



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 14, 2014

Council District 8

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

Opposition: None submitted
Support: Hillside Morningside NA

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 – Illinois Avenue

Site Location: 1409 - 1511 (odds) Illinois Avenue Mapsco: 77KP

Proposed Use: Vacant land

Request: From: "PD-1002" Planned Development/Specific Use for friary residence

To: "A-5" One-Family

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

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

Background:

This area is comprised of vacant land in the Hillside Morningside neighborhood, adjacent to the Hillside Park. The parcels are designated as single family in the 2014 Comprehensive Plan.

The subject site's zoning was changed in early 2014 from "A-5" One-Family to "PD-1002" Planned Development/Specific Use to be a friary residence. However, the sale of the properties to the friary was not completed, and the current zoning does not allow any other uses. Council Member Allen-Gray has requested the site return to its original "A-5" One-Family zoning.

Site Information:

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

Acreage: 1.35 acres
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / Single family
- East "A-5" One-Family / Hillside Park
- South "A-5" One-Family / Single family, infrastructure use, and vacant land
- West "A-5" One-Family / Single family and vacant land

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-151, subject side and surrounding area, Council-initiated, to be in conformance with the Comprehensive Plan, approved; and ZC-14-002, subject site only, A-5 to PD/SU for a friary, approved.

Platting History: None.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Illinois Avenue	Residential	Residential	No

Public Notification:

The following Neighborhood Associations were notified:

Hillside Morningside NA	Southeast Fort Worth Inc
Historic Southside NA	East Fort Worth Business Assn
New & Improved Hillside NA	Fort Worth South Inc.
United Communities Association	Fort Worth ISD

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 notice for the affected property owners (7/25/14); an Informal Report presented at Pre-Council (8/12/14); and Council approval of an M&C to initiate a zoning case (8/19/14).

The subject area covers 1.35 acres and 9 parcels. The request is to rezone the area back to a zoning district that is consistent with the future land use map. Based on the zoning classification that is appropriate for the vacant land and compatible with the surrounding land uses, the proposed zoning for single family uses **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

This council-initiated zoning change request aligns the future land uses and zoning. The 2014 Comprehensive Plan designates the area as single family. The proposed zoning district is consistent with the following Comprehensive Plan policies:

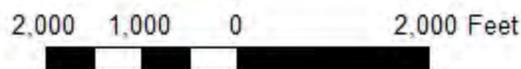
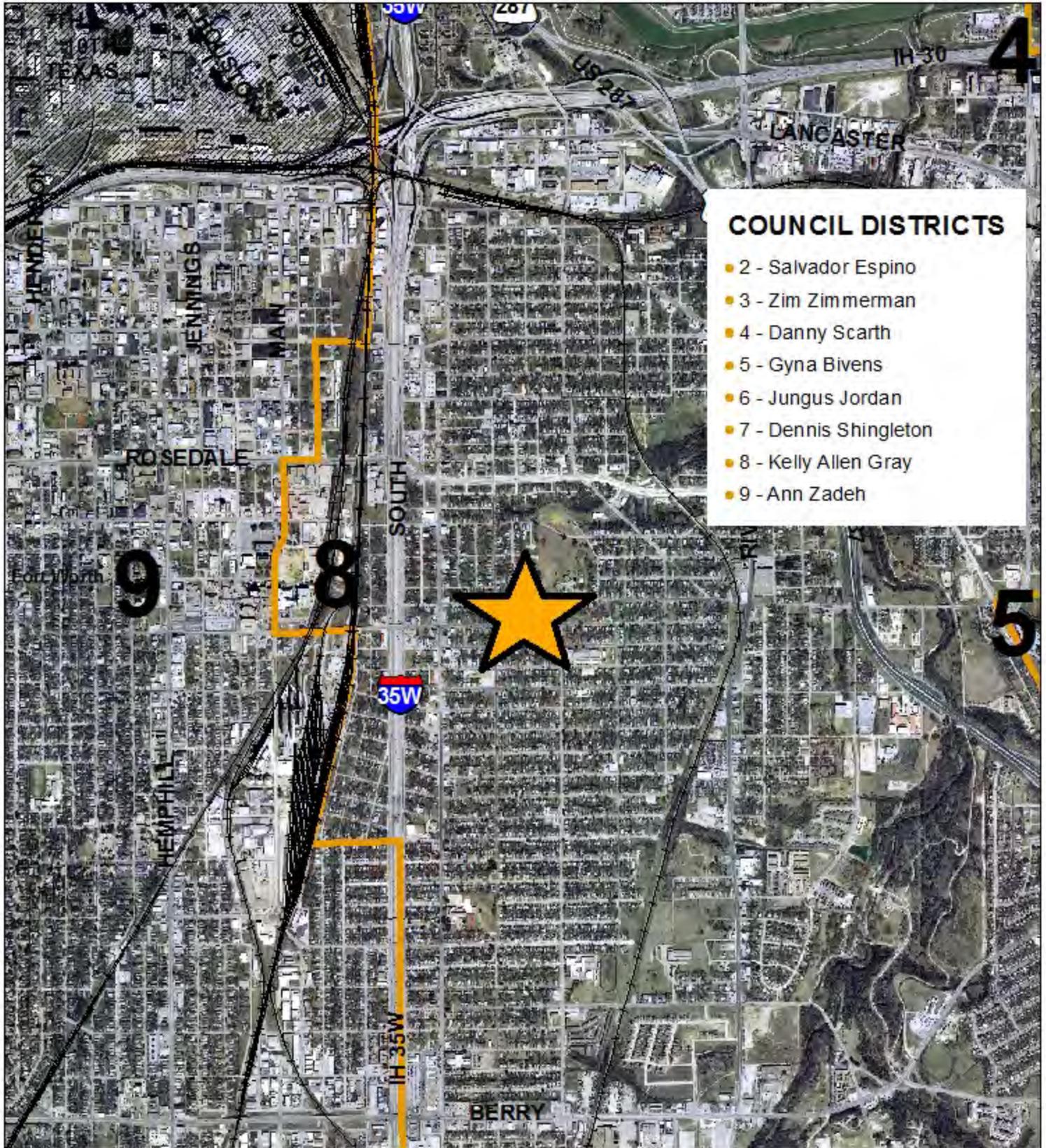
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces. (pg. 38)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development 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
- Minutes from the Zoning Commission meeting

Location Map



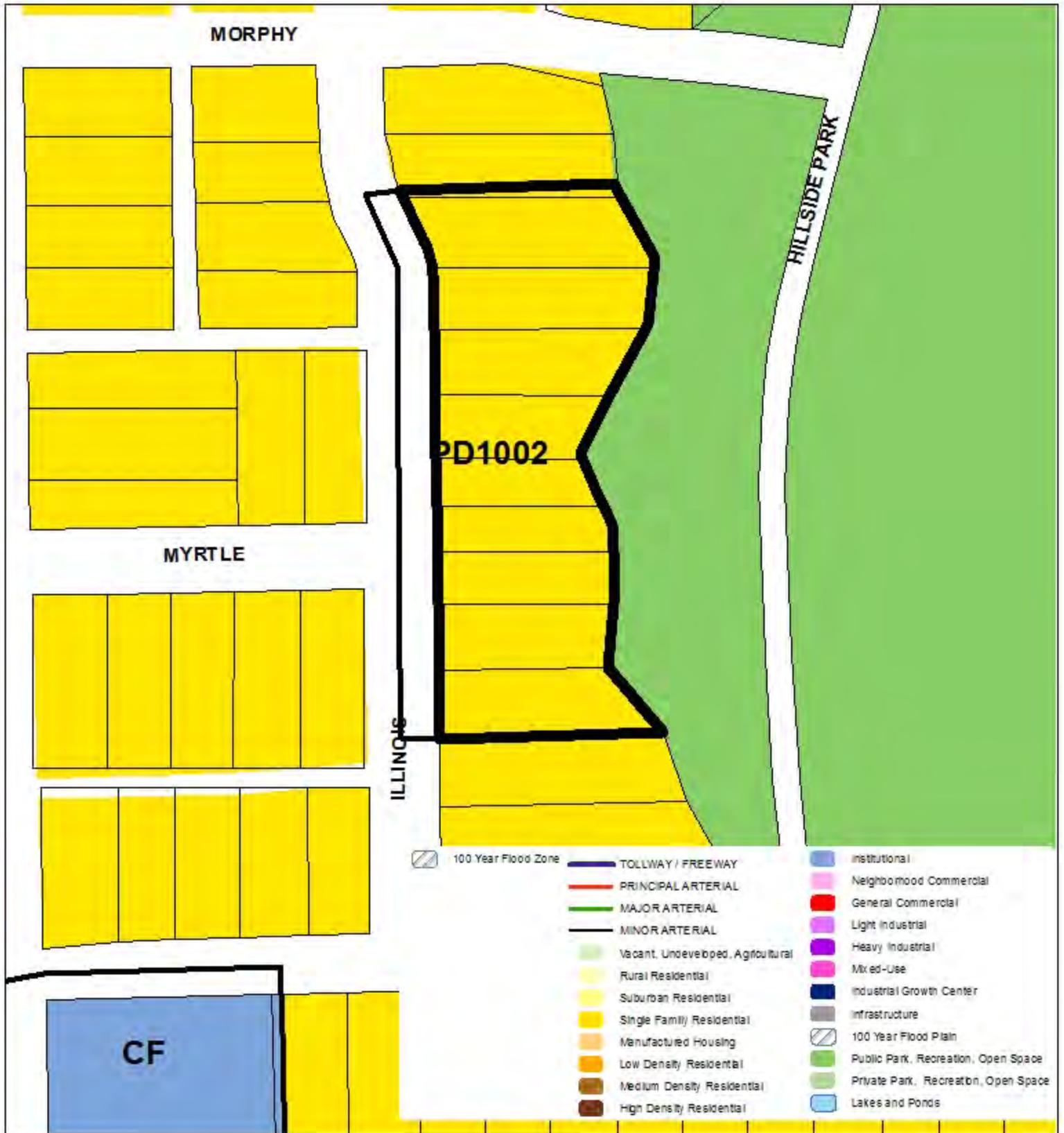


Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: 1409 - 1511 (odds) Illinois Avenue
 Zoning From: PD 1002 for friary residence
 Zoning To: A-5
 Acres: 1.346594
 Mapsco: 77KP
 Sector/District: Southside
 Commission Date: 09/10/2014
 Contact: 817-392-8190



Future Land Use



100 50 0 100 Feet



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.



Aerial Photograph



100 50 0 100 Feet

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 16, 2014.



Mr. Edmonds asked what the plans were for Caylor. Mr. Luedtke said the only improvements to Caylor will be with the connection to Park Vista. Since they are constructing the two major roads there is no obligation to Caylor. He mentioned the primary entrance to the residences is off of Timberland. Mr. Schell said there is opportunity for them to appear before the Plan Commission to address their concerns about Caylor. Mr. Luedtke said they are dedicating 30 ft of right-of-way for Caylor.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried 7-1 with Mr. Edmonds against.

<i>Document received for written correspondence</i>					ZC-14-112
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Russell Fuller /North Fort Worth Alliance	5317 Alta Loma Dr	Out	Opposition		Spoke/Sent letter in
Villages of Woodland Springs HOA	12209 Timberland	Out	Opposition		Sent letter in
Shirley Gansser/ North Fort Worth Alliance	12316 Yellow Wood	Out	Opposition		Spoke at hearing

13. ZC-14-113 City of Fort Worth Planning & Development (CD 8) – 1411-1509 Illinois Avenue (Elston Addition, Blk , Lots 20, 21, 22, 23, 24, 25, 26 & 27, 1.34 Acres): from “PD-1002” Planned Development for Friary Residence; site plan included to “A-5” One-Family

Jocelyn Murphy explained the Council-initiated case.

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

<i>Document received for written correspondence</i>					ZC-14-113
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Hillside Morningside NA	NA	Out		Support	Sent letter in

14. ZC-14-114 City of Fort Worth Planning & Development (CD 9) - Petition 2500 Block Boyd Avenue (see addresses in case file, 8.72 Acres): from “B” Two-Family to “A-7.5” One-Family

Pam Drenner, 2534 Boyd Avenue, Fort Worth, Texas representing 25 of the 28 homeowners who signed the petition to change the zoning. Three of the properties who did not sign are duplexes.