



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 14, 2014

Council District 9

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

Opposition: None submitted
Support: 1 person spoke, 8 letters submitted

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

Owner / Applicant: City of Fort Worth/Petition for 2500 block Boyd Avenue

Site Location: 2500 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. Twenty-eight parcels comprise the area to be rezoned. Owners representing 89.29% of the parcels and 90.65% 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: 8.73 ac.
Comprehensive Plan Area: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "A-5" One-Family / Single family
East "B" Two-Family / Single family
South "B" Two-Family / Single family
West "A-5" One-Family / Single family

Public Notification:

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

Fort Worth ISD

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>
Park Hill Drive	2 lanes undivided	Collector	none
Boyd Avenue	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:

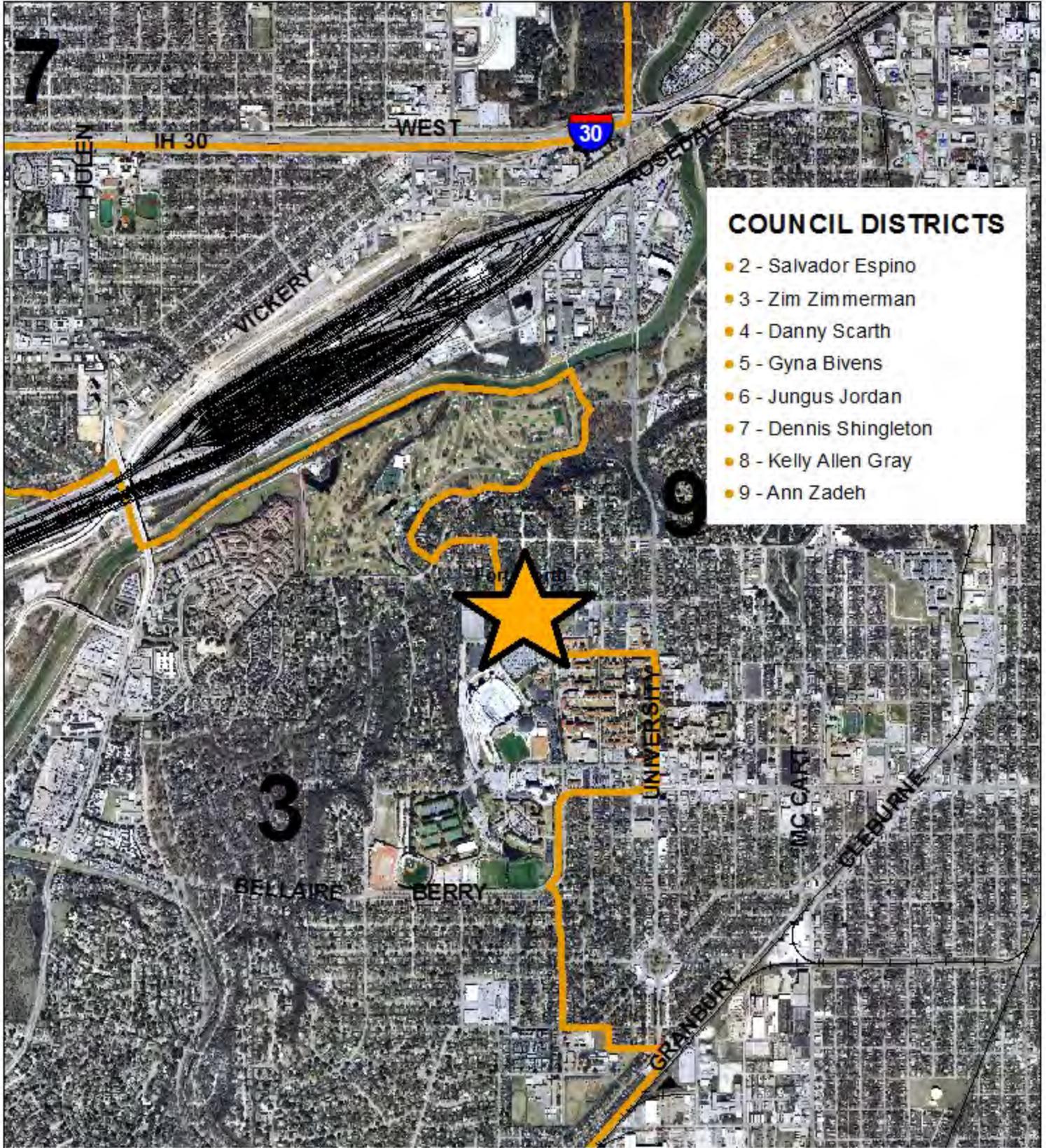
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are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



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh



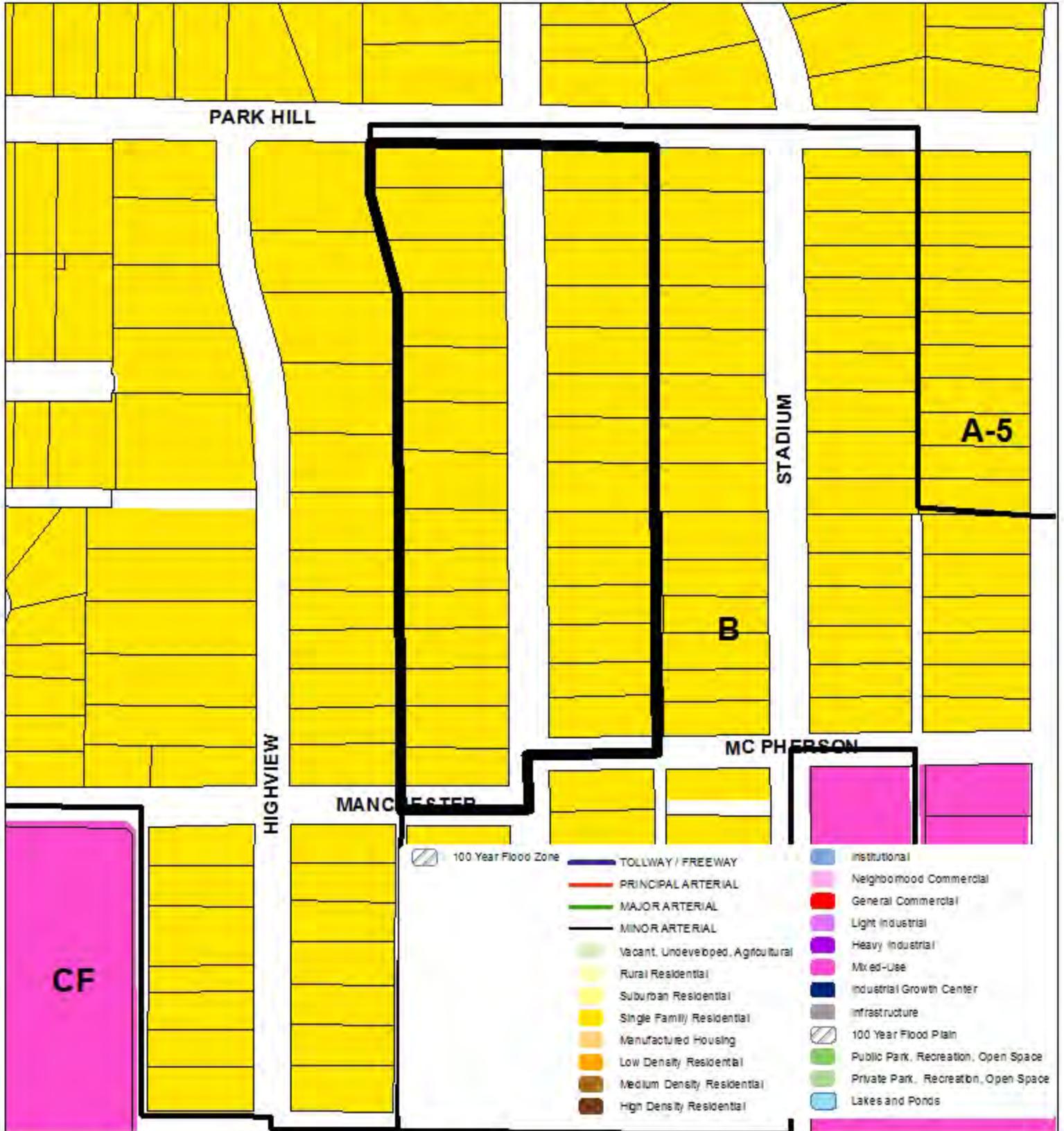


Area Zoning Map

Applicant: City of Fort Worth Planning & Development
Address: 2500 block Boyd Avenue
Zoning From: B
Zoning To: A-5
Acres: 8.72533
Mapsc0: 76S
Sector/District: TCU/W.cliff
Commission Date: 09/10/2014
Contact: 817-392-8190



Future Land Use

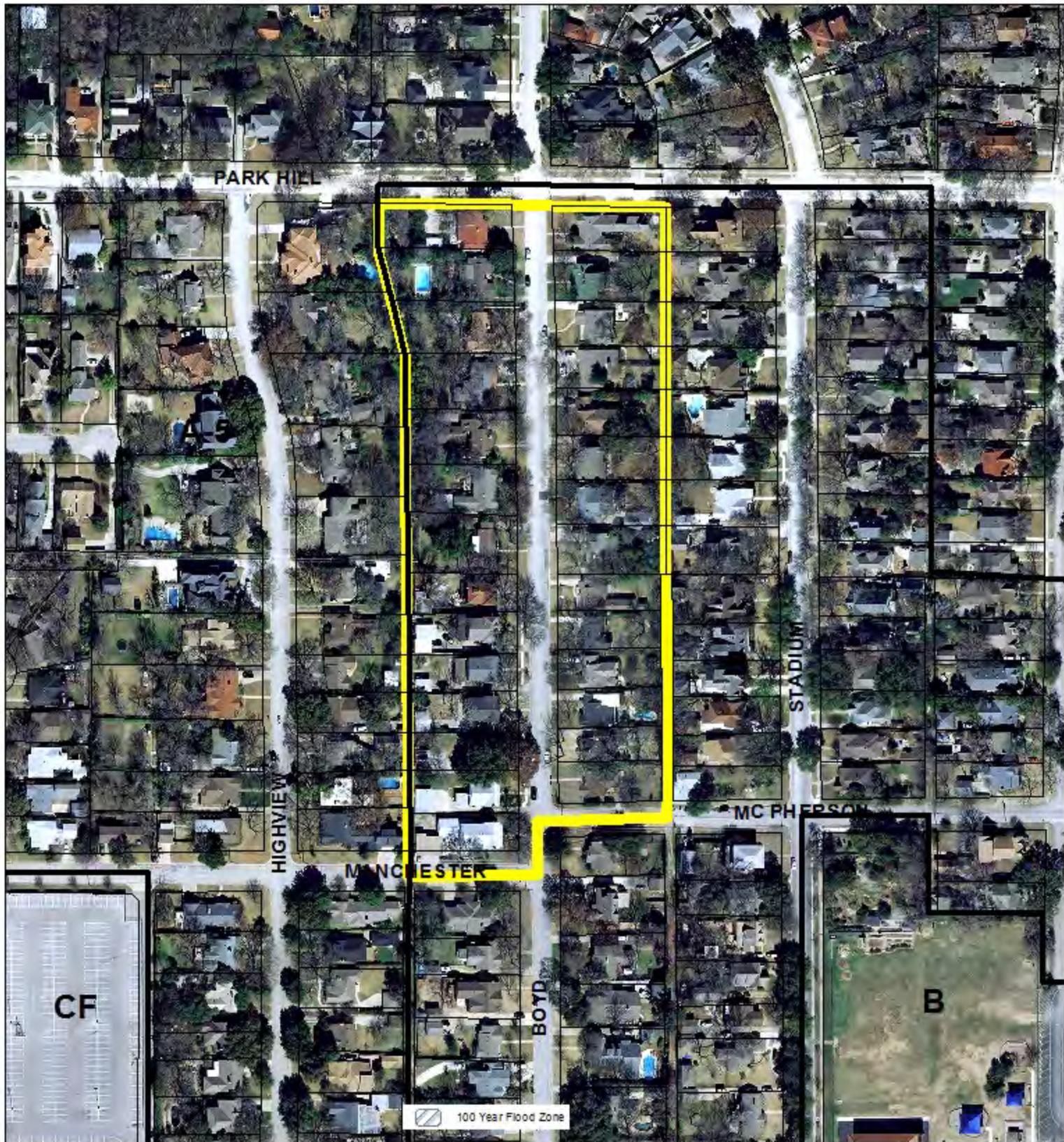


200 100 0 200 Feet

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



200 100 0 200 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.



2500 block Boyd Avenue

EXHIBIT A

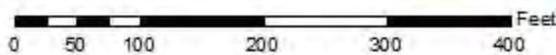


Legend

- Rezoning Boundary
- Current Zoning District

As of August 19, 2014

- Yes 89.29% Parcels 90.65% Land
- No 10.71% Parcels 9.35% Land



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.

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

<i>Document received for written correspondence</i>					ZC-14-114
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Pam Drenner	2534 Boyd Ave	In		Support	Spoke at hearing/sent letter in
Jed Richards	2563 Stadium	Out		Support	Sent letter in
Traci Richards	NA	Out		Support	Sent letter in
Hugh & Sandra Johnson	2600 Highview Terr	In		Support	Sent letter in
Kenneth & Laura Copeland	2520 Boyd Ave	In		Support	Sent letter in
Robert Durnan	2615 Boyd Ave	In		Support	Sent letter in
Sheila & George Ross Jr.	2565 Highview Terr	In		Support	Sent letter in
Robert & Susan Layne	2574 Highview Terr	In		Support	Sent letter in
Michael Appleman	2604 Highview Terr	In		Support	Sent letter in
James Thompson	2561 Highview Terr	In		Support	Sent letter in

15. ZC-14-115 City of Fort Worth Planning & Development (CD 9) – Petition 2500 Block Stadium Drive (see addresses in case file, 8.26 Acres): from “B” Two-Family to “A-5” One-Family

Greg Hughes, 2544 Stadium Drive, Fort Worth, Texas representing the neighborhood who signed the petition spoke in support.

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-14-115
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Greg Hughes	2544 Stadium Dr	In		Support	Spoke at hearing
Jan Burns	NA	Out		Support	Sent letter in
Robert Durnan	2615 Boyd Ave	In		Support	Sent letter in
John Rubin	2600 & 2605 Shirley	In		Opposition	Sent letter in