



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 3, 2015

Council District 7

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Leslie Grounds

Site Location: 7201 & 7203 Vista Cliff Drive Mapsco: 32K

Proposed Use: Existing Duplex

Request: From: "A-5" One-Family
To: "B" Two-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Minor Boundary Adjustment)

Background:

The applicant is requesting a zoning change from "A-5" One-Family to "B" Two-Family for an existing duplex built in 1985. The property is west of Vista Cliff and north of Sandcastle residential streets.

This area was annexed into the City in January 2000 and rezoned to A-5 likely shortly afterward, apparently included in the zoning of other single family properties. Multiple duplexes were constructed one block to the east in their own block. However, this and an adjacent duplex were built as duplexes. The status of legal nonconforming has increased the financial difficulties of insurance, refinancing, and selling, and the property would be very difficult to convert to a single family home.

Site Information:

Owner: Leslie Grounds
7201 Vista Cliff Drive
Fort Worth, TX 76179
Acreage: 0.29 acres
Comprehensive Plan Sector: Far Northwest
Surrounding Zoning and Land Uses:
North "A-5" One-Family / duplex
East "B" Two-Family / duplex
South "A-5" One-Family / single-family
West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Vista Cliff Dr.	Residential/Two-way	Residential/Two-way	No
Sandcastle	Residential/Two-Way	Residential/Two-Way	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Lake Country POA	Streams & Valleys Inc.
Trinity Habitat for Humanity	Eagle Mt-Saginaw ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “B” Two-Family to make an existing duplex legal conforming. Surrounding land uses are duplex to the north and east, single-family to the south and west.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Single-Family. The proposed zoning is not consistent with the Comprehensive Plan. However, the property was definitively constructed as a duplex which was a legal use in the zoning at the time and is across the street from multiple duplexes.

If approved, the future land use map will be amended to reflect Low Density Residential as a transition, due to the proximity of existing duplexes to the north and east. The proposed zoning is consistent with the following Comprehensive Plan policies:

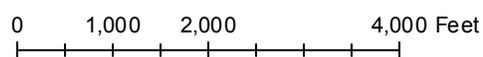
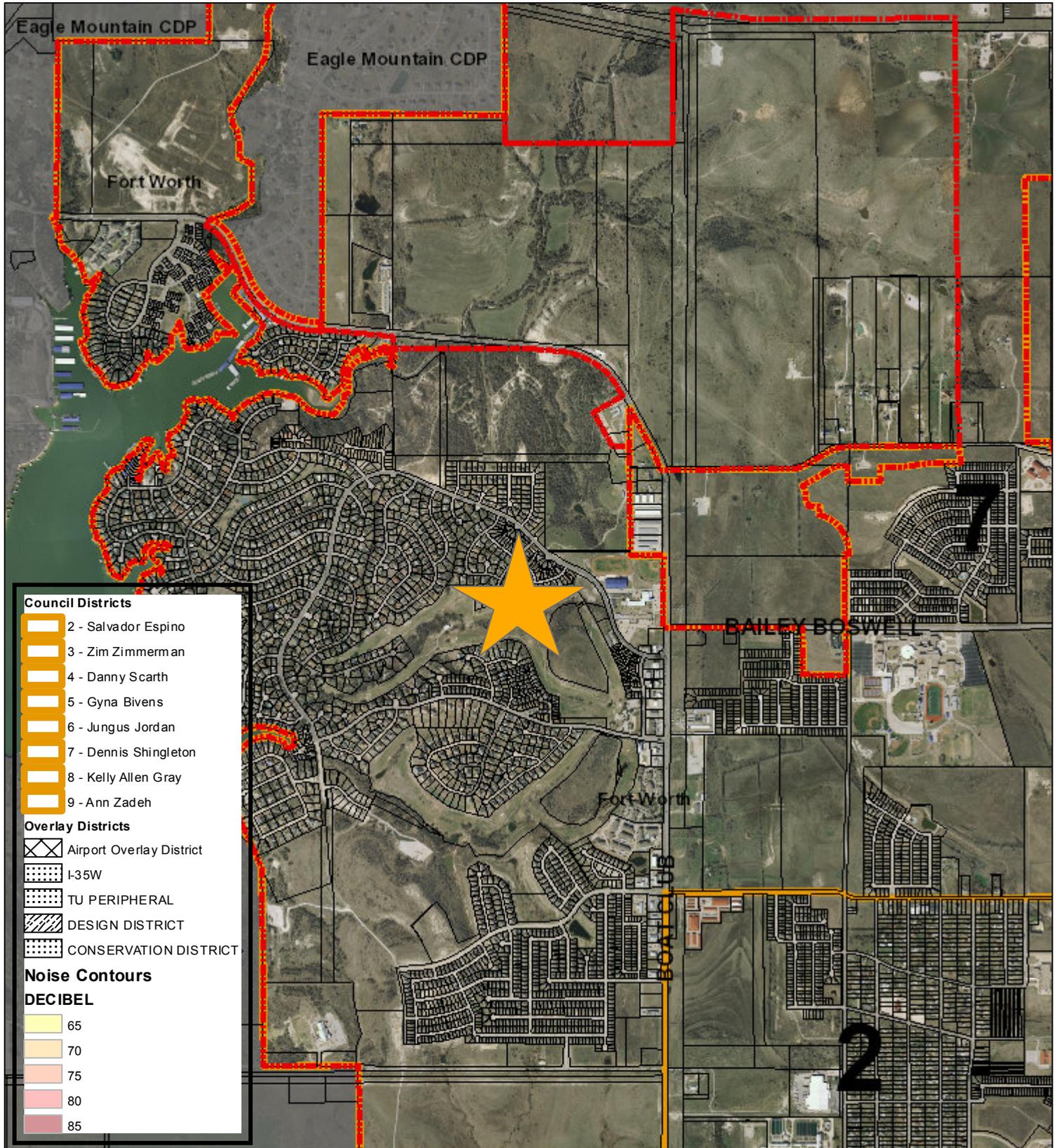
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

As a result, the proposed zoning **is not consistent (Minor Boundary Adjustment)** 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

Area Map

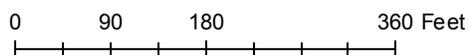
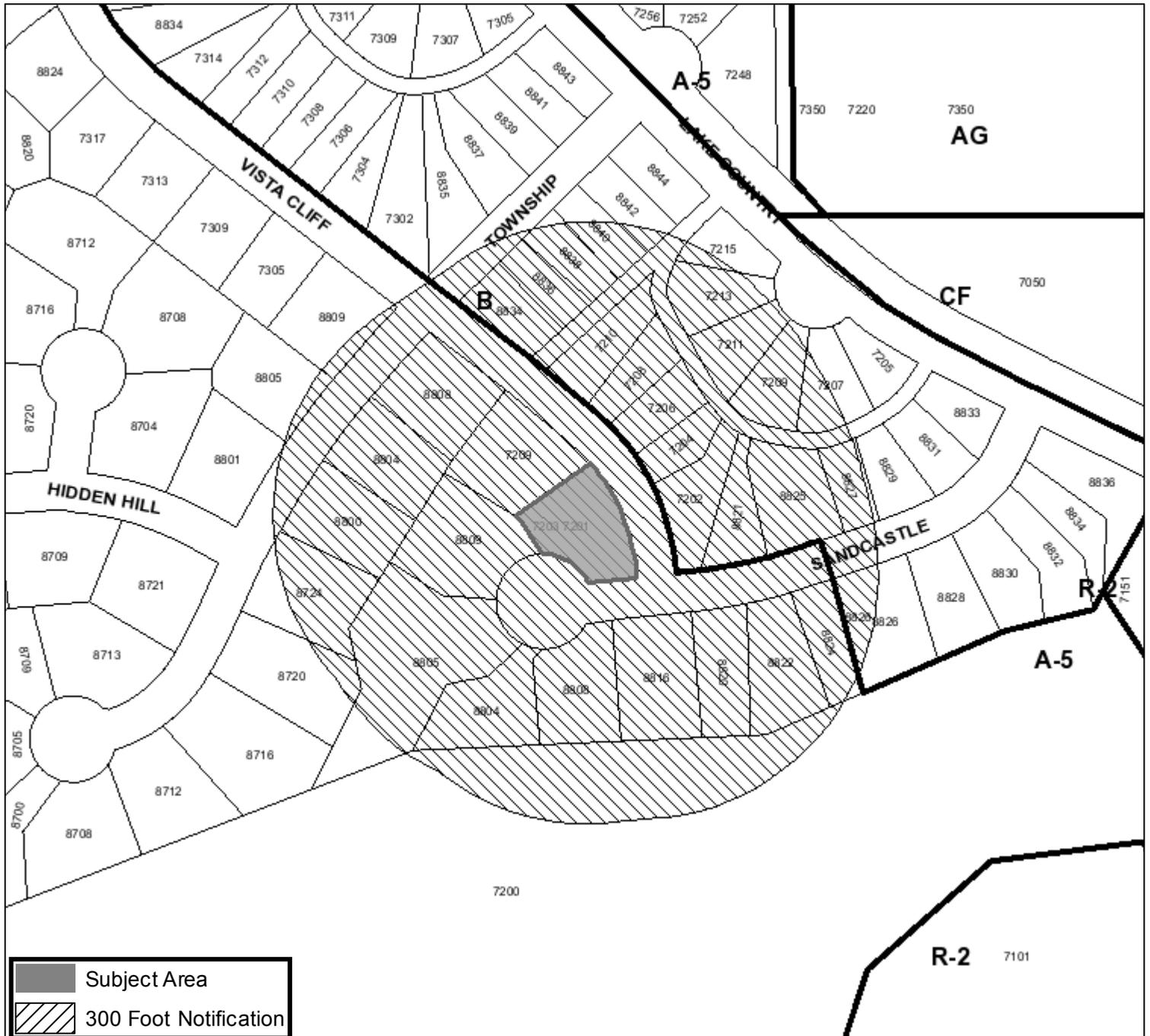




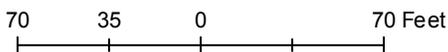
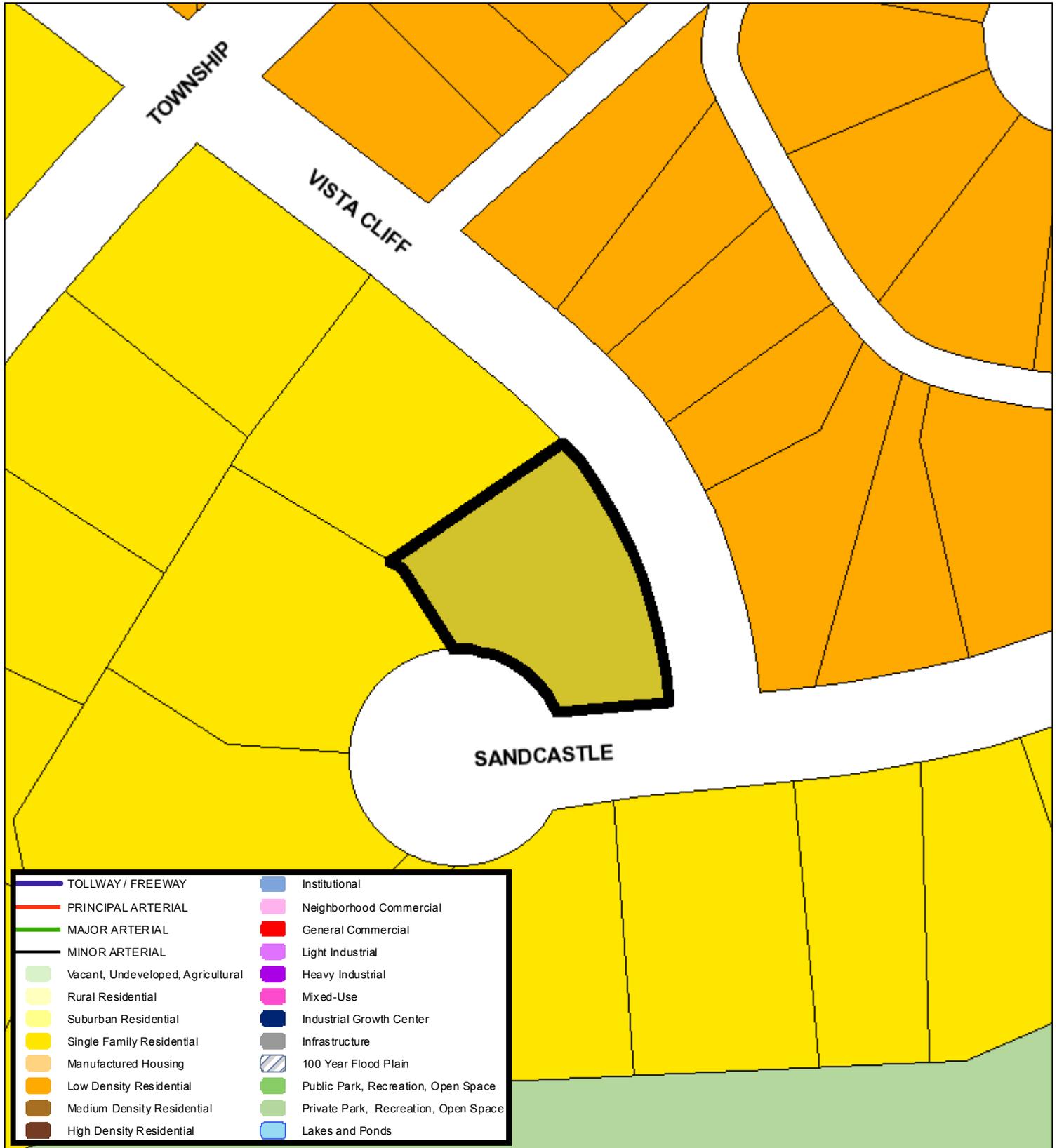
ZC-15-009

Area Zoning Map

Applicant: Leslie Grounds
 Address: 7201 and 7203 Vista Cliff Drive
 Zoning From: A-5
 Zoning To: B
 Acres: 0.29451806
 Mapsco: 32K
 Sector/District: Far Northwest
 Commission Date: 2/11/2015
 Contact: 817-392-2495



Future Land Use



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 Photo Map



0 45 90 180 Feet



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

<i>Document received for written correspondence</i>					<i>ZC-15-008</i>	
Name	Address		In/Out 300 notification area	Position on case		Summary
Ennis Industries	Steel	9965 Blvd	Saginaw	In	Opposition	Sent letter in

12. ZC-15-009 Leslie Grounds (CD 7) 7201 & 7203 Vista Cliff Drive (Lake Country Estates, Block 25, Lot 31, 0.29 Acres): from “A-5” One-Family to “B” Two-Family

Leslie Grounds, 7201 Vista Cliff Drive, Fort Worth, Texas property owner explained to the Commissioners the request to rezone to B to make the property legal conforming. She said the duplex was built in 1985 and when they were annexed it was rezoned to A-5.

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

13. ZC-15-010 Carol D. Sweeney (CD 9) 1428 Mistletoe Drive and 2444-2502 Stonebridge Place (Hulen Retail, Block 1, Lot 3R2-A-1, 0.89 Acres): from “B” Two-Family to “A-5” One-Family

Carol Sweeney, 2444 Stonebridge Place, Fort Worth, Texas property owner explained to the Commissioners the request to rezone to A-5 to protect her neighborhood.

Mr. Edmonds asked if the street going to her property was a city street and noted the difference between A-5 and being able to develop smaller lots based on the acreage. Ms. Sweeney said it is a private drive and she wants to have one dwelling on one lot as it is platted. There was extensive discussion and review of the existing plat concerning what the proper zoning should be based on the acreage of the existing lots.

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

<i>Document received for written correspondence</i>					<i>ZC-15-010</i>	
Name	Address		In/Out 300 notification area	Position on case		Summary
Josh Lindsay/ Mistletoe Heights NA	NA		Out		Support	Sent letter in