



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 1, 2011

Council District 8

Zoning Commission Recommendation:

Approved by a vote of 8-0

Opposition: None

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Beth Knight</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes <u>X</u>	No ___

Owner / Applicant: **City of Fort Worth Planning & Development Department,
Greenway Neighborhood**

Site Location: Generally bounded by Delga Street, the North Freeway (I-35W), Mony Street,
and the Union Pacific Railroad
Mapsc0: 63NP

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

Request:

From: "B" Two-Family, "CF" Community Facilities, "E" Neighborhood
Commercial, and "I" Light Industrial

To: "A-5 " One-Family, "CF" Community Facilities, "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 immediately west of the North Freeway (I-35W) and east of the industrial area fronting Cold Springs Road consists of single family residential dwellings, institutional and limited commercial uses, as well as vacant land. The land is designated single family, institutional, neighborhood commercial, and public park in the 2011 Comprehensive Plan. An informational meeting was held with the neighborhood on August 29, 2011, to discuss the proposed zoning changes. No one in opposition was noted.

Site Information:

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

Acreage: 49.96 ac.
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North O-1 and K / Public park, gas well activity, and vacant land
 East I / Interstate 35W, limited commercial uses, and the Trinity River
 South K / Warehouses and vacant land

West K / Railroad, industrial uses, and vacant land

Public Notification:

The following Neighborhood Associations were notified:

Greenway NA	Riverside Alliance
Rock Island/Samuels Ave. NA	Streams & Valleys
Scenic Bluff NA	Fort Worth ISD
FW Downtown Neighborhood Alliance	

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-109, ZC-06-148, ZC-08-017, ZC-10-0157, within rezoning area, surplus from B to A-5, approved.

Platting History: None.

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 (8/11);
- 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; (8/29/11)
- Providing for the Planning Department to brief the City Council on the proposed zoning changes; (9/13/11), 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 (9/20/11), which shall schedule the application for the next available public hearing by the Zoning Commission (10/12/11).

The subject area covers 49.96 acres and approximately 254 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, institutional, neighborhood commercial, and public park. 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.

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

Attachments:

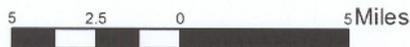
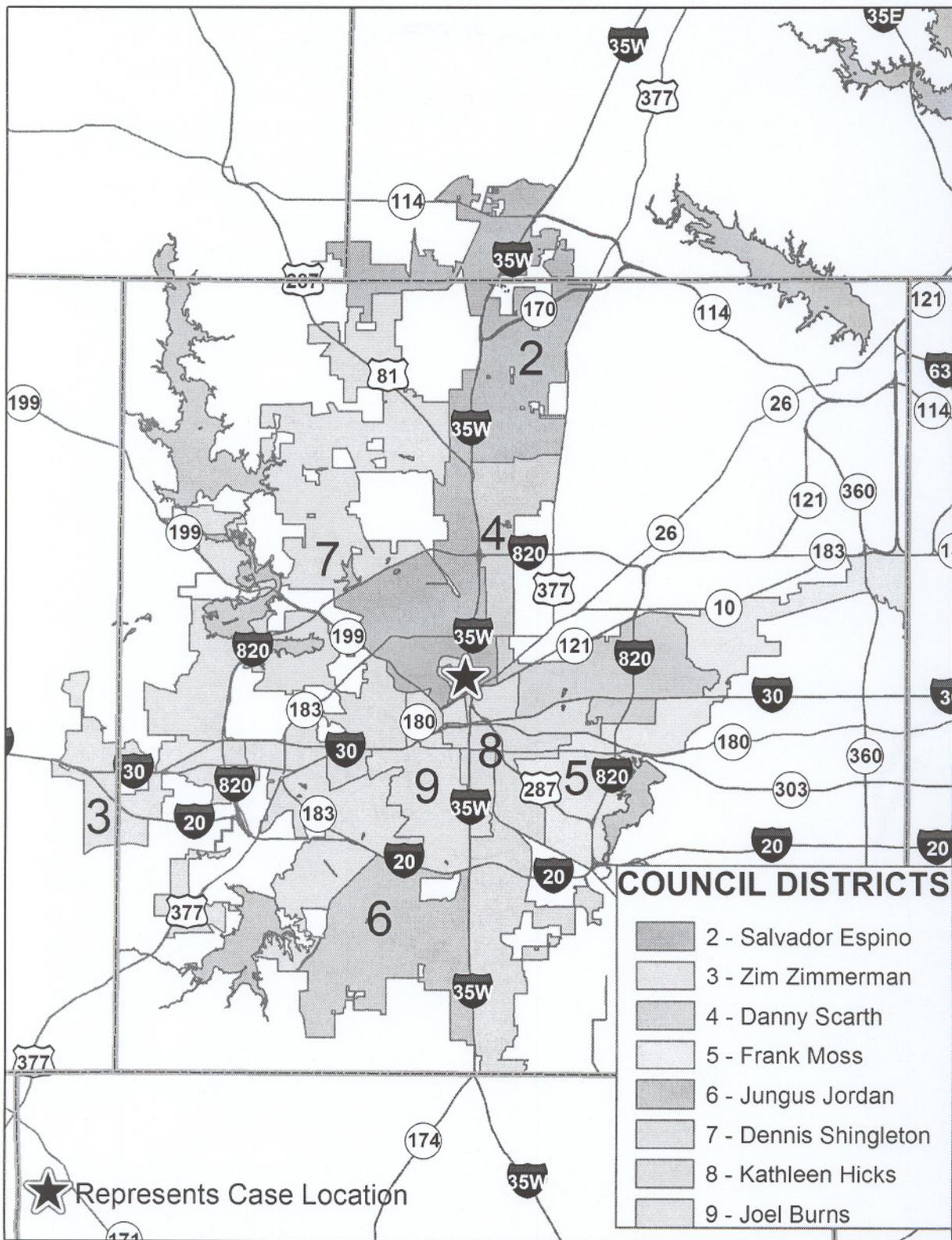
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Map of Proposed Zoning Districts
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-11-112

Location Map



Area Zoning Map

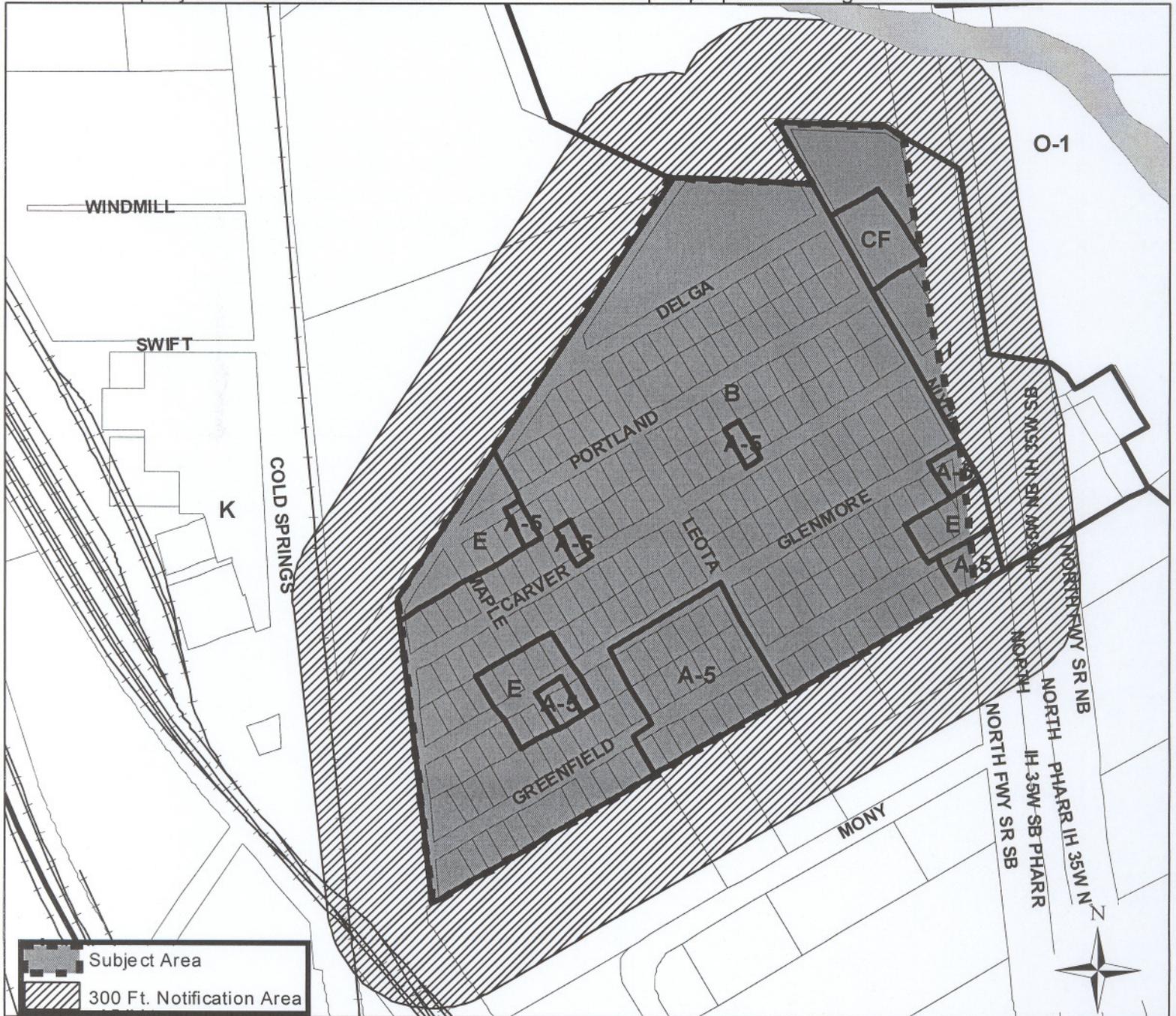
Applicant: City of Fort Worth Planning and Development
Address: Generally bounded by Delga St., the North Fwy (I-35W), Mony St., and the UP RR
Zoning From: B, CF, E, I
Zoning To: A-5, CF, ER, E
Acres: 49.958447
Mapsc0: 63NP
Sector/District: Northeast
Commission Date: 10/12/2011
Contact: 817-392-8190

You may find a list of included properties at:

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

Click on "Property List" under the case name.

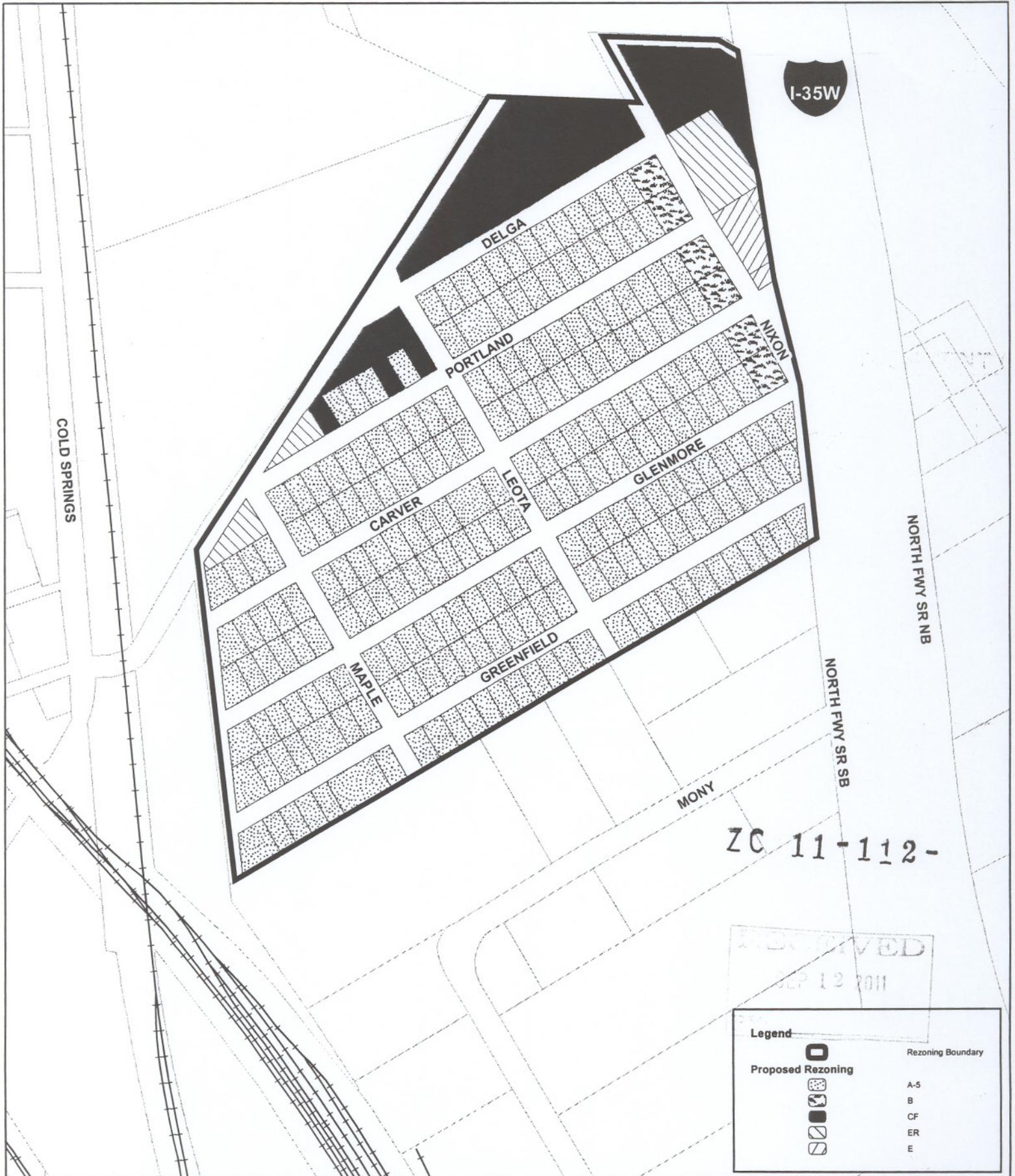
A map of proposed zoning districts is attached.



Greenway Area: Proposed Zoning

From Various Districts To "A-5" One-Family, "B" Two-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, and "E" Neighborhood Commercial

ATTACHMENT A



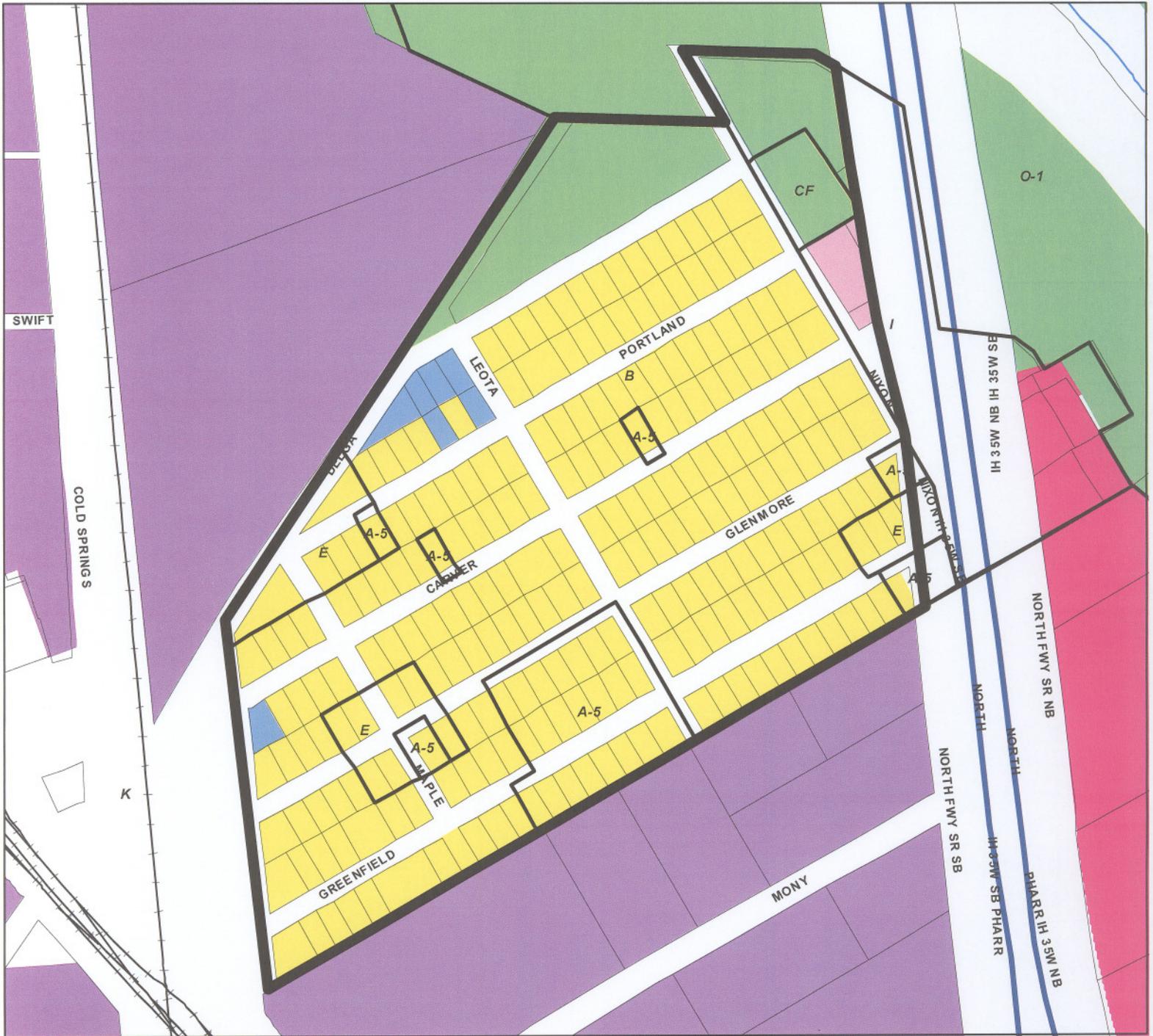
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Planning and Development
Department 8/30/11 - BK

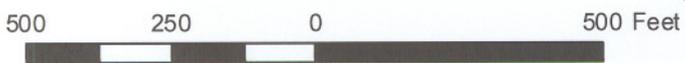
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FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL
LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO



Aerial Photo



- | | | |
|--|---|--|
|  TOLLWAY / FREEWAY | Future Land Use Category |  Neighborhood Commercial |
|  PRINCIPAL ARTERIAL |  Vacant, Undeveloped, Agricultural |  General Commercial |
|  MAJOR ARTERIAL |  Lakes and Ponds |  Light Industrial |
|  MINOR ARTERIAL |  Rural Residential |  Heavy Industrial |
| |  Suburban Residential |  Mixed-Use Growth Center |
| |  Single Family Residential |  Industrial Growth Center |
| |  Manufactured Housing |  Infrastructure |
| |  Low Density Residential |  100 Year Flood Plain |
| |  Medium Density Residential |  Public Park, Recreation, Open Space |
| |  High Density Residential |  Private Park, Recreation, Open Space |
| |  Institutional | |



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



500 250 0 500 Feet

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Awad Eskander, 1112 John McClain Road, Colleyville, Texas representing International Union of Operating Engineers explained to the Commissioners the request to rezone to PD/E with the maximum height of 120 feet is for the permanent placement of a training crane. They did try to contact the neighborhood to explain their proposal. He mentioned this should not impact the neighborhood.

Mr. Genua asked about the crane and how tall it is. Ronnie Bently, 6300 Cromwell Marine Creek Road, Fort Worth, Texas explained to the Commissioners he is the Business Manager for the Union. He explained they have mobile cranes that move around and are about 100 feet tall. Mr. Bently explained they need to install a permanent crane which is 120 feet tall. He also mentioned there are several cell towers in the area which are about 100 feet tall.

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

<i>Document received for written correspondence</i>				<i>ZC-11-111</i>	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Linda Parks	6437 Spring Ranch Dr	Yes		Opposition	Sent letter

15. ZC-11-112 City of Fort Worth Planning & Development Greenway Neighborhood (CD 8)- (see addresses in case file, 49.95 Acres): from “B” Two-Family, “CF” Community Facilities, “E” Neighborhood Commercial and “I” Light Industrial to “A-5” One-Family, “CF” Community Facilities, “ER” Neighborhood Commercial Restricted, and “E” Neighborhood Commercial

Beth Knight, Senior Planner, City of Fort Worth, Texas explained to the Commissioners this is a Council initiated zoning case which is predominantly single-family with some duplexes.

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

**Meeting adjourned: 12:20 a.m.
10/12/11**

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

Ann Zadeh, Acting Chair