



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 19, 2016

**Council District** 4

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes X No \_\_\_  
Case Manager Beth Knight  
Surplus Yes \_\_\_ No X  
Council Initiated Yes X No \_\_\_

**Owner / Applicant:** **City of Fort Worth Planning and Development**

**Site Location:** 1300 block Kings Highway, 1330 Harper Street, 4005 Wheeler Street  
Mapsc0: 64J

**Proposed Use:** **Vacant land and a single family residence**

**Request:** From: "CR" Low Density Multifamily and "D" High Density Multifamily  
To: "A-5" One-Family

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

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

**Background:**

The property consists of vacant land and one single family residence, designated for single family residential in the 2015 Comprehensive Plan. No growth center or area designated for transit-oriented development where higher density is encouraged was noted on this site or in the vicinity. Councilmember Moon mailed a letter to the affected property owner regarding the proposed zoning changes in November 2015. No response from the property owners has been received.

**Site Information:**

Owner: Cesar Velazco Sharon C., William J Edmonds, est.  
4009 Wheeler Street 1317 Kings Highway  
Fort Worth, Tx 76111 Fort Worth, Tx 76117  
Applicant: City of Fort Worth Planning & Development Dept.  
1000 Throckmorton Street  
Fort Worth, TX 76102  
Acreage: 3.81 acres  
Comprehensive Plan Sector: Northeast

**Surrounding Zoning and Land Uses:**

North "CR" Low Density Multifamily and "E" Neighborhood Commercial / Single family and commercial uses  
East Haltom City / Elementary school  
South "B" Two-Family and "E" Neighborhood Commercial / Single family  
West "B" Two-Family and "CR" Low Density Multifamily / Single family

**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>
Harper Street	4 lanes undivided	none-residential street	none
Parrish Road	4 lanes undivided	Collector	none
Kings Highway	2 lanes undivided	none-residential street	none
Wheeler Street	2 lanes undivided	none-residential street	none

**Public Notification:**

The following Neighborhood Associations were notified:

Carter Riverside NA

Trinity Habitat for Humanity

Eastside Sector Alliance

Streams & Valleys, Inc

Riverside Alliance

Fort Worth ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

This council-initiated zoning change request aligns the current and future land uses. Based on the zoning classification that is appropriate for the vacant land and existing land uses, the proposed zoning to "A-5" One-Family with development standards **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

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

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces. (pg. 38)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

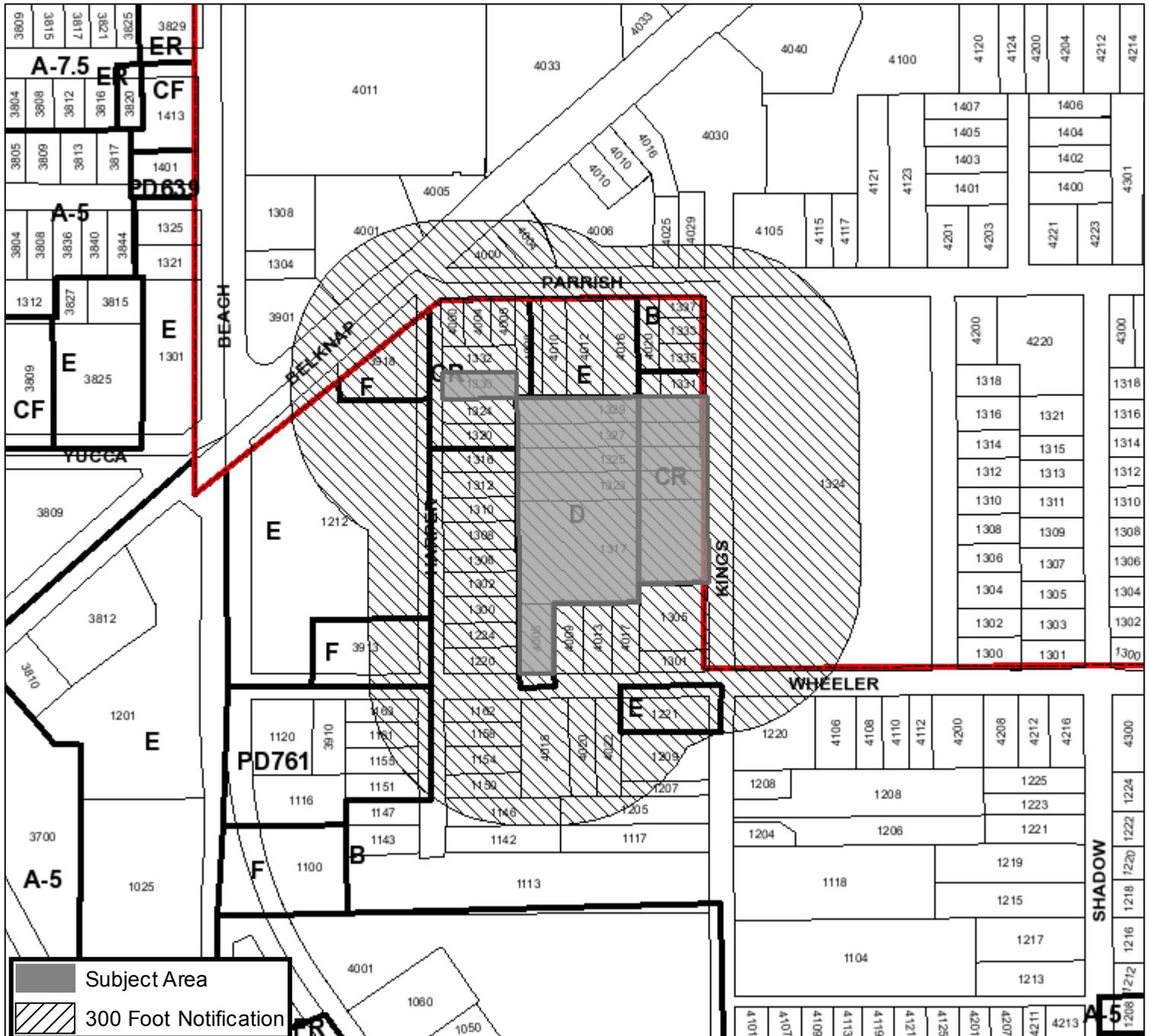
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2015 Comprehensive Plan.

**Attachments:**

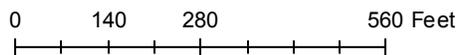
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
 Address: 1300 block Kings Highway, 1330 Harper Street, 4005 Wheeler Street  
 Zoning From: CR, D  
 Zoning To: A-5  
 Acres: 3.81423035  
 Mapsco: 64J  
 Sector/District: Northeast  
 Commission Date: 3/9/2016  
 Contact: 817-392-8190



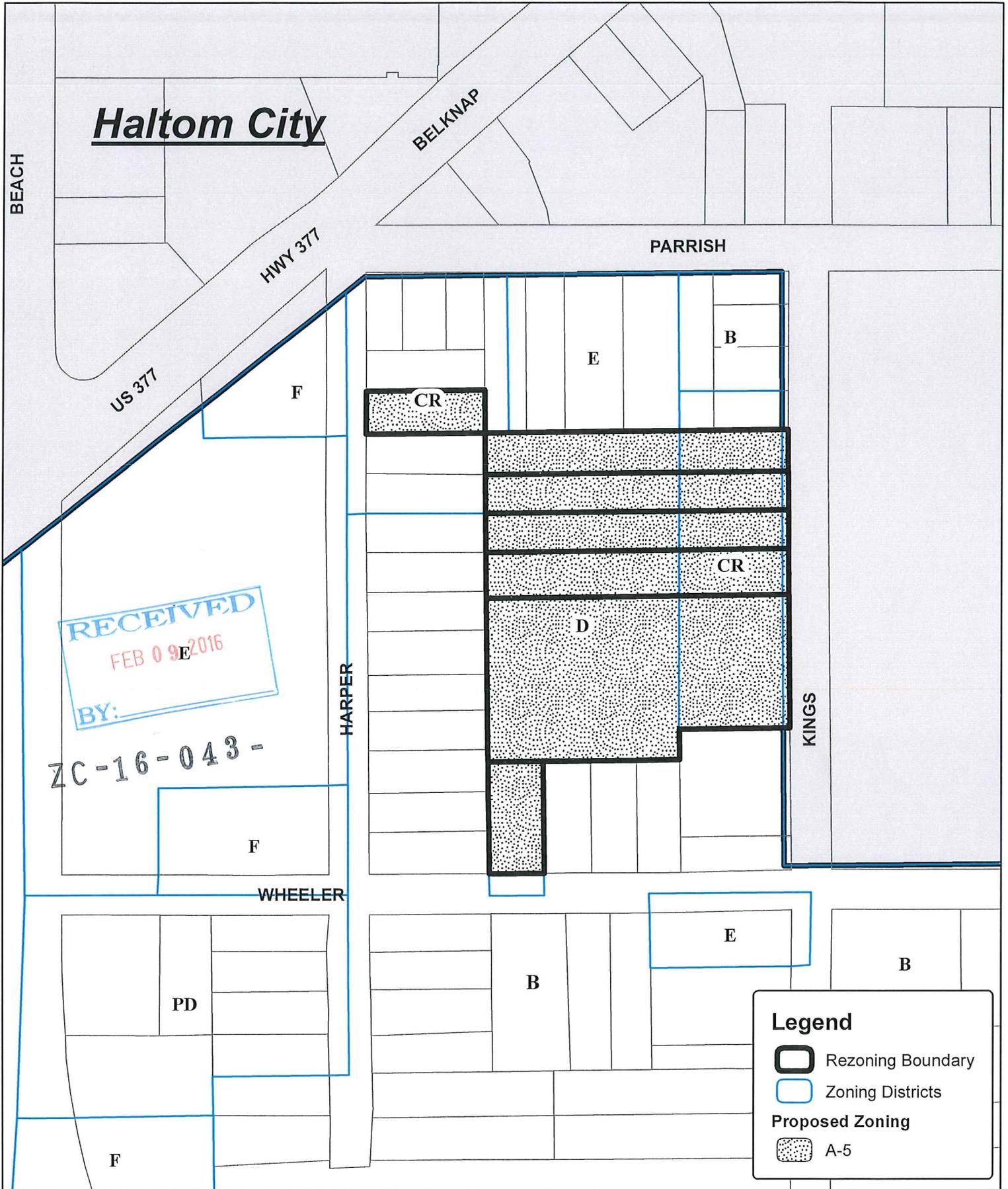
 Subject Area  
 300 Foot Notification



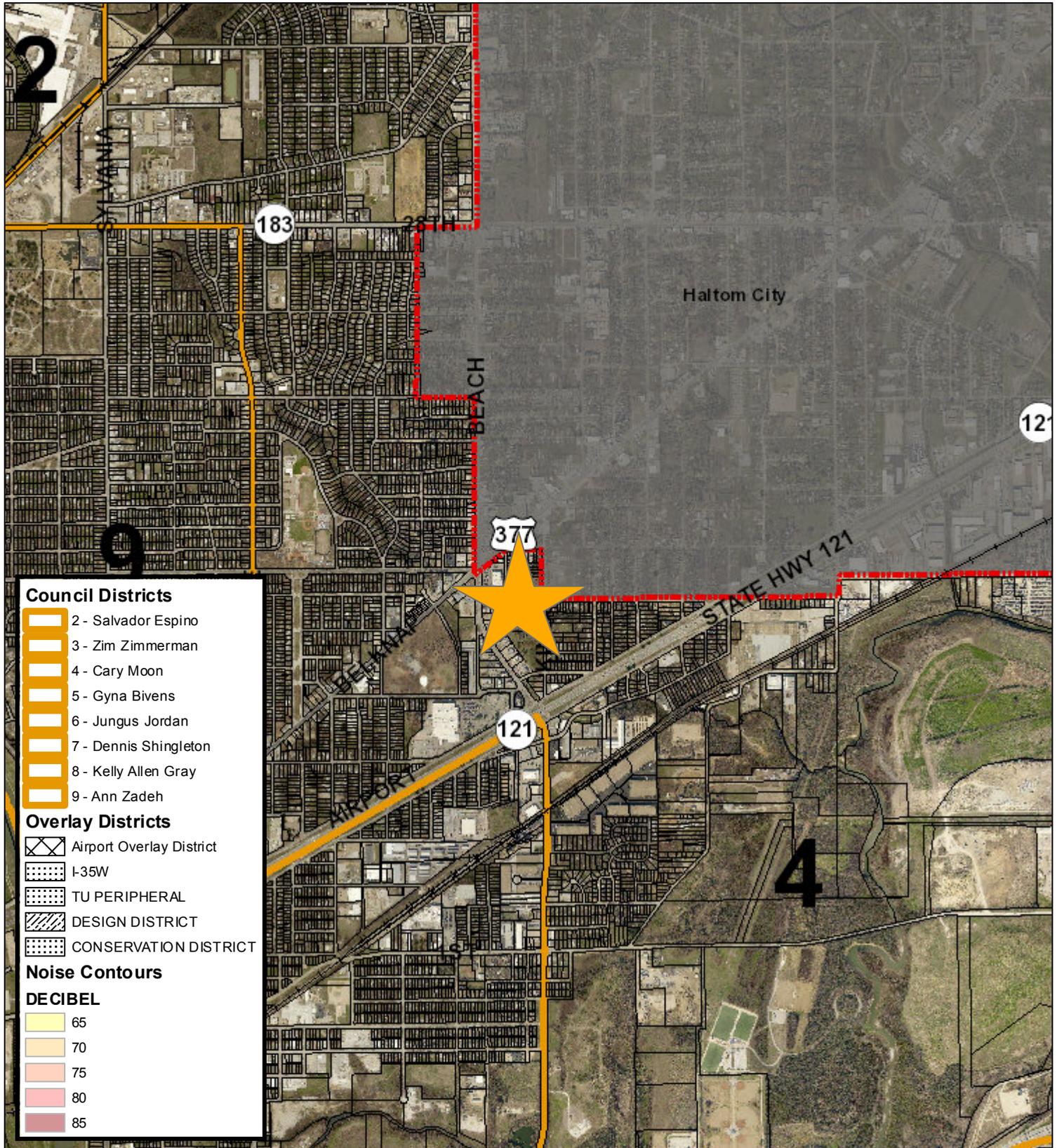
# 1300 Blocks of Kings Highway & Harper Street, and 4005 Wheeler Street: Proposed Zoning

From "CR" Low Density Multifamily and "D" High Density Multifamily to "A-5" One-Family

ATTACHMENT C



### Area Map



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

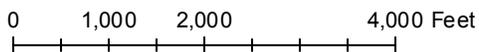
**Overlay Districts**

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

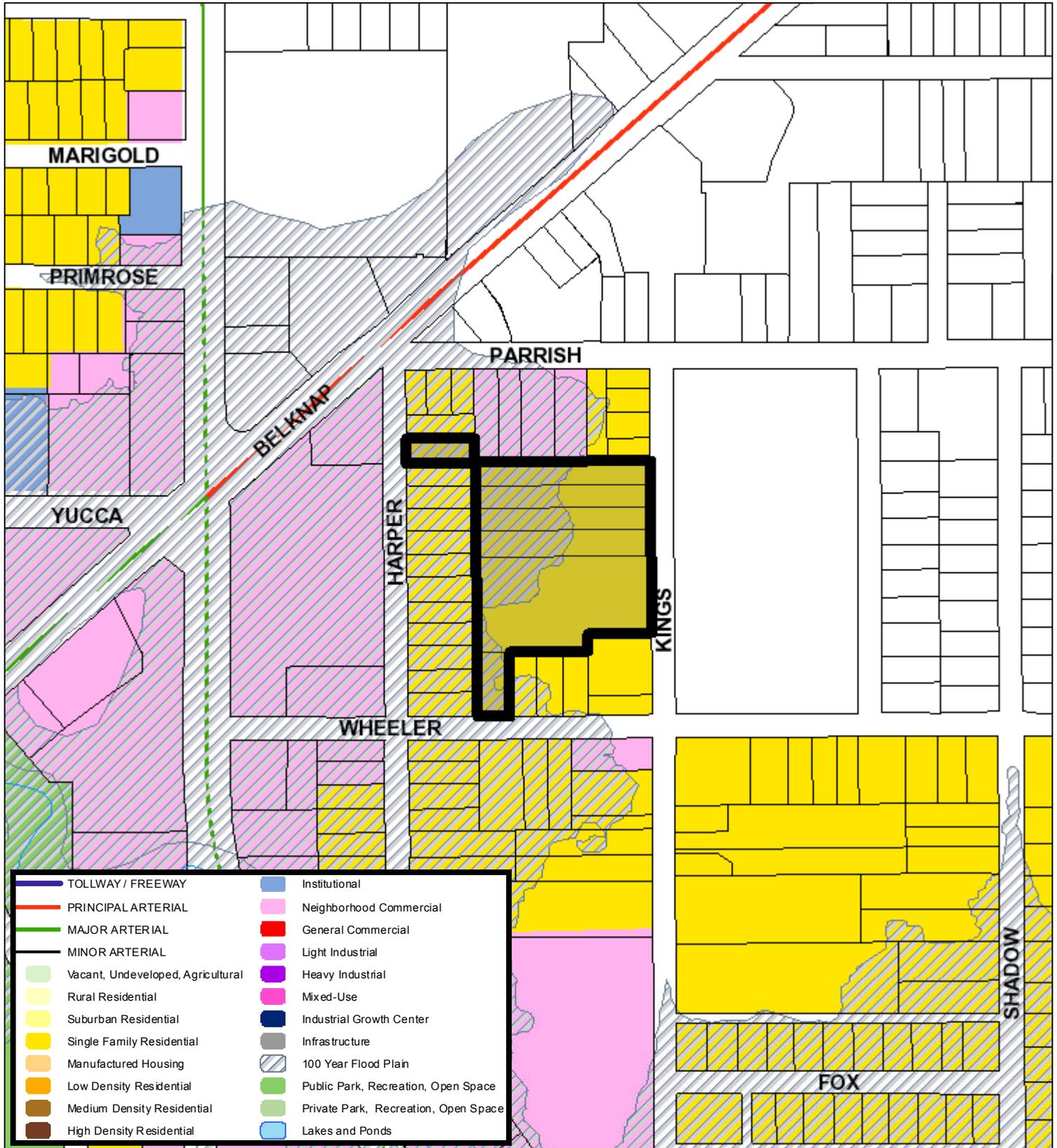
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use

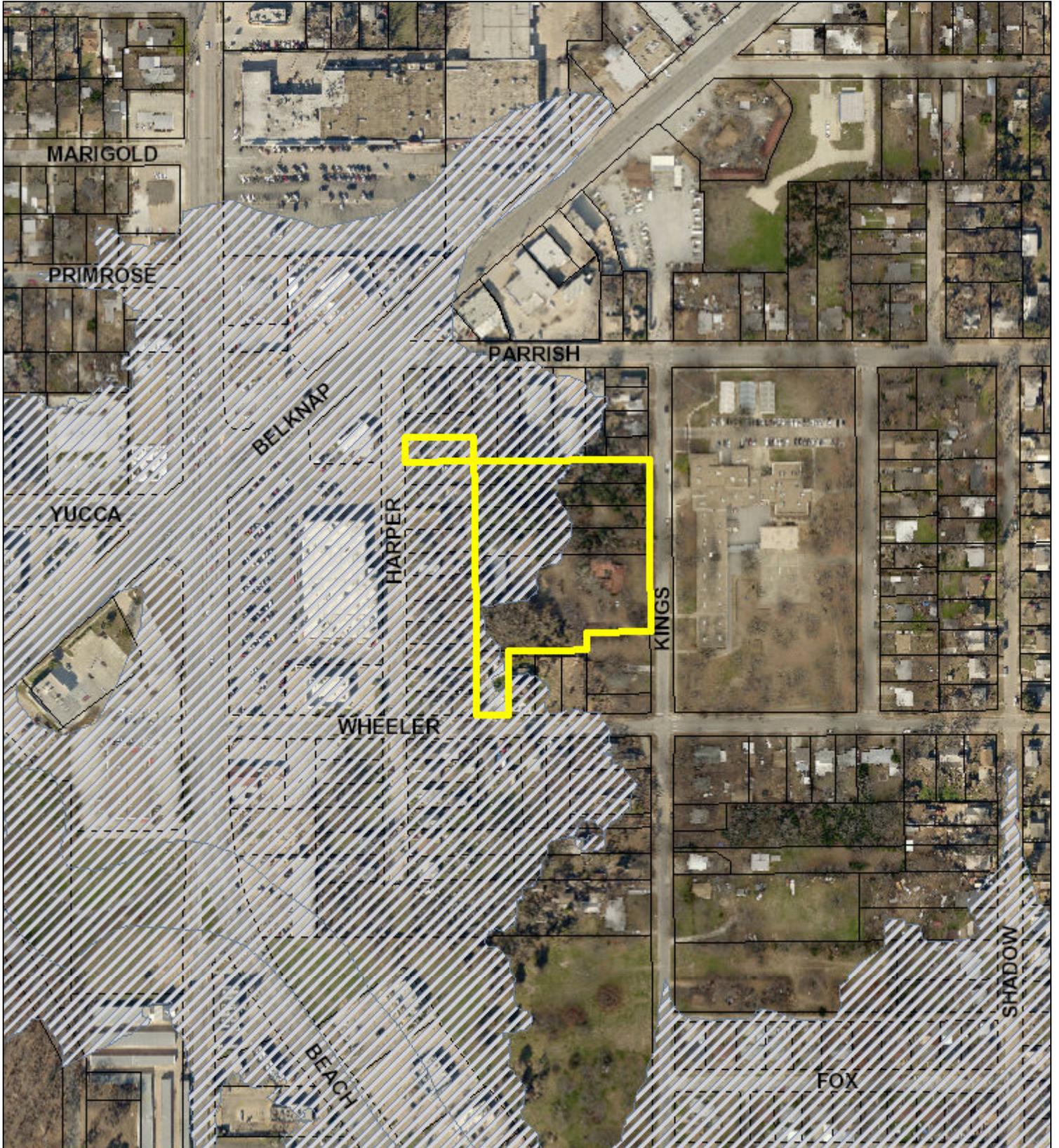


280 140 0 280 Feet

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



0 180 360 720 Feet



Justin Light, 500 W 7<sup>th</sup> Street, Suite 600, Fort Worth, Texas representing JDI Investors spoke in opposition. Mr. Light mentioned through some of the conversations with the current owner that the property is planned to remain multifamily. There is a greenbelt that provides a buffer from the single-family to the west. In October of 2015, the property owner went into contract with the buyer with the understanding it was zoned for multifamily. In November of 2015, he received notice of the down zoning.

Mr. Edmonds asked if the property owner has considered other uses. Mr. Light said yes he has but it is not economically feasible.

Mr. Northern asked if anyone had reached out to the neighborhood. Mr. Light said no they have not.

Robert Sandlin, 8310 Boedeker Street, Dallas, Texas developer for the property spoke in opposition. Mr. Sandlin said when they bought the property it was zoned multifamily. They have been working on several projects with the City in this area including major drainage projects. He doesn't know why they have been singled out to rezone this property to single-family.

Ms. Dunn asked staff why the zoning request. Mr. Edmonds mentioned he represents District 4 and the reason for the zoning request is the demand from the residential property owners in this area. Mr. Sandlin said they have a written contract on this lot. He built all the single-family homes in this area as well as provided the water and sewer. Ms. Burghdoff said the Comprehensive Plan designates this property as single-family and that is why Council has requested this change.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried 5-4 with Mr. Genua, Ms. Dunn, Mr. Flores and Ms. McDougall against.

<i>Document received for written correspondence</i>					ZC-16-042
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Justin Light representing JDI Inv.	500 W 7 <sup>th</sup>	Out		Opposition	Spoke at hearing
Robert Sandlin/Developer	8310 Boedeker	Out		Opposition	Spoke at hearing
Dustin Knowles	9032 Brook Hill Ln	In		Support	Sent letter in

**13. ZC-16-043 City of Fort Worth Planning and Development (CD 4) 1300 Block of Kings Highway, 1330 Harper Street, 4005 Wheeler Street (M LGilstrap Addition, Lots A, 5, 6, 7, 8, 9R and Sandyland Addition, Block 1, Lot 4, 3.81 Acres): from “CR” Low Density Multifamily and “D” High Density Multifamily to “A-5” One-Family**

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

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

**14. ZC-16-044 City of Fort Worth Planning and Development (CD 4) 5817 and 5901 Boca Raton (Spanish Oaks Apartments, Block 1, Lot 1 & Woodhaven Country Club Estates, Block 14A, Lot 1, 14.45 Acres): from “D” High Density Multifamily to “A-5” One-Family**

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

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

Document received for written correspondence				ZC-16-044	
Name	Address	In/Out 300 notification area	Position on case		Summary
John Johnson	1004 Woodoak Ct	In		Support	Sent letter in

**15. ZC-16-045 City of Fort Worth Planning and Development Text Amendment (CD All): Fresh Market Mobile Vendors An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (1986), by Amending Article 1 “Standards For Selected Uses”, Of Chapter 5, “Supplemental Use Standards,” Section 5.406 “Mobile Vendors” to**

- Provide Standards and Regulations for Fresh Market Mobile Vendors;
- Amend Section 4.602 “Residential District Use Table”, Section 4.802 “Nonresidential District Use Table” and Section 4.1202 “Form-Based District Use Table” to provide for the zoning districts where Fresh Market Mobile Vendors are allowed; and
- Amend Chapter 9 “Definitions” to add a definition for Fresh Market Mobile Vendors

**To review the proposed amendment:**

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

Jocelyn Murphy, Planning Manager explained the text amendment and this being part of the Blue Zones effort to bring fresh produce to neighborhoods.

Brandy O’Quinn, 2810 Willing Avenue, Fort Worth, Texas with Blue Zones spoke in support. She did mention there were several present in support of the request.

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