



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 5, 2014

Council District 7

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: Arlington Heights Neighborhood Assoc.	Continued	Yes ___ No <u>X</u>
	Case Manager	<u>Beth Knight</u>
	Surplus	Yes ___ No <u>X</u>
	Council Initiated	Yes ___ No <u>X</u>

Owner / Applicant: City of Fort Worth/Petition for 2400 blocks Kenley & Sanguinet Streets, 4700 block El Camp Avenue

Site Location: 2400 blks Kenley & Sanguinet Streets, 4700 blk El Campo Avenue
Mapsco: 75FK

Proposed Use: Single Family Residential

Request: From: "B" Two-Family and "C" Medium Density Multifamily
To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

This area of Arlington Heights has been zoned "B" Two-Family in 1940 with a subsequent revision for "C" Medium Density Multifamily for the lots on the northern part of the block. The Arlington Heights neighborhood has pursued a multi-year initiative converting the higher density zoning to "A-5" zoning for predominantly single family blocks.

The current petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. Thirteen parcels comprise the area to be rezoned. Owners representing 61.54% of the parcels and 62.56% 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:	2.03 ac.
Comprehensive Plan Area:	Arlington Heights

Surrounding Zoning and Land Uses:

North	"C" Medium Density Multifamily / Multifamily
East	"A-5" One-Family, "B" Two-Family / Single family and hair salon
South	"A-5" One-Family / Single family
West	"A-5" One-Family / Single family

Public Notification:

The following Neighborhood Associations were notified:

Arlington Heights NA*
Alamo Heights NA
Crestline NA

Westside Alliance
Camp Bowie District Inc.
Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-212, ZC-06-295, ZC-07-181, ZC-07-210, ZC-09-076, ZC-10-100, ZC-10-114, ZC-11-055; east, south, and west of subject area, petition, from B to A-5, approved; ZC-09-116, rezoning site and surrounding area, Council-initiated, denied without prejudice.

Platting History: None.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
El Campo Avenue	2 lanes undivided	none – collector	none
Kenley Street	2 lanes undivided	none – residential street	none
Sanguinet 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 2014 Comprehensive Plan designates the site as Single Family. The proposed zoning conforms to the following Comprehensive Plan policies:

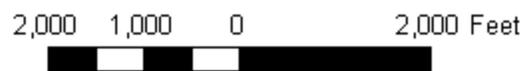
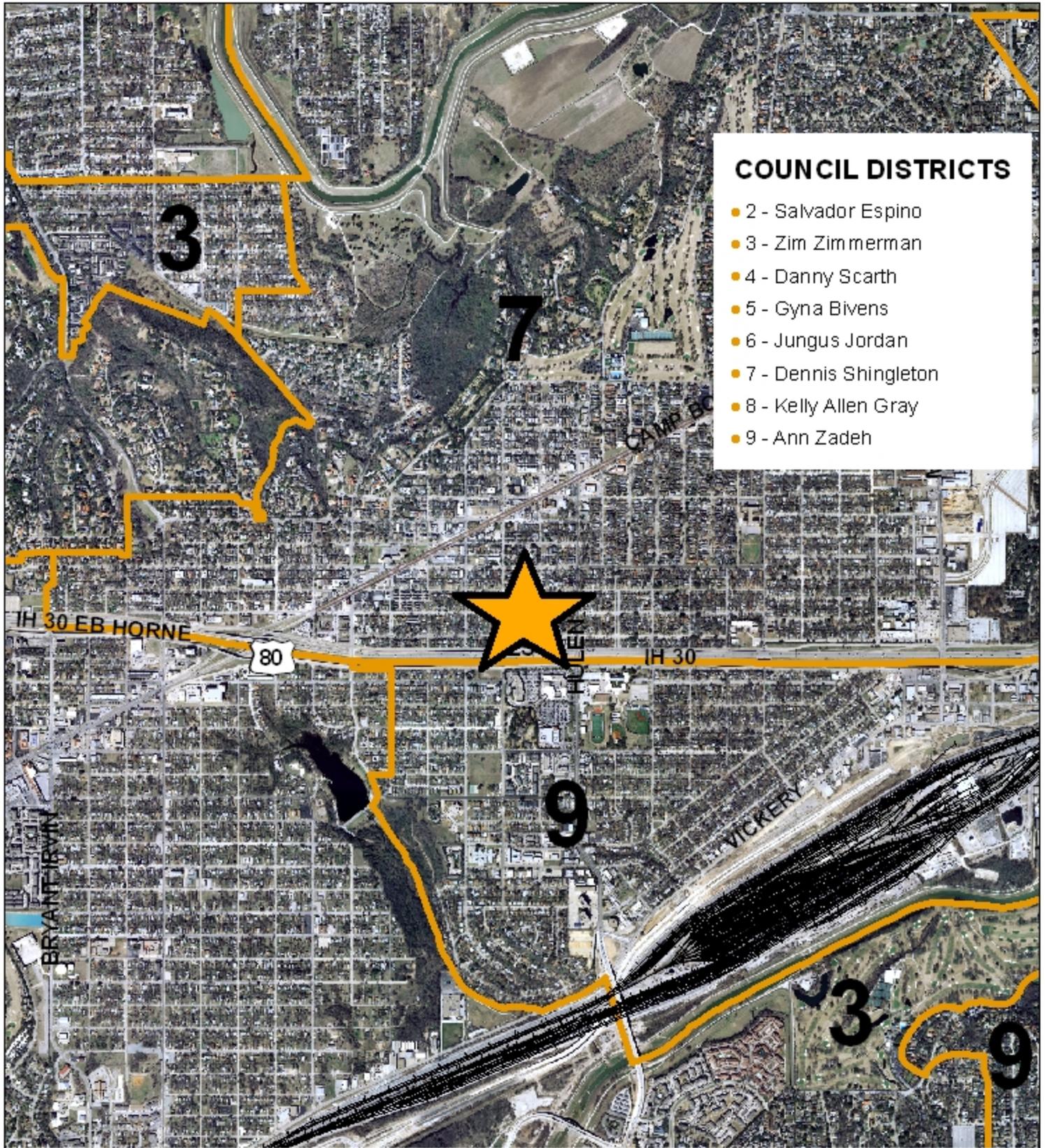
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are 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 2014 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

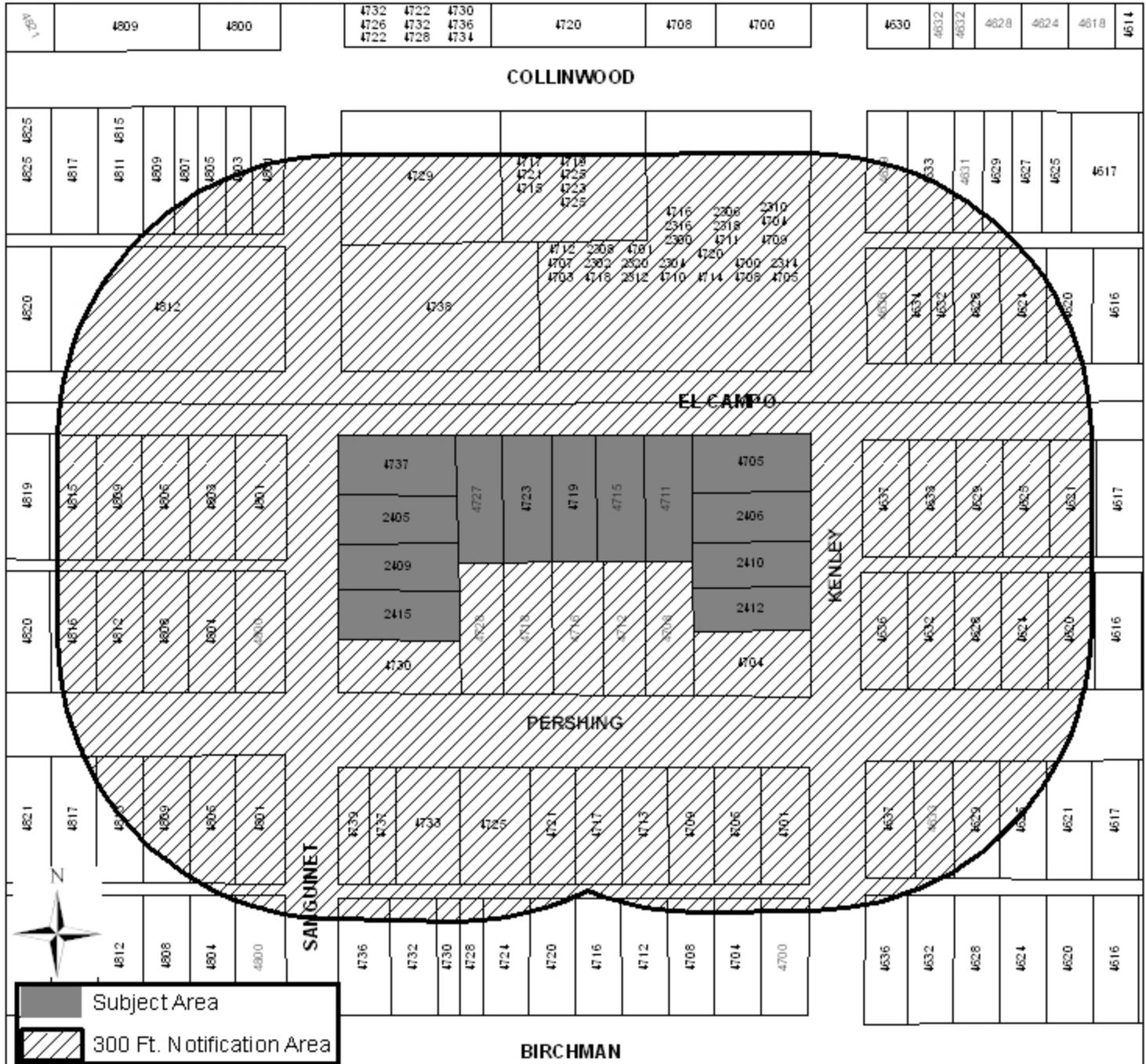




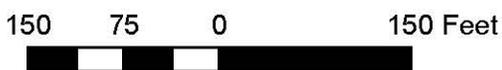
ZC-14-083

Area Zoning Map

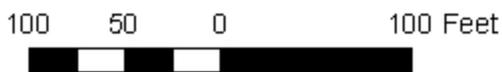
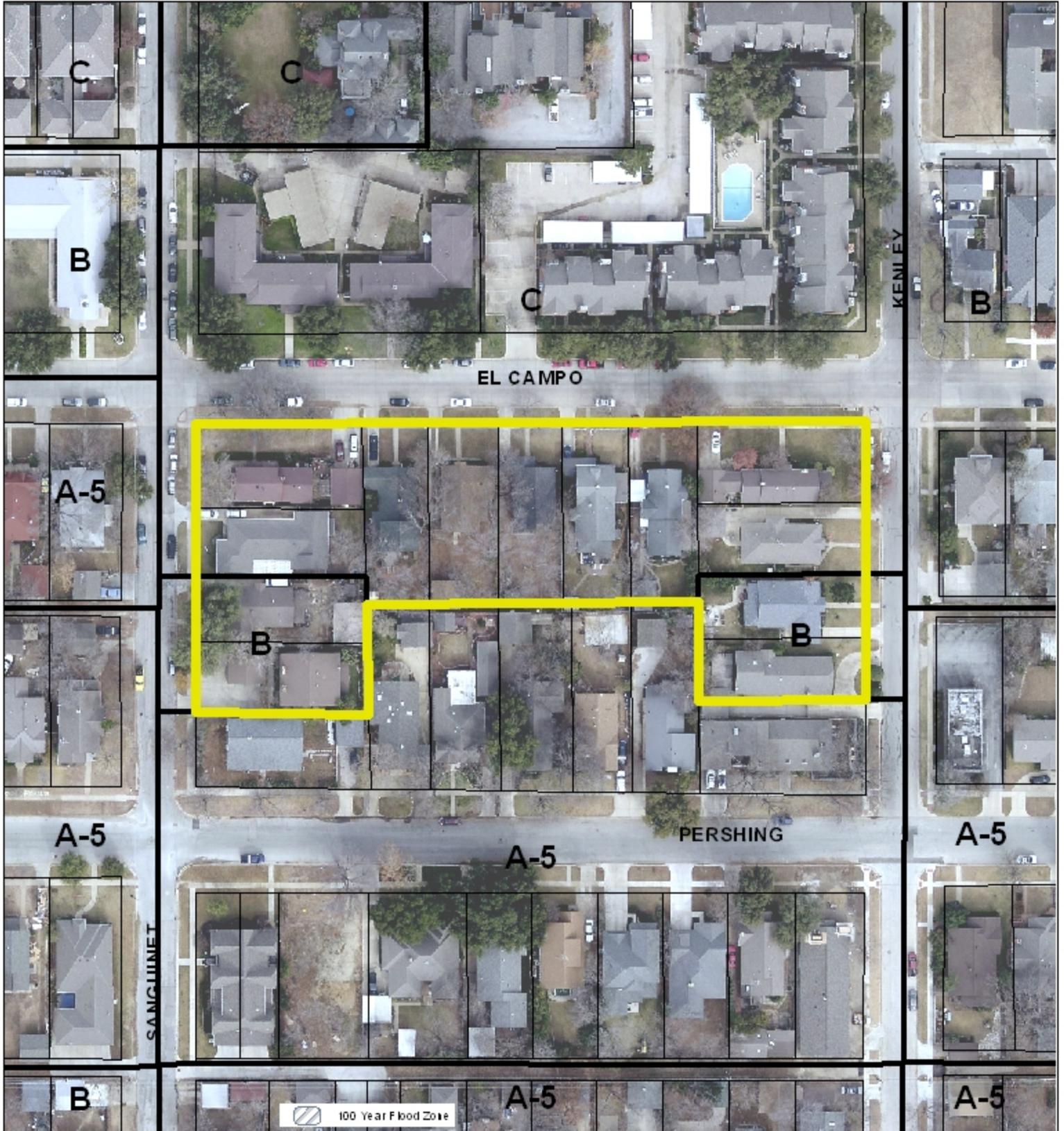
Applicant: City of Fort Worth Planning & Development
 Address: 2400 blks Kenley & Sanguinet Streets, 4700 blk El Camp Avenue
 Zoning From: B, C
 Zoning To: A-5
 Acres: 2.033711
 Mapsco: 75FK
 Sector/District: Arlington Heights
 Commission Date: 07/09/2014
 Contact: 817-392-8190



Future Land Use



Aerial Photograph



4700 blk El Campo Ave., 2400 blks Kenley & Sanguinet Streets

EXHIBIT A



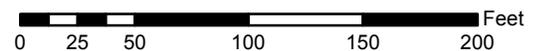
Legend

-  Rezoning Boundary
-  Current Zoning District

Signature Status Update

As of July 14, 2014

-  Yes 61.54% Parcels 62.56% Land
-  No 38.46% Parcels 37.44% Land



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Lazaro Jr.	Garza	1316 Ridge	Missionary	In	Opposition		Sent letter in
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9. ZC-14-083 City of Fort Worth Planning & Development (CD 7) – 2400 Blocks Kenley and Sanquinet Streets and 4700 Block El Campo (See addresses in case file, 2.03 Acres): from “B” Two-Family and “C” Medium Density Multifamily to “A-5” One-Family

Beth Knight, Planning and Development explained to the Commissioners the majority of the block facing El Campo is zoned C with B zoning on Sanquinet and Kenley. More than 50% of the property owners have requested the zoning be changed to A-5.

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

<i>Document received for written correspondence</i>					ZC-14-083
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Jessica Redman/Arlington Heights	NA	Out		Support	Sent letter in
Steve Crudup	2412 Kenley	In		Support	Sent letter in
Terri McFam/ Kent Kilburne	4701 Pershing Ave	In		Support	Sent letter in
Neal & Mary Shaw	4709 Pershing Ave	In		Support	Sent letter in
Thomas Ames	4815 El Campo	In		Support	Sent letter in

10. ZC-14-084 Marvin & Connie Galloway (CD 2) – 2501 Ephriham Avenue & 2404 NW 25th Street (Rosen Heights Second Filing, Block 38, Lots 22, 23, & 24, 0.46 Acres): from “A-5” One-Family and “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto repair, sales and outdoor tire display; site plan included

Connie Galloway, 2705 Hedgeway, Arlington, Texas, property owner and Angela Gonzalez explained to the Commissioners that Connie & Marvin purchased the property back in 1988 and were operating it as an auto and tire sales shop. In 1990 they were operating the car sales with auto inspections with light mechanic work. They are requesting to build an addition to the existing structure on an adjacent lot to be used for storage. Ms. Gonzalez said they do state inspections and if the car fails inspection it is left there overnight for repairs. They do not leave the vehicle out overnight and need the additional storage to keep the cars protected. They said that there will be no electrical or plumbing run into the new addition it will be for storage only. Ms. Gonzales wanted to clarify they have been operating auto sales since 1989 and that they have the paperwork to show it. The outside tire display is legal non-conforming with a rack that is rolled in and out on a daily basis. Ms. Galloway wanted to be clear the addition is for storage of automobiles only. Ms. Gonzalez handed in 20 letters of support. Ms. Galloway mentioned the