



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 9, 2014

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: One person spoke, three people present

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

Owner / Applicant: City of Fort Worth/Petition for 2600 block Boyd Avenue

Site Location: 2600 block of Boyd Avenue Mapsco: 76S

Proposed Use: Single Family Residential

Request: From: "B" Two-Family

To: "A-7.5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

This portion of the University West neighborhood was zoned "B" Two-Family in 1940. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. Fourteen parcels comprise the area to be rezoned. Owners representing 75.43% of the parcels and 74.57% of the land area signed a petition in favor of rezoning to "A-7.5" One-Family.

Site Information:

Owner: Various (see petition property owner list)
Agent / Consultant: City of Fort Worth
Acreage: 4.77 ac.
Comprehensive Plan Area: TCU/Westcliff
Surrounding Zoning and Land Uses:

- North "B" Two-Family / Single family and duplexes
- East "B" Two-Family / Single family
- South "CF" Community Facilities / Texas Christian University
- West "A-5" One-Family / Single family

Public Notification:

The following Neighborhood Associations were notified:
University West NA* Fort Worth ISD
Colonial Hills NA

Recent Relevant Zoning and Platting History:

Zoning History: None.

Platting History: None.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Boyd Avenue	2 lanes undivided	none – residential street	none
W. Cantey Street	2 lanes undivided	none – residential street	none
Manchester Street	2 lanes undivided	none – residential street	none
McPherson Avenue	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-7.5” 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:

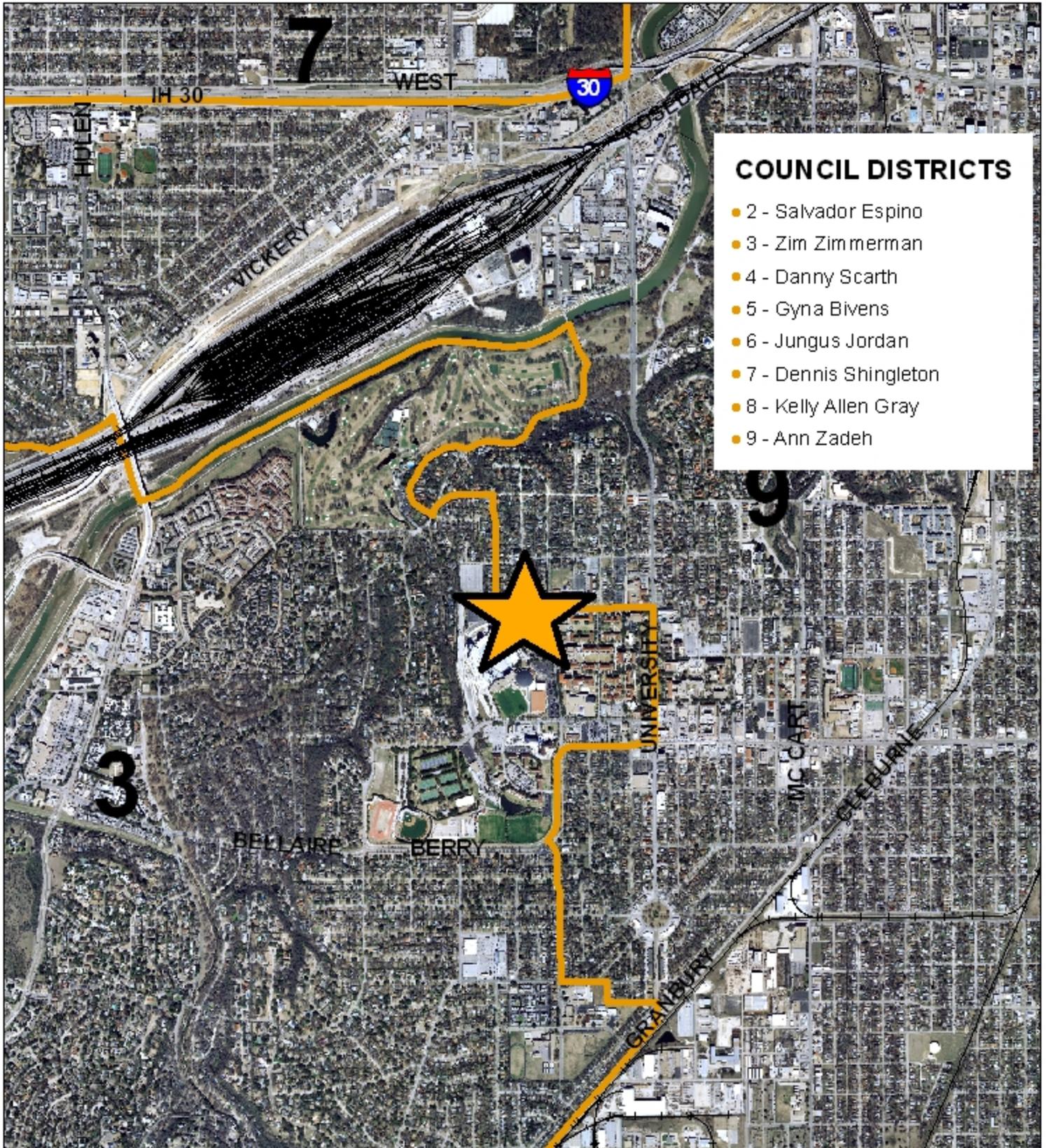
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are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

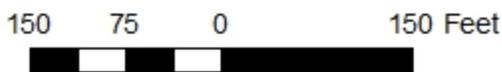
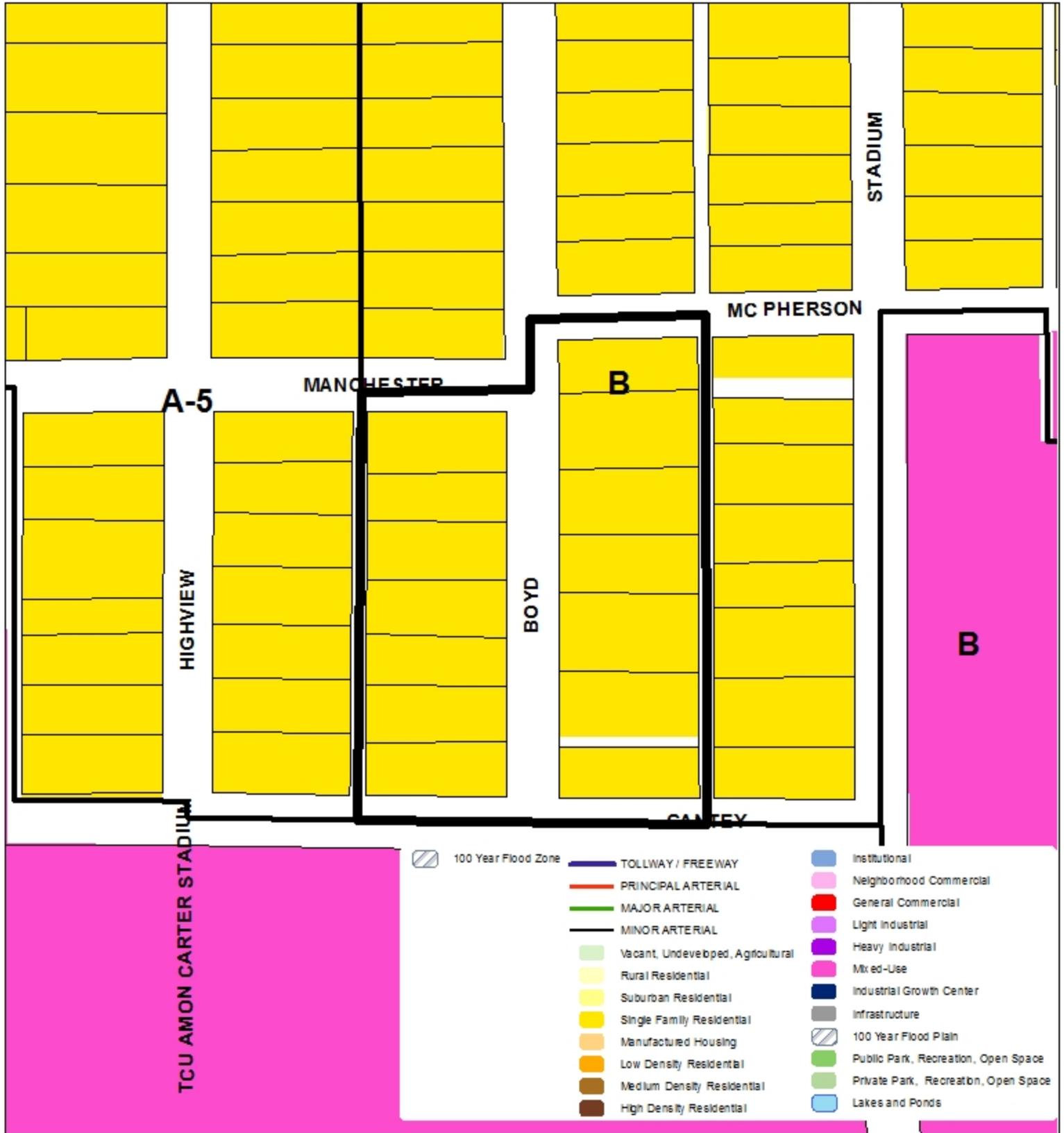
Location Map



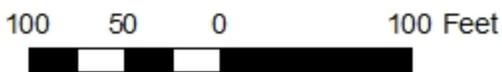
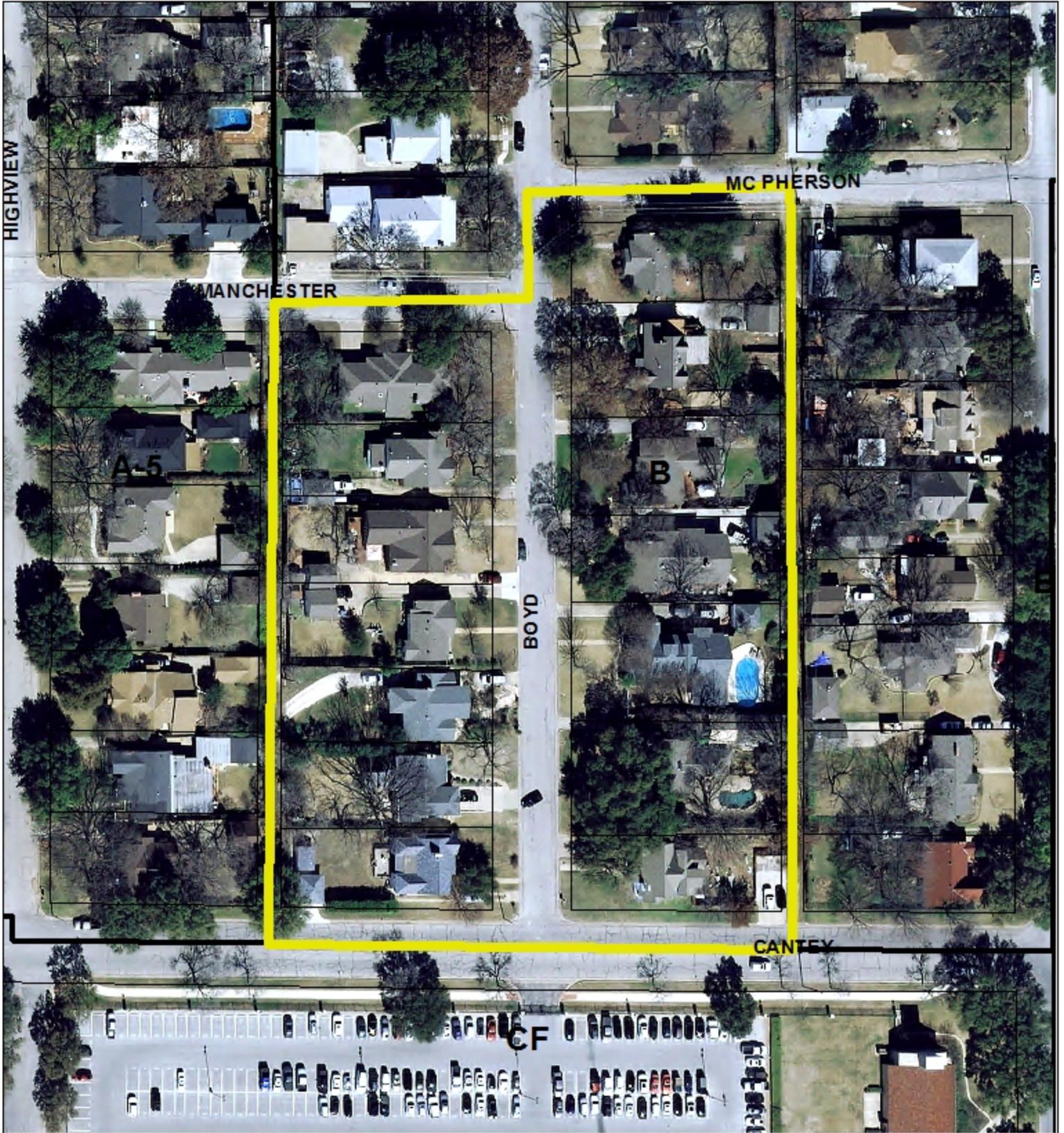
2,000 1,000 0 2,000 Feet



Future Land Use



Aerial Photograph



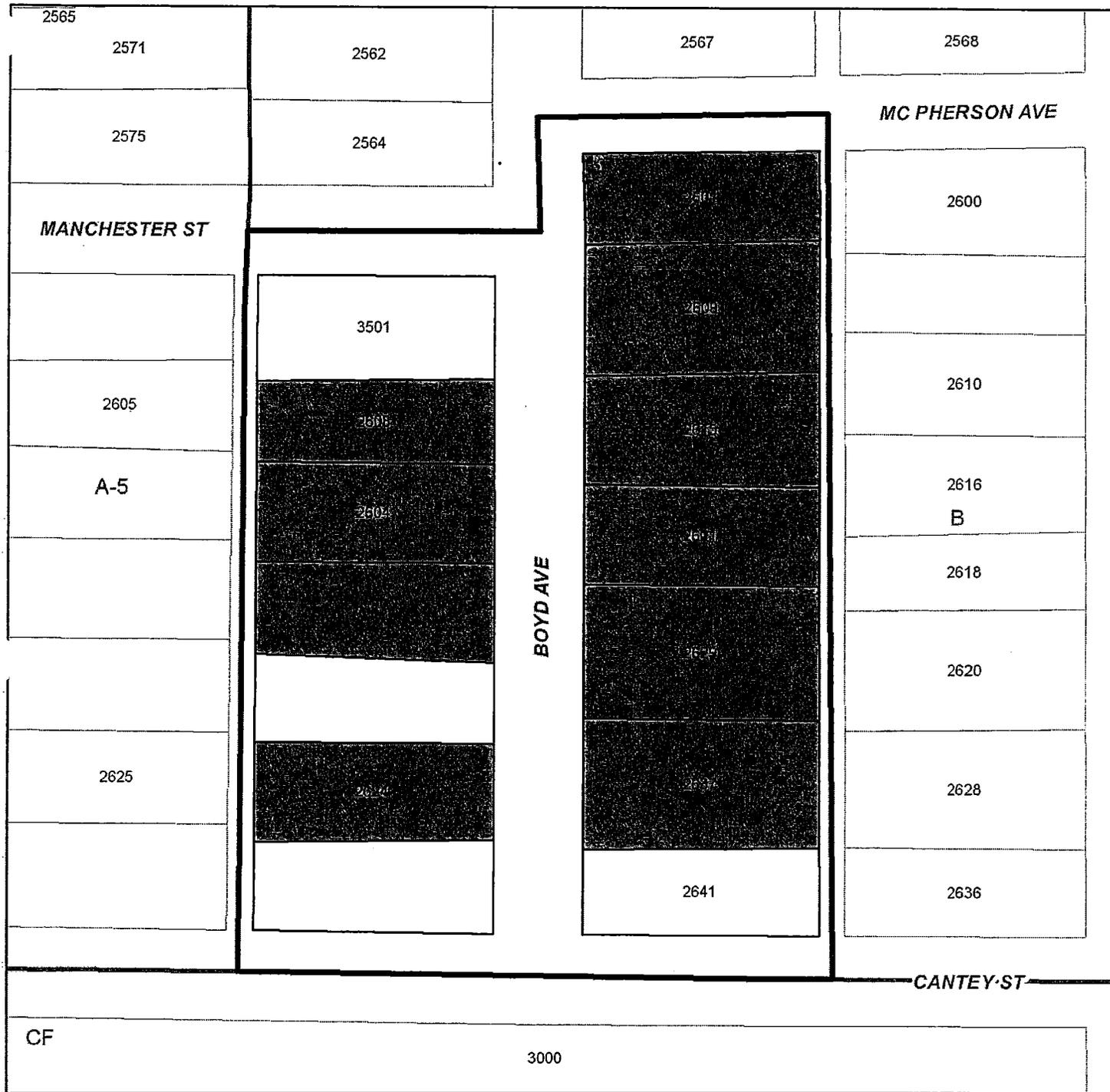
 100 Year Flood Zone

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 18, 2014.



2600 block Boyd Avenue

EXHIBIT A



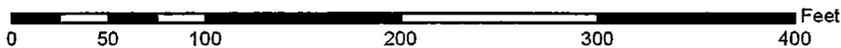
Legend

-  Rezoning Boundary
-  Current Zoning District

Signature Status Update

As of July 9, 2014

-  Yes 71.43% Parcels 74.57% Land
-  No 28.57% Parcels 25.43% Land



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

<i>Document received for written correspondence</i>					ZC-14-099
Name	Address	In/Out 300 notification area ft	Position on case		Summary
Alonza Aguilar/ Neighbors Working Together	3725 Stuart Dr	Out		Support	Present did not speak
Lizeth Mermorya	1204 W. Felix	In		Support	Sent letter in
Tommy Farmer	1221 W. Felix	In	Opposition		Sent letter in

13. ZC-14-100 City of Fort Worth Planning & Development (CD 9) – 2600 Block Boyd Avenue (see case file for addresses, 4.77 Acres): from “B” Two-Family to “A-7.5” One-Family

Justin A Hoover, 2629 Boyd Avenue, Fort Worth, Texas representing the neighborhood explained to the Commissioners the petition request.

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

<i>Document received for written correspondence</i>					ZC-14-100
Name	Address	In/Out 300 notification area ft	Position on case		Summary
Justin Hoover	2629 Boyd	In		Support	Spoke at hearing
R S Durnan	2615 Boyd	In		Support	Sent letter in
Lyndsay & Justin Hoover	2629 Boyd	In		Support	Sent letter in
Stephen Quinn	2609 Boyd	In		Support	Sent letter in
Hugh Johnson	2600 Highview	In		Support	Sent letter in
James Thompson	2561 Highview	In		Support	Sent letter in
Mary Maas	2615 Highview	In		Support	Sent letter in
Chris & Susan Howe	2608 Boyd	In		Support	Sent letter in
Charles Kendall	2621 Highview	In		Support	Sent letter in
Michael Appleman	2604 Highview	In		Support	Sent letter in
Bryan Vaughn	2552 Stadium	Out		Support	Sent letter in

Cowtown Capital	2641 Boyd	In		Opposition	Sent letter in
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14. ZC-14-101 City of Fort Worth Planning & Development (CD All) - Text Amendment: Create Airport Overlay District for Naval Air Station Fort Worth Joint Reserve Base; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix “A” of the Code of The City of Fort Worth, by amending:

- **Section 4.405 “Airport Overlay” (“AO”) District of Article 4 “Overlay Districts”, of Chapter 4, “District Regulations” to amend Section 4.405C, “Naval Air Station Fort Worth Joint Reserve Base”, providing regulations for Airport/Airfield Overlay Zones (“AO”) for the NASFW JRB**

Jocelyn Murphy, Planning Manager explained the text amendment.

Captain Gil Miller, 1510 Chennault Avenue, NAS FT Worth JRB spoke in support. Captain Miller mentioned the text amendment will have a direct positive impact on the safety for aircraft, personnel and their mission.

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

15. ZC-14-102 City of Fort Worth Planning & Development (CD 3,7) – Map Amendment: Airport Overlay District for Naval Air Station Fort Worth Joint Reserve Base; Generally bounded by Lake Worth, Silver Creek Road, Loop 820, Mary’s Creek, Bryant Irvin, Roaring Springs Road, Trinity River (see metes and bounds case file, 13727.29 Acres): from Multiple Districts to Add Airport Overlay (AO) District

Jocelyn Murphy, Planning Manager explained the map amendment.

Captain Gil Miller, 1510 Chennault Avenue, NAS FT Worth JRB spoke in support. Captain Miller mentioned the text amendment will have a direct positive impact on the safety for aircraft, personnel and their mission.

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

<i>Document received for written correspondence</i>					ZC-14-102
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
NPMA	3236 Hunter Park Cir	In		Support	Sent letter in
RCC Development review	NA			Support	Sent letter in