Case Number: ZC-19-094

ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: June 25, 2019
Council District 6

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

Opposition: None submitted
Support: One person spoke, several present, 14 letters submitted

Owner / Applicant: City of Fort Worth/Petition for the 1600 - 1900 blocks Clark Road

Site Location: 1600 - 1900 blocks Clark Road  Mapco: 104XY

Proposed Use: Single Family Residential

Request:
From: “A-5” One-Family
To: “A-21” One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:
This portion of Clark Road has been zoned “A-5” One-Family since its annexation in February 1972. The area is predominantly developed with single family houses on larger lots. 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 June 3, 2019. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning.

Forty-four parcels comprise the area to be rezoned. Owners representing 75.00% of the parcels and 61.08% of the land area signed a petition in favor of rezoning to single family with lot sizes of “A-21” One-Family.

Site Information:
Owner: Various (see petition property owner list)
Agent / Consultant: City of Fort Worth
Acreage: 82.95 ac.
Comprehensive Plan Area: Far South
Surrounding Zoning and Land Uses:
East  “A-5” One-Family / Vacant land  
South  “A-5” One-Family, “C” Medium Density Multifamily / Vacant land  
West  “AG” Agricultural and “I” Light Industrial / School support services and vacant land

Public Notification:
The following Neighborhood Associations were notified:
Parkview HOA                      Streams and Valleys Inc  
District 6 Alliance               Trinity Habitat for Humanity  
Crowley ISD

Recent Relevant Zoning and Platting History:
Zoning History:   ZC-17-028, northwest of site, annexation plan, from Unzoned to A-5, R1, I, denied; and  
                 ZC-17-029, west of subject, annexation plan, from Unzoned to I, partially approved.
Platting History: Deer Meadows, south of site, PP-02-090, for 290 residential lots; and  
                 Deer Creek Meadow, east and south of site, PP-18-084 for 1,683 residential lots.

Transportation/Access

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

Development Impact Analysis:
1. **Land Use Compatibility**
   Based on retaining an established single-family development pattern, the proposed “A-21” One-Family district is compatible with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**
The 2019 Comprehensive Plan designates the site as Suburban Residential. 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
Applicant: City of Fort Worth Planning and Development
Address: 1600 - 1900 blocks Clark Road
Zoning From: A-5
Zoning To: A-21
Acres: 82.95099995
Mapsco: 104XY
Sector/District: Far South
Commission Date: 6/12/2019
Contact: 817-392-8190

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 5, 2019.