



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2015

Council District 7

Zoning Commission Recommendation:
Approval as Amended and to Deny without Prejudice 6013
El Campo and 2405 & 2409 Winthrop by a vote of 7-0

Continued Yes ___ No X
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Opposition: One person spoke
Support: One person spoke, several present

Owner / Applicant: **City of Fort Worth/Petition for 5800 - 6100 blocks El Campo Ave, 2405 & 2409 Winthrop**

Site Location: Generally 5800 - 6100 blocks El Campo Ave, 2405 & 2409 Winthrop
Mapsc0: 74H

Proposed Use: **Single Family Residential**

Request: From: "A-5" One-Family
To: "A-10" One-Family

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

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

Background:

This area was zoned "A" One-Family along with their annexation by 1947. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. Thirty-one parcels comprise the area to be rezoned. Owners representing 67.74% of the parcels and 70.37% of the land area signed a petition in favor of rezoning to "A-10" One-Family.

On June 24, 2015, the City Plan Commission approved a plat to divide 6013 El Campo into two lots. These lots conform to the current A-5 zoning district but would not conform to the A-10 lot size of minimum 10,000 s.f.. Another lot on El Campo is also being divided but will meet the regulations of A-10. In order to provide a clearly defined district, the Zoning Commission recommended denial of three lots at the edge of the boundaries that includes this newly divided lot.

Site Information:

Owner: Various (see petition property owner list)
Agent / Consultant: City of Fort Worth
Acreage: 16.68 ac.
Comprehensive Plan Area: Arlington Heights & Western Hills/Ridglea
Surrounding Zoning and Land Uses:
North City of Westover Hills/ Single family

East "A-5" One-Family / Single family
 South "B" Two-Family, "G" Intensive Commercial / Single family and office
 West "A-5" One-Family / Church

Public Notification:

The following Neighborhood Associations were notified:

West Byers NA	Fort Worth ISD
Westside Alliance	Streams and Valleys Inc
Ridglea North NA	Trinity Habitat for Humanity
Ridgmar NA	

Recent Relevant Zoning and Platting History:

Zoning History: None.

Platting History: FS-14-213, Harry B. Friedman/Arlington Heights and FS-15-070 Westover Ridge.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
El Campo Avenue	2 lanes undivided	none – residential street	none
Winthrop 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 proposed "A-10" One-Family district **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the site as Single Family. The proposed zoning conforms to the following Comprehensive Plan policies:

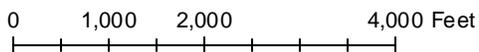
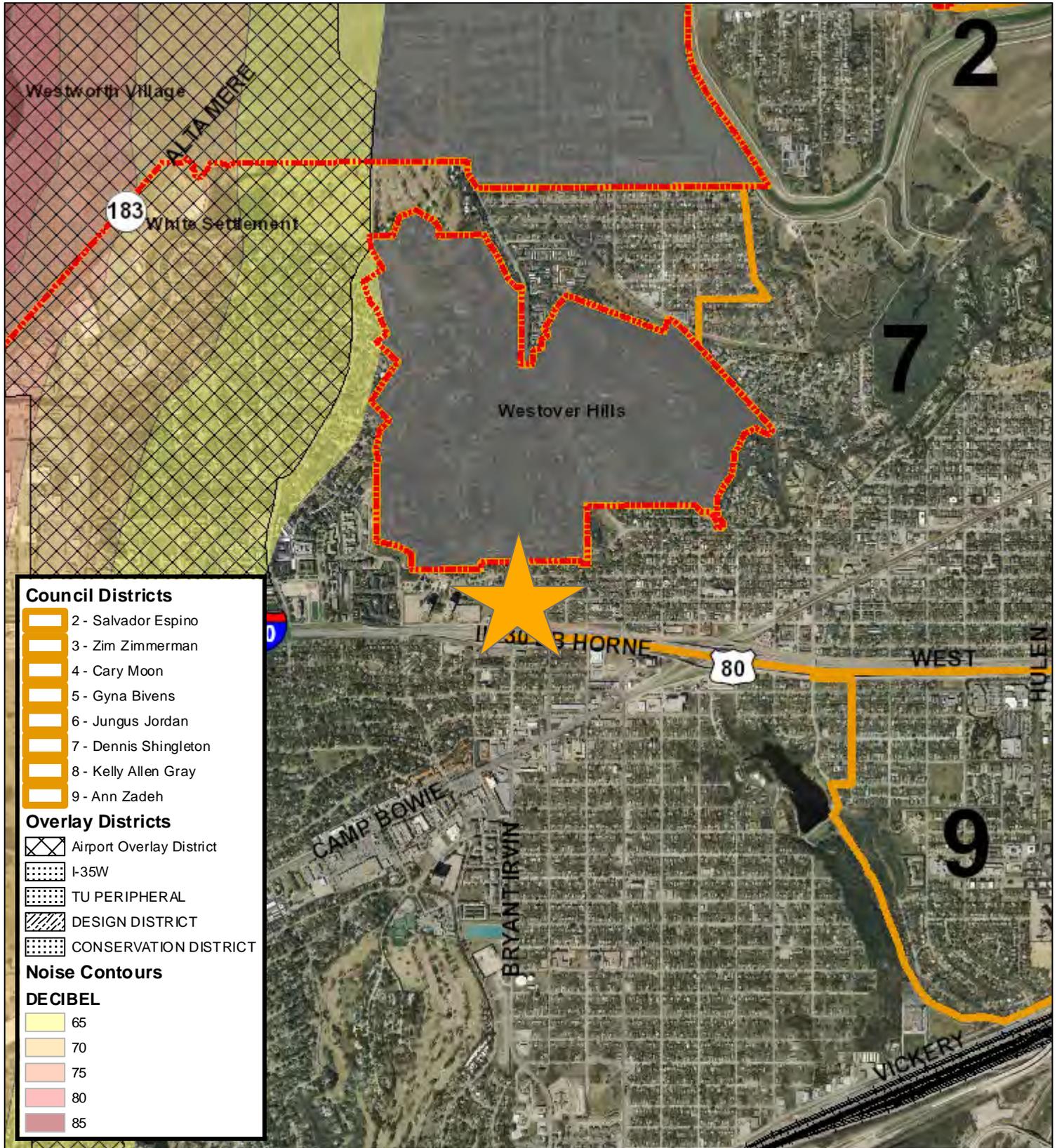
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are 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 2015 Comprehensive Plan.

Attachments:

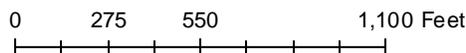
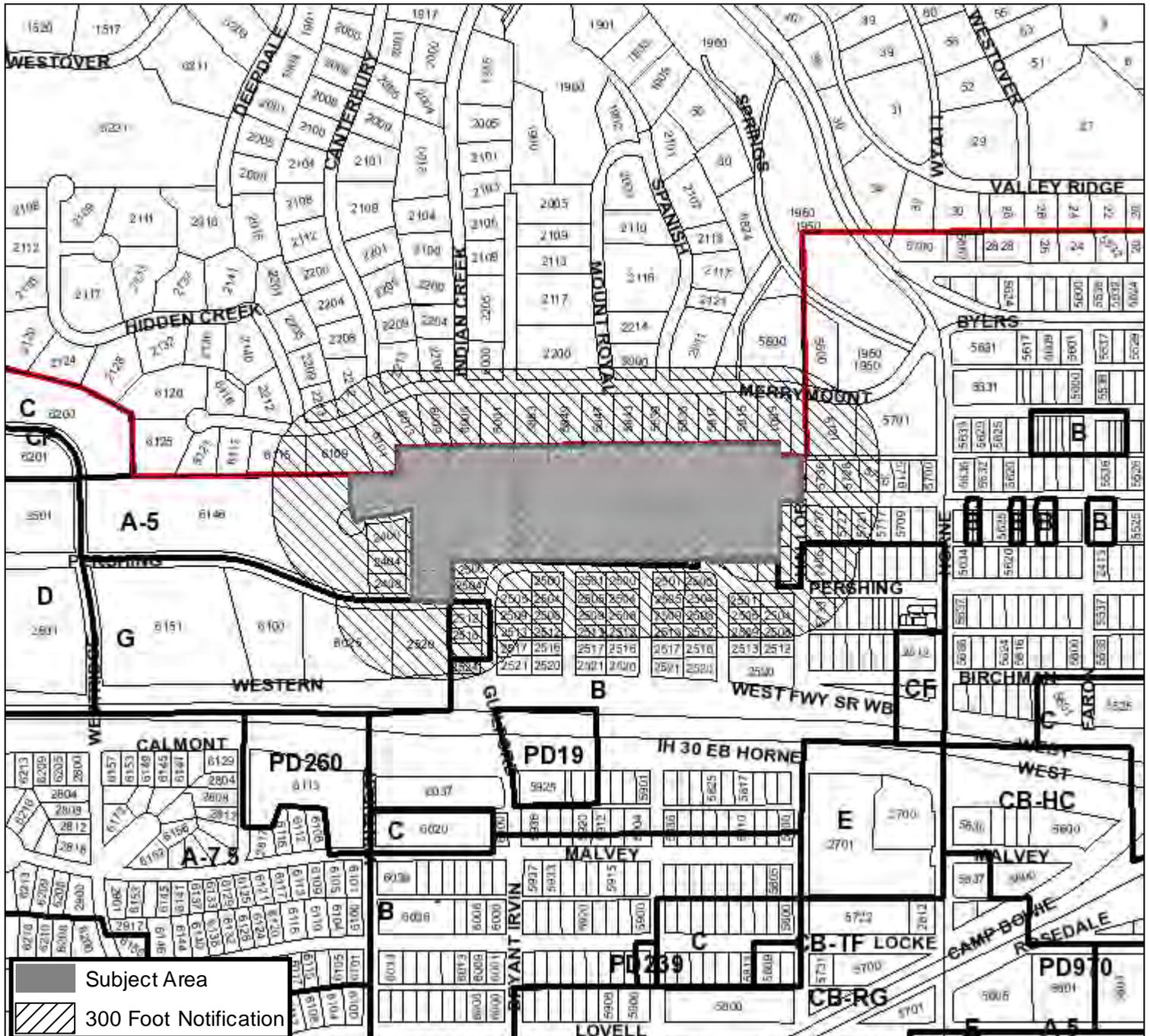
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Petition Verification
- Minutes from the Zoning Commission meeting

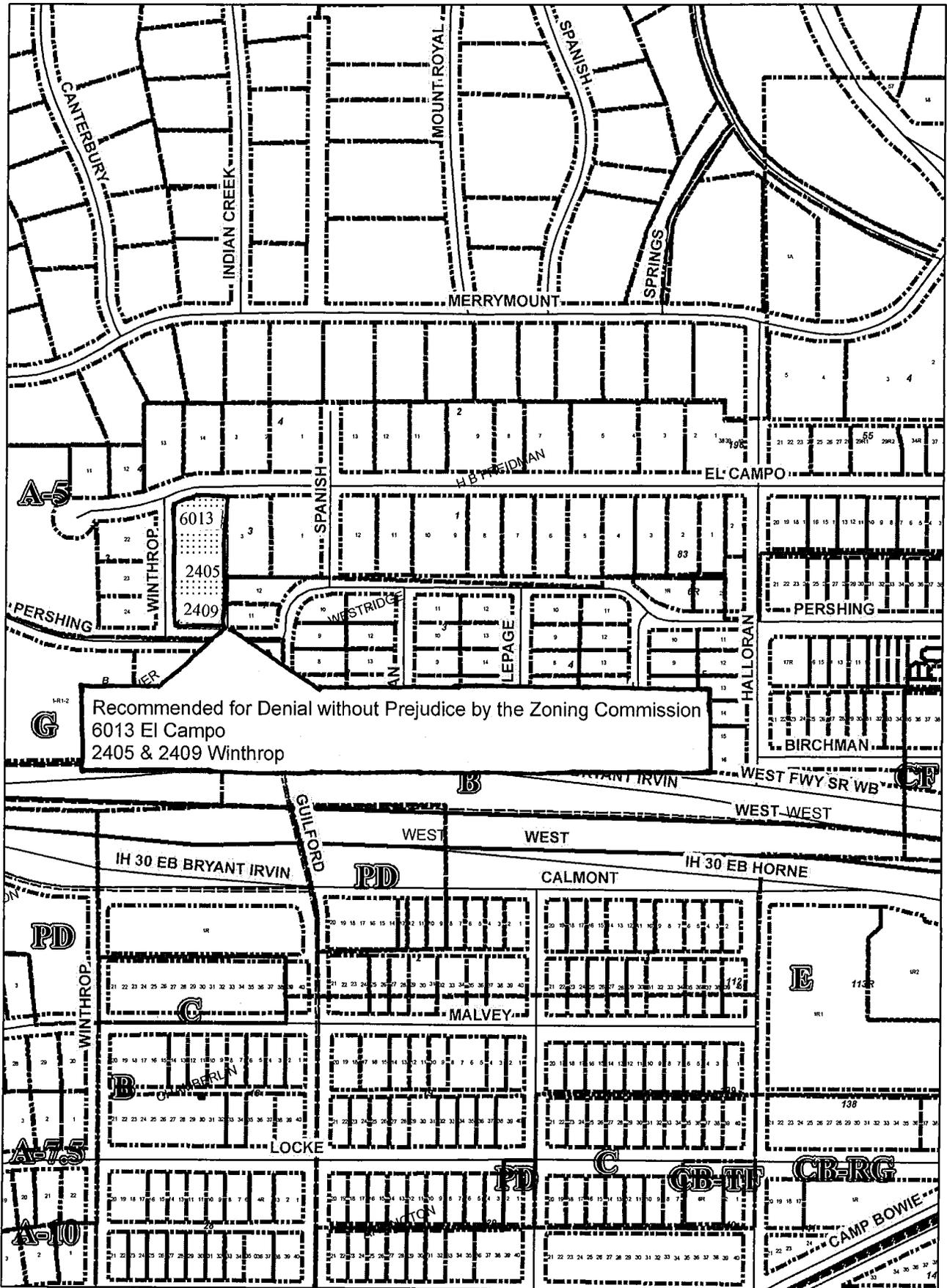
Area Map



Area Zoning Map

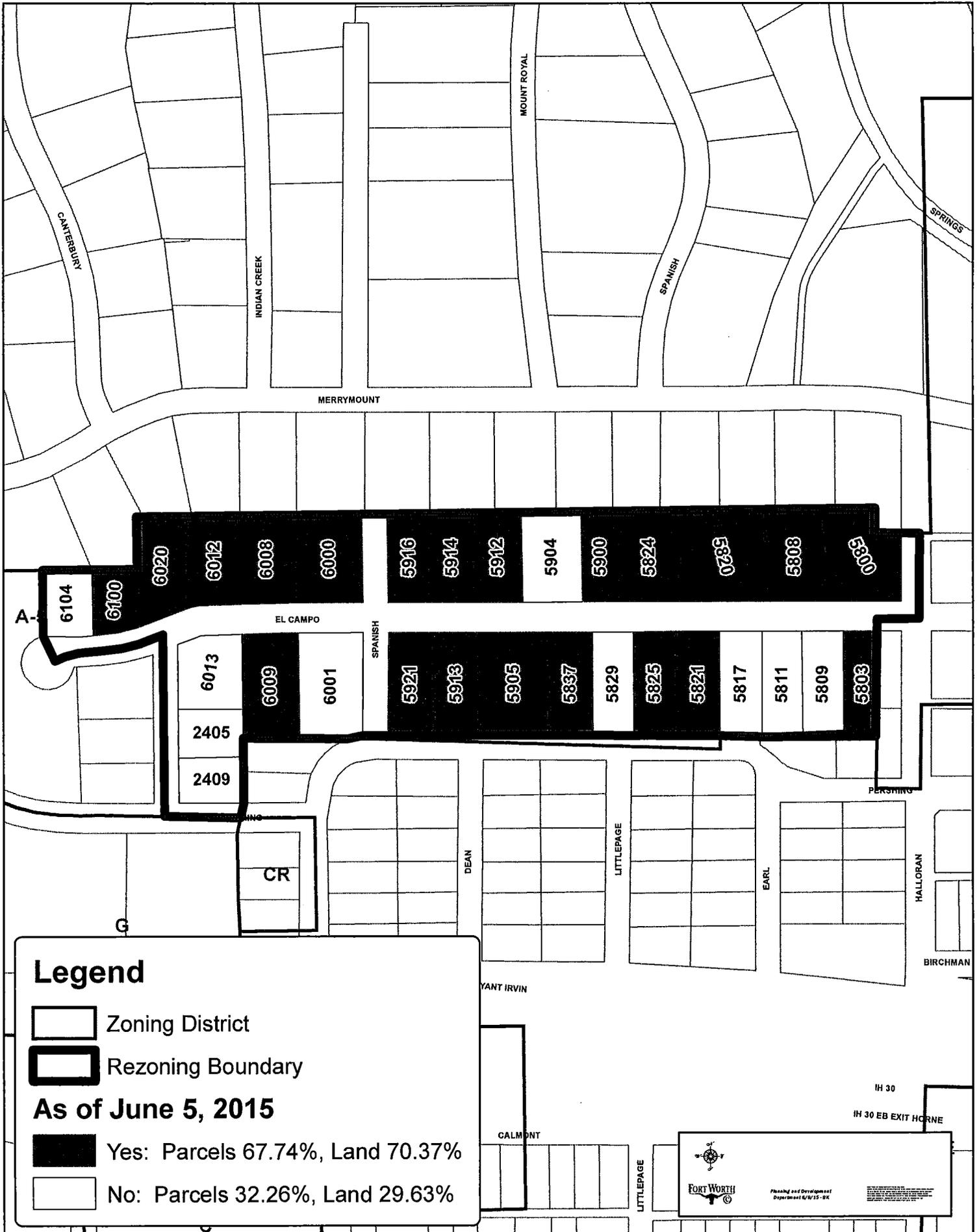
Applicant: City of Fort Worth Planning & Development
 Address: 5800 - 6100 blocks El Campo Ave, 2405 & 2409 Winthrop
 Zoning From: A-5
 Zoning To: A-10
 Acres: 16.68455779
 Mapsco: 74H
 Sector/District: Arlington Hts/WHR
 Commission Date: 7/8/2015
 Contact: 817-392-8190



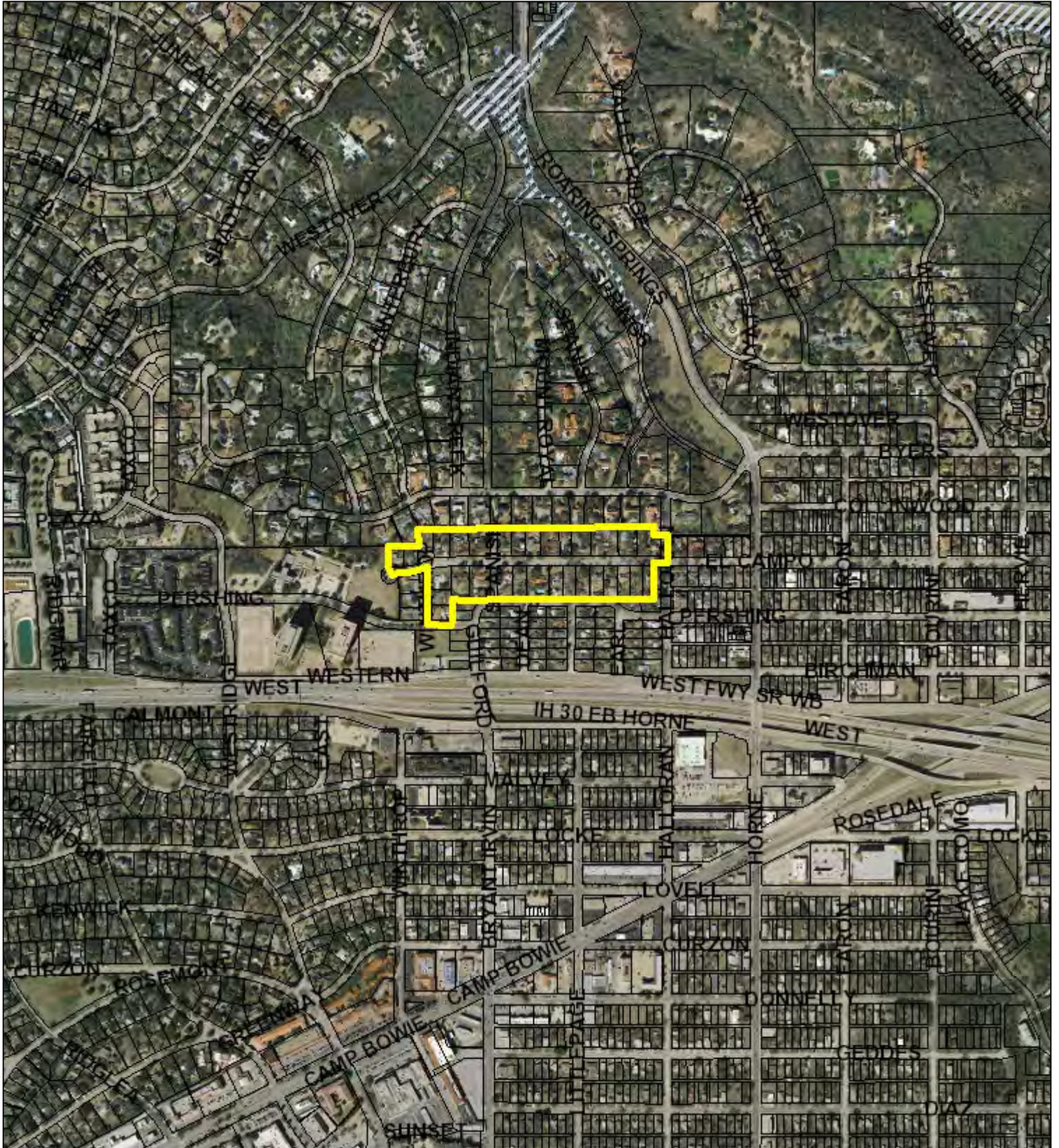


5800 - 6100 blocks El Campo Avenue

EXHIBIT A



Aerial Photo Map



0 500 1,000 2,000 Feet



<i>Document received for written correspondence</i>					<i>ZC-15-094</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Paul Bounds	City of Ft Worth Water		Opposition		Sent letter in

17. ZC-15-095 City of Fort Worth Planning & Development (CD 3 & 7) 5800-6100 Blocks of El Campo Avenue and 2405 & 2409 Winthrop (see addresses in case file, 16.68 Acres): from “A-5” One-Family to “A-10” One-Family

Kelly McLean, 5913 El Campo, Fort Worth, Texas representing the neighborhood explained to the Commissioners the request to rezone this area to “A-10” to eliminate builders from coming in and subdividing into smaller lots. Ms. McLean mentioned the two lots that were already being subdivided and they would become legal non-conforming.

Mr. Flores mentioned the option of taking those lots out of the request.

Cole Bryan, 300 Burnette, Suite 160, Fort Worth, Texas representing the trust for 2409 Winthrop mentioned to the Commissioners his clients are in support of any changes.

Pam McAlister, 6020 El Campo, Fort Worth, Texas spoke in support.

John & Ann Wright, 6013 El Campo, Fort Worth, Texas spoke in opposition. He did mention they replatted this property and build some nice homes. He is requesting his lot to be excluded.

In rebuttal Charles Royer, 5905 El Campo, Fort Worth, Texas spoke in support

Motion: Following brief discussion, Mr. Northern recommended Approval as Amended of the request and Deny without Prejudice 6013 El Campo, 2405 & 2409 Winthrop, seconded by Mr. Reeves. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>					<i>ZC-15-095</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Kelly McLean	5913 El Campo	In		Support	Spoke at hearing
Cole Bryan representing property owner	2409 Winthrop	In		Support	Spoke at hearing
Pam McAlister	6020 El Campo	In		Support	Spoke at hearing
John & Ann Wright	6013 El Campo	In	Opposition		Spoke at hearing
Charles Royer	5909 El Campo	In		Support	Spoke at hearing
Richard McCado	2512 Earl Ln	In		Support	Sent letter in