



**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 Jocelyn Murphy
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: City of Fort Worth Water Department

Site Location: 4237 Wells Drive Mapsco: 45V

Proposed Use: Single-Family

Request: From: "A-5" One-Family
To: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus cooking facility in an accessory dwelling unit; site plan waiver recommended

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

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

Background:

The applicant is requesting a zoning change to PD/A-5 in order to add full cooking facilities in an accessory dwelling unit with an existing single-family residence. The applicant has explained that his father-in-law will reside in the accessory unit and has expressed the preference to be able to cook. For zoning purposes, full cooking facilities include the installation of a 220V or gas connection to allow for the use of a range and oven.

This property on Lake Worth is owned by the City of Fort Worth and managed by the Water Department. Platting difficulties with the property make the city unable to transfer ownership. The applicant has a long term lease and owns the home and other improvements on the land. As the owner, Water Department staff has expressed the approval for the cooking facilities in a unit that will continue to serve as an accessory to the main structure. However, the department director expressed that he did not support the use of the property as a two unit property and the ability to rent this smaller structure. The property will remain a single family use.

Site Information:

Owner: City of Fort Worth Water Department
1000 Throckmorton
Fort Worth, TX 76102
Agent: Michael Barnard
Acreage: 0.47 acres
Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
 East "A-5" One-Family / single-family
 South "A-5" One-Family / single-family
 West "A-5" One-Family / Lake Worth

Recent Relevant Zoning and Platting History:

Zoning History: NA

Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Wells Dr.	Two-way	Two-way	No
Lakewood Dr.	Two-way	Two-way	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Scenic Shores NA	Trinity Habitat for Humanity
North Lake Worth NA	Streams & Valleys, Inc.
NAS Fort Worth JRB RCC	Fort Worth ISD
	Lake Worth ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change to "PD/A-5" for single-family use plus cooking unit in an accessory structure. Surrounding land uses are predominantly single-family with Lake Worth to the west.

Based on surrounding land uses, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the site as Single-Family. As the property is remaining a single family use with an accessory living unit, the proposed zoning is consistent with the following Comprehensive Plan policies.

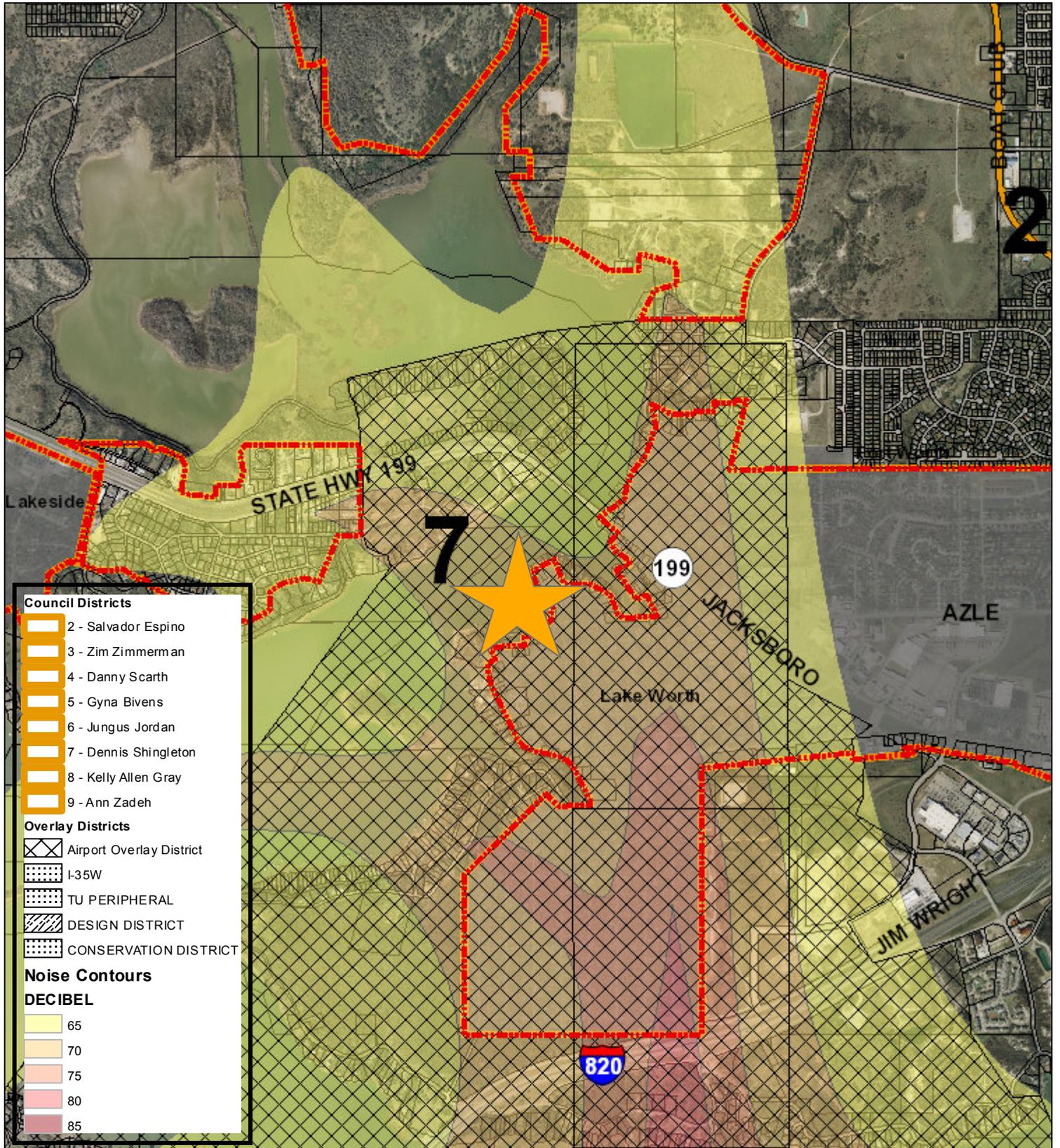
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and or other negative forces. (pg. 37)

Based 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

Area Map



Council Districts

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

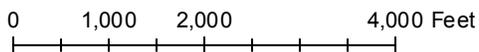
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

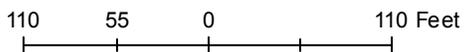
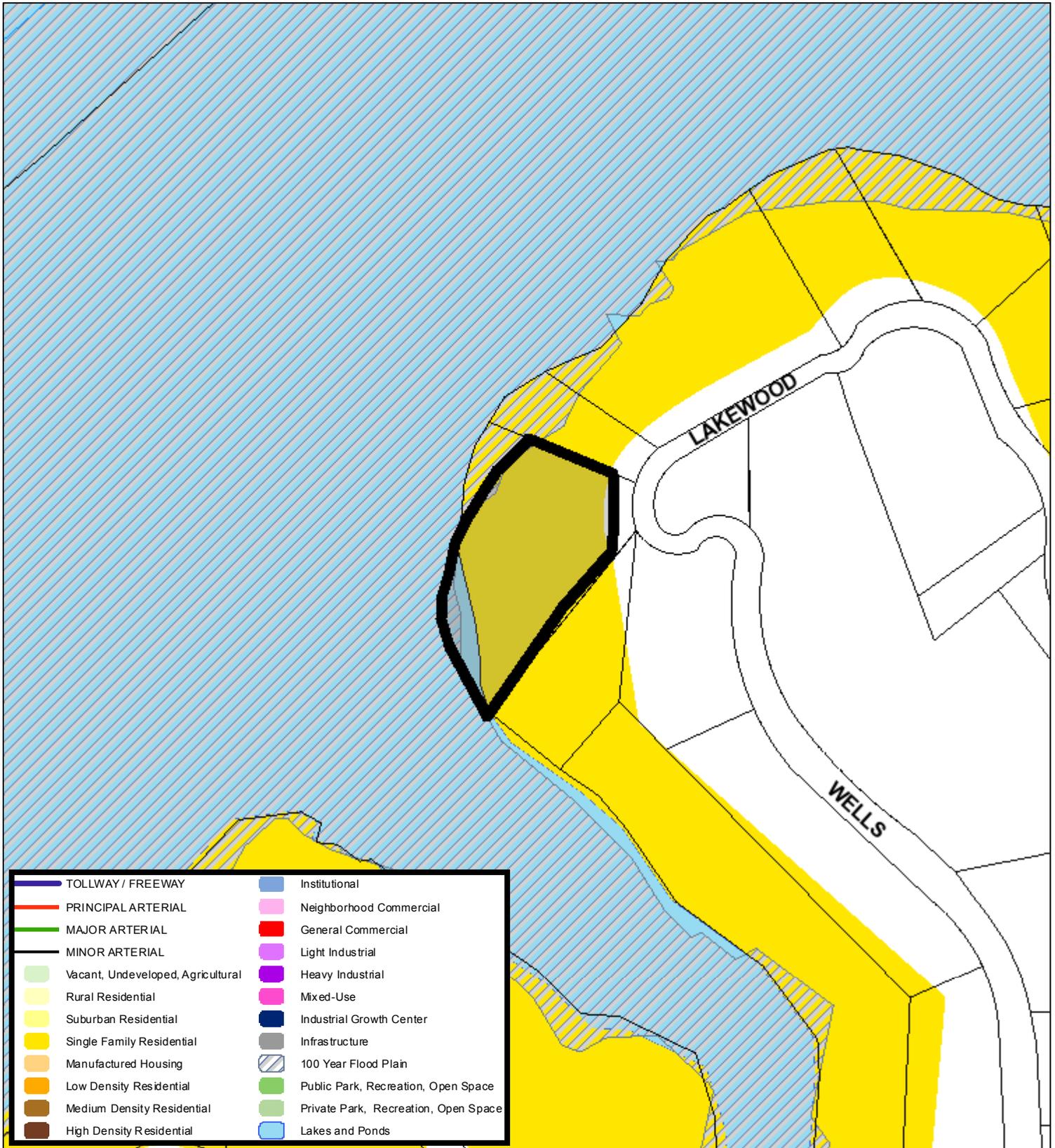
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



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 70 140 280 Feet



- **Chapter 4 “District Regulations” to amend Article 3 “Planned Development (“PD”) District”: Section 4.305. “Uses,” Subsection C.5. related to mini-warehouses; Article 8, Section 4.800 “Nonresidential District Use Table” to clarify that mini-warehouses are permitted by right in Intensive Commercial (“G”) and Light Industrial (“I”) Districts and by Planned Development District in other zoning districts; and**
- **Chapter 5 “Supplemental Use Standards”, to amend Section 5.143 “Warehouse Or Bulk Storage, Warehouse, Mini” to add Supplemental Development Standards for mini-warehouses**

Ms. Murphy explained the text amendment and that it was requested by the Zoning Commission to address the numerous requests for PD Planned Development for mini storage.

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

23. ZC-15-020 City of Fort Worth Water Department (CD 7) 4237 Wells Drive (Lake Worth Leases, Block 9, Lot 10, 0.47 Acres): from “A-5” One-Family to “PD/A-5” Planned Development for all uses in “A-5” One-Family plus cooking facilities in an accessory dwelling unit; site plan waiver requested

Michael Barnard, 4237 Wells Drive, Fort Worth, Texas property owner explained to the Commissioners the request to PD/A-5 to allow for a kitchen in the accessory structure so his father can cook his own meals.

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

**Meeting adjourned: 3:37 p.m.
2/11/15**

Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

Nick Genua, Chair