



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 18, 2011

Council Districts 3 & 7

Zoning Commission Recommendation:

Approval by a vote of 8-0

Opposition: None

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,
Camp Bowie Corridor Form Based District: I-30 to SW Loop
820

Site Location: Generally 1/4 mile along both sides of 5500 - 9000 blocks of Camp Bowie
Blvd/Camp Bowie Blvd W. Mapsco: 73K-R76L-Q

Proposed Use: Limited residential, institutional and commercial uses, and vacant land

Request: From: "A-5" One-Family, "B" Two-Family, "C" Medium Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "MU-1" Low Intensity Mixed-Use, "FR" General Commercial Restricted, "F" General Commercial, "G" Intensive Commercial, "I" Light Industrial, "MU-2" High Intensity Mixed-Use, and "PD" Planned Developments Nos. 51, 108, 135, 167, 190, 227, 250, 315, 340, 378, 400, 546, 580, 615, 628, 633, 744, 784, and 882

To: Camp Bowie Form-Based districts: Highway Frontage, Transition Frontage, Ridglea Gateway, Ridglea Urban Village Core North, Ridglea Urban Village Core South, General Corridor Mixed-Use, Industrial Art, and Western Business District
Related Zoning Case: ZC-11-100 Text Amendment Camp Bowie Corridor

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

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

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

Background:

The Camp Bowie corridor, approximately 1/4 wide, stretches over four miles from its intersection with I-30 (West Freeway) to almost the West Loop (Loop 820). The corridor consists of limited residential uses, commercial and industrial uses, and vacant land. The land is designated single family, medium density residential, institutional, neighborhood commercial, general commercial, light industrial, and private open space in the 2011 Comprehensive Plan.

Portions of the Camp Bowie corridor within the subject area are impacted by the Accident Potential Zone II and noise contours generated by the Joint Reserve Base Naval Air Station. These areas primarily fall within the proposed Industrial Art and General Corridor Mixed Use. The use chart in the form-based code will reflect that residential uses are not permitted within the noise contours of the base in these districts.

Informational meetings have held over the last 18 months with local businesses, property owners, and other stakeholders within the proposed district. Numerous open house public meetings were held to gather feedback on the draft standards and guidelines. Input from property owners and neighborhood associations adjacent to the corridor was incorporated into the standards and guidelines.

This case is divided into two case numbers for ordinance processing: ZC-11-075 represents the zoning/map amendment and ZC-11-100 represents the text amendment.

Site Information:

Applicant: City of Fort Worth Planning & Development Dept.
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 502.95 ac.
Comprehensive Plan Sector: Arlington Heights and Western Hills/Ridglea

Surrounding Zoning and Land Uses:

North primarily A-5, B, E, and I / Single family, commercial and industrial uses, and vacant land
East C, E, FR, and G / Multifamily, commercial uses, utilities, and vacant land
South mainly A-5, E, and MU-2 / Single family, commercial uses, and City of Benbrook
West E, FR, and F / Multifamily and commercial uses

Public Notification:

The following Neighborhood Associations were notified:

Western Hills North NA	Westside Alliance
West Byers NA	Camp Bowie District, Inc.
Ridglea North Association NA	Lake Como Area Council
Ridglea Hills NA	Lake Como/Vickery Redevelopment Org.
Bomber Heights NA	JRB Naval Air Station Committee
Como NA	Fort Worth ISD
Ridglea Alliance	

Recent Relevant Zoning and Platting History:

Significant Zoning History: 2001, ZC-04-199, ZC-06-164, ZC-07-133, ZC-07-221, ZC-10-117, ZC-11-041 S. Normandale Dr.,: ZC-07-151, approved; ZC-11-050 awaiting final Council decision 9/13/11 ZC-11-056; north and south of rezoning area, Council-initiated from various districts to be in conformance with the Comprehensive Plan

Platting History: PP-03-026 Ridglea Plan, south of corridor.

Development Impact Analysis:

1. **Land Use Compatibility**

This council-initiated zoning change request is intended to align the future 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 (2009);
- 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; (2009 - 2011)
- Providing for the Planning Department to brief the City Council on the proposed zoning changes; (8/2/11), 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 (8/9/11), which shall schedule the application for the next available public hearing by the Zoning Commission (9/14/11).

The subject area covers 274.53 acres and approximately 396 parcels. The request is to rezone the area to correspond to the proposed Camp Bowie Corridor Form-Based Code. 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, medium density residential, institutional, neighborhood commercial, general commercial, light industrial, and private open space. Amendments to the future land use map in the Comprehensive Plan are anticipated to reflect the re-alignment of land uses along the corridor. However, the requested zoning classifications are appropriate to meet the goals and policies of the Comprehensive Plan. Based on conformance with an amendment to the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

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

To view the draft Camp Bowie Form Based District standards:
<http://www.fortworthgov.org/planninganddevelopment/zoningcommission.aspx>

Attachments:

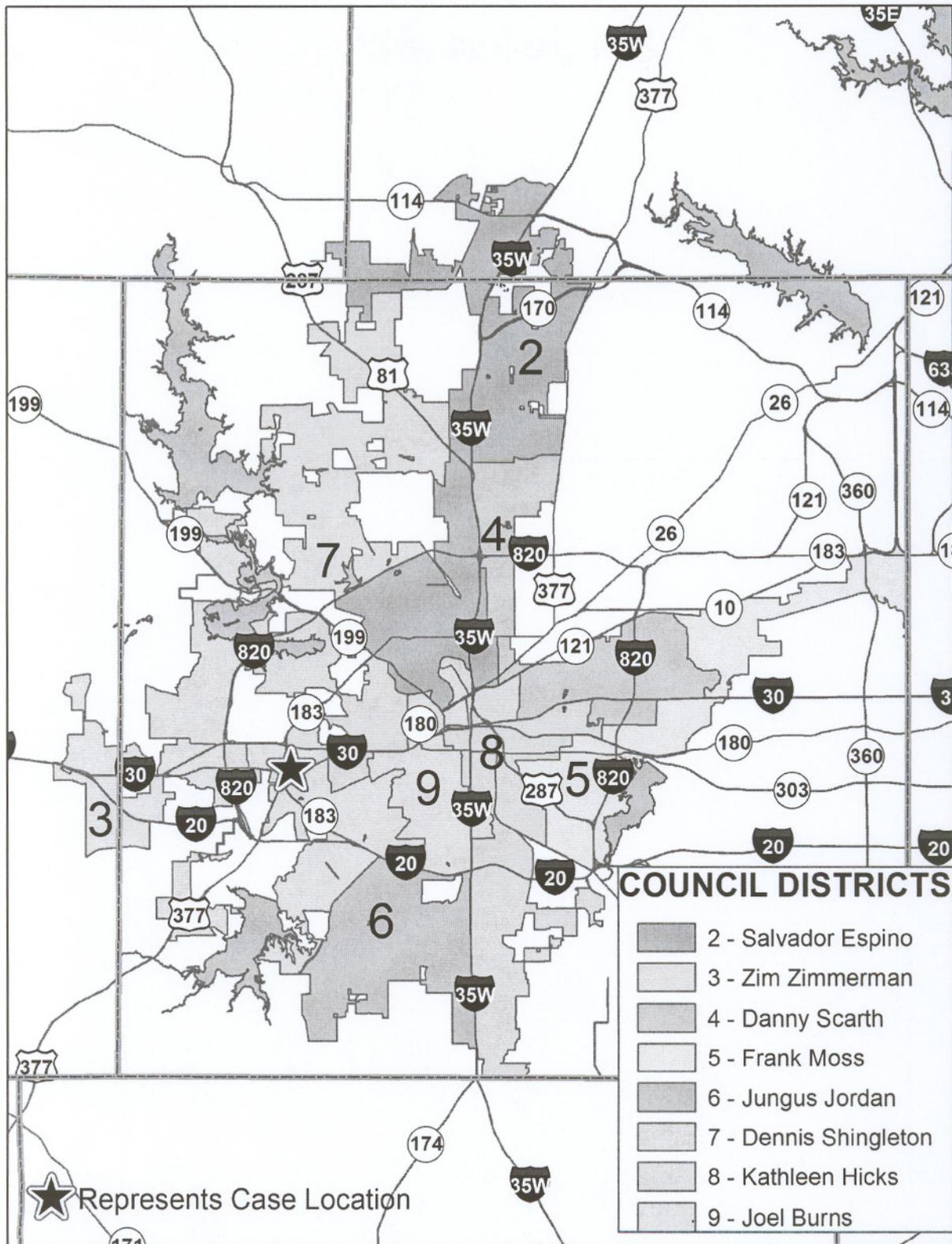
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Map of Proposed Zoning Districts
- Future Land Use Map
- Aerial Photograph
- Zoning Commission minutes

FORT WORTH



ZC-11-075

Location Map



5 2.5 0 5 Miles

FORT WORTH

ZC-11-075

Area Zoning Map

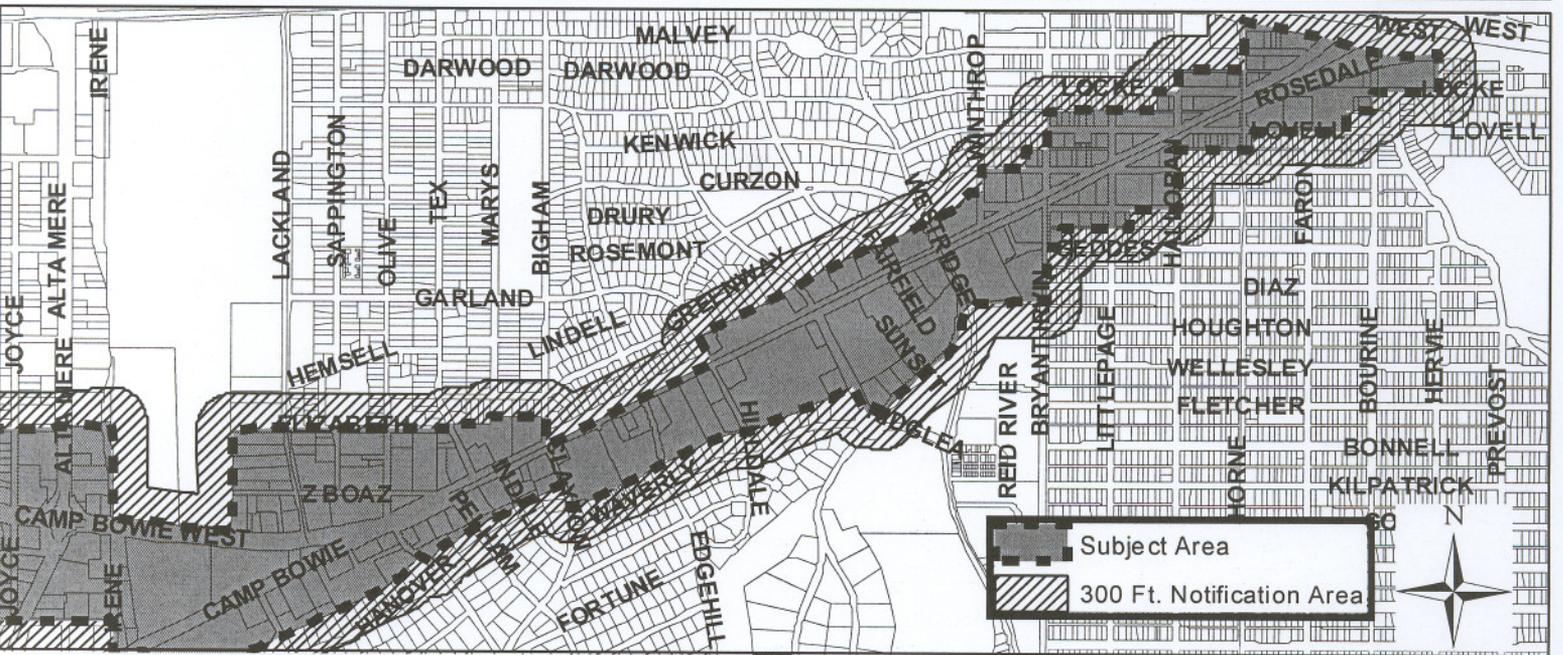
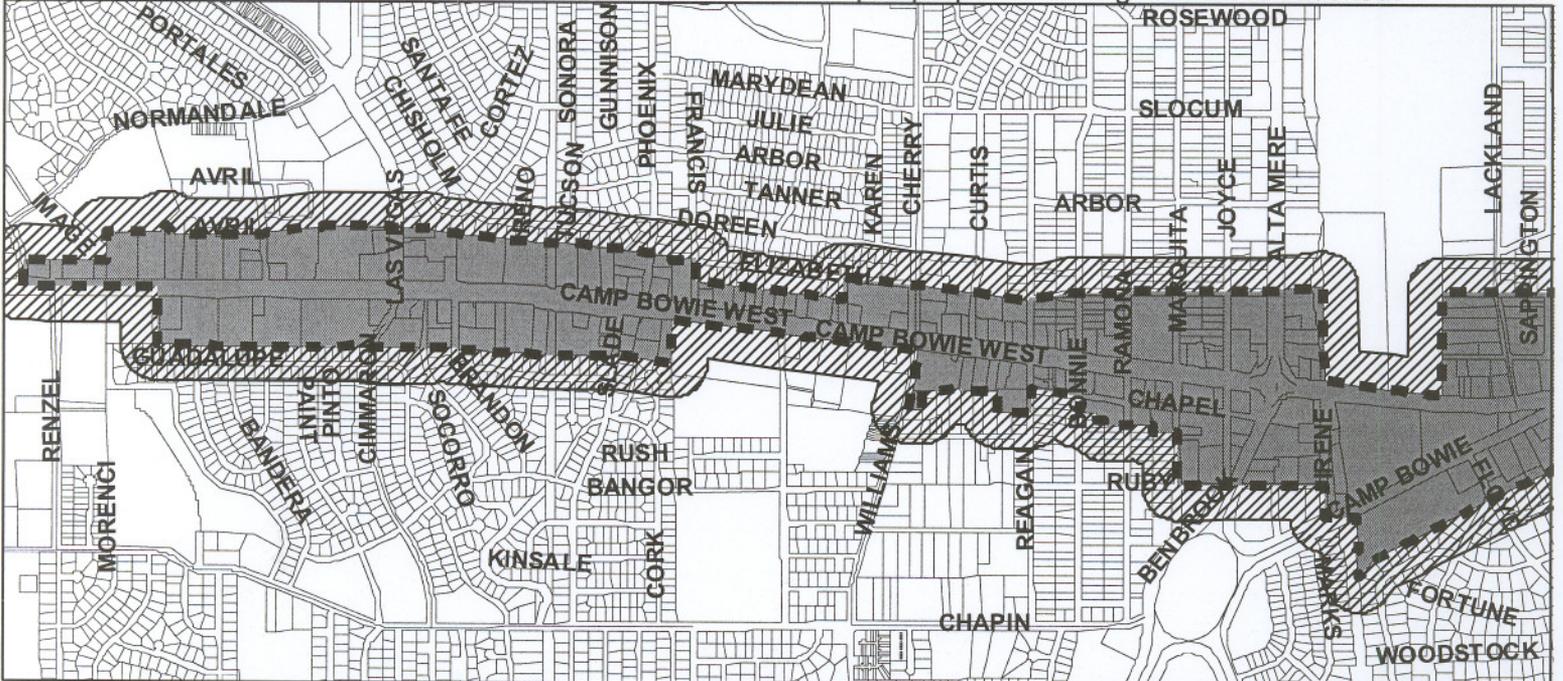
Applicant: City of Fort Worth Planning and Development Camp Bowie Form Based District
 Address: Generally 1/4 mile along both sides of 5500 - 9000 blocks of Camp Bowie Blvd/Camp Bowie Blvd W.
 Zoning From: A-5, B, C, CF, ER, E, MU-1, FR, F, G, I, MU-2, PD
 Zoning To: Camp Bowie Form-Based Code with sub-districts - see attached
 Acres: 502.952626
 Mapsco: 73K-R76L-Q Sector/District: AH & W.Hill/Ridglea
 Commission Date: 09/14/2011 Contact: 817-392-8015

You may find a list of included properties at:

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

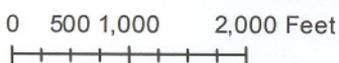
Click on "Property List" under the case name.

A map of proposed zoning districts is attached.



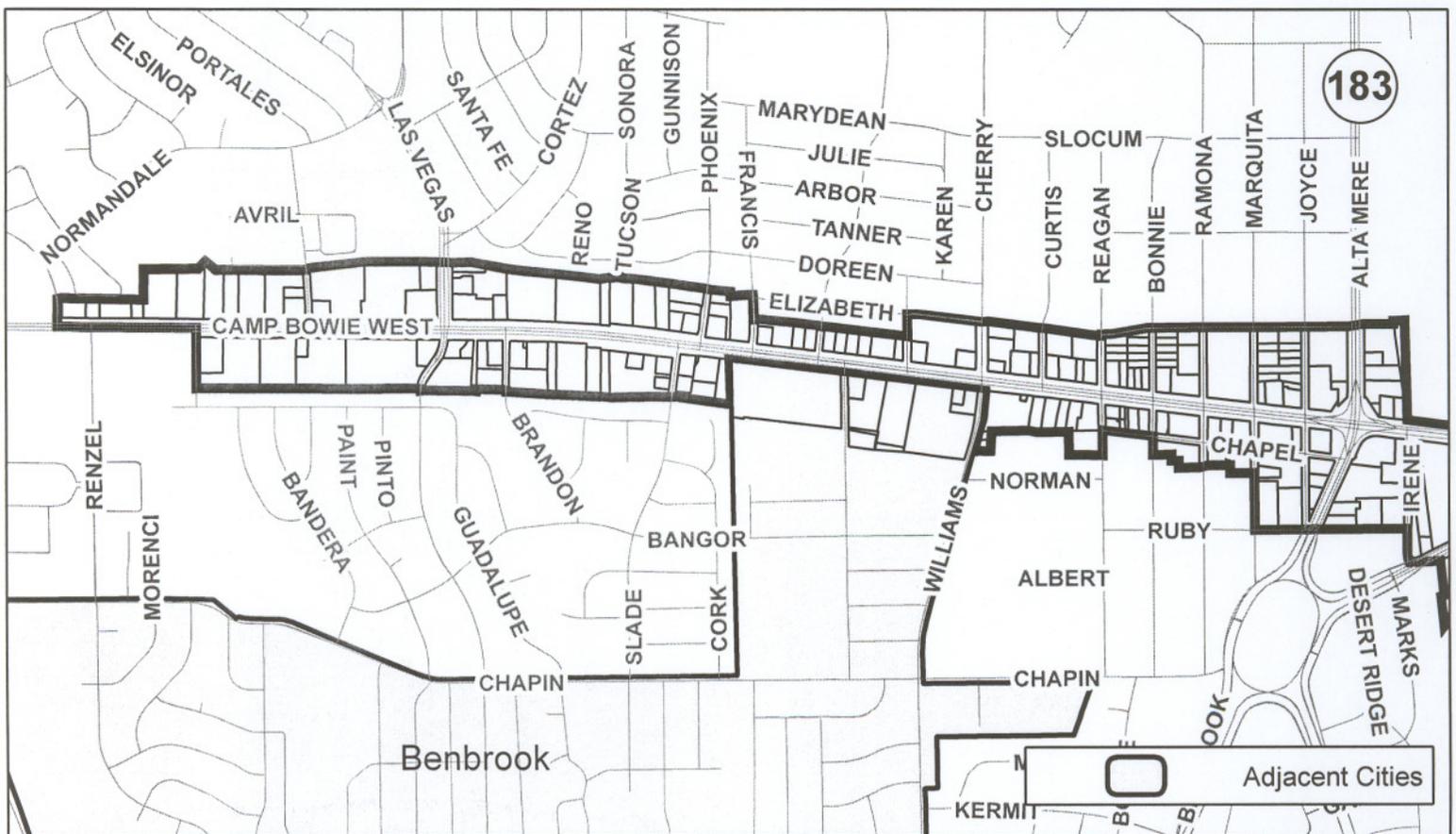
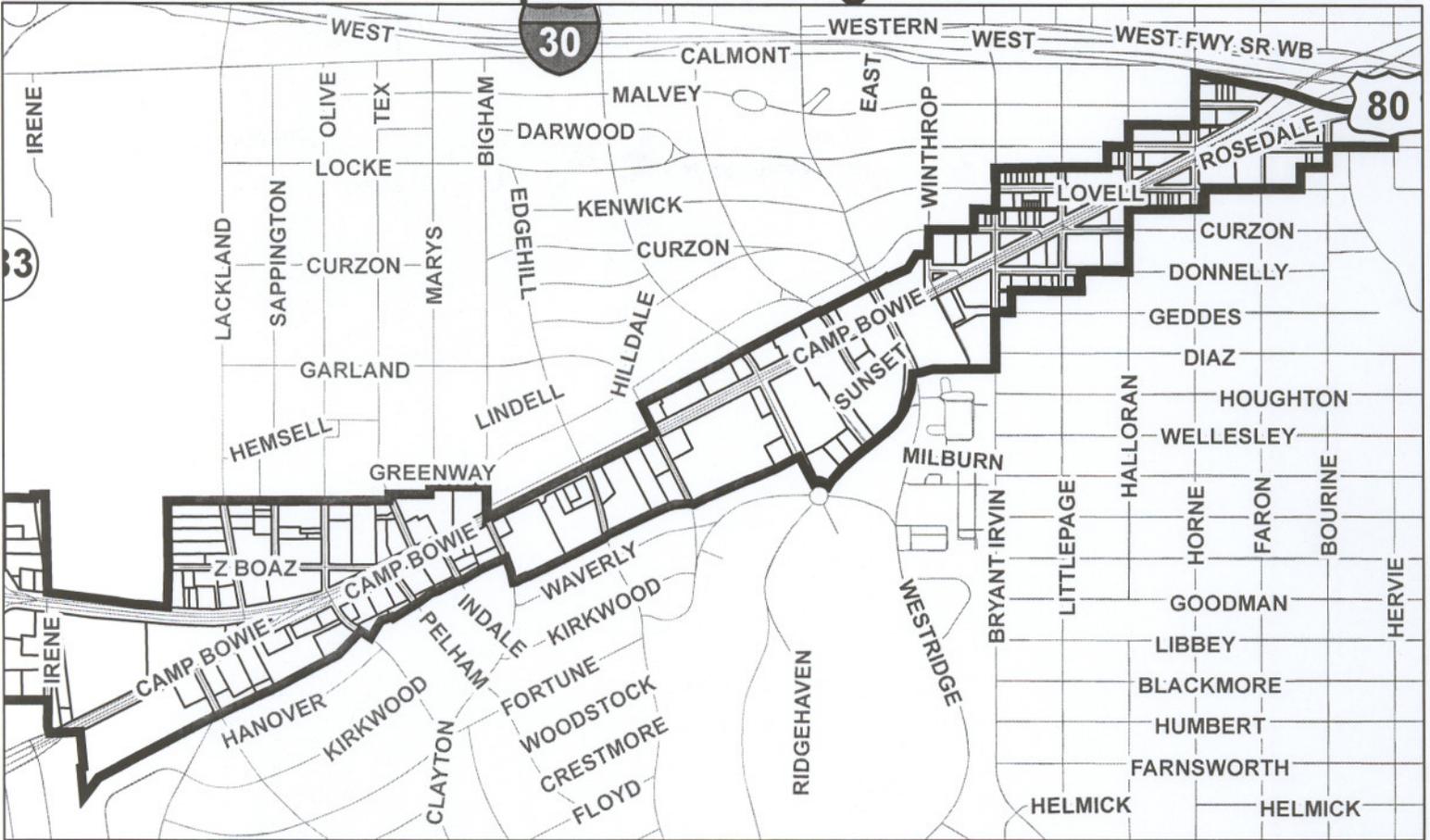
Legend:

- Subject Area (Solid Black)
- 300 Ft. Notification Area (Hatched)



Camp Bowie Corridor Form-Based Code: Proposed Zoning Area

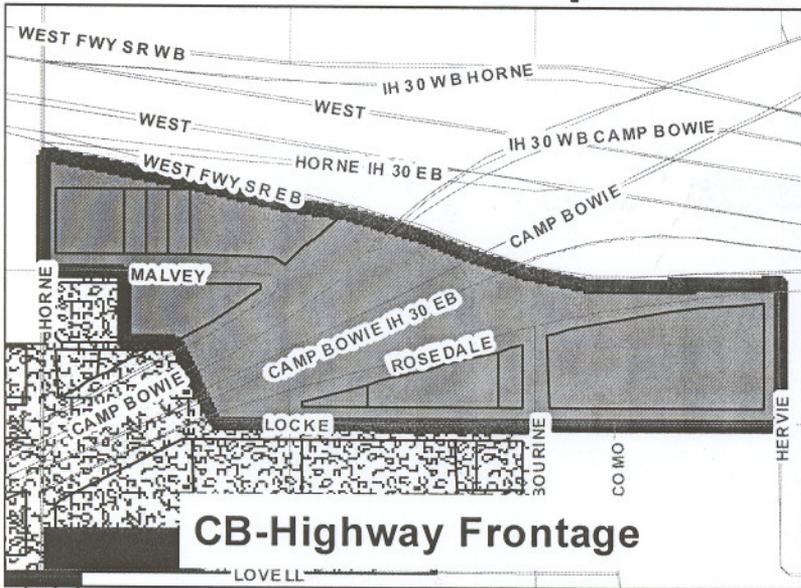
EXHIBIT A



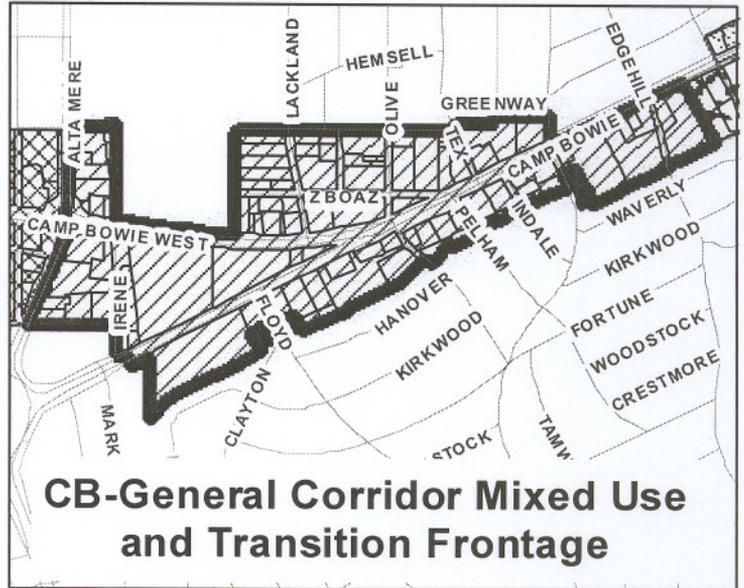
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Camp Bowie Corridor Form-Based Code: Proposed Subdistricts

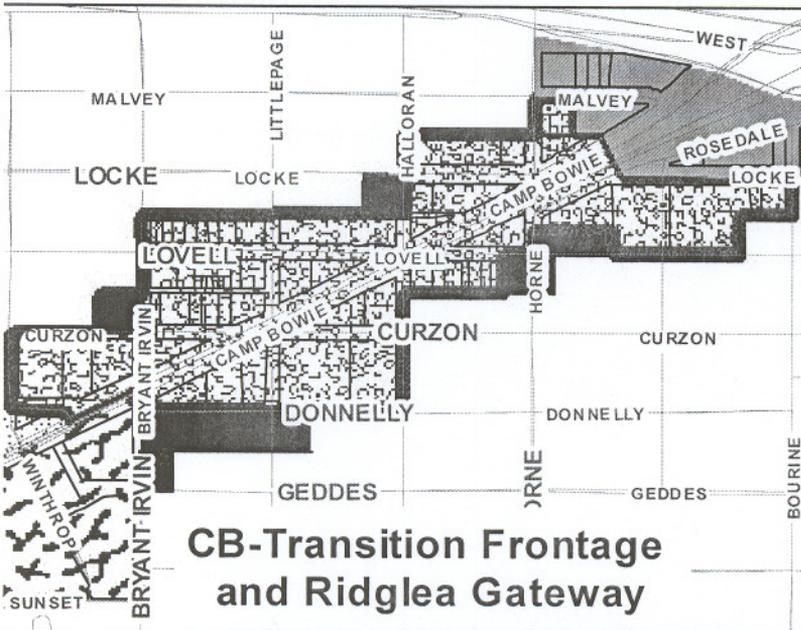
EXHIBIT B



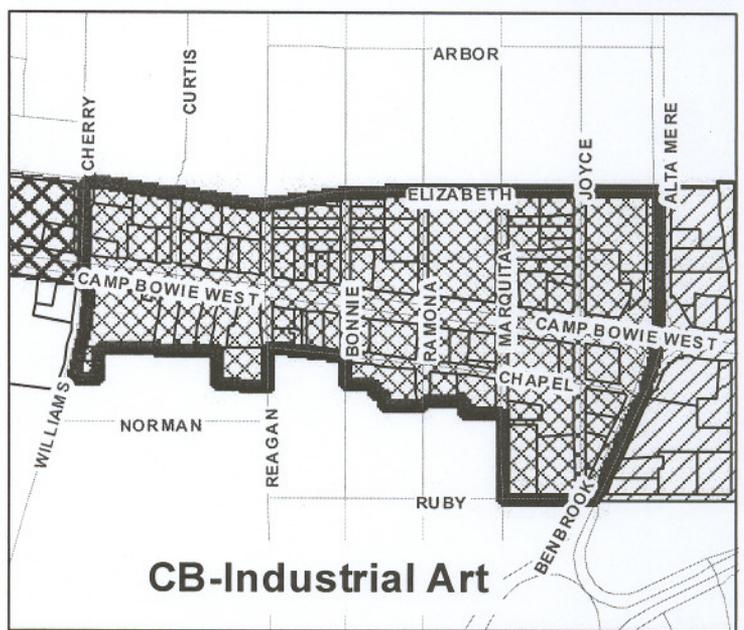
CB-Highway Frontage



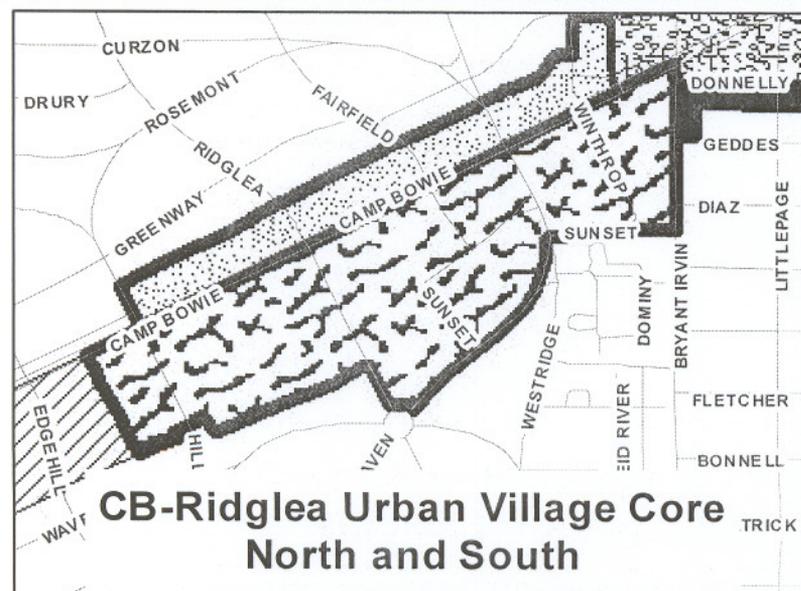
**CB-General Corridor Mixed Use
and Transition Frontage**



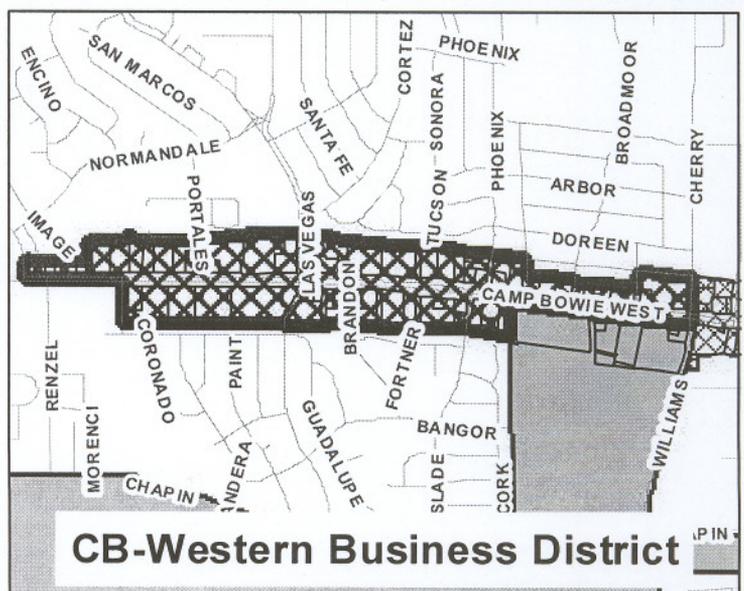
**CB-Transition Frontage
and Ridglea Gateway**



CB-Industrial Art



**CB-Ridglea Urban Village Core
North and South**



CB-Western Business District

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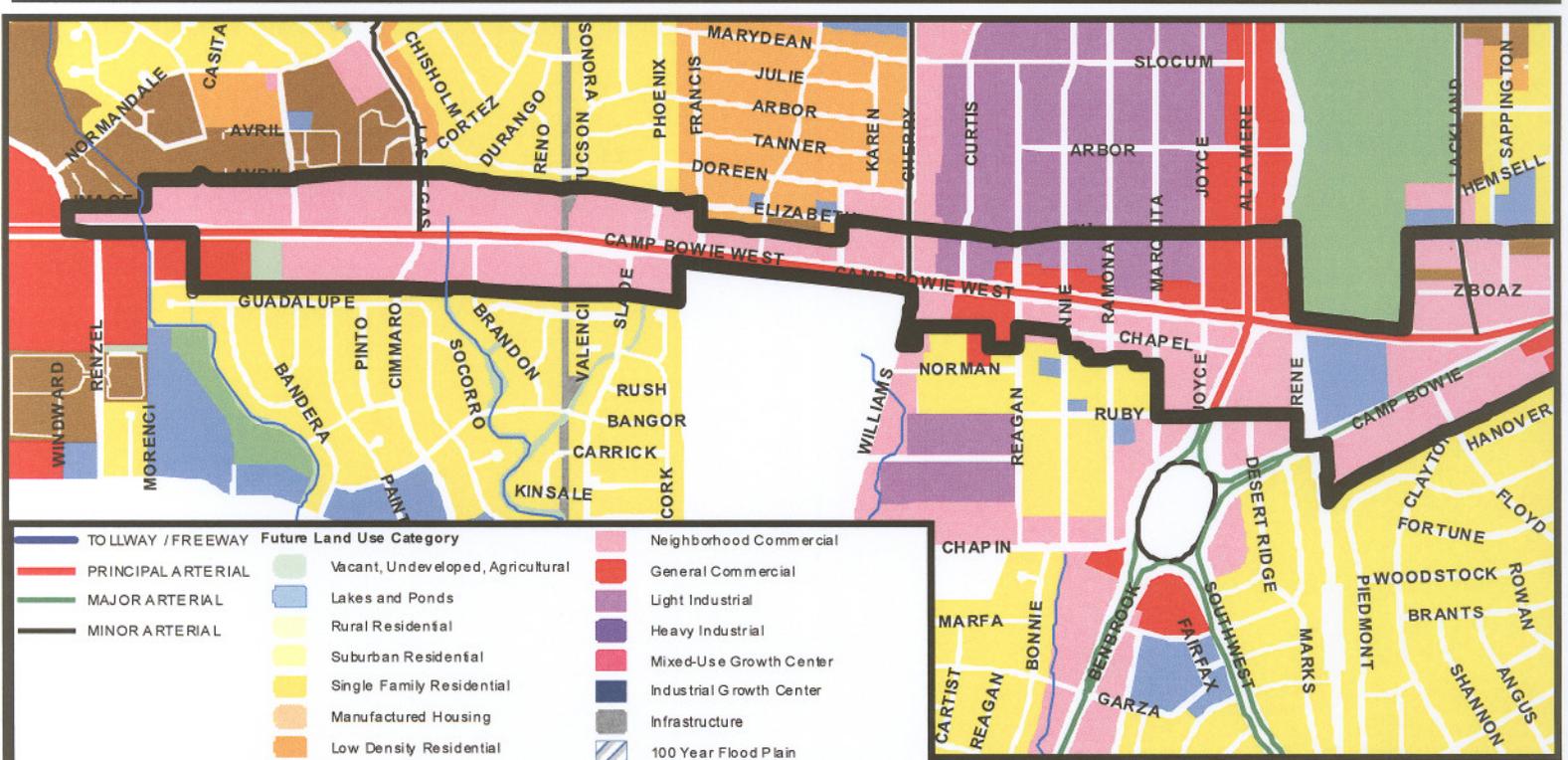
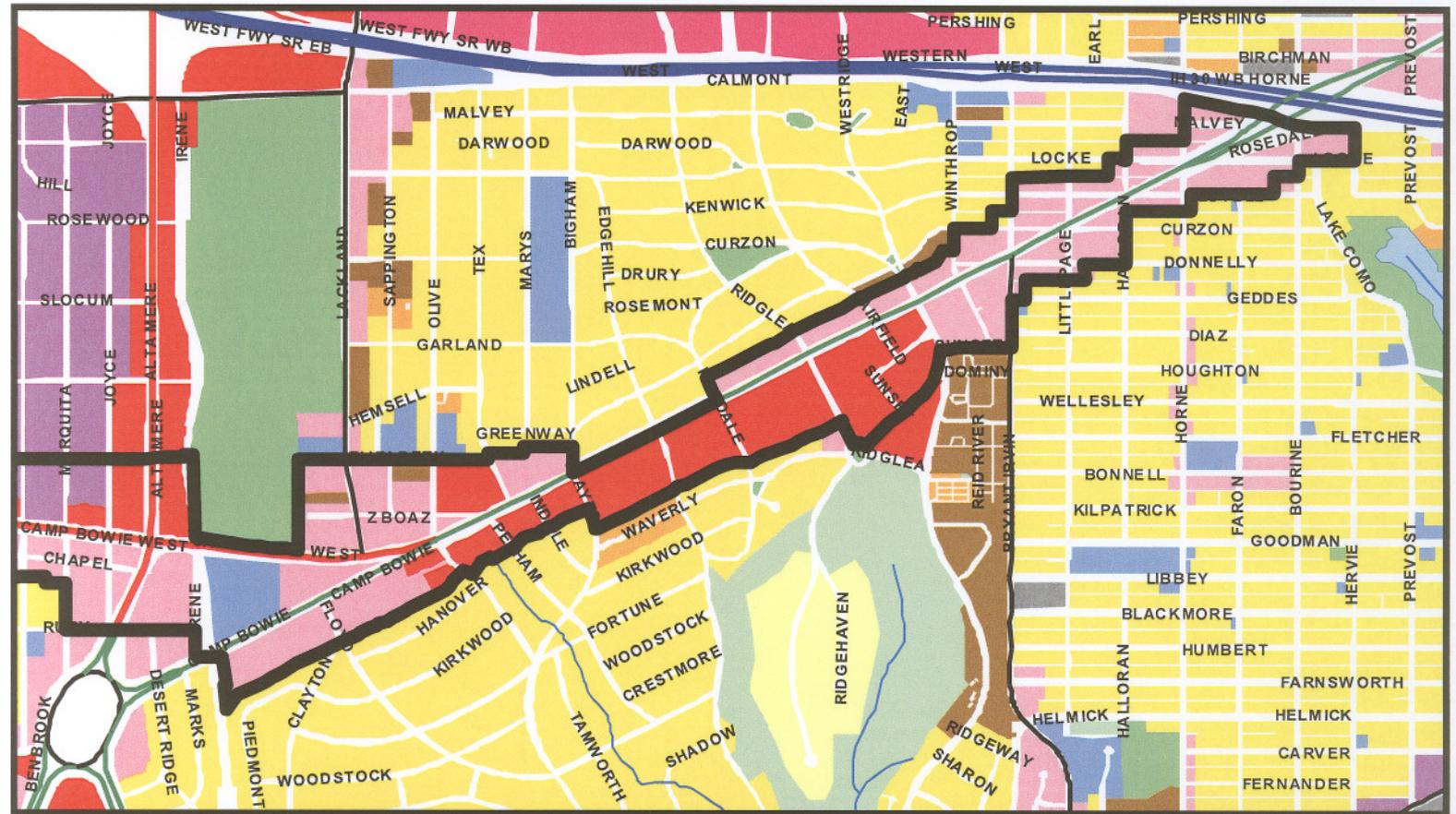
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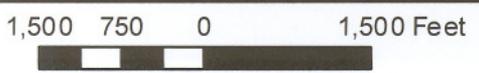
XI. Definitions

Appendix A. Regulating Plan

Future Land Use



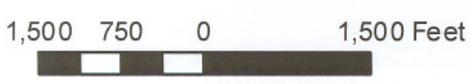
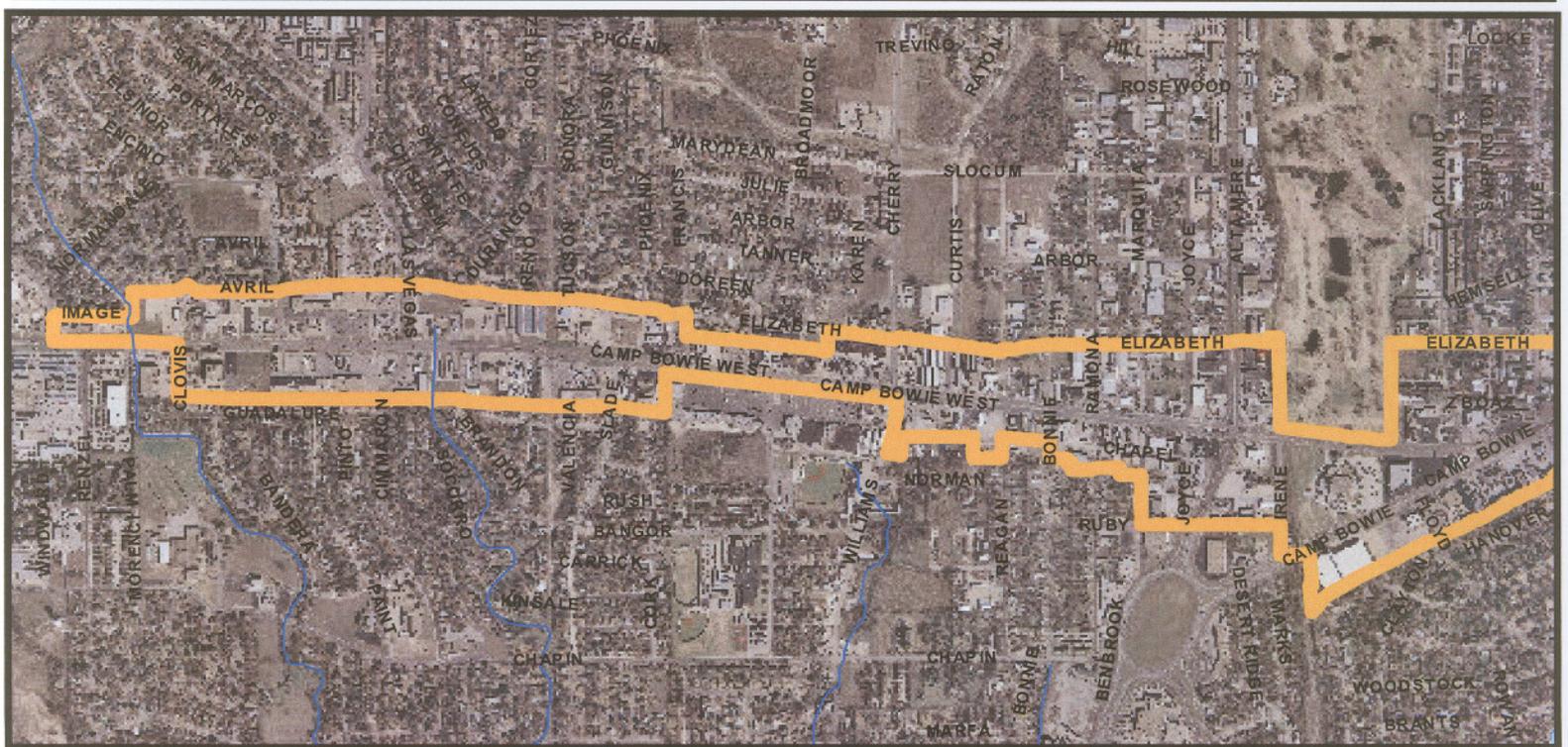
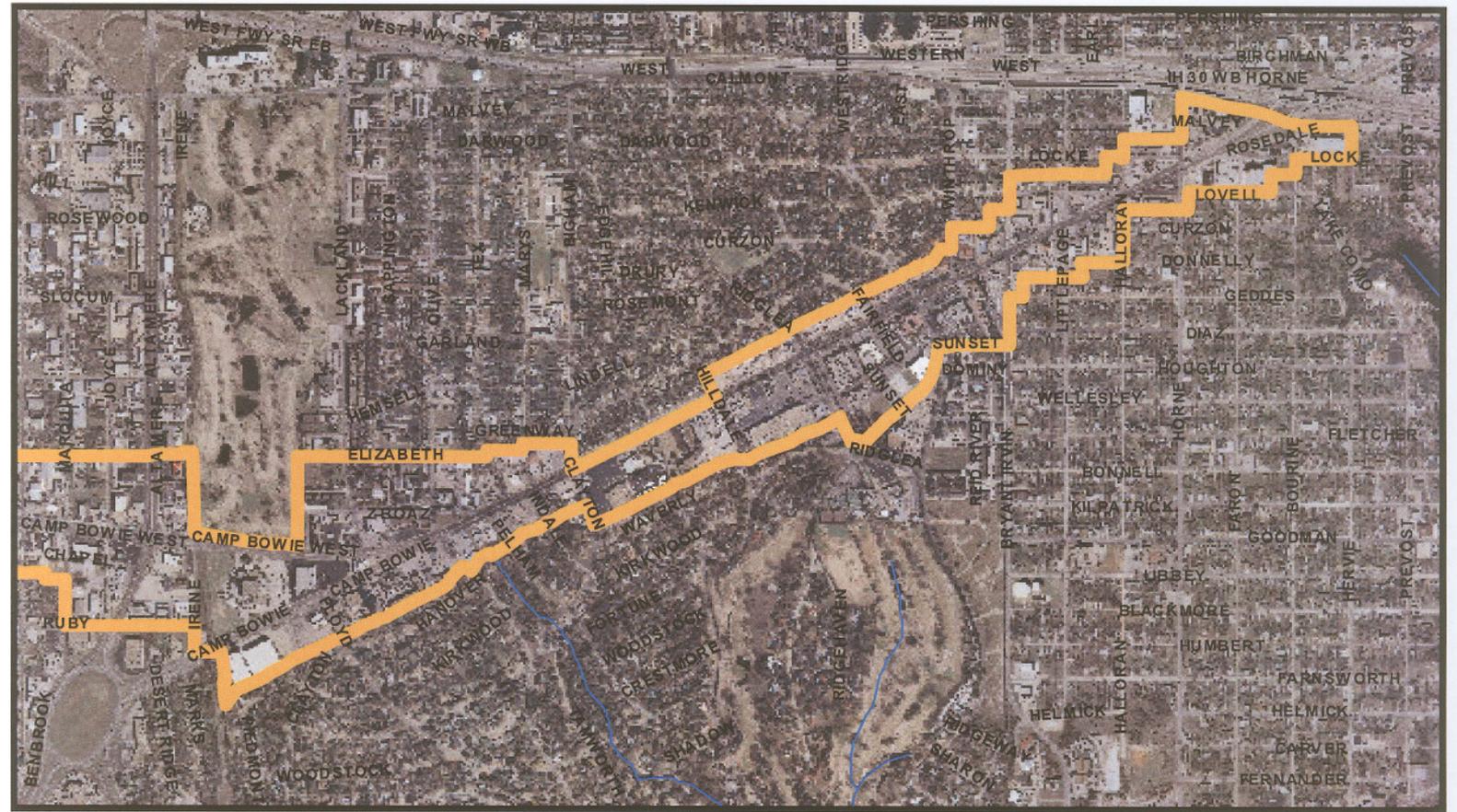
Future Land Use Category	
	TOLLWAY / FREEWAY
	PRINCIPAL ARTERIAL
	MAJOR ARTERIAL
	MINOR ARTERIAL
	Vacant, Undeveloped, Agricultural
	Lakes and Ponds
	Rural Residential
	Suburban Residential
	Single Family Residential
	Manufactured Housing
	Low Density Residential
	Medium Density Residential
	High Density 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



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.



Larry Mundt	4753 Ardenwood Dr	In		Support	Letter of support
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Motion: Following brief discussion, Ms. Spann recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

12. ZC-11-074 City of Fort Worth Planning & Development Mitchell Boulevard neighborhood (CD 8)- Generally bounded by US 287, East Berry Street, Mitchell Boulevard, and Cobb Park Drive (see addresses in case file, 274.53 Acres): from “A-5” One-Family, “B” Two-Family, “C/DD” Medium Density Multifamily/Demolition Delay, “CF” Community Facilities, “E” Neighborhood Commercial, “FR” General Commercial Restricted, and “PD-361” Planned Development for E uses to “A-5” One-Family, “B” Two-Family, “R1” Zero Lot Line/Cluster, “CF” Community Facilities, “CF/DD” Community Facilities/Demolition Delay, “ER” Neighborhood Commercial Restricted, and “E” Neighborhood Commercial

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this is a Council-initiated case for the Mitchell Boulevard neighborhood. Ms. Knight explained the far eastern corner is primarily vacant, single-family and duplexes.

Mr. Edmonds asked if any commercial businesses will become legal non-conforming. Ms. Knight explained there are commercial lots within this request that are legally zoned.

Cleveland Harris, 1037 Colvin, representing Morningside Neighborhood association spoke in support of the request.

Motion: Following brief discussion, Ms. Reed recommended to table the request to the end of the meeting, seconded by Mr. Romero. The motion carried unanimously 7-0.

Motion: Following brief discussion, Ms. Reed recommended a denial of the request to the request, seconded by Mr. Romero. The motion carried unanimously 7-0.

13. ZC-11-075 City of Fort Worth Planning & Development Camp Bowie Corridor Form Based District I-30 to SW Loop 820 (CDs 3,7)- Generally ¼ mile along both sides of 5500 – 9000 blocks of Camp Bowie Boulevard/Camp Bowie Boulevard West (see addresses in case file, 502.95 Acres): from “A-5” One-Family, “B” Two-Family, “C” Medium Density Multifamily, “CF” Community Facilities, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, “MU-1” Low Intensity Mixed Use, “FR” General Commercial Restricted, “F” General Commercial, “G” Intensive Commercial, “I” Light Industrial, “MU-2” High Intensity Mixed Use, and “PD” Planned Development Nos. 51, 108, 135, 167, 190, 227, 250, 315, 340, 378, 400, 546, 580, 615, 628, 633, 744, 784, and 882 to Camp Bowie Form Based Districts: Highway Frontage, Transition Frontage Ridglea Gateway, Ridglea Urban Village Core North, Ridglea Urban Village Core South, General Corridor Mixed Use, Industrial Art, and Western Business District. Related case ZC-11-100 Text Amendment Camp Bowie Corridor

Rachel Wiggins, 1510 Chennault Avenue, representing NAS Ft. Worth JRB spoke in support of the request. Ms. Wiggins is requesting a couple of amendments to the districts. In the Industrial Art District, the 65 decibal noise level, to add the language no residential is permitted. In the Western Business and General Corridor Mixed-Use District which also falls within the noise footprint to add the same language. In the Accident Protection Zone II they are requesting the intensity of uses be relatively limited because of the broadness of the district. Overall the Base supports the changes with the added amendments. Ms. Voltman did clarify in the use chart there is an asterisk beside residential. Dr. Barnes asked staff if the area east of Horne and south of Lovell were included. Ms. O'Quinn mentioned it only affects commercial properties.

Mr. Ortiz opened up the public hearing to hear additional testimony on this case.

Laurie Portrer 5616 Curzon asked about the transition zone and being next to a residential house. She wanted to know how close they are going to be to Curzon. Ms. O'Quinn mentioned the different character zones. Ms. Narayana mentioned in that character zone they have to be 25 feet from the property line in order to go up to three stories.

Ms. Jackson, 5501 Lovell asked if her property is included in this. Ms. Narayana said her property was not included in the rezoning.

Motion: Following brief discussion, Mr. Genua recommended approval of the request as amended per Ms. Wiggins comments on certain districts, seconded by Mr. Wilson. The motion carried unanimously 8-0.

14. ZC-11-076 City of Fort Worth Planning & Development Eastern portion of the Berry/University Urban Village (CD 9) Generally bounded by West Bowie Street, James Avenue, West Devitt Street, and Forest Park Boulevard (see addresses in case file, 29.71 Acres): from "MU-1" Low Intensity Mixed Use to "MU-2" High Intensity Mixed Use

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners the request to change the zoning to MU-2 to increase the density in this area. Ms. Knight also mentioned staff is looking at doing a form based code in this area in the near future.

Robert Snoke, 3826 6th Avenue spoke in opposition. He responded by saying they were not included in the process. The Rosemont neighborhood has never been considered in the mixed-use rezoning process. Mr. Snoke went on to mention the Hemphill and Seminary area is changing for the better, they have their own urban village. His concern is the 120 ft. tall building next to residential lots and not being compatible. He reiterated the statement the Commissioners made earlier about encroachment into the neighborhood.

Mr. Edmonds explained the City's intention on rezoning neighborhood areas.

Ms. Burghdoff asked Mr. Snoke if the Rosemont neighborhood was notified for this hearing. Mr. Snoke said yes they were.