



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 3, 2015

Council District 9

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

Opposition: None submitted
Support: Mistletoe Heights NA

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Carol Sweeney

Site Location: 1428 Mistletoe Drive, 2400-2500 blocks Stonebridge Place Mapsco: 76K

Proposed Use: Single-family

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:

The proposed site is located on the corner of Mistletoe Dr. and Stonebridge Place. The applicant is requesting a zoning change from "B" Two-Family to "A-5" One-Family in order to bring the site into conformance with the current use and to keep more intense duplex uses out of the neighborhood. The site currently contains one single-family home.

Neighbors were concerned about the possibility of subdividing the land. However the southern section of the property has been previously platted into multiple lots. With the current zoning of "B" Two Family, any size one family lot is possible, and the property could be platted into lots that could accommodate duplexes.

During the Zoning Commission public hearing, the commission debated the proper one family district for this property and whether a more restrictive single-family designation that would limit the lot size would be appropriate. In viewing the plat, it was determined that the smallest existing platted lot is slightly over 5,000 s.f. and that the current configuration of lots would not be conducive to a more restrictive category. Larger sections of the land to the north are unplatted and undevelopable without platting and access to a public street. The topography of the lot can make that infeasible. As a result, the A-5 designation was recommended for approval. The table below describes the acreage for each platted lot:

Current Platted Configuration

Lot	Acreage	Square Feet
Lot 1	0.72	31,660
Lot 1A	0.42	18,504
Lot 2A	0.30	13,499
Lot 1B	0.12	5,603
Lot 2B	0.46	20,205
Lot 3	0.98	43,064
Abstract (unplatted)	1.55	67,846
Minimum Lot Sizes for Single-Family Zoning Designations		
A-2.5 = 2 ½ acre min.		
A-43 = 43,000 s.f. min. = 1 acre		
A-21 = 21,780 s.f. min. = ½ acre		
A-10 = 10,000 s.f. min.		
A-7.5 = 7,500 s.f. min.		
A-5 = 5,000 s.f. min.		

Site Information:

Owner: Carol Sweeney
 2444 Stonebridge
 Fort Worth, Texas 76110

Acreage: 4.34 acres

Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "B" Two--Family / single-family
 East "B" Two-Family; "A-5" One-Family / single-family
 South "B" Two-Family / single-family
 West "B" Two-Family / Trinity River

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Mistletoe Dr	Collector	Collector	No
Stonebridge PI	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Mistletoe Heights	Trinity Habitat for Humanity
Berkeley Place	Streams & Valleys, Inc
Near Southside Neighborhood Alliance	FWISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "A-5" One-Family to bring the zoning into conformance with the existing land use and to protect the neighborhood from more intense uses. Surrounding land uses are primarily single-family. However, duplexes can be built on many of the surrounding "B" zoned properties.

As a result, 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 requested zoning change is consistent with the following Comprehensive Plan policies.

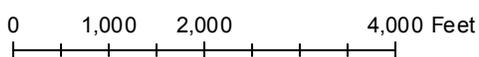
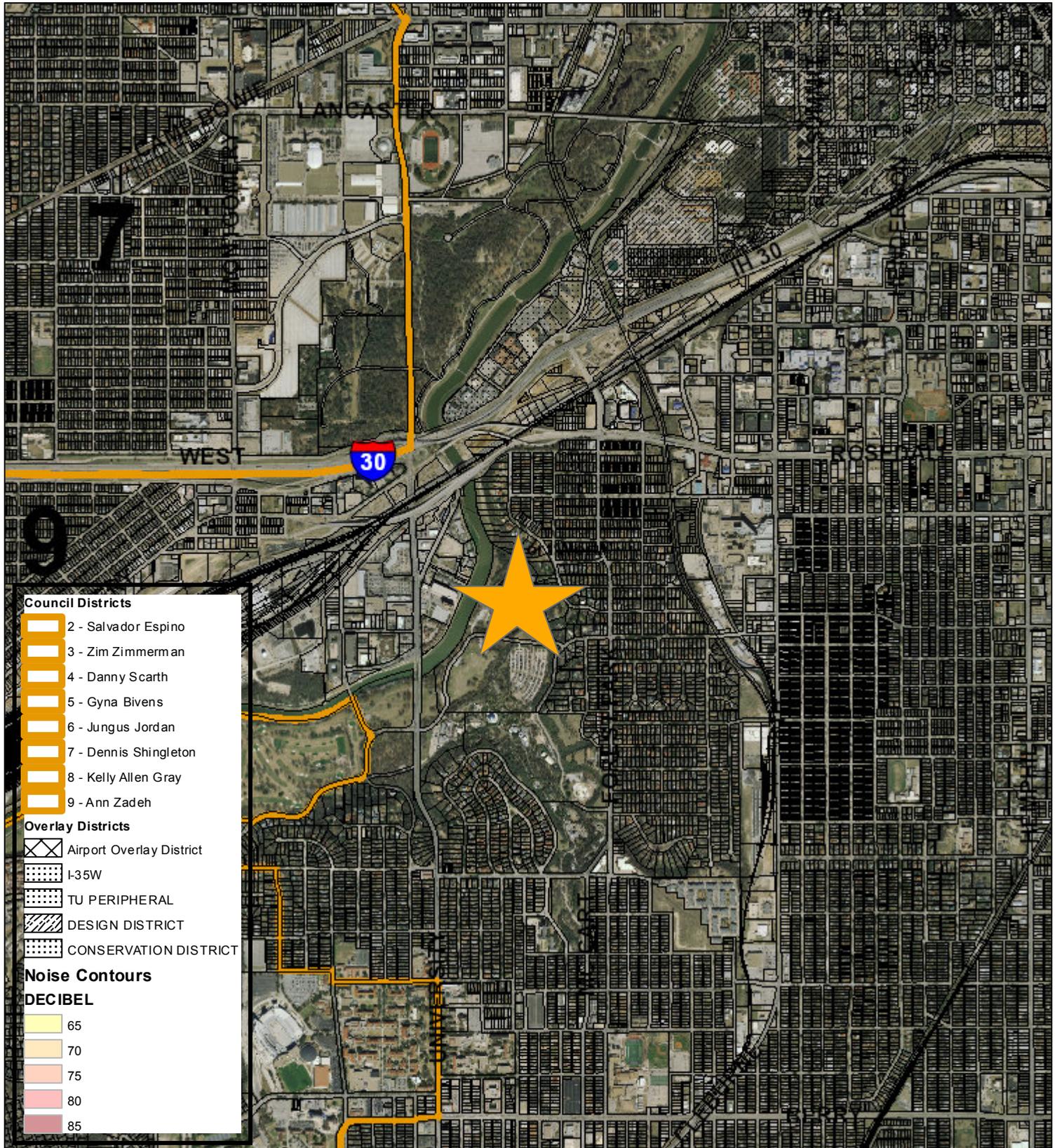
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

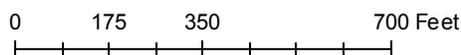
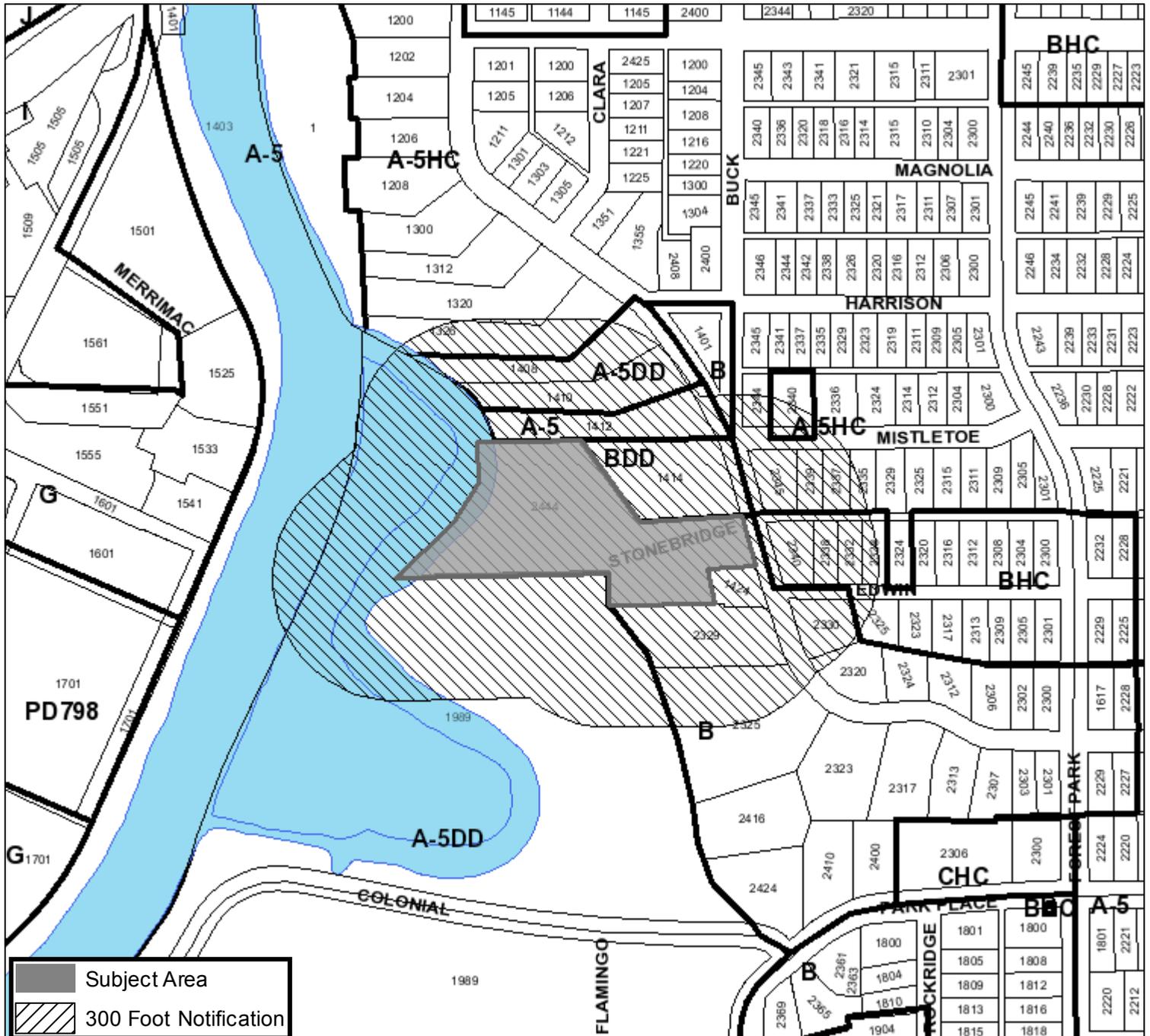
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Map

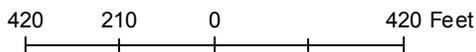
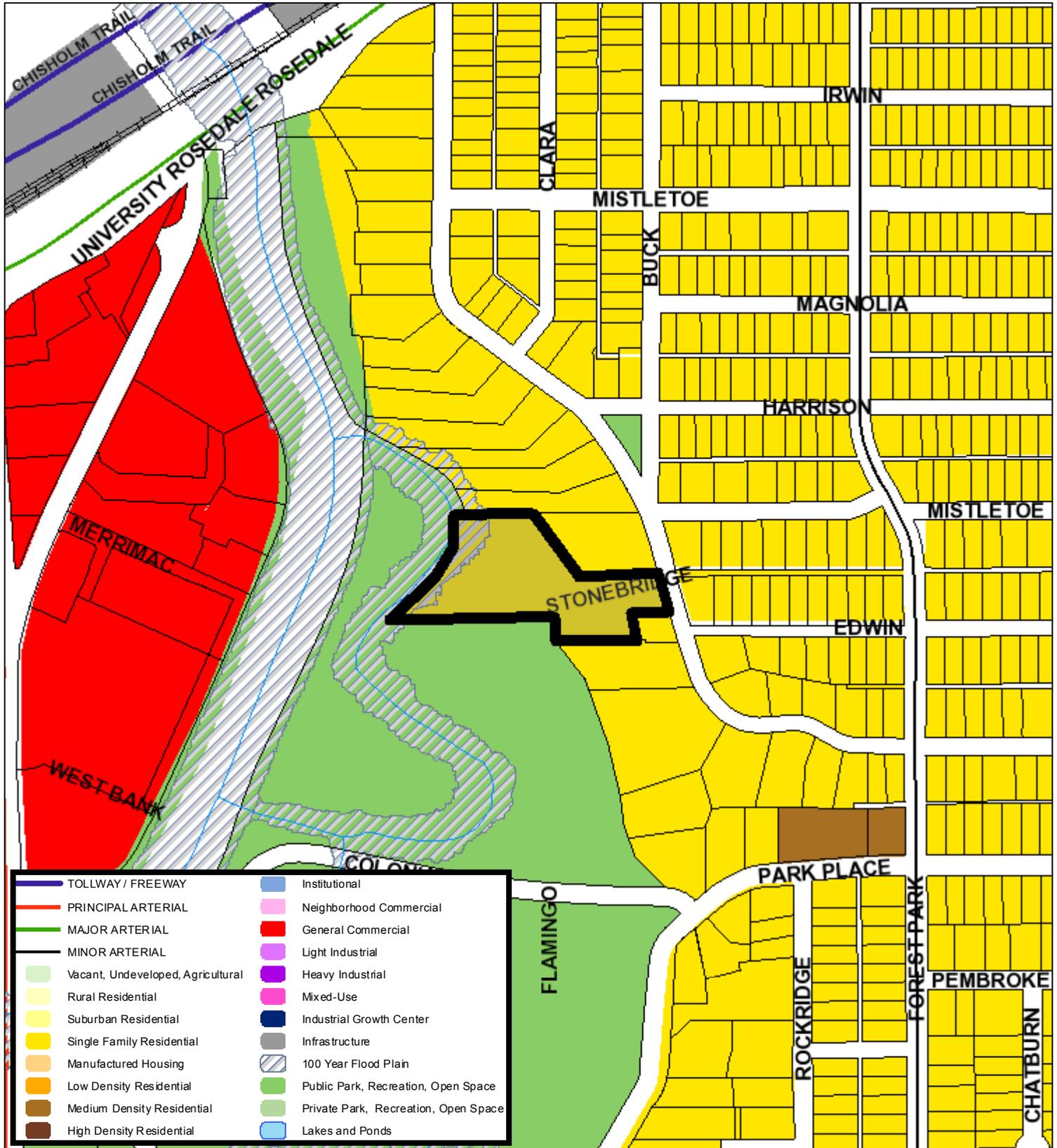


Area Zoning Map

Applicant: Carol Sweeney
 Address: 1428 Mistletoe Drive, 2400-2500 blocks Stonebridge Place
 Zoning From: B
 Zoning To: A-5
 Acres: 4.34534258
 Mapsco: 76K
 Sector/District: TCU/W.cliff
 Commission Date: 2/11/2015
 Contact: 817-392-8043



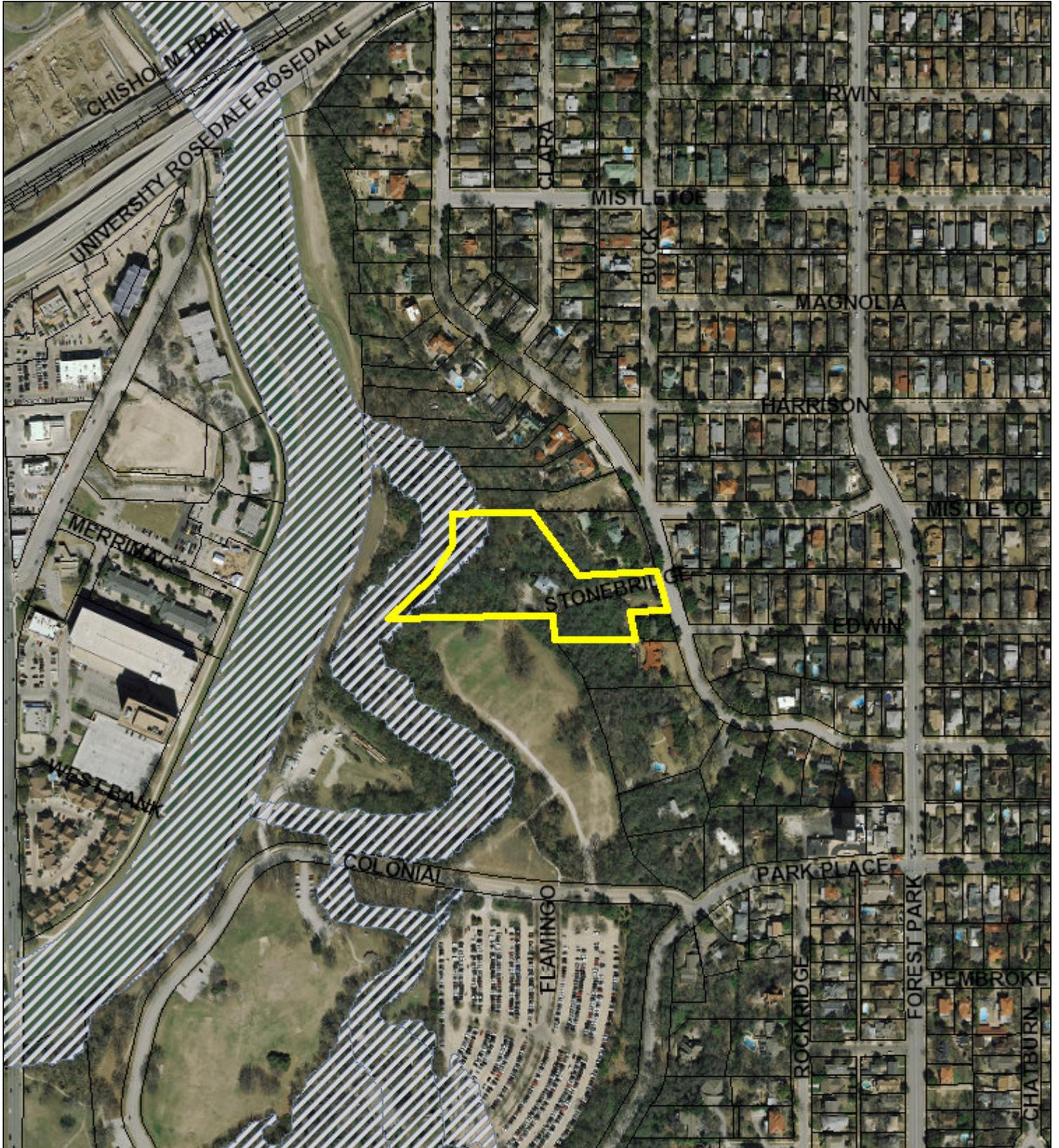
Future Land Use



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



0 262.5 525 1,050 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