zero Lot Line/Cluster / single-family/vacant
East "AR" One-Family Restricted / Crowley High School
South "AR" One-Family Restricted / Vacant
West "E" Neighborhood Commercial / Vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

BOA History: None

Platting History: PP-06-030 Crowley ISD SE Campus, approved by City Planning Commission 6/28/06, subject property to the east. PP-06-026 Summer Creek Ranch, approved by the City Planning Commission 6/28/06, subject property to the south.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
McPherson Blvd.	Major Arterial	Principal Arterial	2012
Summer Creek	Two-way local	Major Arterial	2012
Hulen Street	Major Arterial	Principle Arterial	no

Considerations: The site's primary access is off of Hulen Street then to McPherson Blvd a non-controlled intersection, which is adequate for traffic generated by the proposed use.

Public Notification:

The following Neighborhood Associations were notified:

Summer Creek South
District 6 Alliance
Crowley ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "CF" Community Facilities. Surrounding land uses are vacant and single-family to the north, Crowley High School to the east, vacant to the south and west.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as public parkland. The requested zoning change is consistent with the following Comprehensive Plan policy.

- Locate commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 37)

Based on conformance with the future land use map and the policy stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

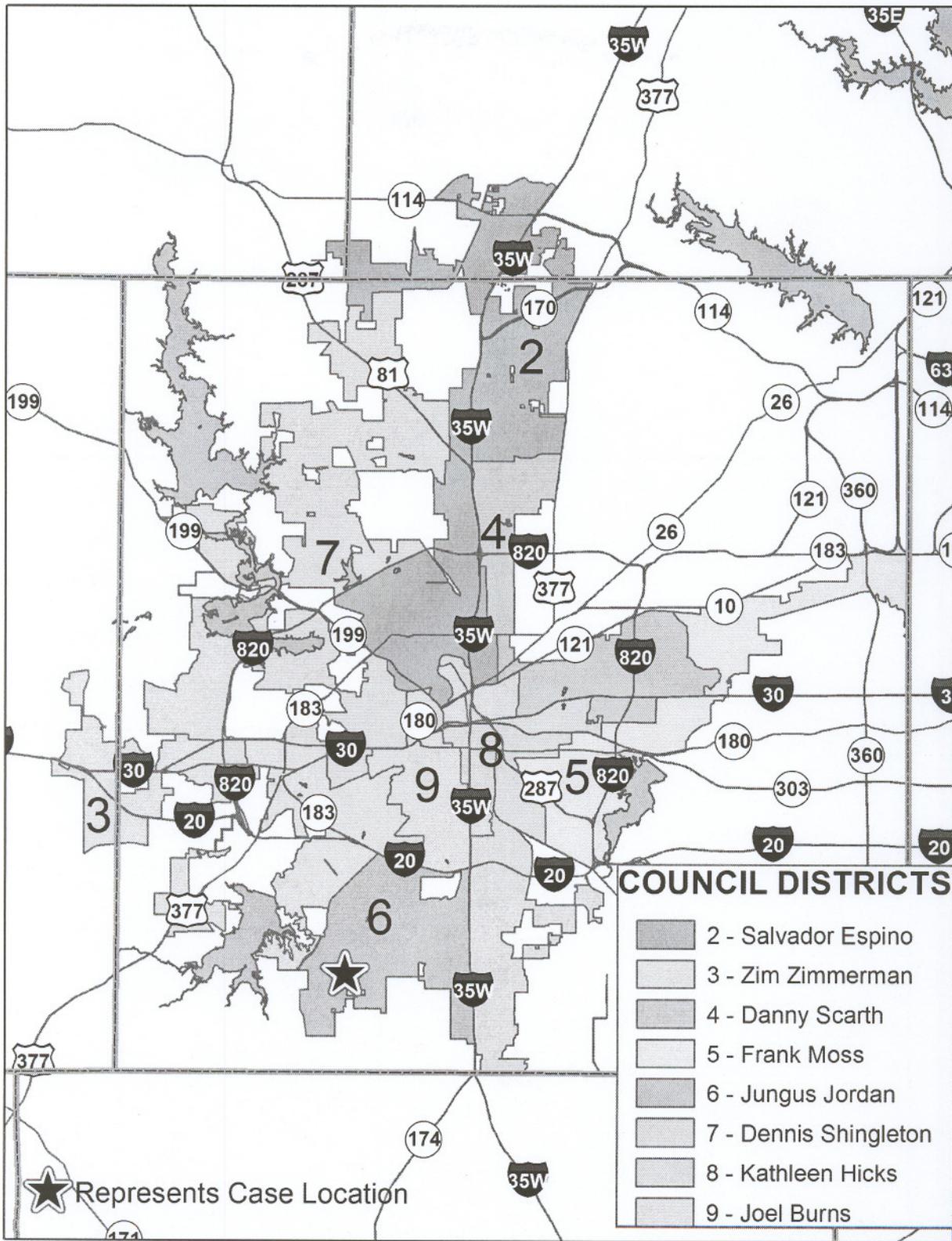
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Zoning Commission minutes

FORT WORTH



ZC-11-073

Location Map



★ Represents Case Location



5 2.5 0 5 Miles



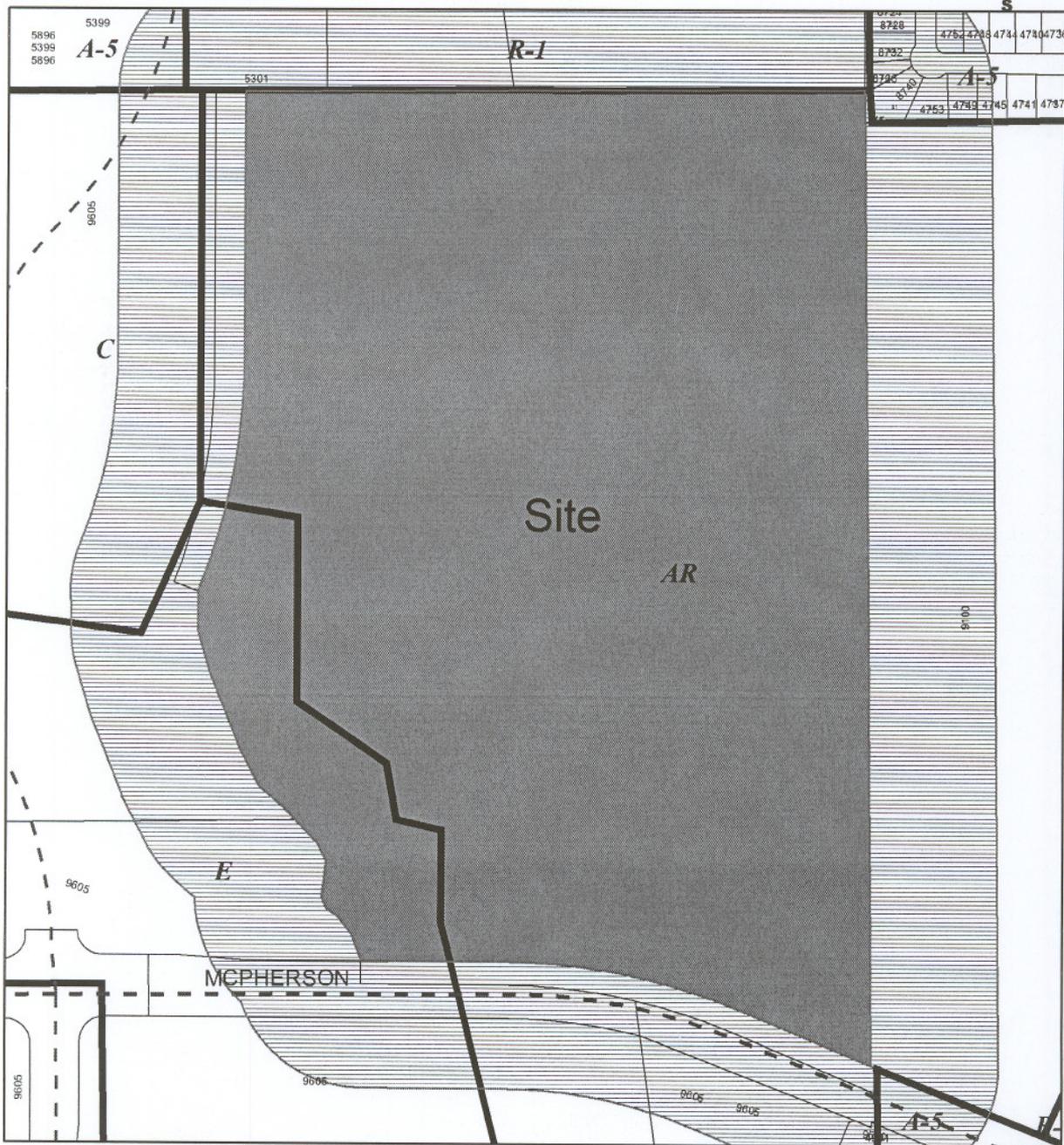
ZC-11-073

Area Zoning Map

Applicant: City of Fort Worth Parks and Comm. Svcs.
Address: 4680 McPherson Boulevard
Zoning From: AR, E
Zoning To: CF
Acres: 71.42873539
Mapsc0: 102SW
Sector/District: Far Southwest
Commission Date: 09/14/2011
Contact: 817-392-8014



 300 Ft. Buffer



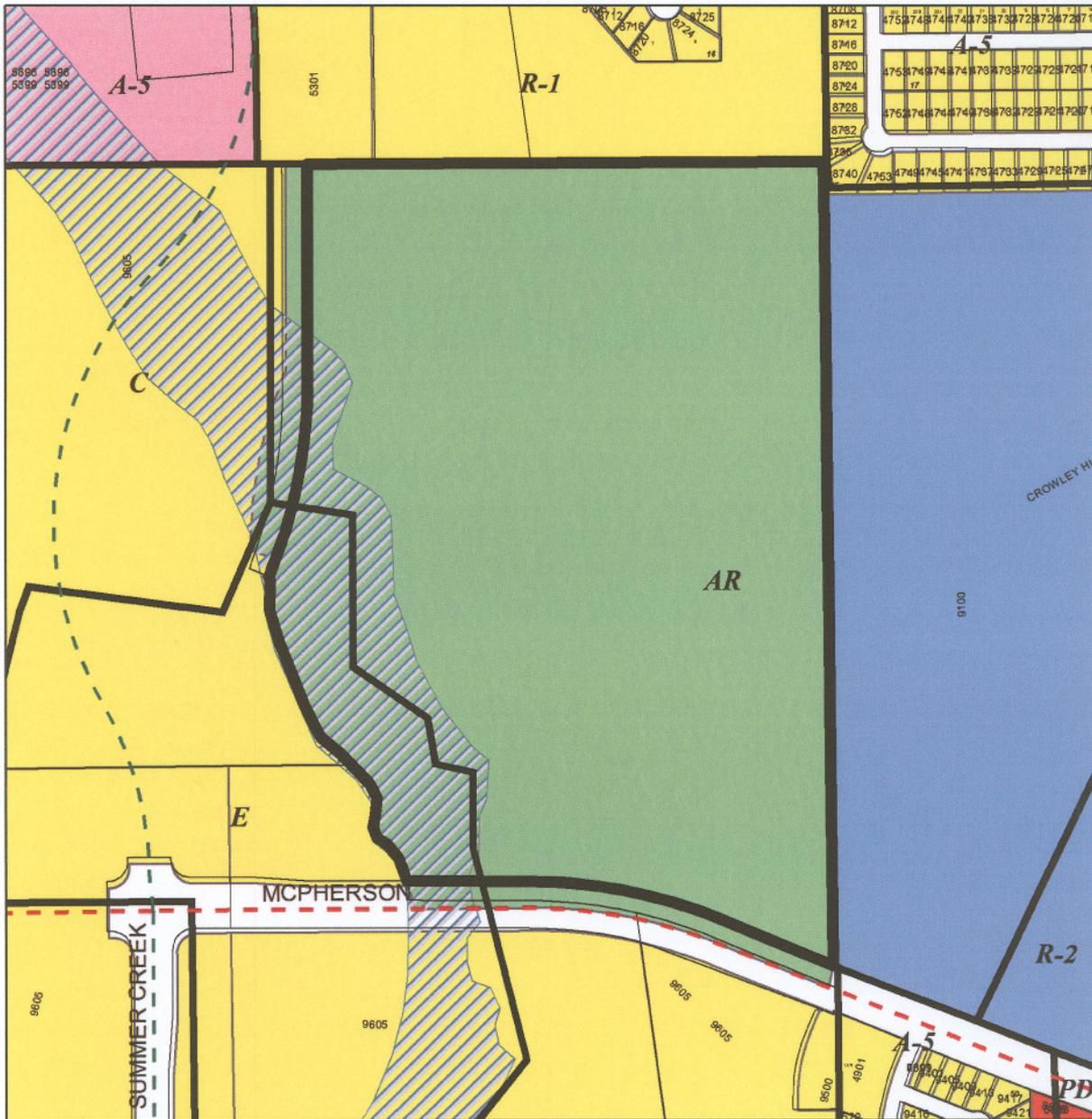
200 100 0 200 Feet



4680 McPherson Boulevard

Future Land Use

ZC-11-073



- Vacant, Undeveloped, Agricultural
- 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
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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 01, 2011





Aerial Photo Map



Motion: Following brief discussion, Ms. Reed recommended approval of the request as amended to remove the masonry waiver request for Lot 8, seconded by Dr. Barnes. The motion carried unanimously 8-0. Mr. Romero left for the day.

9. ZC-11-071 Hulen Street Baptist Church (CD 6)- 7100 South Hulen Street (Portion of Candleridge Addition, Block 73, Lot 1, 0.23 Acres): from “CF” Community Facilities to “E” Neighborhood Commercial.

Gordon Purvis, 7212 South Hulen Street, Fort Worth, Texas representing Braums Ice Cream explained to the Commissioners they have a contract to purchase a portion of the Hulen Street Church property to expand for additional parking.

Mr. Ortiz asked how many additional parking spaces are needed. Mr. Purvis said they need 12 additional spaces.

Ms. Spann asked where they are extending the parking and will they provide landscaping. Mr. Purvis mentioned it's indicated with red flags on the site and noted they will be providing landscaping.

Motion: Following brief discussion, Ms. Spann recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

10. ZC-11-072 Joseph Bialek (CD 9)- 1314 Alston Avenue (Brooks & Bailey Subdivision, Block 1, Lot 4R, 0.15 Acres): from “NS-T4/HC” Near Southside T-4 District/Historic & Cultural Overlay to “NS-T4/HSE” Near Southside-T4 District/Highly Significant Endangered

Jocelyn Murphy, Planner, City of Fort Worth explained to the Commissioners the request is to add an HSE overlay designation to the property.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

11. ZC-11-073 City of Fort Worth Parks & Community Services (CD 6)- 4680 McPherson (Southwest Community Park Addition, 71.43 Acres): from “AR” One-Family Restricted & “E” Neighborhood Commercial to “CF” Community Facilities

Ronnie Clements, 401 West 13th Street, City of Fort Worth explained to the Commissioners they are requesting CF zoning to build a community center to serve the neighborhood.

Document received for written correspondence				ZC-11-073
Name	Address	In/Out 200 ft notification area	Position on case	Summary