ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: June 25, 2019
Council District 9

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

Continued ___ Yes ___ No _X_

Council Initiated ___ Yes ___ No _X_

Case Manager ___ Beth Knight ___

Surplus ___ Yes ___ No _X_

Owner / Applicant: City of Fort Worth/Petition for the 2900 – 3000 blocks 8th and James Avenues

Site Location: 2900-3000 blocks 8th and James Avenues          Mapsco:   76Y

Proposed Use: Single Family Residential

Request: From: “B” Two-Family
To: “A-5” One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:
This portion of the Ryan Place Improvement neighborhood has been zoned “B” Two-Family since the adoption of zoning in 1940. The area is predominantly developed with single family houses. The purpose of the petition is to zone land consistent with the predominant use and retain an established single family development pattern. A meeting for the affected property owners was held on May 14, 2019. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning.

Sixty-one parcels comprise the area to be rezoned. Owners representing 62.30% of the parcels and 61.57% of the land area signed a petition in favor of rezoning to single family with lot sizes of “A-5” One-Family.

Site Information:
Owner: Various (see petition property owner list)
Agent / Consultant: City of Fort Worth
Acreage: 12.50 ac.
Comprehensive Plan Area: Southside

Surrounding Zoning and Land Uses:
North  “E” Neighborhood Commercial, “PD 1061” Planned Development for office uses / Single family and small commercial uses, vacant land
East  “A-5” One-Family / Single family uses
South  “BU-SH-3” Berry University form-based district / Commercial uses
West  “B” Two-Family, “E” Neighborhood Commercial / Single family uses and vacant land

Public Notification:
The following Neighborhood Associations were notified:
Ryan Place Improvement Assn * Tanglewood NA
Paschal NA Berkeley Place NA
South Hemphill Heights NA Berry Street Initiative
Shaw Clarke NA Streams and Valleys Inc
Frisco Heights NA Trinity Habitat for Humanity
Ft Worth ISD

Recent Relevant Zoning and Platting History:
Zoning History:   ZC-14-138, west of subject site, addition of TCU Overlay, approved;
ZC-15-121, north of site, from B to PD for ER uses for medical clinic, approved;
ZC-16-186, west of subject, from PD 822 for I uses to UR, denied;
ZC-16-193, south of subject, from various districts to Berry University form-based code, approved;
ZC-17-087, west of site, from B to PD for E uses for restaurant with waivers to parking and setbacks, denied; and
ZC-17-093, west of subject, from PD 822 for I uses to UR, approved.
Platting History:   Frisco Heights, PP-17-050, for 38 residential lots.

Transportation/Access

<table>
<thead>
<tr>
<th>Street</th>
<th>Existing Size</th>
<th>Thoroughfare Plan classification</th>
<th>Current Plans/CIP</th>
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</thead>
<tbody>
<tr>
<td>8th Avenue</td>
<td>2 lanes undivided</td>
<td>None (Residential Street)</td>
<td>none</td>
</tr>
<tr>
<td>James Avenue</td>
<td>2 lanes undivided</td>
<td>None (Residential Street)</td>
<td>none</td>
</tr>
</tbody>
</table>

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 2019 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, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Encourage single-family residential development and outside of growth centers.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage 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.

Based on conformance with the future land use map and policies stated above, the proposed zoning is consistent with the 2019 Comprehensive Plan.

Attachments:
- Location Map
- Area Zoning Map with 300 ft. Notification Area
• Future Land Use Map
• Aerial Photograph
• Petition Verification
Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: 2900 - 3000 blocks 8th and James Avenues
Zoning From: B
Zoning To: A-5
Acres: 12.49887877
Mapsco: 76Y
Sector/District: Southside
Commission Date: 6/12/2019
Contact: 817-392-8190

Created: 5/24/2019  3:08:01 PM
Subject Area
300 Foot Notification
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 5, 2019.