



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 12, 2013

Council District 5

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

Opposition: none

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

Owner / Applicant: City of Fort Worth/Petition from Elm Street

Site Location: 3800 block (odds) Elm Street Mapsco: 55V

Proposed Use: Single Family Residential

Request: From: "AG" Agricultural
To: "A-5" One-Family

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

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

Background:

Portions of the Town of Tarrant retain the default "AG" Agricultural zoning, dating from its annexation. Four previous petition cases have been approved in the vicinity. The current submittal for rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. The area to be rezoned is comprised of six parcels. Owners representing 2/3 of the parcels and 68.70% of the land area signed a petition in favor of rezoning to "A-5" One-Family.

Site Information:

Owner: Various (see petition property owner list)
Agent / Consultant: City of Fort Worth
Acreage: 1.32 ac.
Comprehensive Plan Area: Eastside

Surrounding Zoning and Land Uses:

North "I" Light Industrial / industrial uses and vacant land
East "AG" Agricultural, "A-5" One-Family, and "E" Neighborhood Services / Single family and vacant land
South "AG" Agricultural and "A-5" One-Family / Single family and vacant land
West "AG" Agricultural and "A-5" One-Family / Single family, limited commercial, and vacant land

Public Notification:

The following Neighborhood Associations were notified:

Eastside Sector Alliance
DFW Airport

Hurst-Euless-Bedford ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-136; west of petition area, from AG to B, approved;
ZC-08-084, west of subject, petition, from AG to A-5, approved;
ZC-08-091, east of Elm Street, from AG to R1, approved
ZC-12-029, east of site, petition, from AG to A-5, approved; and
ZC-13-013, south of rezoning area, from AG to R1, approved for A-5.

Platting History: None

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Trinity Boulevard	6 lanes divided	Principal Arterial – existing	none
Elm Street	2 lanes undivided	none – residential street	none

Development Impact Analysis:

1. **Land Use Compatibility**

Based on retaining an established single-family development pattern, the “A-5” One-Family district is **compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as Single Family. The proposed zoning conforms to the following Comprehensive Plan policies:

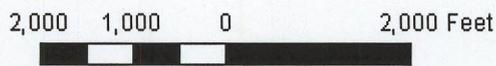
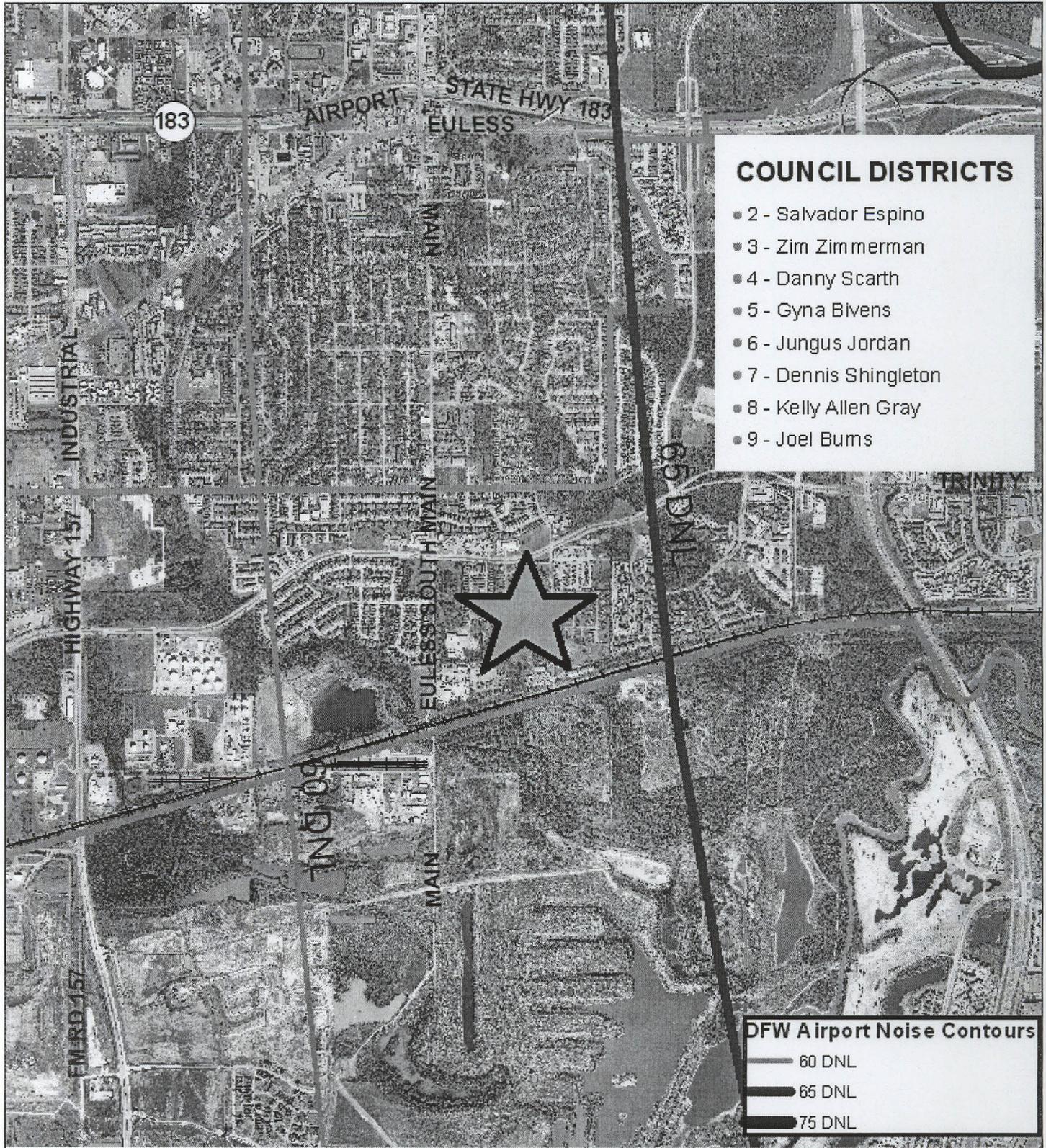
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are compatible in scale to abutting residential developments. A significant increase in units per acre or reduction in lot size should be discouraged for new development immediately adjacent to existing development or platted and zoned property.

Based on conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the 2013 Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Petition Verification
- Minutes from the Zoning Commission Meeting

Location Map

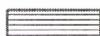




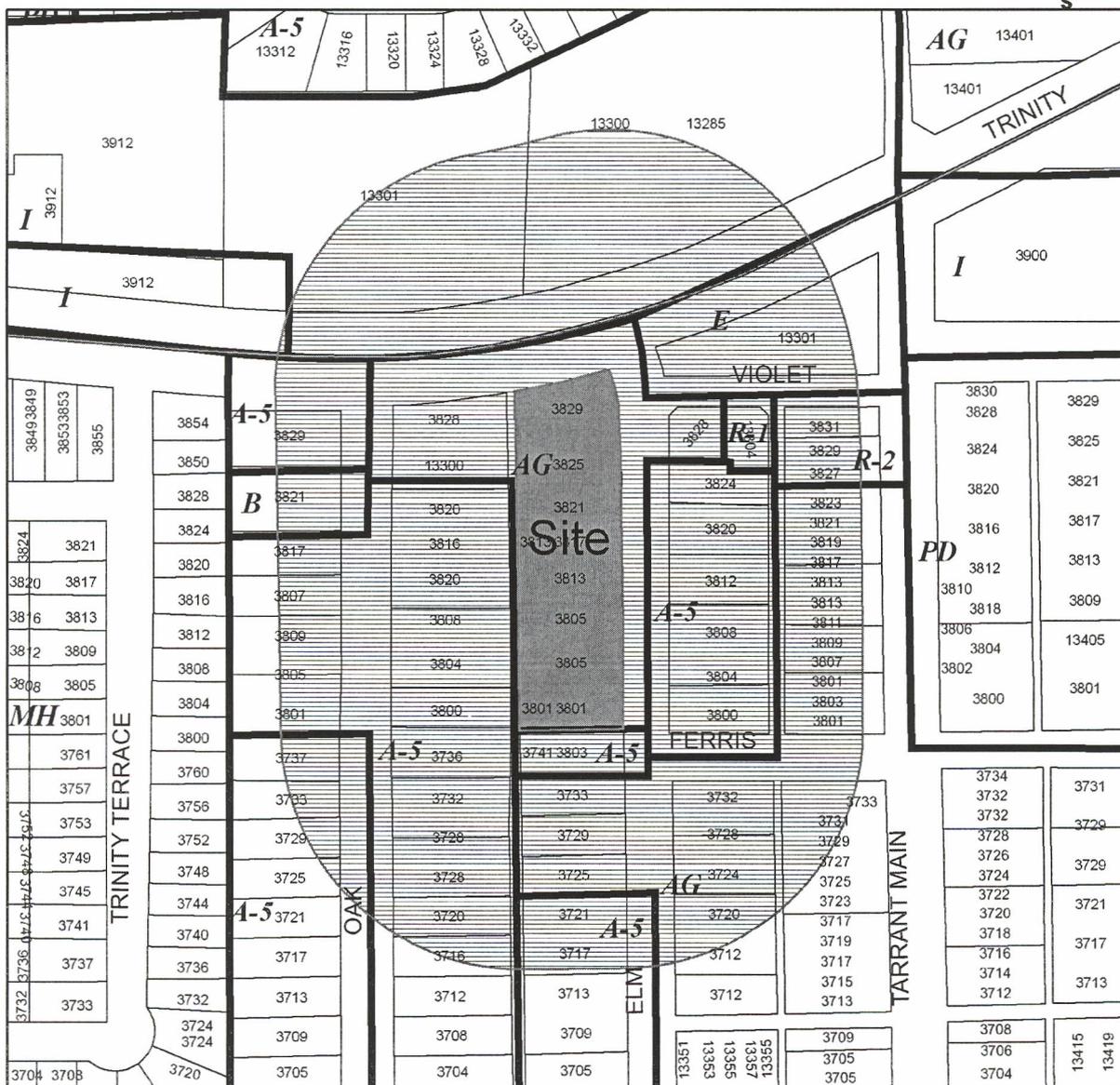
ZC-13-156

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 3800 block (odds) Elm Street
 Zoning From: AG
 Zoning To: A-5
 Acres: 1.3164035
 Mapsco: 55V
 Sector/District: Eastside
 Commission Date: 10/9/2013
 Contact: 817-392-8190



300 Ft. Buffer

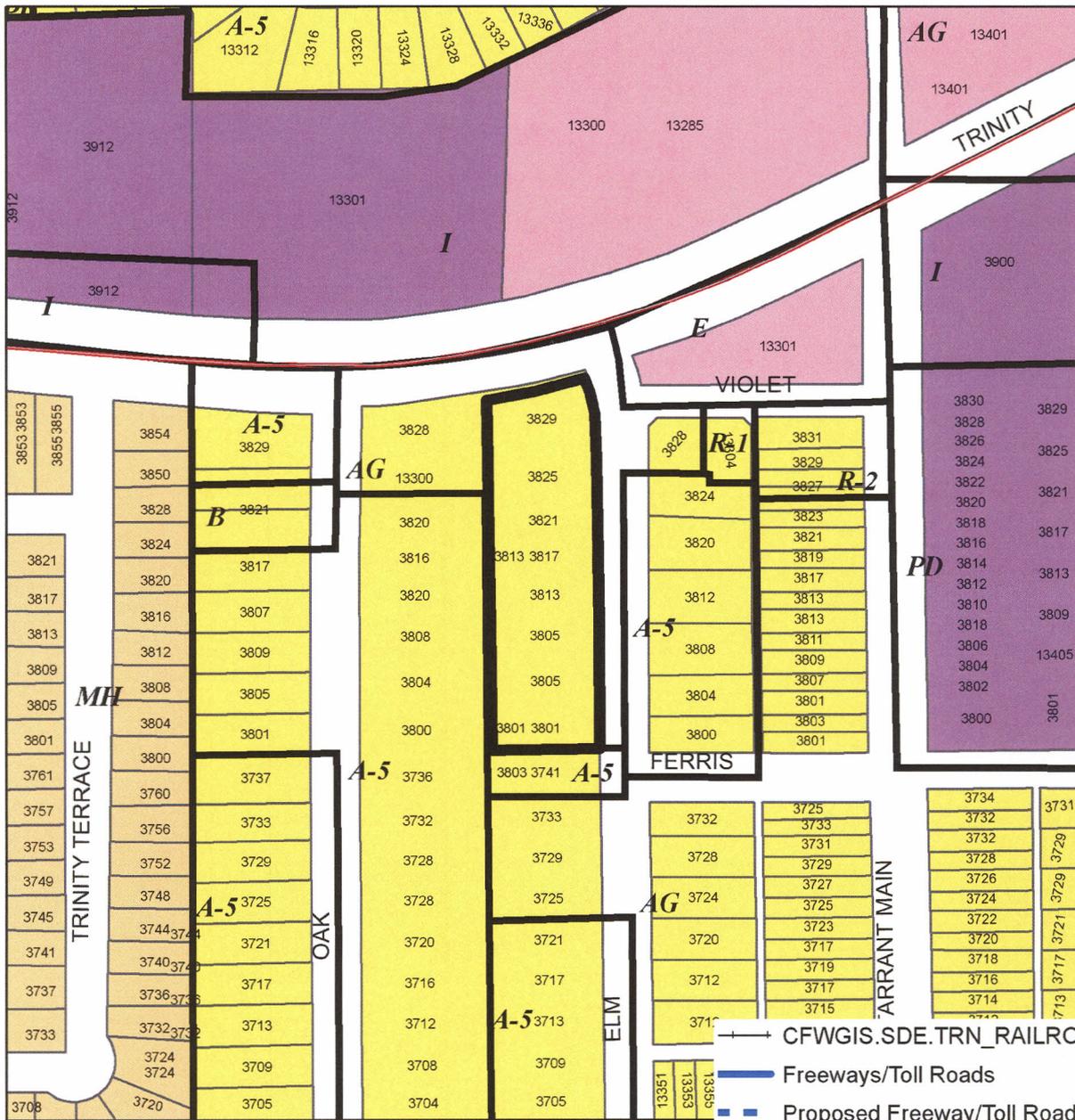




3800 block (odds) Elm Street

Future Land Use

ZC-13-156



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | Principal Arterial |
| Rural Residential | General Commercial | Proposed Principal Arterial |
| Suburban Residential | Light Industrial | Major Arterial |
| Single Family Residential | Heavy Industrial | Proposed Major Arterial |
| Manufactured Housing | Mixed Use | Minor Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Minor Arterial |
| Medium Density Residential | Infrastructure | |
| High Density Residential | Lakes and Ponds | FLD_ZONE |
| Institutional | Public Park, Open Space | Floodplain |
| | Private Park, 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 5, 2013.





Aerial Photo Map



23. ZC-13-156 City of Fort Worth Planning & Development (CD 5) – 3800 Blocks Elm Street (see addresses in case file, 1.32 Acres): from “AG” Agricultural to “A-5” One-Family

Crystal Arnold, 737 Lonesome Dove, Hurst, Texas representing Palisade Custom Homes explained to the Commissioners she submitted a petition to rezone the Ag properties to A-5 to build a single-family home.

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

**Meeting adjourned: 12:11 p.m.
10/09/13**

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

Ann Zadeh, Chair