



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 6, 2011

Council District 8

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	Beth Knight	
	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,
Mitchell Boulevard Neighborhood

Site Location: 2201 Cobb Drive Mapsco: 78NSTW

Proposed Use: Vacant land

Request: From: "B" Two-Family
To: "A-5" One-Family

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

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

Background:

This parcel was in Zoning Case11-074, the overall request for Mitchell Boulevard Neighborhood. It was inadvertently left out of the newspaper notice and therefore is now being processed separately. An informational meeting was held with the neighborhood on June 13, 2011, to discuss the proposed zoning changes. No one in opposition was noted.

The subject property is located to the east of the trail in Cobb Park, a dedicated City park, and is currently vacant land. The rezoning provides the zoning district consistent with the single family designation in the 2011 Comprehensive Plan.

Site Information:

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

Acreage: 31.41 ac.
Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

- North B, FR, and I / Single family, 1 commercial use, and vacant land
- East E, PD 720, and PD 721 / Commercial uses, including proposed Renaissance development, and vacant land
- South A-21, C/DD, PD 719 / Multifamily, Cobb Park, and vacant land
- West A-21 and A-5 / Cobb Park

Public Notification:

The following Neighborhood Associations were notified:

Mitchell Boulevard NA
Burchill NA
Eastland NA
Glencrest Civic League NA
South Poly NA
Southeast Kingdom NA

United Communities Association
Morningside/Hillside Crime Watch/COPS
Southeast Fort Worth, Inc.
Streams & Valleys
Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: Renaissance projects south of and within rezoning area, ZC-06-189, ZC-08-178, ZC-09-110, ZC-10-005, and ZC-10-110, approved, ZC-11-040 and ZC-11-061 awaiting final Council decision 9/13/11;

ZC-06-188, south of subject, from C to PD for certain E uses, approved;

ZC-08-020, ZC-10-129, ZC-11-0141, within rezoning area, surplus from B to A-5, approved

ZC-09-058, ZC-09-075, ZC-10-105, ZC-10-117, ZC-11-041; north, east, and south of rezoning area, Council-initiated from various districts to be in conformance with the Comprehensive Plan, approved.

Platting History: PP-09-013 Shoppes at Renaissance Square, southeast of subject zoning case.

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 (6/11);
- 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; (6/13/11)
- Providing for the Planning Department to brief the City Council on the proposed zoning changes; (7/26/11), 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 (8/2/11), which shall schedule the application for the next available public hearing by the Zoning Commission (9/14/11).

The subject area covers 31.41 acres and one parcel. The request is to rezone the area to correspond to the existing land use, if any. 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. The requested zoning classification is appropriate for the land use designation. 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:

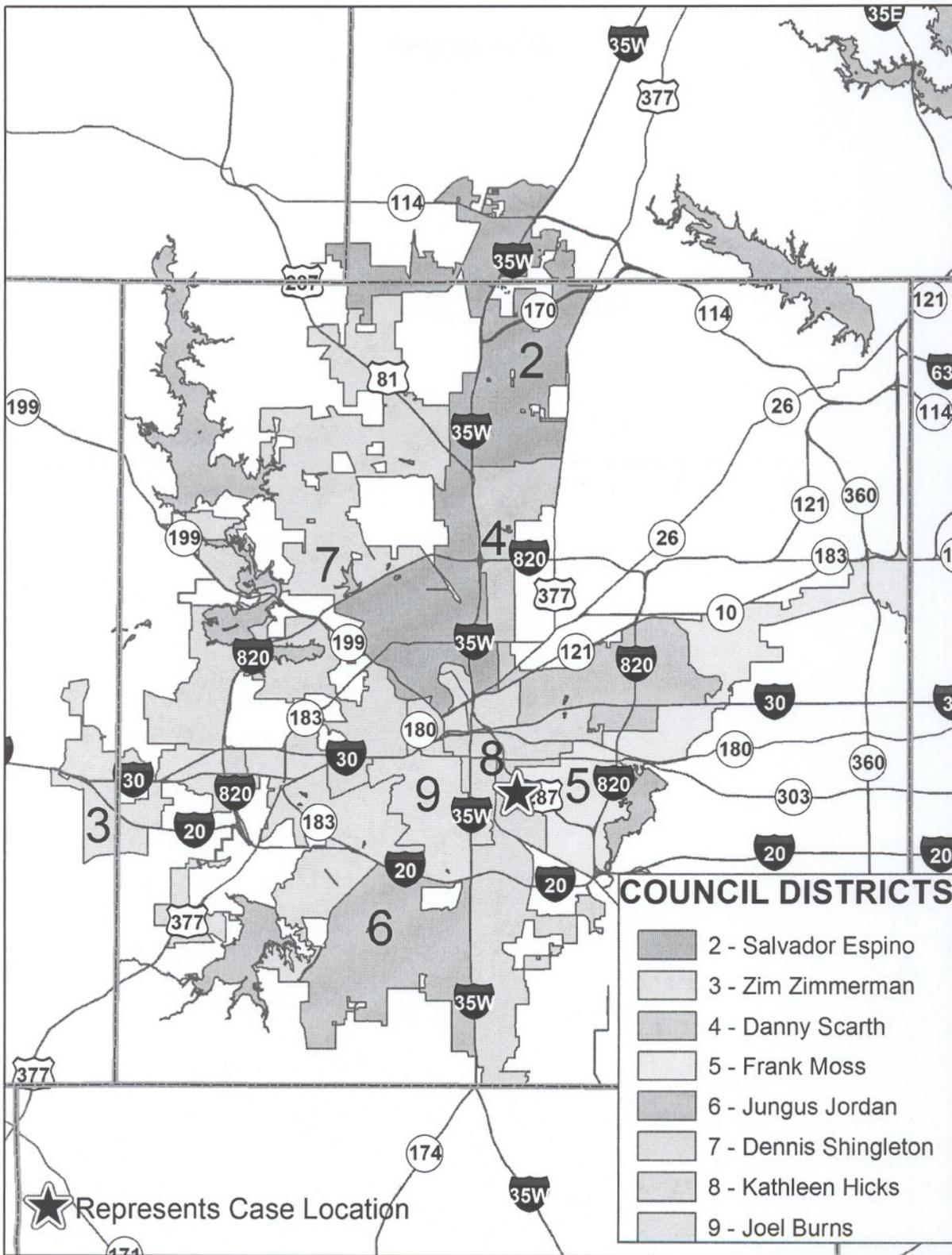
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Map of Proposed Zoning Districts
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting of 9/14/2011

FORT WORTH



ZC-11-074A

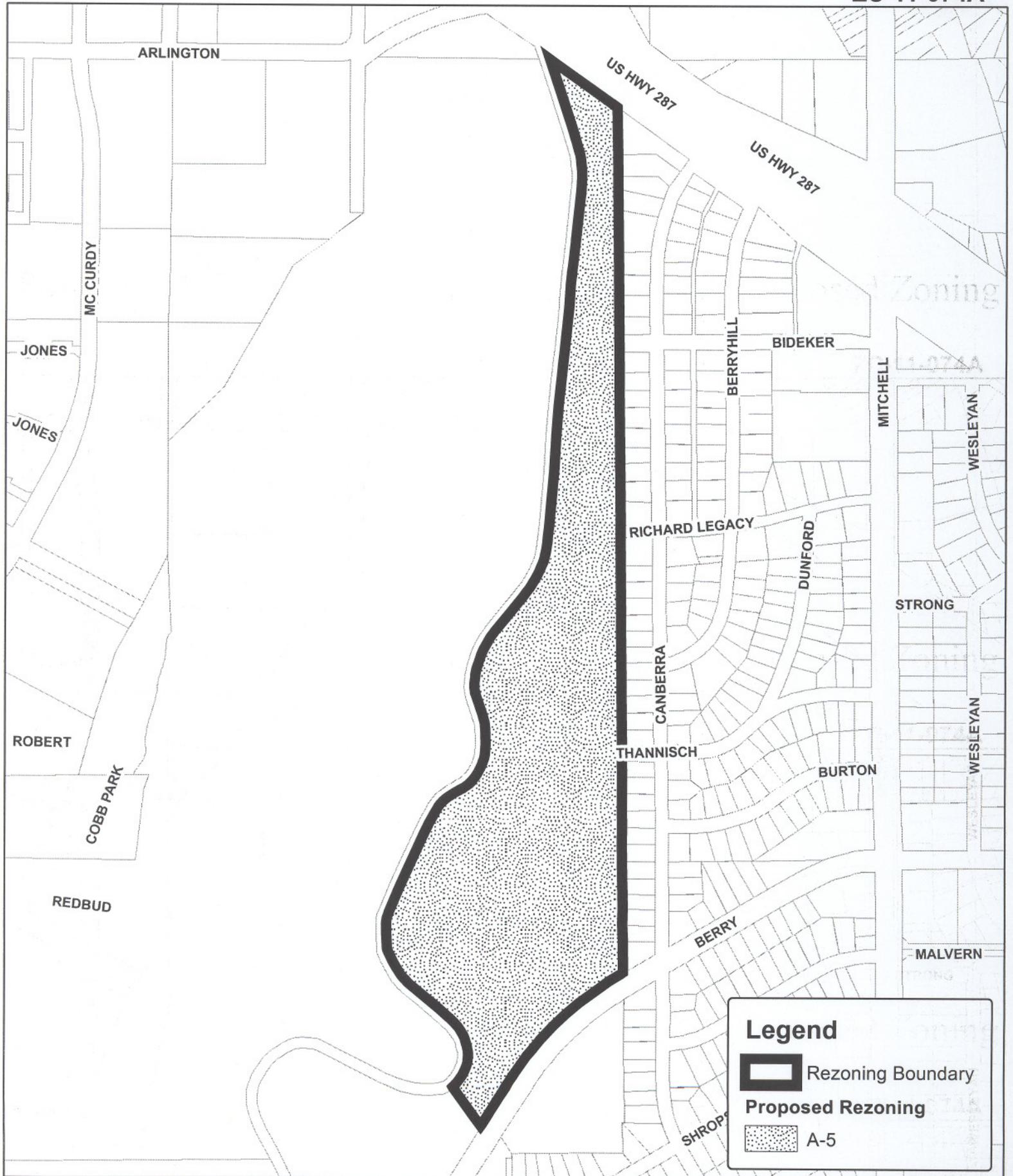
Location Map



Portion of Mitchell Boulevard Neighborhood: Proposed Zoning

2201 Cobb Park Drive: From "B" Two-Family To "A-5" One-Family

ZC-11-074A



Legend

-  Rezoning Boundary
-  Proposed Rezoning A-5

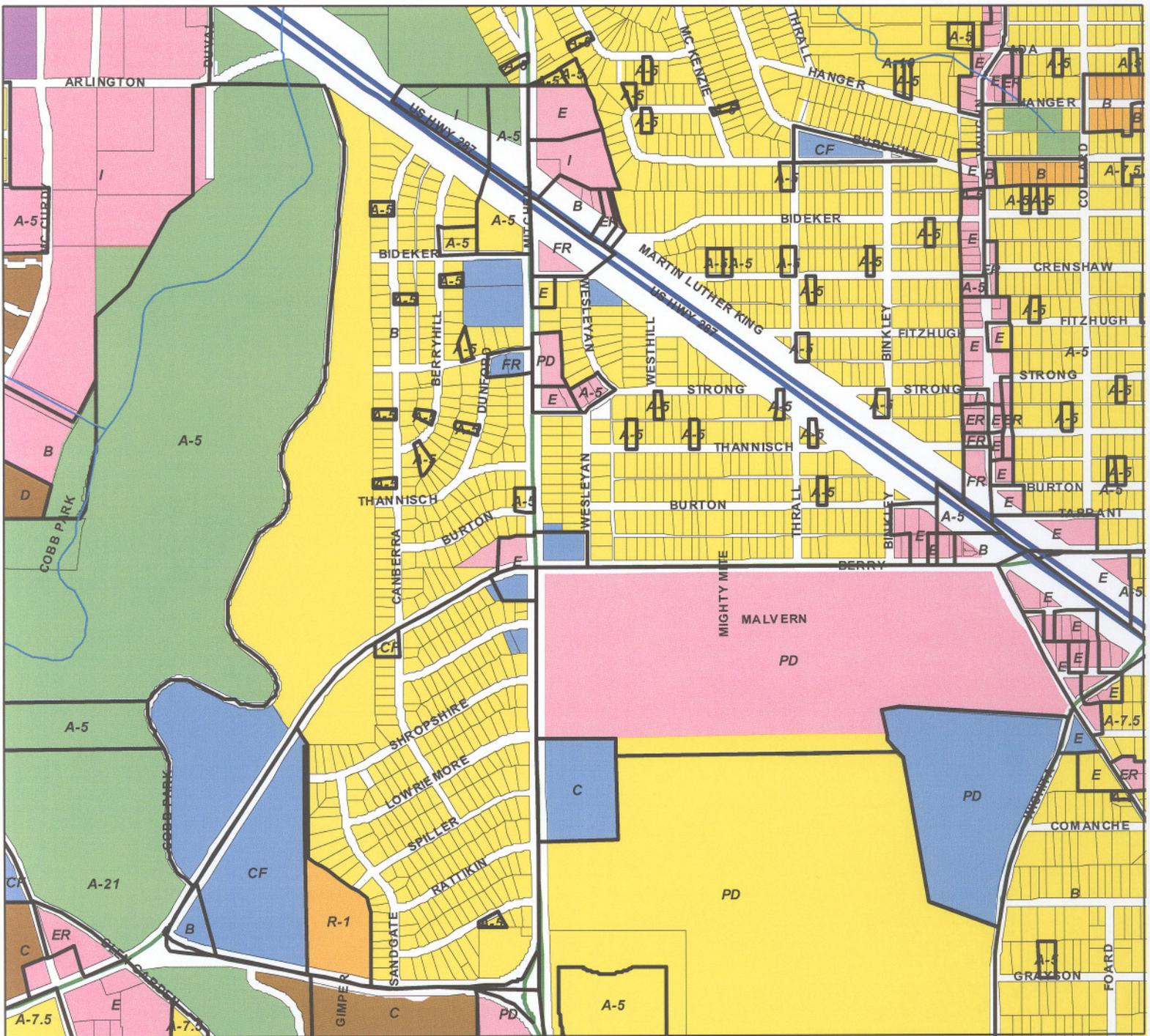


Planning and Development
Department 11/8/11 - BK

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Future Land Use



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

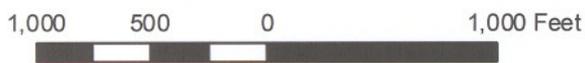
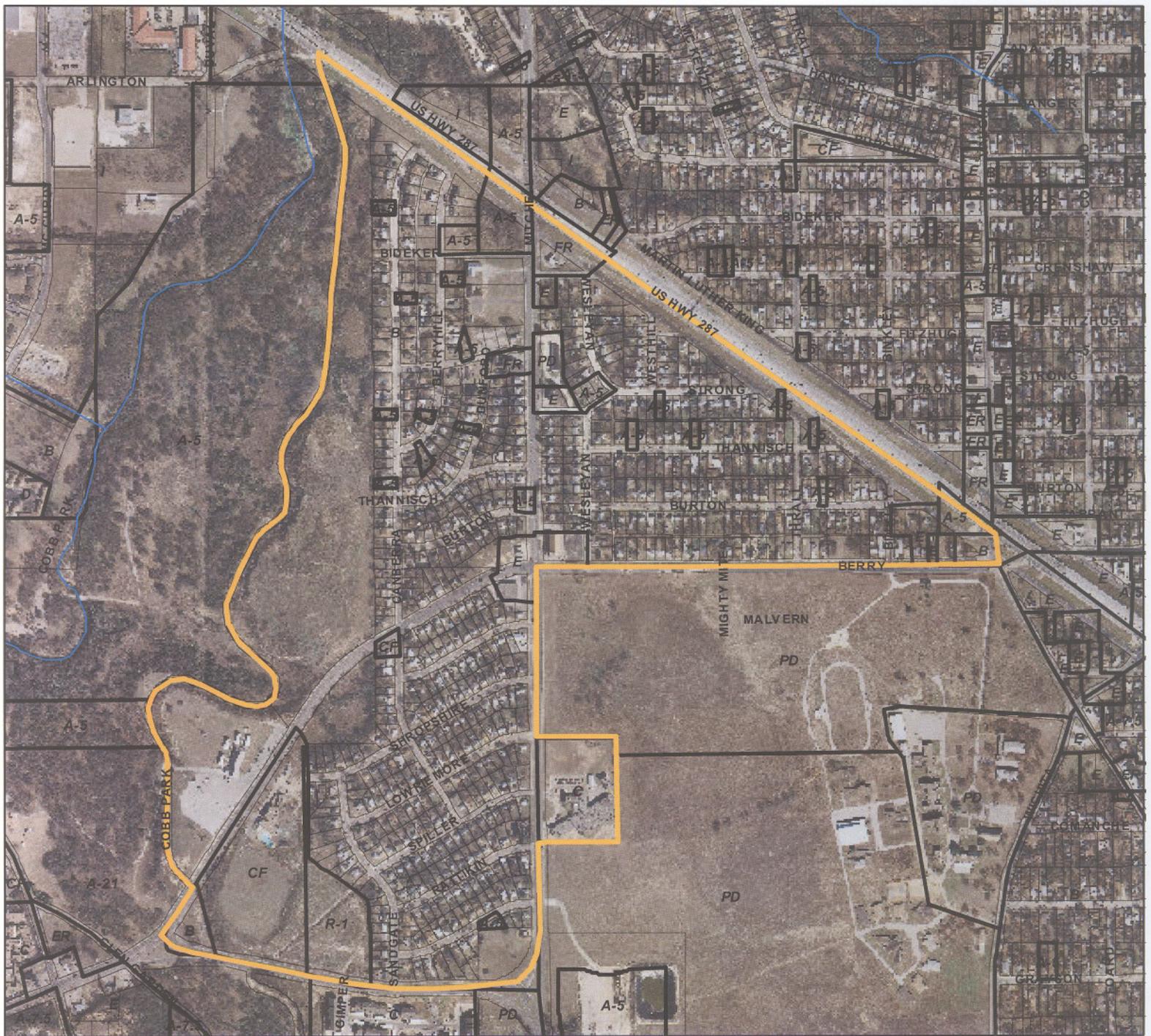
1,000 500 0 1,000 Feet



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



ACo 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. Zadeh recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

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