



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 5, 2016

Council District 8

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

Opposition: None submitted
Support: Property owner

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

Owner / Applicant: City of Fort Worth/Petition for 3600 block (odds) Galvez Avenue

Site Location: 3600 block (odds) Galvez Avenue Mapsco: 63V, 64S

Proposed Use: Single Family Residential

Request: From: "J" Medium Industrial

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

This area of the Riverside Addition – Fort Worth has been zoned "J" Medium Industrial since 1940. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. Ten parcels comprise the area to be rezoned. Owners representing 50.0% of the parcels and 57.0% of the land area signed a petition in favor of rezoning to "A-5" One-Family.

At the Zoning Commission meeting, a property owner explained that he wanted to build a house on his property and realized it was zoned for industrial uses and therefore if his or his neighbors' houses were demolished that they could not rebuild. He worked with staff and his neighbors and requested that the property be rezoned through the petition process to single family. He operates a plumbing business adjacent to the lot where he wants to build his home and understands that rezoning the block will make the business legal nonconforming.

Site Information:

Owner: Various (see petition property owner list)
Agent / Consultant: City of Fort Worth
Acreage: 2.35 ac.
Comprehensive Plan Area: Northeast

Surrounding Zoning and Land Uses:

- North "B" Two-Family / Single family, 2 duplexes, and vacant land
- East "B" Two-Family / Single family
- South "J" Medium Industrial / Single family and industrial uses
- West "J" Medium Industrial / Natural gas tank battery and industrial uses

Public Notification:

The following Neighborhood Associations were notified:

Neighborhoods of East Fort Worth
East Fort Worth Business Assn
East Fort Worth, Inc.
Eastside Sector Alliance
Fort Worth ISD

Riverside Alliance
United Riverside Rebuilding Corporation,
Streams and Valleys Inc
Trinity Habitat for Humanity

Recent Relevant Zoning and Platting History:

Zoning History: None.

Platting History: None.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Galvez Avenue	2 lanes undivided	none – residential street	none
Covelo Avenue	2 lanes undivided	none – residential street	none
Denair Avenue	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-5” 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

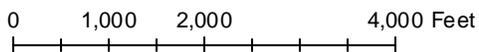
Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: 3600 block (odds) Galvez Avenue
 Zoning From: J
 Zoning To: A-5
 Acres: 2.35434605
 Mapsco: 63V, 64S
 Sector/District: Northeast
 Commission Date: 3/9/2016
 Contact: 817-392-8190

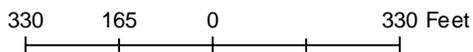
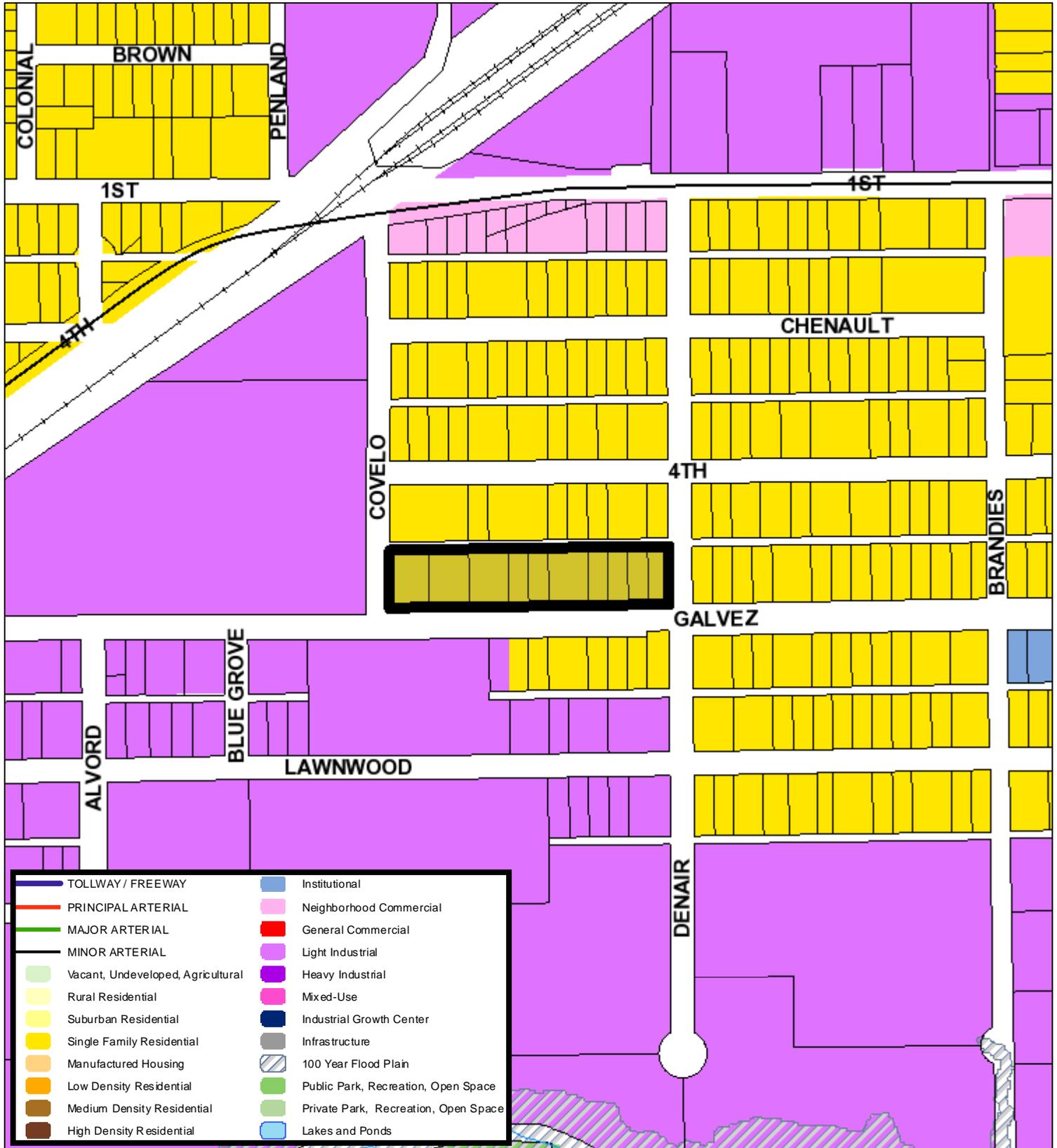


0 155 310 620 Feet

Area Map



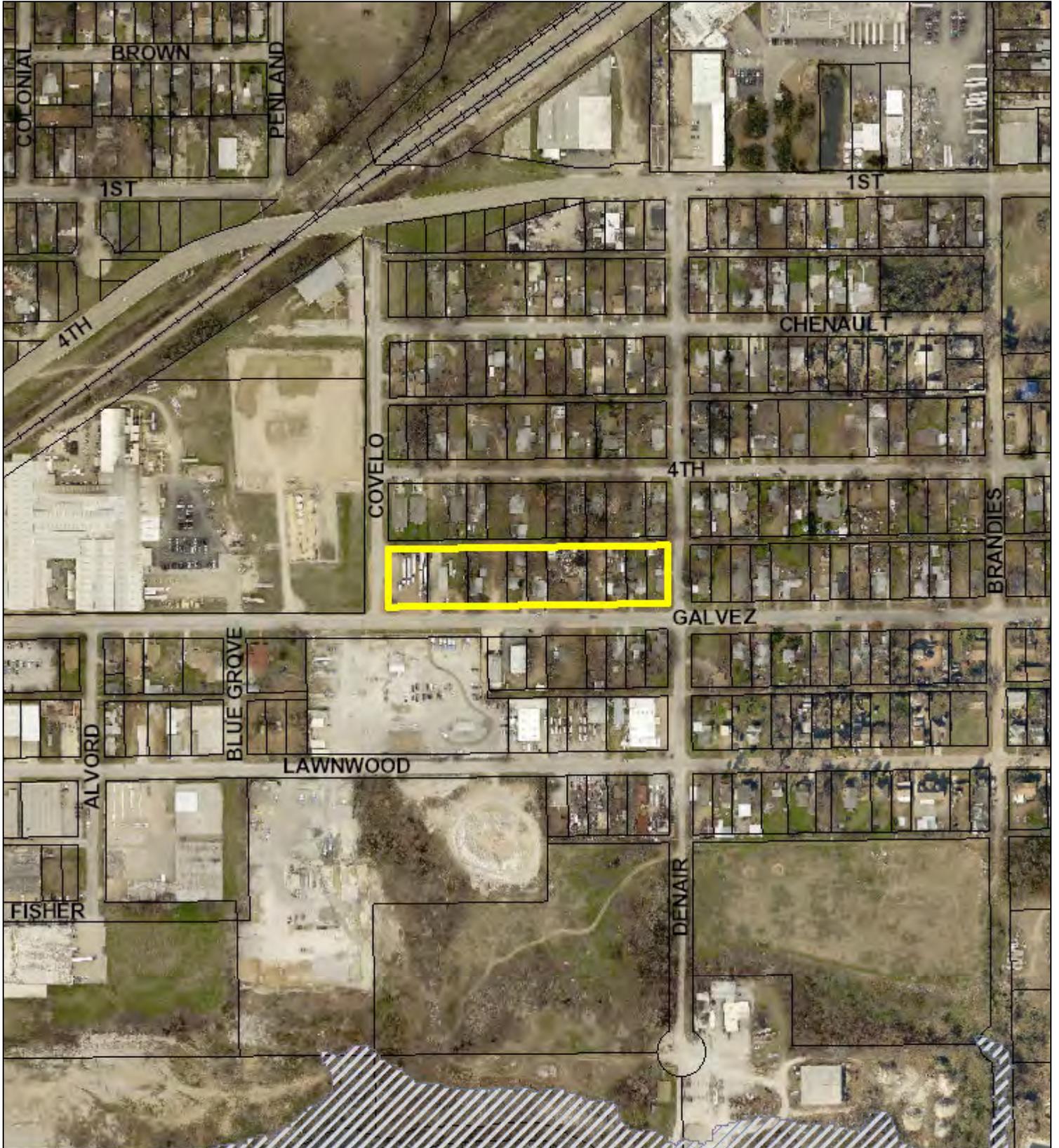
Future Land Use



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

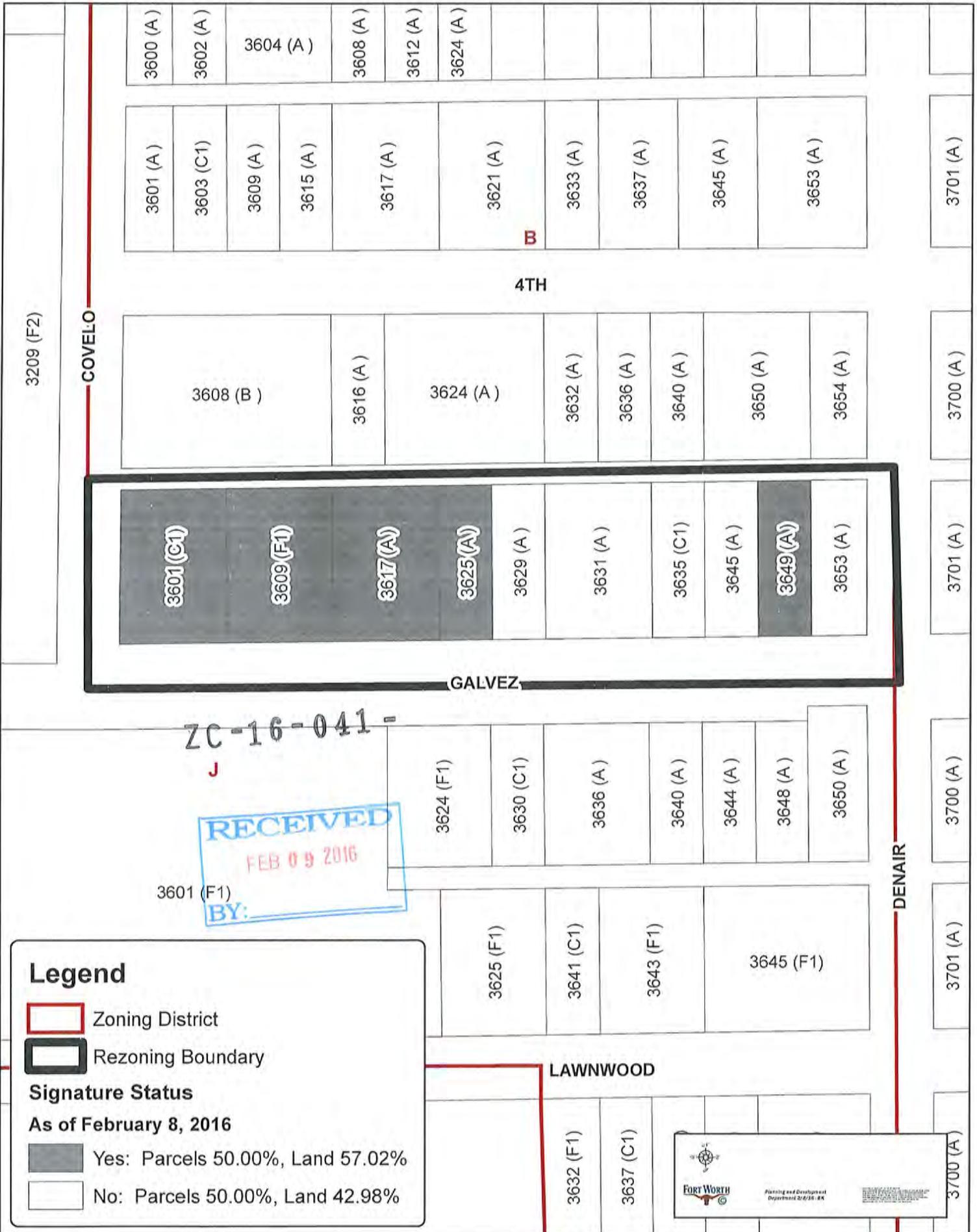


0 212.5 425 850 Feet



3600 block Galvez Avenue

EXHIBIT A



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

<i>Document received for written correspondence</i>					ZC-16-039
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Dick LeBlanc/Developer	3001 Knox St	Out		Support	Spoke at hearing

10. ZC-16-040 Fossil Ridge Ltd Etal (CD 2) 2800 Sedona Ranch Drive (Samuel Lockhart Survey, Abstract 977, 4.87 Acres): from “C” Medium Density Multifamily to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus assisted living and memory care; site plan included

No one was present. Mr. Flores made a motion to table the case to the end of the agenda, seconded by Ms. Dunn. The motion carried unanimously 9-0.

The case was called at the end of the agenda, no one was present.

Motion: Following brief discussion, Mr. Flores recommended a 30 day Continuance of the request, seconded by Ms. Dunn. The motion carried unanimously 9-0.

11. ZC-16-041 City of Fort Worth Planning and Development/Petition (CD 8) 3600 Block (odds) Galvez Avenue (Riverside Addition, Block 39, Lots 15-28, 2.35 Acres): from “J” Medium Industrial to “A-5” One-Family

Richard Dennis, 2307 S Branch, Arlington, Texas property owner for 3601 Galvez spoke in support of the case. Mr. Dennis explained to the Commissioners the majority of the block is single-family and his commercial business. He wants to build a house there now.

Ms. McDougall asked he still wanted to keep his business. Mr. Dennis said he has a small plumbing business. Ms. Burghdoff said he would become legal non-conforming. He said he understood.

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

12. ZC-16-042 City of Fort Worth Planning & Development (CD 4) 8901 N. Beach (Charles Whyte Survey Block A-16111, Tr.1, 14.74 Acres): from “C” Medium Density Multifamily to “A-5” One Family

Ms. Burghdoff explained to the Commissioners this is a Council-initiated zoning case.