



**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: 2 letters received
Support: 2 letters received

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 2500 block Stadium Drive

Site Location: 2500 block of Stadium Drive Mapsco: 76S

Proposed Use: Single Family Residential

Request: From: "B" Two-Family

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

When zoning in Fort Worth was instituted in 1940, this area closer to Texas Christian University was zoned "B" Two-Family. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. Thirty parcels comprise the area to be rezoned. Owners representing 70.0% of the parcels and 71.45% 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: 8.26 ac.
Comprehensive Plan Area: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "A-5" One-Family / Single family
East "A-5" One-Family, "B" Two-Family / Single family
South "B" Two-Family / Single family, Texas Christian University
West "B" Two-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>
Park Hill Drive	2 lanes undivided	Collector	none
McPherson Avenue	2 lanes undivided	none – residential street	none
Stadium Drive	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:

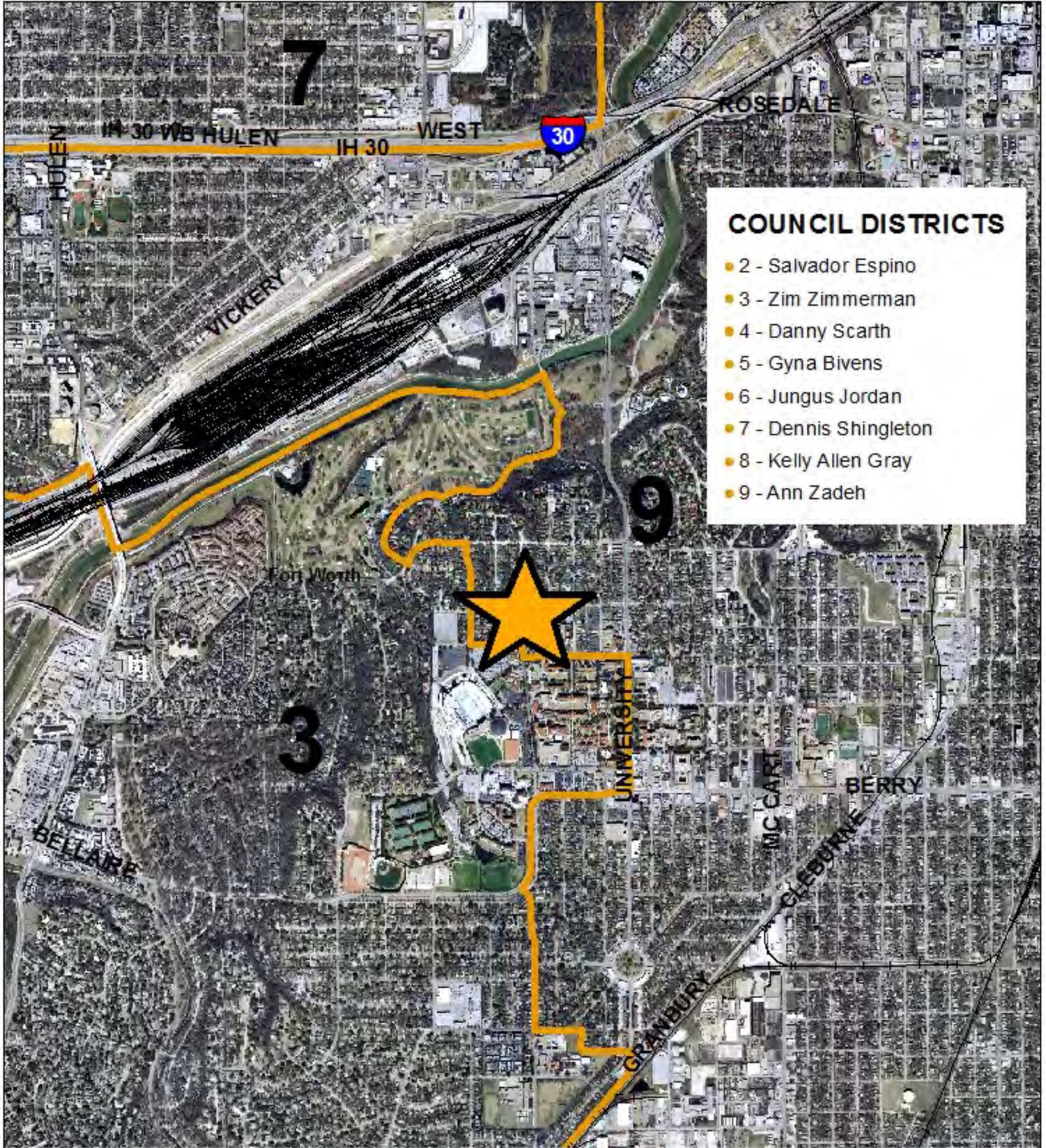
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are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

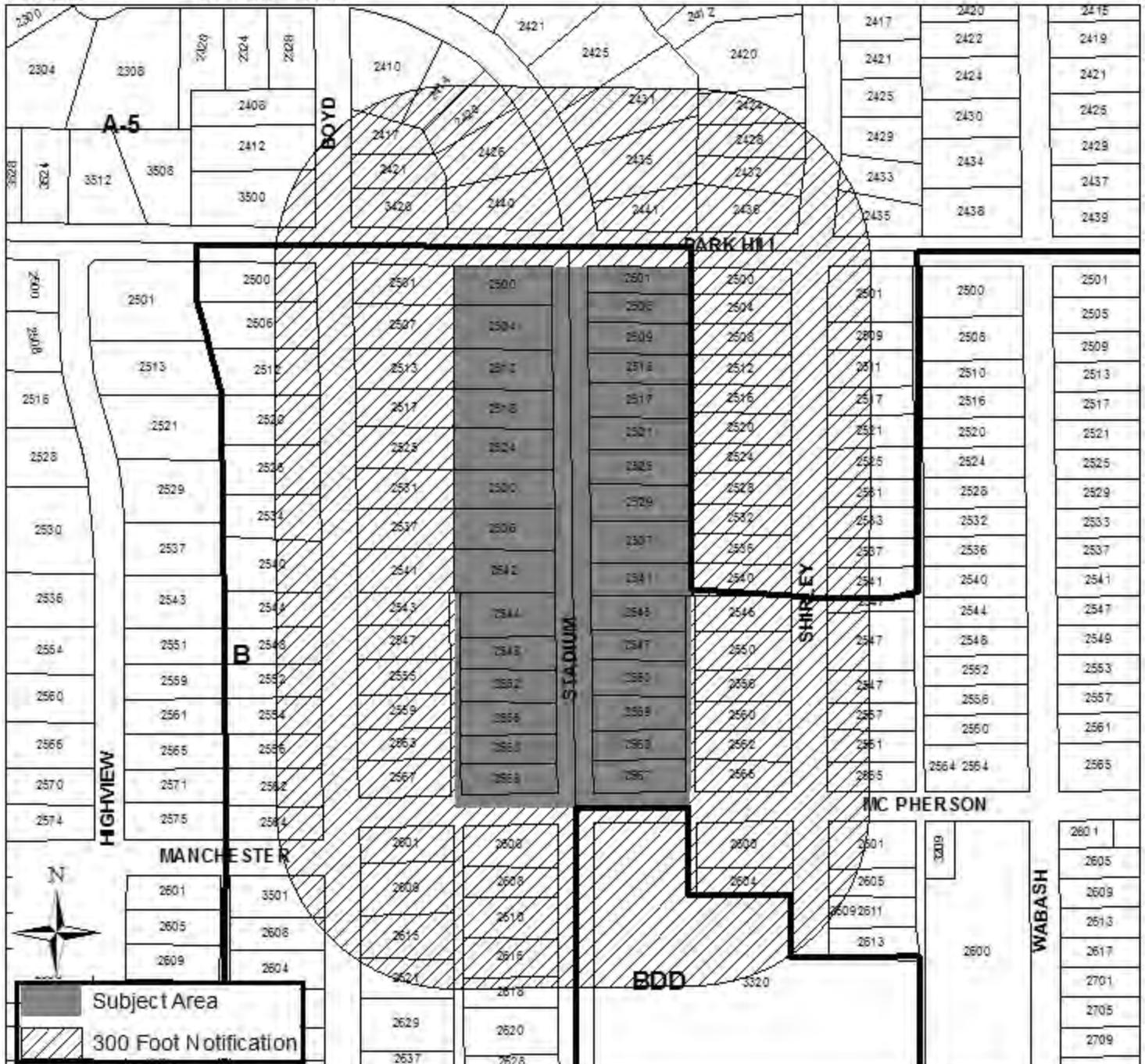




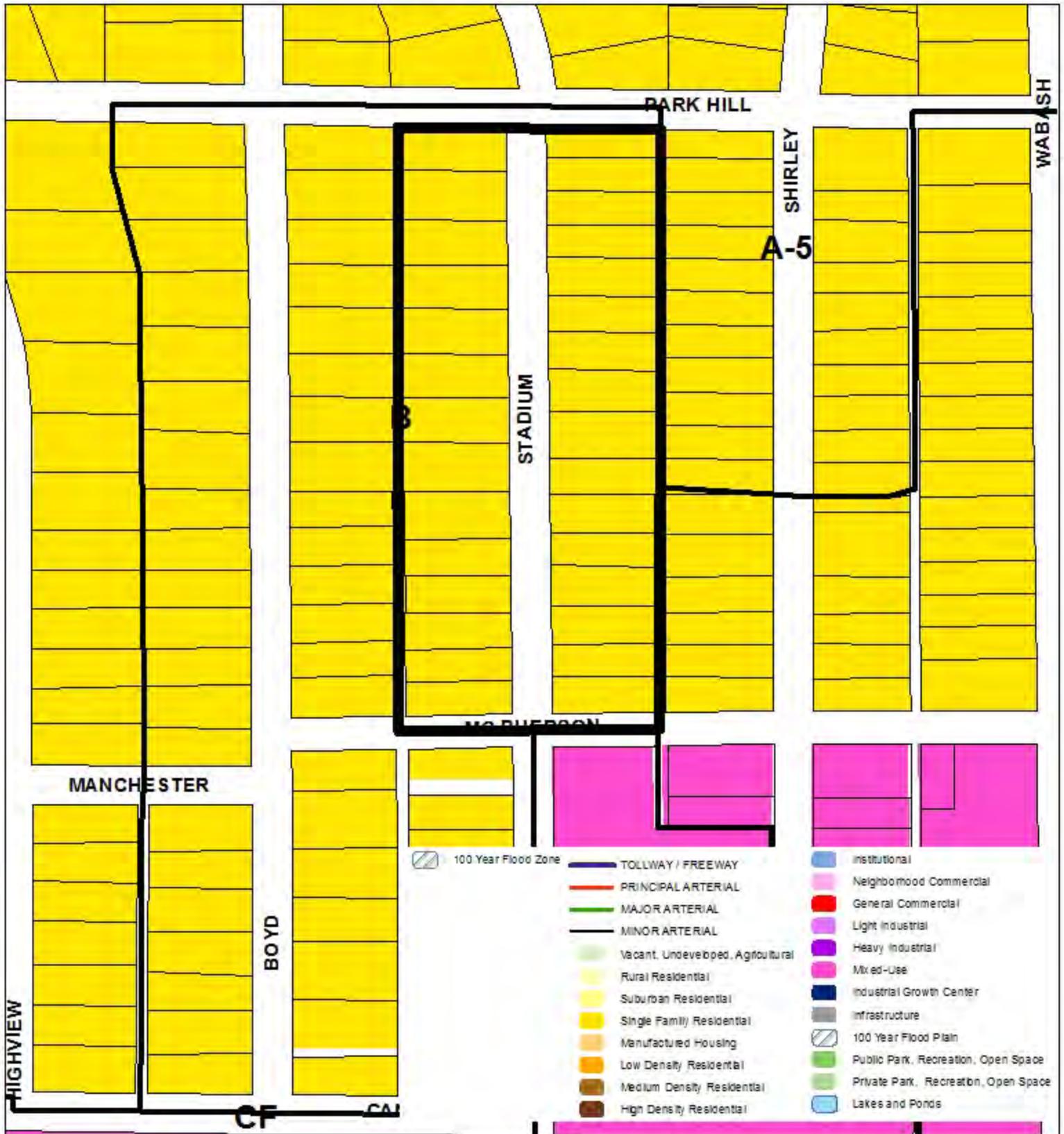
ZC-14-115

Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: 2500 block Stadium Drive
 Zoning From: B
 Zoning To: A-5
 Acres: 8.262871
 Mapsco: 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 219.002.) Land use designations were approved by City Council on March 18, 2014.



Aerial Photograph



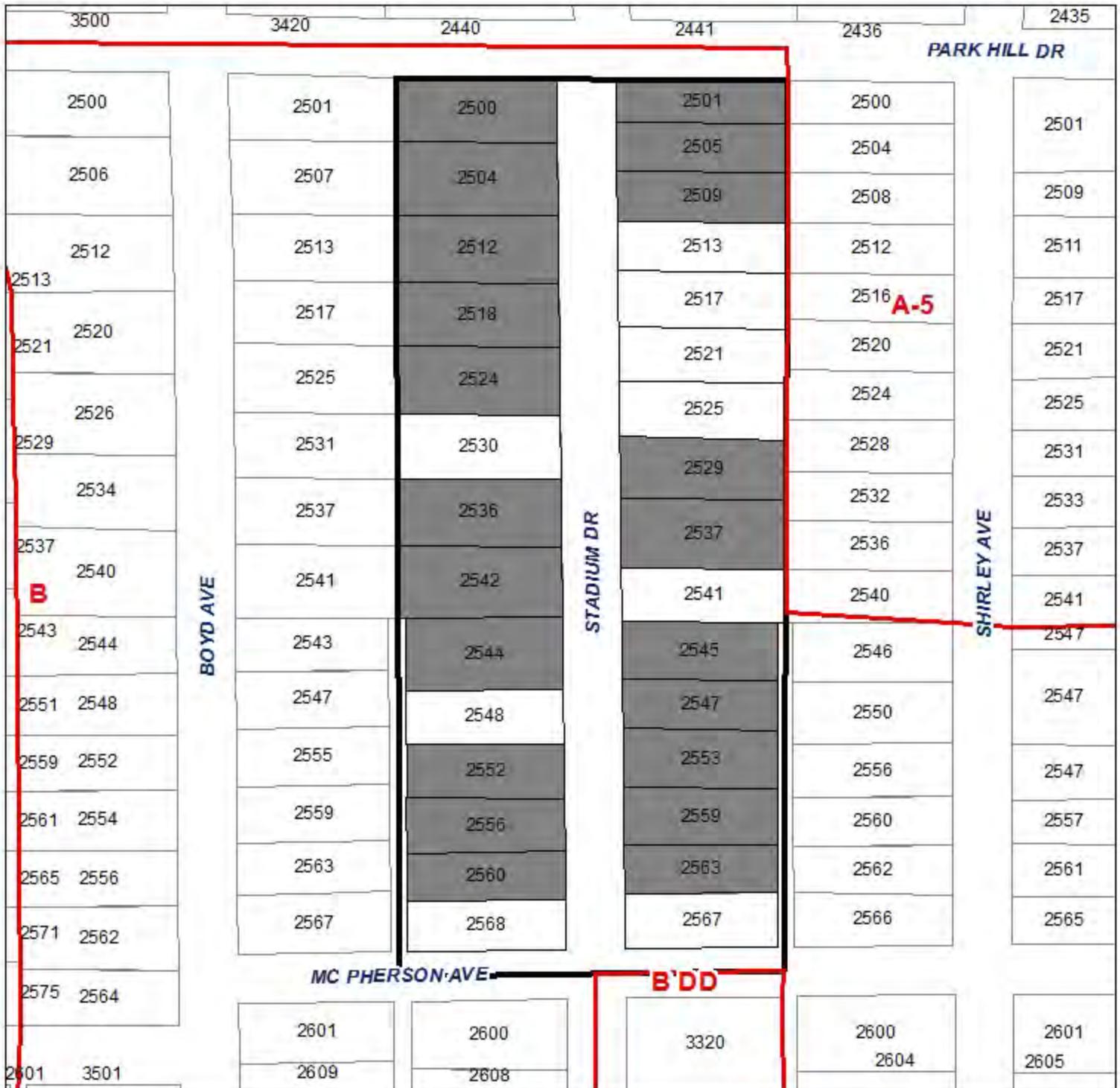
180 90 0 180 Feet

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 Stadium Drive

EXHIBIT A



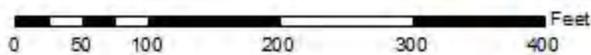
Legend

- Current Zoning District
- Rezoning Boundary

Signature Status Update As of August 22, 2014

- Yes 70.00% Parcels 71.45% Land
- No 30.00% Parcels 28.55% Land

Planning and Development Department
8/22/14 - BK



COPYRIGHT 2014 CITY OF FORT WORTH
UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS
THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY.
THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR
ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND
SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY OF SAID DATA.

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