



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 7, 2015

Council District 5

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

Opposition: 1 letter submitted
Support: None submitted

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

Owner / Applicant: Fort Worth Area Habitat for Humanity

Site Location: 5901 and 5909 Wilbarger and 4320 Cravens Mapsco: 93D

Proposed Use: Residential

Request: From: "E" Neighborhood Commercial

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting a zoning change from "E" Neighborhood Commercial to "A-5" One-Family. The properties are located on the corner of Beach Street and Fossil Creek Dr. The applicant, Trinity Habitat for Humanity, intends to construct several single-family residents in the Carver Heights East neighborhood.

According to their website "Habitat for Humanity International has built, renovated, repaired or improved more than 800,000 quality, affordable homes and has served over 4 million people worldwide. Habitat for Humanity volunteers, working hand-in-hand with the families they serve, build quality, affordable homes using donations of money and materials. Partner families, as our homebuyers are known, invest hundreds of hours of sweat equity in the construction of their homes. Once completed, they buy their homes, making monthly payments on an interest-free mortgage. Their house payments revolve back into Habitat's work; a dollar invested in Habitat is a buck that never stops — it just keeps building."

The site is also located within the confines of the Lake Arlington Master Plan. The City of Arlington, in partnership with the cities of Fort Worth and Kennedale, developed a master plan for Lake Arlington in 2010-2011. The master plan is intended to protect Lake Arlington's water quality to ensure a safe drinking water supply for over 500,000 people, while creating new recreation opportunities and guiding future development around the lake. The plan describes a vision for Lake Arlington; a set of guidelines and standards for protection of water quality; beautification, recreation and open space opportunities; and conceptual development scenarios for the west side of the lake. The City Council adopted a resolution endorsing the Lake Arlington Master Plan in May 2011. The proposed single-family is compatible with this plan. A minor arterial is proposed on the Thoroughfare Plan to provide north-south access in this area.

Site Information:

Owner: Fort Worth Area Habitat for Humanity, Inc.
 3345 S. Jones
 Fort Worth, TX 76110

Agent: Debbie Bingham

Acres: 0.876 acres

Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North "B" Two Family / vacant

East "E" Neighborhood Commercial; PD 438 "PD-SU" for all uses in "A-10" plus horse stables for commercial use / vacant, single-family with horse stables

South "J" Medium Industrial; "FR" General Commercial Restricted / vacant, commercial

West "B" Two Family; "E" Neighborhood Commercial; / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Wilbarger St.	Residential	Residential	No
Cravens Rd.	Residential	Residential	No
Meadow Dr.	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Carver Heights East NA*	East Fort Worth, Inc.
Trinity Habitat for Humanity	Fort Worth ISD
Streams And Valleys Inc	

*Located within this NA

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "A-5" One-Family. Surrounding land uses are primarily vacant with single-family and commercial uses to the south, and horse stables east of the Cravens site.

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

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as single-family. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

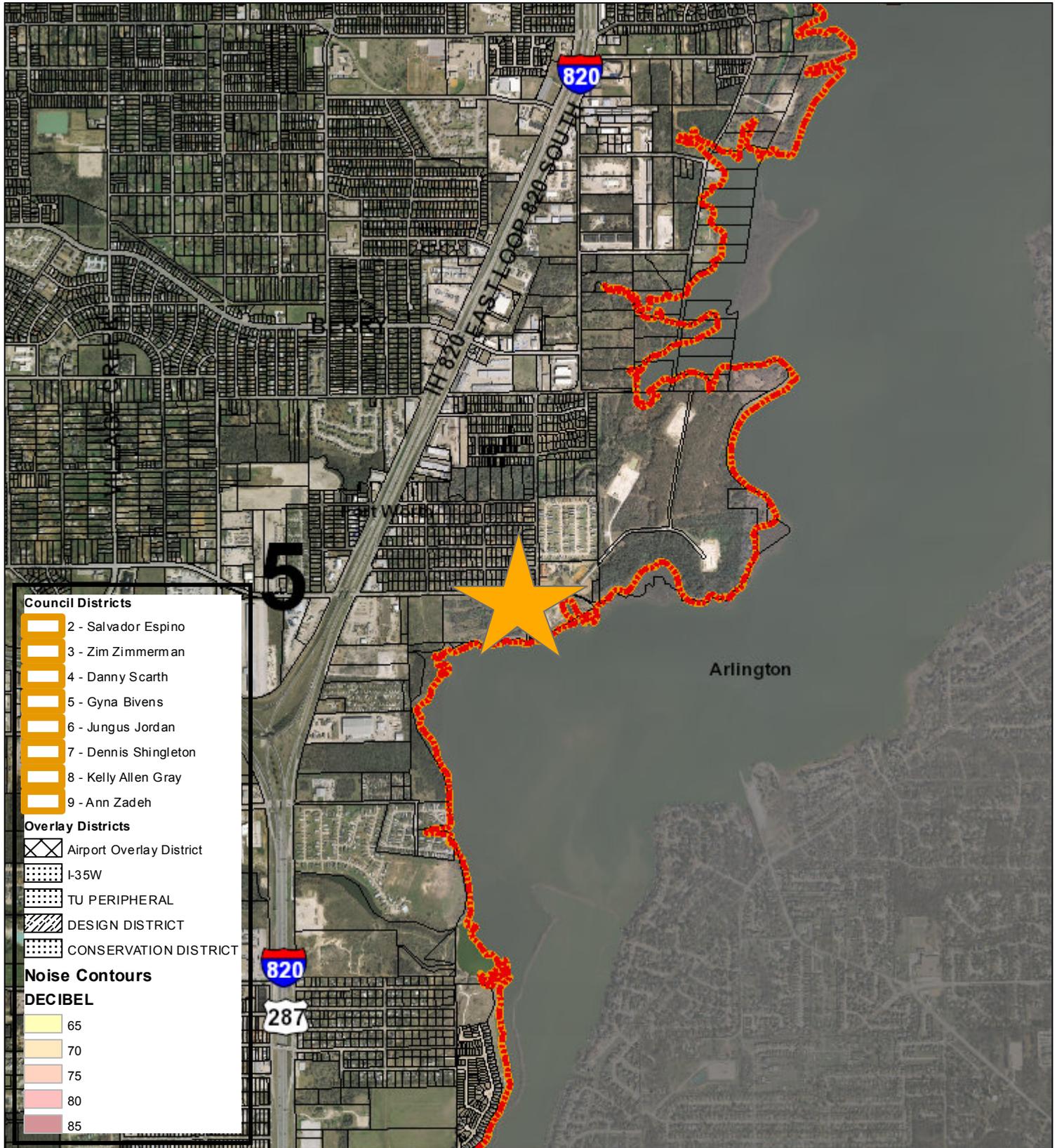
Based on the conformance with the future land use map the proposed zoning **is consistent** with the Comprehensive Plan.

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 Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

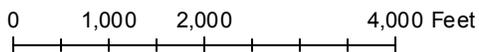
Overlay Districts

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

Noise Contours

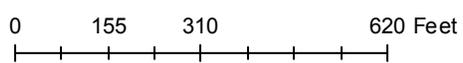
DECIBEL

-  65
-  70
-  75
-  80
-  85

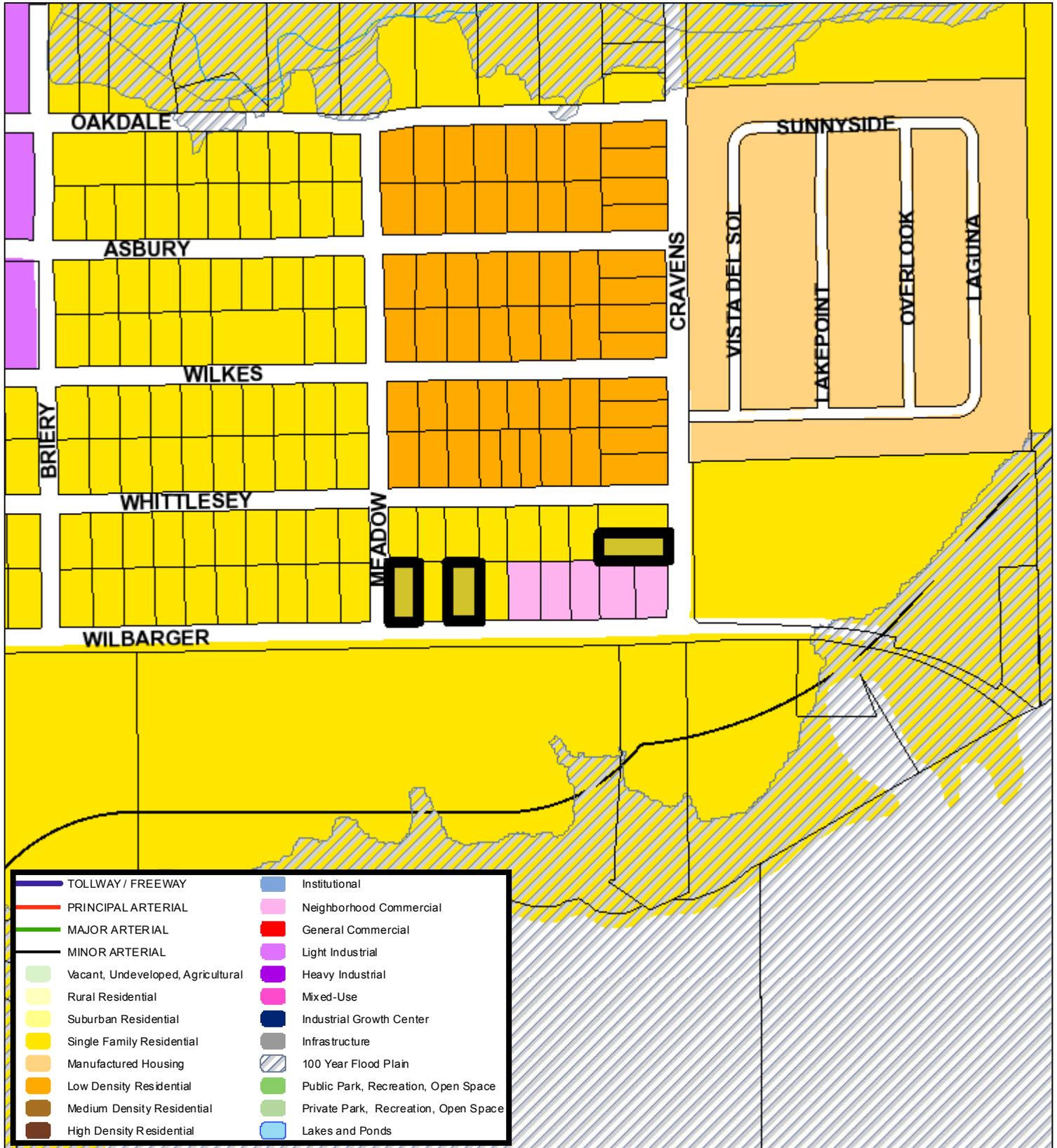


Area Zoning Map

Applicant: FW Area Habitat for Humanity
 Address: 5901 & 5909 Wilbarger Street, 4320 S. Cravens Road
 Zoning From: E
 Zoning To: A-5
 Acres: 0.87621982
 Mapsco: 93D
 Sector/District: Southeast
 Commission Date: 3/11/2015
 Contact: 817-392-8043



Future Land Use

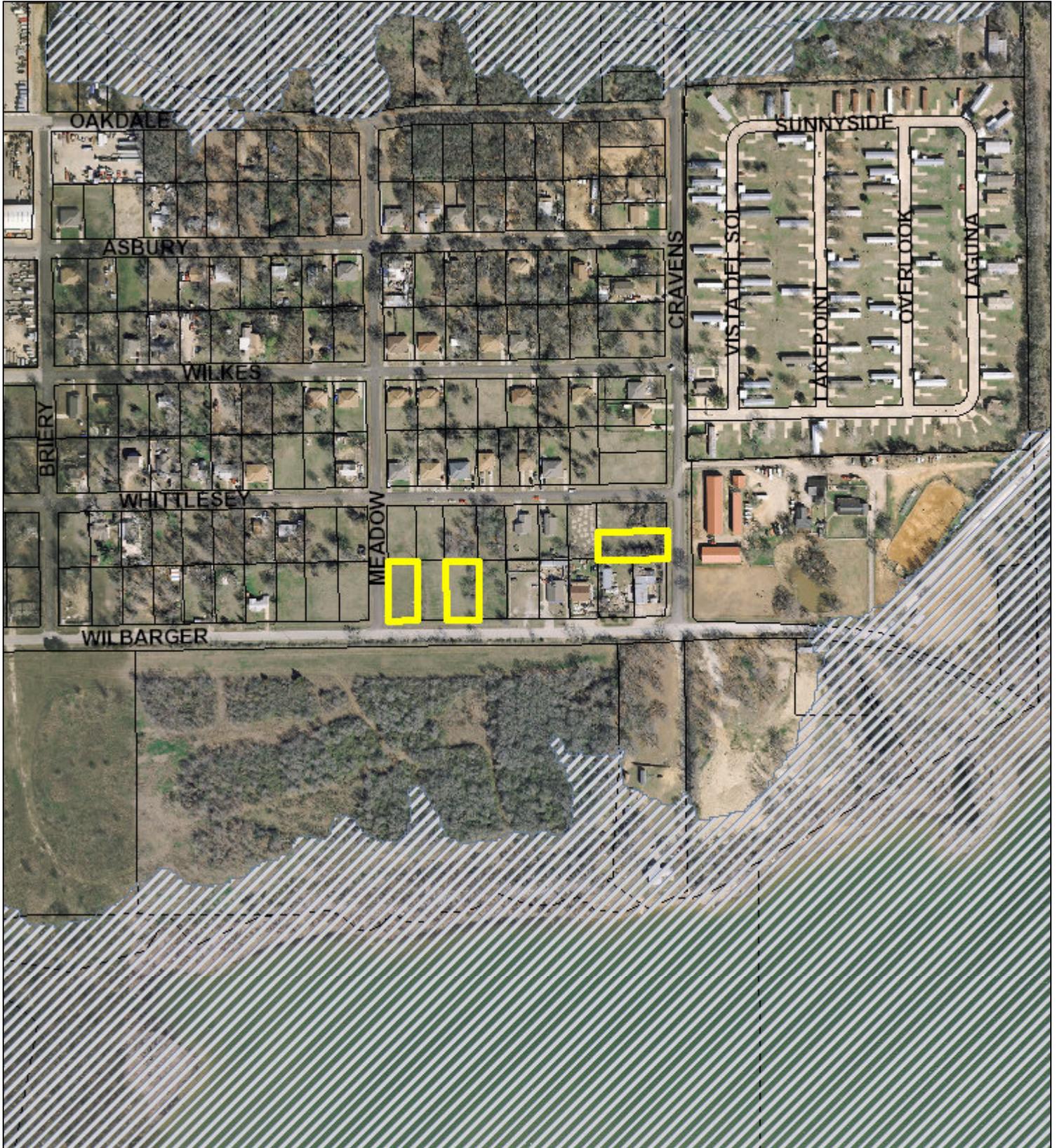


340 170 0 340 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 220 440 880 Feet



5. ZC-15-023 Armando Hernandez (CD 8) – 1400 Campbell and 3600-3606 E. Rosedale (A S Hall Addition, Block 10, Lots 10 & 11 less row and Polytechnic Heights Addition, Block 23, Lot 12, 0.44 Acres): from “CF” Community Facilities to “E” Neighborhood Commercial

Armando Hernandez, 2000 Watson Street, Fort Worth, Texas and the property owner explained to the Commissioners the request to rezone from CF to E is because of the difficulty to rent anything with CF zoning. He wants to rezone to E so he can have one of the properties used for his personal office and possibly a beauty salon in the other one. Mr. Hernandez said he would like the property on Campbell to be his office. Ms. Conlin said that would work

Ms. Conlin mentioned to Mr. Hernandez they would like to see E zoning along Rosedale and ER for the property on Campbell so that no alcohol can be sold on that property. Mr. Hernandez was agreeable.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request as Amended to E for 3600 and 3606 E. Rosedale and ER for 1400 Campbell, seconded by Mr. Flores. The motion carried unanimously 8-0.

6. ZC-15-024 Fort Worth Area Habitat for Humanity (CD 5) – 5901 & 5909 Wilbarger and 4320 S. Cravens (Wilkes Estates, Block 1, Lots 7, 9, & 18, 0.87 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Debbie Bingham, 6801 Winchester, Fort Worth, Texas representing Fort Worth Area Habitat for Humanity explained to the Commissioners they have a partnership agreement with Carver Heights East NA to build habitat homes and revitalize the neighborhood.

Mr. Genua asked if she has spoken with Mr. Thomas. Ms. Bingham said yes she tried to purchase some of his lots but he didn’t say why he was in opposition to building habitat homes.

Ms. McDougall asked if she has had any communication with the City of Arlington or Councilwoman Bivens in regards to this. Ms. Bingham said no.

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

<i>Document received for written correspondence</i>				ZC-15-024
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Ernest Thomas	Multiple properties	In	Opposition	Sent letter in

7. ZC-15-025 City of Fort Worth/Lodgestar Investment (CD 5) 4200 and 4600 Blocks Highway 360 (Vincent J. Hutton Survey, Abstract #681, 13.17 Acres): from “J” Medium Industrial to “G” Intensive Commercial