



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 1, 2014

Council District 8

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

Opposition: None submitted
Support: Poly Neighborhood

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

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: Generally bounded by the UPRR, Wesleyan, Vickery, & S. Beach
Mapsc0: 78EFJK

Proposed Use: Single family, duplexes, commercial, industrial uses, and vacant land

Request: From: "B" Two-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "F" General Commercial, "I" Light Industrial, "J" Medium Industrial, and "PD 413" Planned Development for I uses with restrictions

To: "A-5" One-Family, "UR" Urban Residential, "ER" Neighborhood Commercial Restricted, "MU-1" Low Intensity Mixed-Use, "I" Light Industrial, and "PD 437" Planned Development/Specific Use - Apartments for transitional housing for women & children

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent

Background:

This area is comprised of single family dwellings, scattered duplexes, limited commercial uses, warehouses, and vacant land. The parcels are designated for single family residential, medium density residential, mixed-use growth center, and light industrial in the 2013 Comprehensive Plan. The subject site contains zoning that is more intensive than the developed land uses. A meeting was held at the request of Council Member Allen-Gray for the affected property owners regarding the proposed zoning changes on January 14, 2014. No opposition has been noted to date.

Site Information:

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

Acreage: 99.57 acres

Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North "F" General Commercial / auto related uses
East "CF" Community Facilities, "MU-1" Low Intensity Mixed-Use / gas well and vacant land

- South “CF” Community Facilities, “MU-1” Low Intensity Mixed-Use / single family residences, limited commercial uses, and Polytechnic High School
- West “A-5” One-Family, “D” High Density Multifamily, “CF” Community Facilities, “E” Neighborhood Commercial, “I” Light Industrial / single family residences, multifamily complex, limited commercial uses, and warehouses

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-022, within rezoning area, surplus property, from J to I, denied;
 ZC-08-167, west of area, Council-initiated to be in conformance with the Comprehensive Plan, approved;
 ZC-08-190, within rezoning area, from PD 329 for group home to B, approved;
 ZC-10-072, north of site, Council-initiated to be in conformance with the Comprehensive Plan, approved;
 ZC-10-118, east and south of site, Council-initiated to be in conformance with the Comprehensive Plan, approved; and
 ZC-10-155, within rezoning area, surplus property, from B to A-5, approved.

Platting History: None.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Beach St.	Major Arterial	Major Arterial	No
E. Vickery Blvd.	Collector	Collector	No

Public Notification:

The following Neighborhood Associations were notified:

- | | |
|----------------------------------|--------------------------------------|
| Polytechnic Heights NA* | Southeast Fort Worth Inc. |
| Parker Essex Boaz NA | East Fort Worth Business Association |
| West Meadowbrook NA | Streams & Valleys (Sycamore Creek) |
| Neighborhoods of East Fort Worth | Fort Worth ISD |
| Eastside Sector Alliance | |

* *Within registered neighborhood association*

Development Impact Analysis:

1. **Land Use Compatibility**

This council-initiated zoning change request aligns the future land uses and zoning. The Council-initiated rezoning process, adopted in November 2000, requires meeting for the affected property owners (1/14/14); an Informal Report presented at Pre-Council (2/4/14); and Council approval of an M&C to initiate a zoning case (2/11/14).

The subject area covers 99.57 acres and approximately 194 parcels. The request is to rezone the area to zoning districts that are consistent with the future land use map. Based on the zoning classifications that are appropriate for the existing land uses and the Polytechnic/Wesleyan Urban Village, the proposed zoning for lower intensity residential and non-residential uses **are compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as single family residential, medium density residential, mixed-use growth center, and light industrial. The proposed zoning districts are consistent with the following Comprehensive Plan policies.

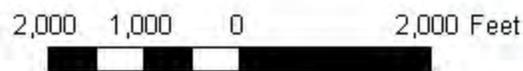
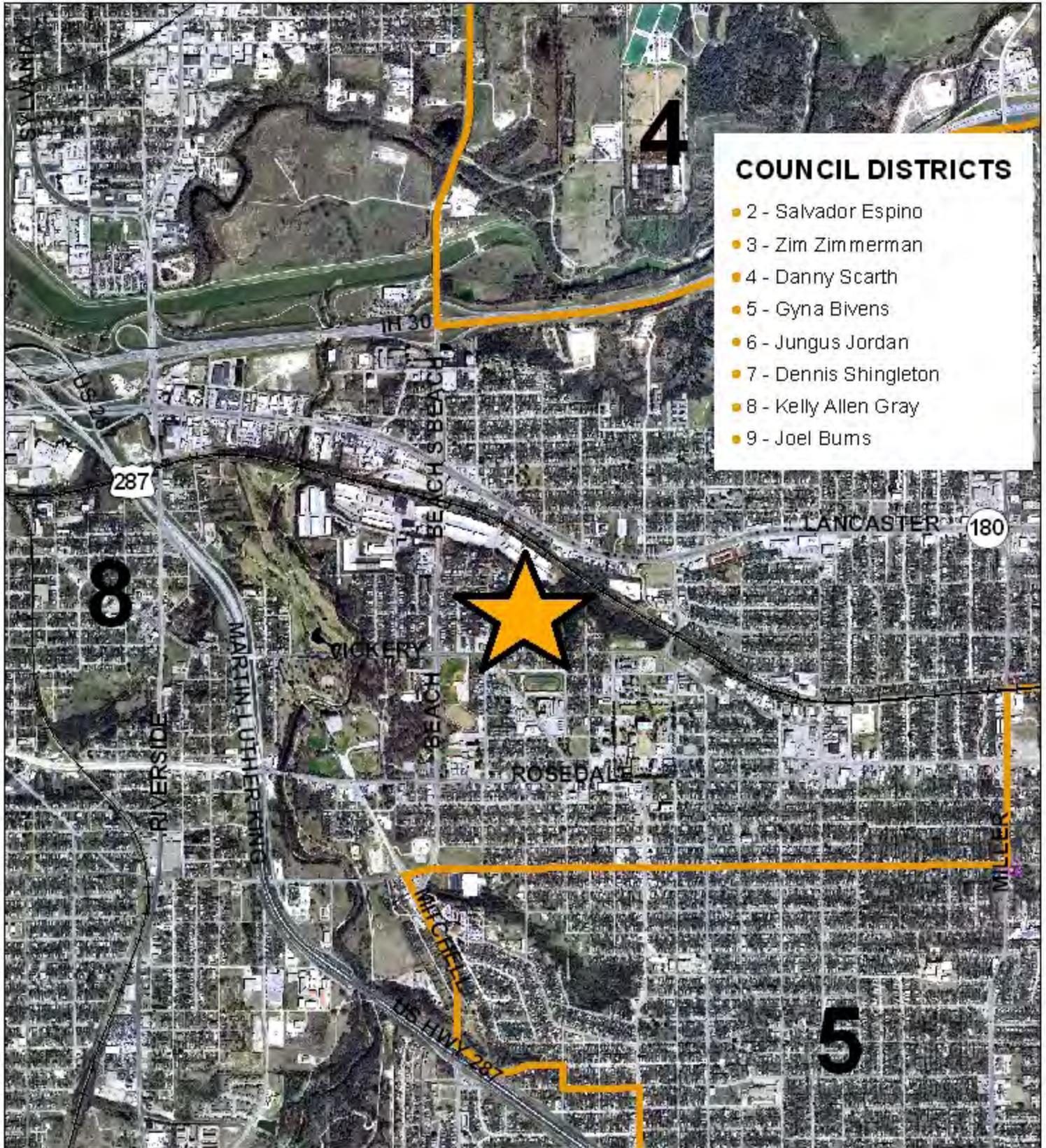
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces. (pg. 38)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

Attachments:

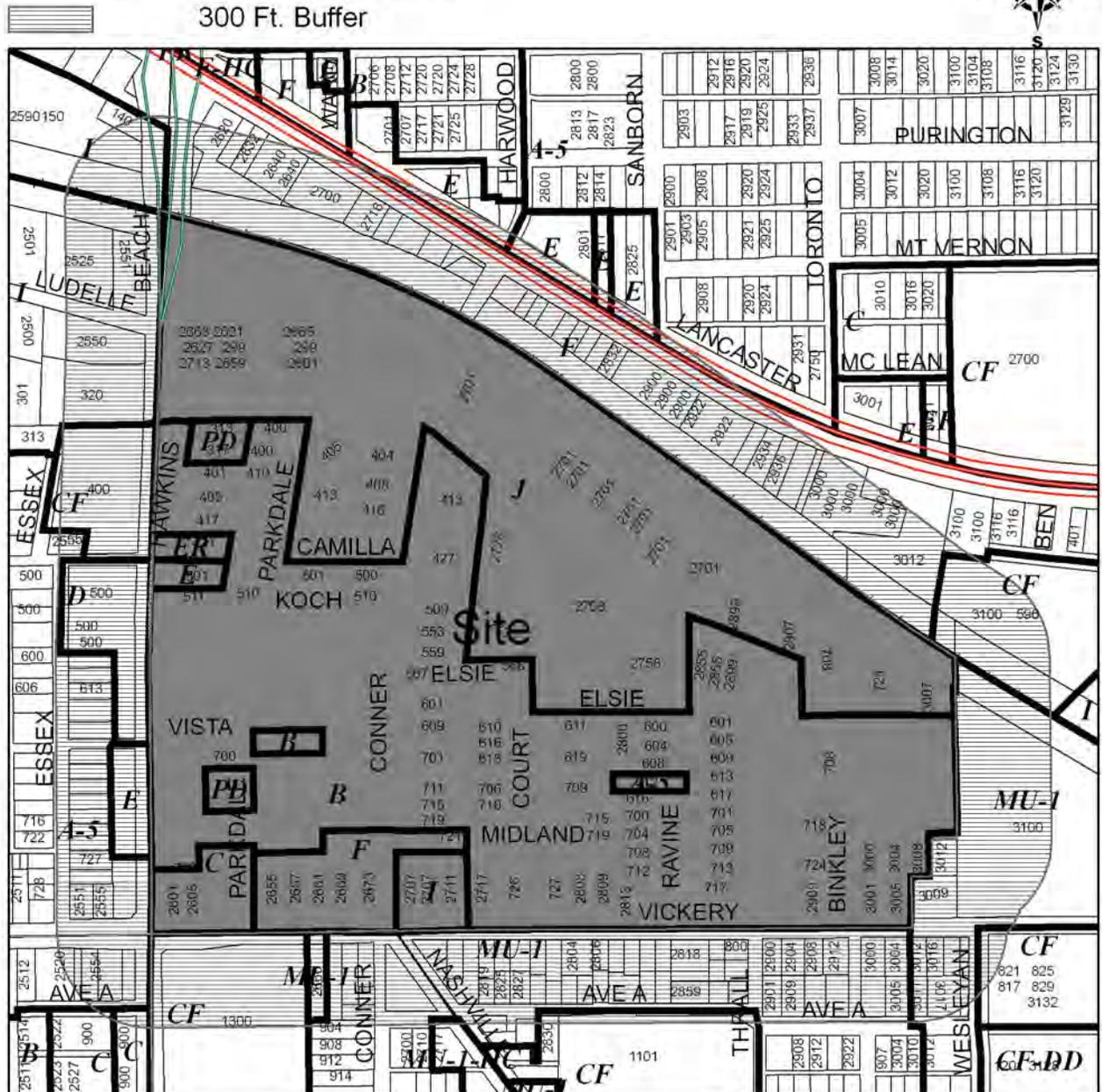
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Location Map



Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: Generally bounded by the UPRR, Wesleyan, Vickery, & S. Beach
 Zoning From: B, C, E, F, I, J, PD 413
 Zoning To: A-5, UR, ER, MU-1, I, PD 437
 Acres: 99.56856075
 Mapsco: 78EFJK
 Sector/District: Southeast
 Commission Date: 3/12/2014
 Contact: 817-392-8190



Portion of Polytechnic Heights Neighborhood: Proposed Zoning

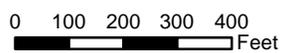
From Various Districts To "A-5" One-Family, "UR" Urban Residential, "ER" Neighborhood Commercial Restricted, "MU-1" Low Intensity Mixed-Use, and "PD" Planned Development 437

ATTACHMENT A



Legend

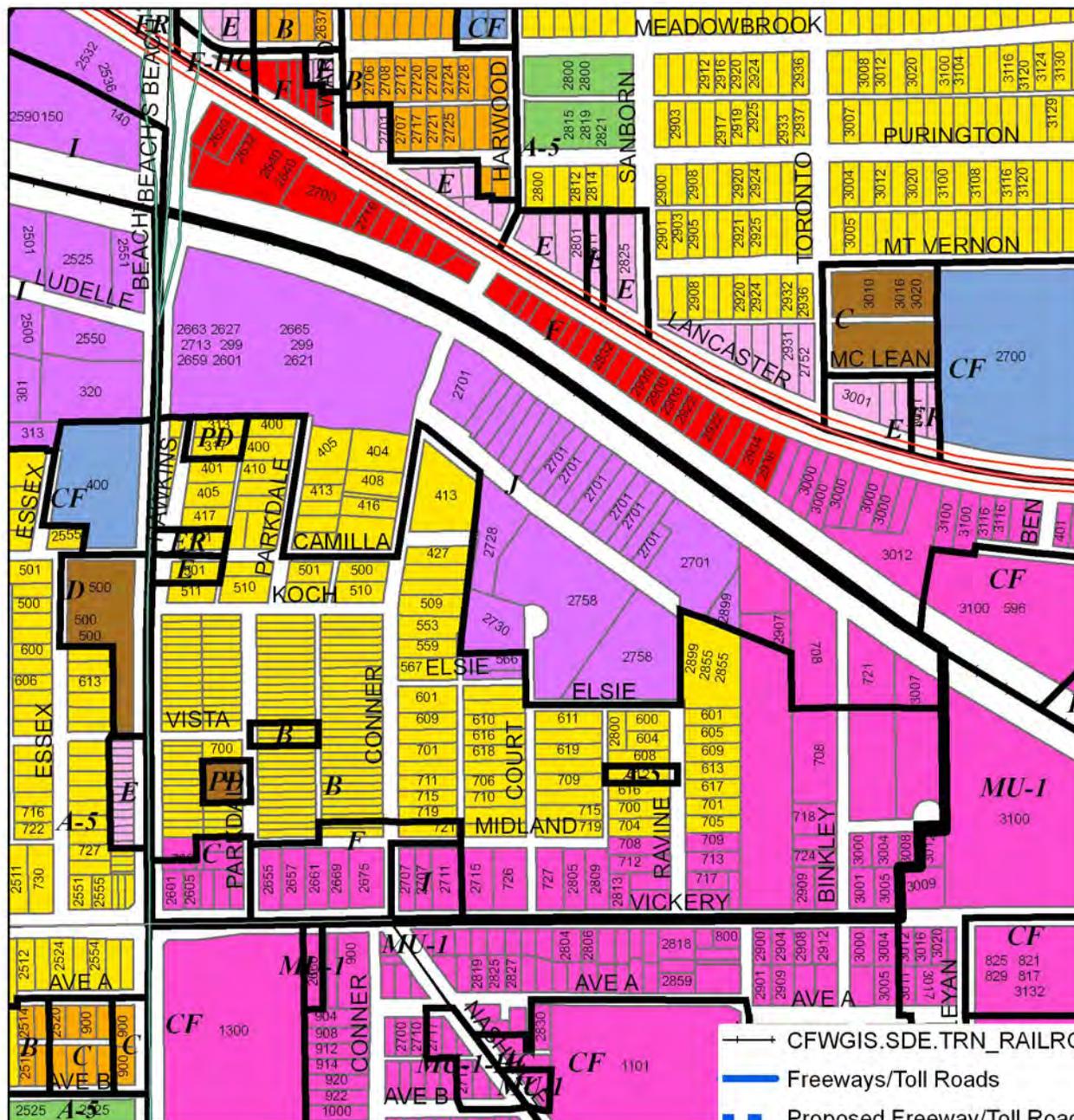
- Rezoning Boundary
- A-5
- UR
- ER
- MU-1
- I
- PD 437



Planning and Development
Department 1/23/14 - BK

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- Vacant, Undeveloped, Agricultural
- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

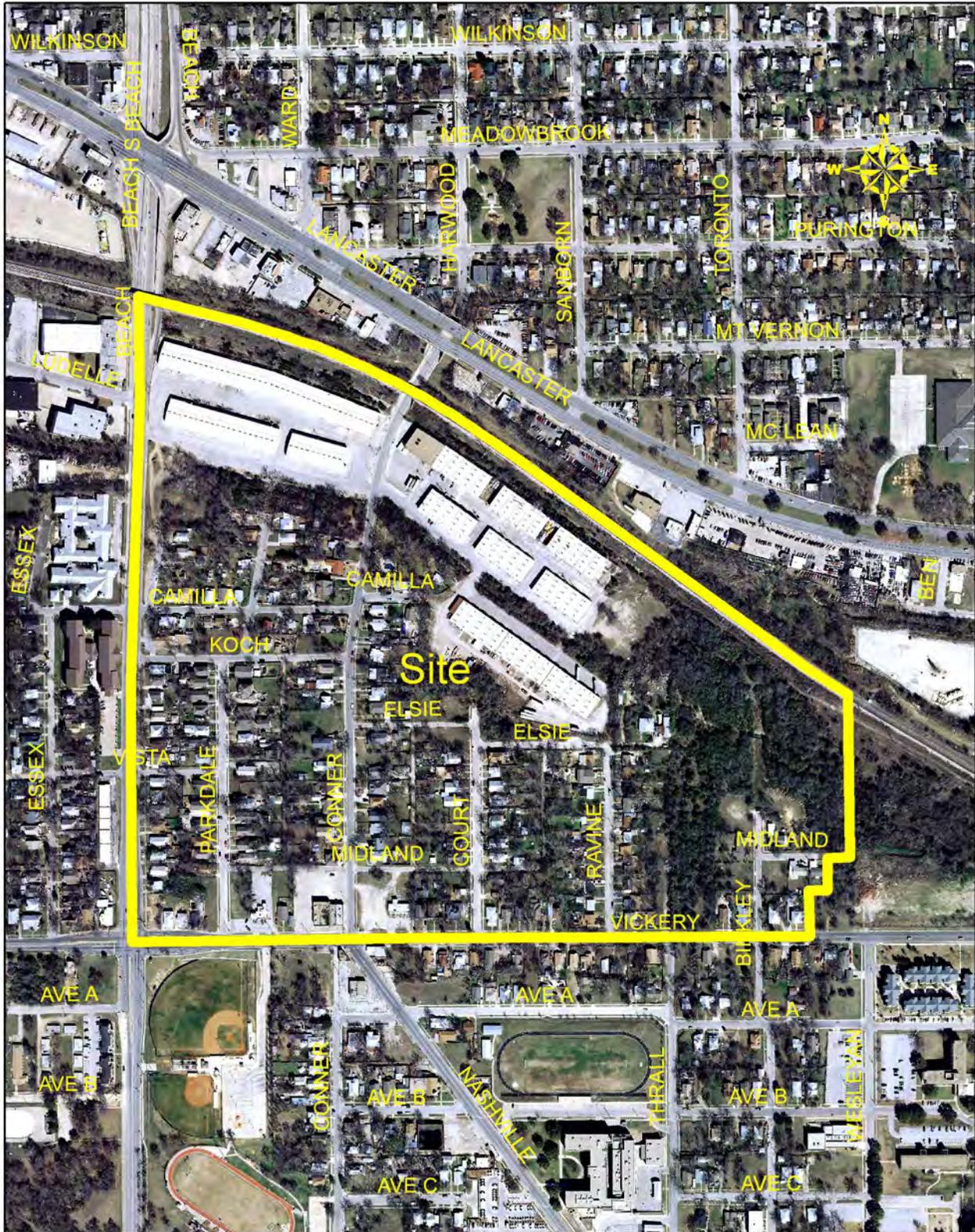
- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain

200100 0 200Feet

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



Fairmount NA	NA		Support		Sent letter in
Joan & David McRay	1325 College Ave	In	Support		Sent letter in
Matthew & Laura Beard	1321 College Ave	In		Opposition	Sent letter in
Jeremy Raines	1320 Alston	Out		Opposition	Sent letter in
Taylor White	1330 Alston	Out		Opposition	Sent letter in
College Avenue Baptist Church	1400 College	In	Support		Sent letter in
David Trammell	1326 College	In	Support		Sent letter in
Cory Malone	1317 Alston	Out		Opposition	Sent letter in
Anita Quirk	NA			Opposition	Sent letter in

14. ZC-14-029 Clark & McKelvey Family Partnerships (CD 7) – 14400-17000 Block of SH 114 (L. A. Butler Survey, Abstract No. 64, John F. Day Survey, Abstract No 384, A. M. King Survey, Abstract No. 710, C. Perry Survey, Abstract No. 1031, Charles Tydings Survey, Abstract No. 1276, 563.54 Acres): from Unzoned to “A-5” One-Family, “D” High Density Multifamily and “G” Intensive Commercial

Marcella Olson, 500 Main Street, Suite 800, Fort Worth, Texas representing Greenway Investment Company explained to the Commissioners the annexation will be going to Council in May and are seeking zoning of the property. Ms. Olson mentioned a portion of this property is in the proposed Alliance Airport Overlay and have worked closely with staff, Councilman Shingleton and Hillwood to make sure to proposed zoning they are seeking is consistent with the proposed overlay. On the exhibit, she notes the 14.6 acre retail tract is the portion in the proposed overlay which prohibits residential uses. On the Future Land Use Plan this area is designated as institutional because the NWISD Campus is immediately adjacent. The property to the west they are seeking D zoning of 18 acres as a buffer to the A-5 zoning proposed. Ms. Olson said she has letters of support from the NWISD School District and Alliance Air Services.

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

<i>Document received for written correspondence</i>				ZC-14-029	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
NWISD	NA	Out	Support		Sent letter in
Thomas Harris/ Alliance Air Services	NA	In	Support		Sent letter in

15. ZC-14-030 City of Fort Worth Planning & Development Polytechnic Heights (CD 8) – Generally bounded by the Union Pacific Railroad, Wesleyan, Vickery, and S. Beach Street

(see addresses in case file, 99.57 Acres): from “B” Two-Family, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “F” General Commercial, “I” Light Industrial, “J” Medium Industrial and “PD-413” Planned Development for I uses with restrictions to “A-5” One-Family, “UR” Urban Residential, “ER” Neighborhood Commercial Restricted, “MU-1” Low Intensity Mixed-Use, “I” Light Industrial and “PD-437” Planned Development/Specific Use for apartments for transitional housing for women and children

Janice Laredo, 711 Conner Avenue, Fort Worth, Texas representing Polytechnic Heights NA spoke is support. She mentioned they have a lot of renovations going on in the area. She wanted to mention the area depicted in the overhead is a commercial area and one particular building has been painted fuscia and black and will be a bar. There is no buffering between the single-family homes and the commercial uses.

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

<i>Document received for written correspondence</i>				<i>ZC-14-030</i>		
Name	Address	In/Out 300 notification area	ft		Position on case	Summary
Janice Laredo/ Polytechnic Heights NA	711 Conner Ave	In			Support	Spoke at hearing
East Fort Worth Business Assoc.	NA	Out			Support	Sent letter in
A petition was submitted with more than 75 names from the Polytechnic Heights neighborhood in support						

16. ZC-14-031 University Plaza Inc (CD 3) – 3001 Lackland Road (Golf Hills Addition, Block 4, Lot 1, 0.28 Acres): from “FR” General Commercial Restricted to “E” Neighborhood Commercial

Sohail Dhavani, 3001 Lackland Road, Fort Worth, Texas property owner explained to the Commissioners they are requesting E zoning in order to open up a drive-thru for the existing convenience store.

Mr. West wanted to clarify that they did sell alcoholic beverages in their store. Mr. Dhavani said yes they do. He said they do have walk-in customers but most of them drive. Mr. West asked Mr. Dhavani what the uses that surround his property are. Mr. Dhavani said across the street is a park, in the shopping center there is a Chinese restaurant, gift shop and barber shop, on the corner is a church, and to the north are offices and an apartment complex directly behind them. Mr. West asked where the school is located. Mr. Dhavani said he is not sure where the school is located. Mr. West asked why they need the drive-thru. Mr. Dhavani said it will increase their business.

Mr. Flores asked if they had spoken to any of the neighborhood associations or business owners. Mr. Dhavani said they did speak to the business owners and talked to their customers that come