



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 13, 2015

**Council District** 9

<b>Zoning Commission Recommendation:</b> Denial by a vote of 8-0  <b>Opposition:</b> One submitted <b>Support:</b> None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Sangalli Private Ventures, LLC

**Site Location:** 2945 South Hills Avenue Mapsco: 90A

**Proposed Use:** Duplex

**Request:** From: "A-5" One-Family/TCU Residential Overlay  
To: "B" Two-Family/TCU Residential Overlay

**Land Use Compatibility:** Requested change is not compatible.

**Comprehensive Plan Consistency:** Requested change is not consistent.  
**(Significant Deviation)**

**Background:**

The proposed site is located east of University and north of Granbury Road. The applicant is proposing to rezone to "B" Two-Family for duplex zoning. The applicant is proposing to construct two attached two-story units with three bedrooms per unit. The units will each have a garage and share a common driveway.

The property is within the TCU Residential overlay. Currently, as an "A" district, the limitation of 3 unrelated persons per unit applies. If rezoned to "B", the property will not be removed from the overlay but the limitation would not apply.

The neighborhood is primarily single-family throughout the block face. The proposed zoning change is two lots into the neighborhood.

**Site Information:**

Owner: Michael Sangalli  
1620 Wabash  
Fort Worth, TX 76107  
Acreage: 0.17 acres

Comprehensive Plan Sector:  
Surrounding Zoning and Land Uses:  
North "A-5" One-Family / single-family  
East "A-5" One-Family / single-family  
South "ER" Neighborhood Commercial Restricted / commercial office

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)
South Hills	Two-way	Two-way	No
University Dr	Minor Arterial	Minor Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

Organizations Notified	
Bluebonnet Hills NA*	Streams & Valleys
Westcliff NA	Trinity Habitat for Humanity
Neighbors Working Together	Fort Worth ISD

Closest neighborhood association Bluebonnet Hills NA\*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone to "B" for duplex residential zoning. Surrounding land uses consist of single-family to the north, east, and west with commercial offices to the south fronting Granbury Road.

The proposed zoning **is not compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

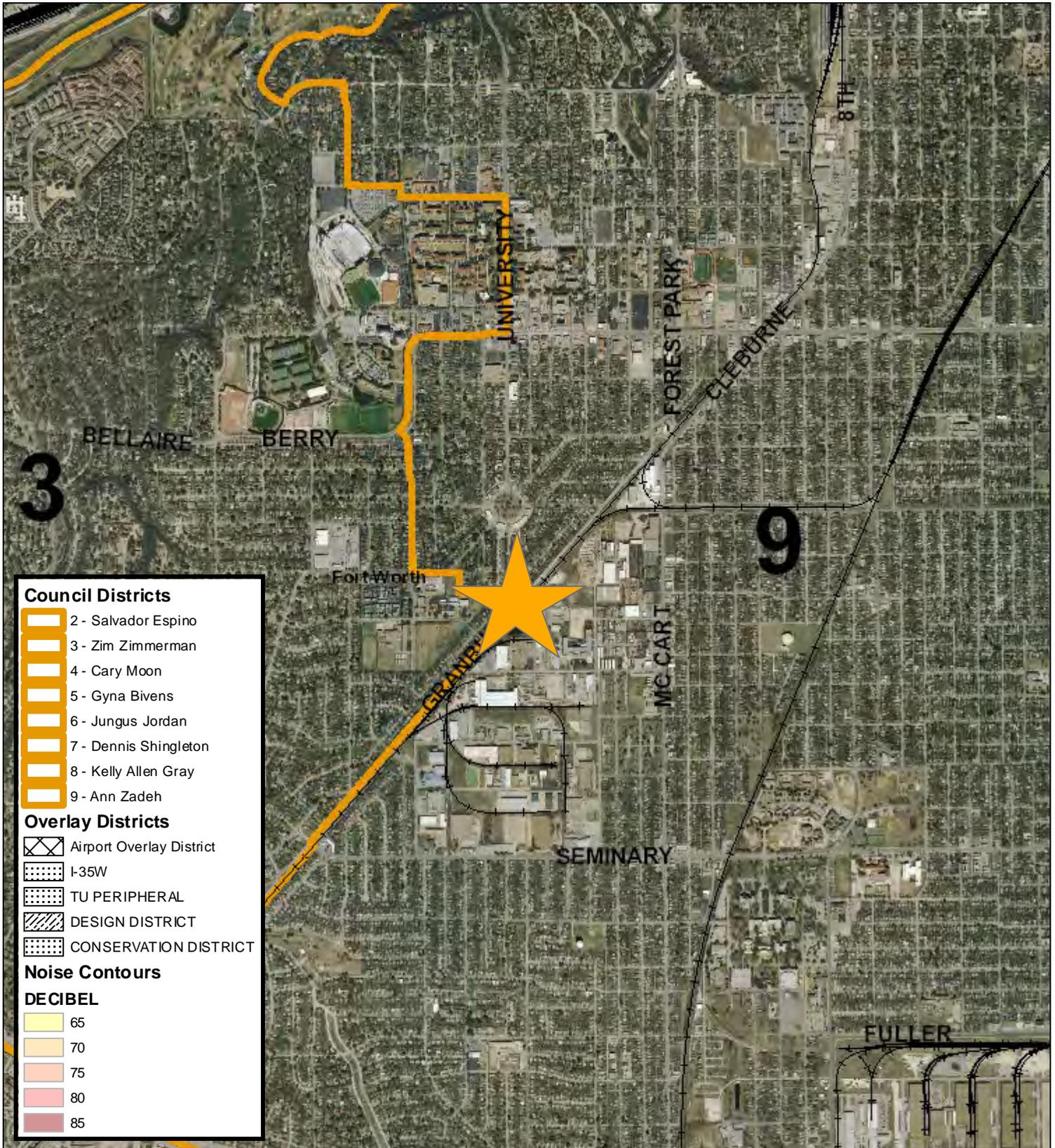
The 2015 Comprehensive Plan designates the subject property as Single-Family Residential. The requested zoning change **is not consistent (Significant Deviation)** with the Comprehensive Plan. The entire block on both sides consists of single-family structures. The proposed site is not consistent with the following Comprehensive Plan policies:

- 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)

**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

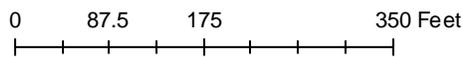


## Area Zoning Map

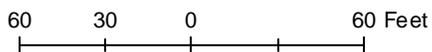
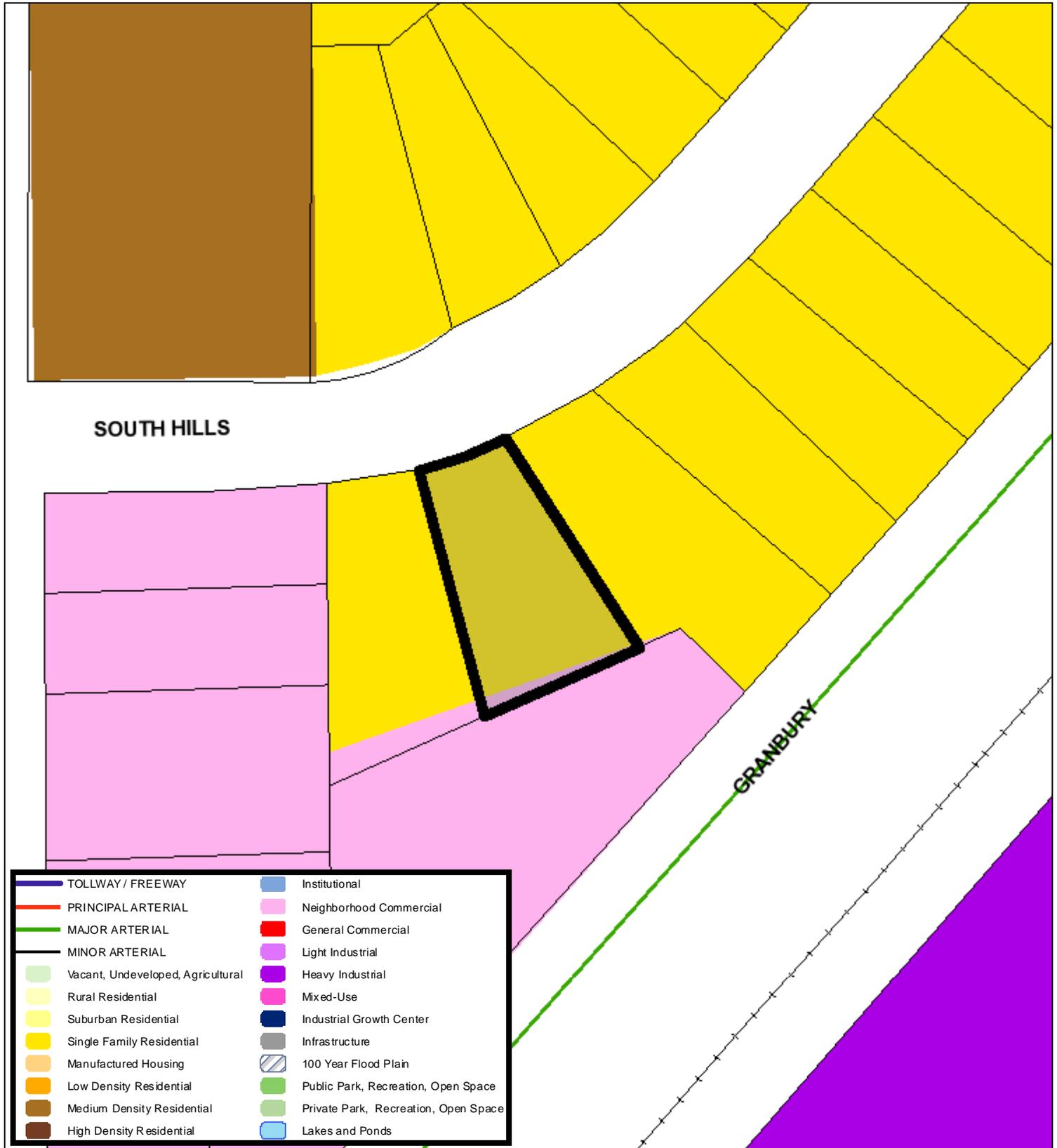
Applicant: Sangalli Private Ventures, LLC  
 Address: 2945 South Hills Avenue  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 0.1833721  
 Mapsco: 90A  
 Sector/District: TCU/W.cliff  
 Commission Date: 9/9/2015  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification



### Future Land Use



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 40 80 160 Feet



Kimberly Cole, 500 W. 7<sup>th</sup> Street, Suite 300, Fort Worth, Texas representing FW Mason Heights explained to the Commissioners she is here to answer any questions.

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

**4. ZC-15-116 David & Denise Greenwood (CD 4) 4809 Ray White Road (All American Farms, Block 1, Lot 3, 7.19 Acres): from “A-10” One-Family to “A-5” One-Family**

Denise Greenwood, 1212 Ruby Lea Lane, Fort Worth, Texas property owner, spoke in support of the request.

Mr. Genua asked if she was asking for a continuance. Ms. Greenwood said no.

John Pitstick, 700 W. Harwood Road, Hurst, Texas representing David & Denise Greenwood explained to the Commissioners they were thinking they would need to postpone the case, but after working with the neighborhood they want to move forward. They did meet with the adjacent property owner last night and mentioned staff should have received a letter of support.

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

<i>Document received for written correspondence</i>					<i>ZC-15-116</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Patrick Samples/ Hillsborough HOA	NA	Out		Support	Sent letter in

**IV. New Cases**

**5. ZC-15-119 Sangalli Private Ventures (CD 9) 2945 South Hills Drive (Bluebonnet Hills, Block 24, Lot 37, 0.18 Acres): from “A-5” One-Family/TCU Overlay to “B” Two-Family/TCU Overlay**

Burke Taylor, 3805 Bellaire Drive S., Fort Worth, Texas representing Sangalli Private Ventures explained to the Commissioners they would like to put a duplex on a single-family lot. They’ve had conversations with some of the neighbors and local organizations. There is some concern because the area is mostly single-family.

Alonzo Aguilar, 3725 Stuart Drive, Fort Worth, Texas representing Neighbors Working Together spoke in opposition. Mr. Aguilar asked the applicant if this property is for students to rent and he said no. When asked if the students applied to rent would he allow them, the applicant said yes.

Robert Snoke, 3826 6<sup>th</sup> Avenue, Fort Worth, Texas representing Rosemont NA spoke in opposition.

Genna Banta, 3209 Greene Avenue and Paul Billman, 3037 Alton Road, Fort Worth, Texas both spoke in opposition.

In rebuttal, Mr. Taylor acknowledged the concerns and said they have no intentions on selling the property.

Ms. McDougall asked why build a duplex. Mr. Taylor said they have done very well with duplexes and it helps on costs.

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

<i>Document received for written correspondence</i>					<b>ZC-15-119</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Alonzo Aquilar/ Neighbors Working Together	3725 Stuart	Out	Opposition		Spoke at hearing
Robert Snoke/ Rosemont NA	3826 6 <sup>th</sup> Ave	Out	Opposition		Spoke at hearing
Genna Banta	3209 Greene Ave	Out	Opposition		Spoke at hearing
Paul Billman	3037 Alton Rd	Out	Opposition		Spoke at hearing
Joeseeph Watson	3549 Mission	In	Opposition		Sent letter in
Mary Ruth	2949 South Hills	In	Opposition		Sent letter in

**6. SP-15-010 All Storage, Granbury Station (CD 6) 7000 Granbury Road (Granbury Station Addition, Block 3, Lot 2R2-3, 4.95 Acres): from PD951 Planned Development for all uses “F” General Commercial plus mini-warehouses to amend PD951 to add storage buildings**

John Morris, 1903 Peco Drive, Arlington, Texas representing All Storage Granbury Station explained to the Commissioners they are adding three buildings within the existing property line.

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

**7. ZC-15-120 Nicki Nguyen (CD 4) 3121 NE 28<sup>th</sup> Street (McDonnell Subdivision, Lot 4, 0.69 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto sales and repair; site plan waiver requested**