



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 3, 2012

Council Districts 5 & 8

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: one letter sent in

Continued Yes ___ No X
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes X No ___

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

Site Location: Generally bounded by Avenue J, Vaughn Boulevard, US 287 (MLK Freeway),
and Mitchell Boulevard Mapsco: 78NPST

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

Request: From: "B" Two-Family, "C" Medium Density Multifamily, "D" High Density
Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial
Restricted, "E" Neighborhood Commercial, "FR" General Commercial
Restricted, "F" General Commercial, and "I" Light Industrial

To: "A-5 " One-Family, "CF" Community Facilities, "ER" Neighborhood
Commercial Restricted, and "E" Neighborhood Commercial, and
"FR" General Commercial Restricted

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

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

Background:

The Burchill neighborhood is served by both Council District 5 and 8 in the southwestern corner of the Poly neighborhoods. The area proposed for rezoning consists of single family residential dwellings, scattered duplexes, institutional uses concentrated in the northwestern corner of the neighborhood, and limited commercial uses, as well as vacant land. The land is designated single family, institutional, neighborhood commercial, general commercial, and public park in the 2011 Comprehensive Plan. An informational meeting was held with the neighborhood on January 9, 2012, 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: 238.61 ac.
Comprehensive Plan Sector: Southeast
Surrounding Zoning and Land Uses:

North	A-5, CF, and MU-1 / Single family, limited commercial uses, and public health clinic
East	A-5, CF, ER, and E / Single family, small commercial uses, and an elementary school
South	A-5, B, and E / Single family, duplexes, a commercial use, and vacant land
West	A-5, B, E, FR, and I / Single family, a commercial use, and vacant land and vacant buildings

Public Notification:

The following Neighborhood Associations were notified:

Burchill NA	South Poly NA
Eastland NA	United Communities Association
Mitchell Boulevard NA	Morningside/Hillside Crime Watch COPS
Poly Historic NA	Southeast Fort Worth, Inc.
Polytechnic Empowerment Assoc.	Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: 2006 – 2011 numerous surplus cases within and surrounding area, from B to A-5, approved;

ZC-06-189, ZC-08-178, ZC-09-110, ZC-10-005-ZC-11-061, south of site, Masonic Heights redevelopment, approved;

ZC-10-105, ZC-10-118, ZC-11-074, north, east, and south of subject, Council-initiated rezoning to conform to Comprehensive Plan, approved; and

ZC-11-026, within rezoning boundary, Catholic Diocese of FW, from B, PD 54, and PD 75 to PD for all CF uses plus temporary lodging, approved.

Platting History: PP-09-013, Shoppes at Renaissance Square, south of site (Masonic Heights redevelopment).

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 (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; (1/9/12)
- Providing for the Planning Department to brief the City Council on the proposed zoning changes; (1/31/12), 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 (2/7/12), which shall schedule the application for the next available public hearing by the Zoning Commission (3/14/12).

The subject area covers 238.62 acres and approximately 825 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, general 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>

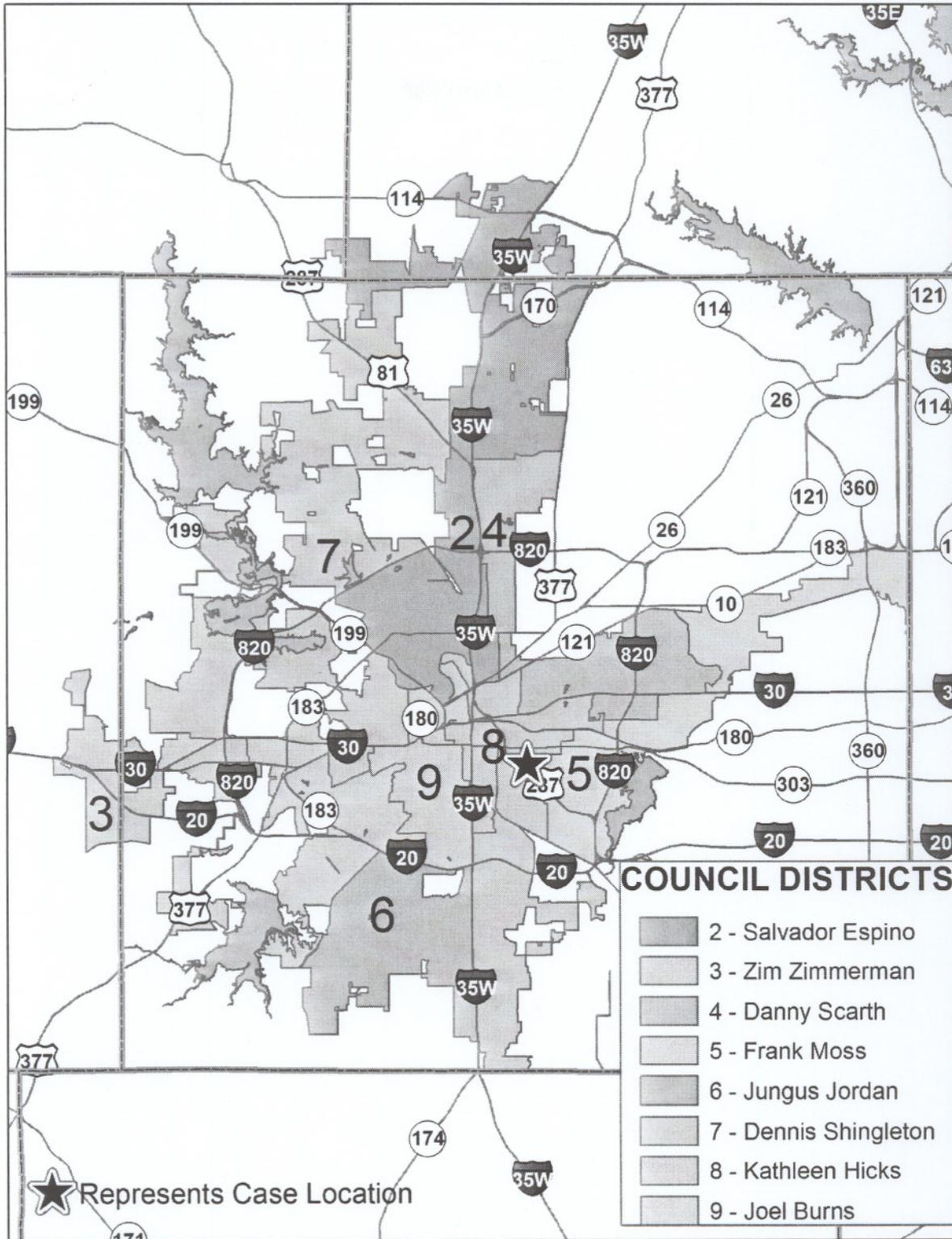
Attachments:

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

FORT WORTH

ZC-12-028

Location Map



★ Represents Case Location

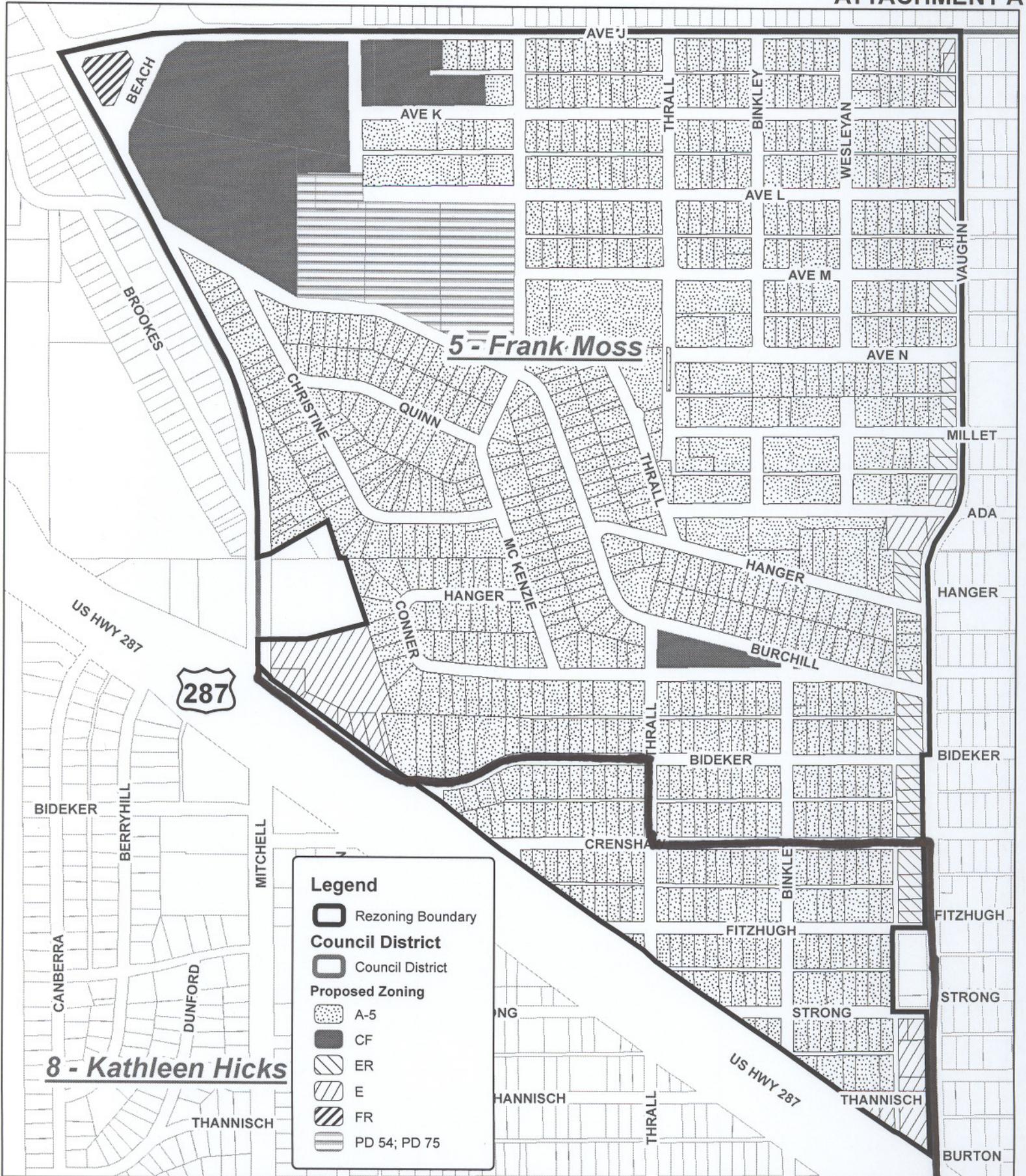


5 2.5 0 5 Miles

Burchill Neighborhood Area: Proposed Zoning

From Various Districts To "A-5" One-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, and "PD" Planned Development.

ATTACHMENT A



8 - Kathleen Hicks

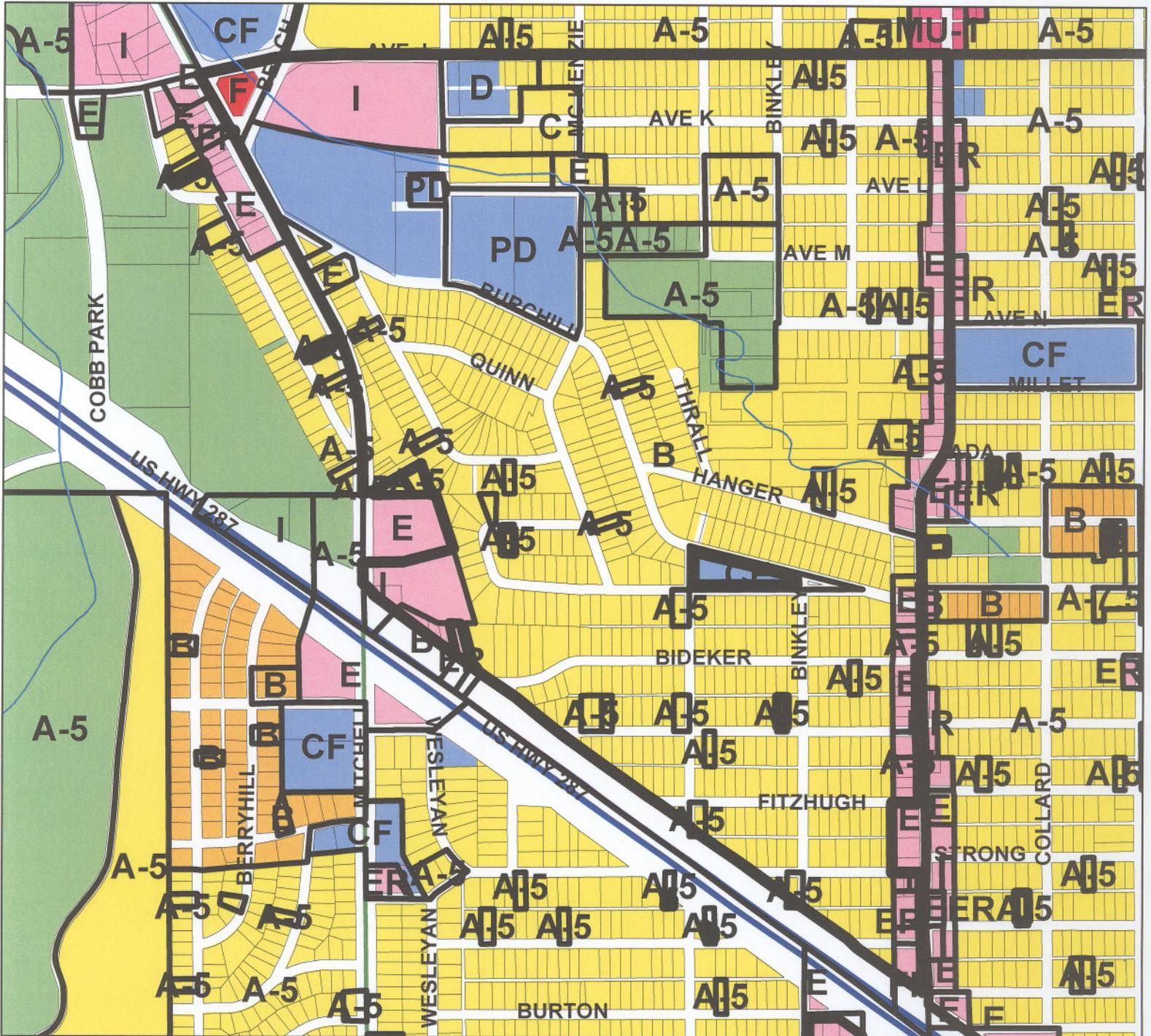
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Planning and Development
Department 1/12/12 - BK

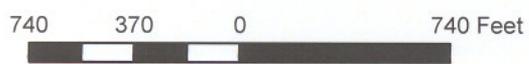
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Future Land Use



- | | | |
|---|---|---|
| <ul style="list-style-type: none">  TOLLWAY / FREEWAY  PRINCIPAL ARTERIAL  MAJOR ARTERIAL  MINOR ARTERIAL | <p>Future Land Use Category</p> <ul style="list-style-type: none">  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 | <ul style="list-style-type: none">  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.



bounded by Avenue J, Vaughn Blvd, US 287, and Mitchell Blvd

Aerial Photo Map



intersect with Binkley. He also noted the development standards will address landscaping and fencing. They are expected to open on July 27, 2012 with K through 4th grade in the first phase.

Ms. Conlin asked where the other facilities are being built. Mr. Baggett said they are not involved with those but they will be located at Avenue J and Beach, the other sites will be in East Fort Worth.

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

15. ZC-12-028 City of Fort Worth Planning & Development (CD 5/8)- Generally bounded by Avenue J, Vaughn Boulevard, US 287, and Mitchell Boulevard (see addresses in case file, 238.62 Acres): from “B” Two-Family, “C” Medium Density Multifamily, “D” High Density Multifamily, “CF” Community Facilities, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial and “I” Light Industrial to “A-5” One-Family, “CF” Community Facilities, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, and “FR” General Commercial Restricted

Beth Knight, Senior Planner, 1000 Throckmorton, City of Fort Worth, Texas explained the case to the Commissioners. This is a Council-initiated zoning initiated by Council member Moss and Council member Hicks to align the zoning with the uses that are there.

Ms. Conlin asked where the FR zoning is on the map. Ms. Knight indicated it is in the far NNW corner of the site and surrounded by three arterials. There is an existing auto repair facility.

Ms. Zadeh asked about a letter of opposition in the packet. Ms. Knight mentioned the property is being zoned to ER and the house in question has been vacant off and on.

Mr. West asked about the Uplift Charter School. Ms. Knight mentioned it would probably be some time this year it is an existing building.

Jean McBride, 4621 Foard Street, Fort Worth, Texas spoke in support. She mentioned they own the property at 1800 Mitchell Boulevard and was not sure if this was being rezoned. Staff mentioned she was outside of the zoning area. They also own property at 2600 Bideker asked if it is being rezoned. Mr. Ortiz mentioned it was also outside of the area and that the zoning will remain E on her property.

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

<i>Document received for written correspondence</i>				<i>ZC-12-028</i>
Name	Address	In/ Out 200 notification area	ft.	Position on case
				Summary

Jean McBride	4621 Foard St.	Yes	Opposition	Spoke at hearing/property outside of area
Larry & Linda Atkins	2608 Vaughn St.	Yes	Opposition	Sent letter in

16. ZC-12-029 City of Fort Worth Planning & Development (CD 5)- 3800 – 3824 Elm Street (see addresses in case file, 0.96 Acres): from “AG” Agricultural to “A-5” One-Family

Beth Knight, Senior Planner, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners the property owners have submitted a petition to rezone to A-5 single-family.

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

17. ZC-12-030 Tarrant Regional Water District (CD 2)- 500 Block of N. Commerce Street (American Cyanamid Company, Lot A1A, 29.70 Acres): from “TU-N1” Trinity Uptown Neighborhood Zone 1 and “TU-N2” Trinity Uptown Neighborhood Zone 2 to “PD/TU-N2” Planned Development for all uses in “TU-N2” trinity Uptown Neighborhood Zone 2 plus outdoor recreational activities to include drive-in movie theater, concerts, etc. a mobile food truck park, three to four screen theater with hard surface, and dust free parking/viewing areas. Only temporary outdoor recreational activities and associated structures are exempt from the development of the TU-N2 district; all permanent structures shall meet the development standards. On site concession stand and food trucks shall have paved surfaces; site plan waiver requested.

J. D. Granger, 800 E. Northside Drive, Fort Worth, Texas representing Tarrant Regional Water District mentioned to the Commissioners he could not explain the project any better than Ms. Murphy did and is here to answer any questions.

Mr. Edmonds asked about the concert venue. Mr. Grainger said that is still to be determined. The main use is for a drive-in movie theater.

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

18. ZC-12-031 Hulen Street Baptist Church (CD 6)- 7100 South Hulen Street (Part of Lot 1, Block 73, Candelridge Addition, 0.14 Acres): from “CF” Community Facilities to “E” Neighborhood Commercial

Gordon Pulis, 7212 South Hulen Street, Fort Worth, Texas representing Braums explained the request is to rezone the 0.14 acre parcel to E. He did mention they do not have specific plans at this point.