



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 18, 2011

Council District 8

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

Opposition: None

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

Owner / Applicant: **City of Fort Worth Planning & Development Department,
Mitchell Boulevard Neighborhood**

Site Location: Generally bounded by US 287, E. Berry Street, Mitchell Boulevard, and Cobb Park Drive
Mapsc0: 78NSTW

Proposed Use: Single family residential, duplexes, institutional and commercial uses, and vacant land

Request:
From: "A-5" One-Family, "B" Two-Family, "C/DD" Medium Density Multifamily/ Demolition Delay, "CF" Community Facilities, "E" Neighborhood Commercial, "FR" General Commercial Restricted, and "PD 361" Planned Development for E uses

To: "A-5 " One-Family, "B" Two-Family, "R1" Zero Lot Line/Cluster, "CF" Community Facilities, "CF/DD" Community Facilities/Demolition Delay, "ER" Neighborhood Commercial Restricted, and "E" Neighborhood Commercial

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

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

Background:
This area southwest of US 827 and north of historic Masonic Children's Home consists of single family residential dwellings, older duplexes in the northwestern quadrant, institutional and commercial uses, as well as vacant land. The land is designated single family, low density residential, institutional, and neighborhood commercial in the 2011 Comprehensive Plan. An informational meeting was held with the neighborhood on June 13, 2011, to discuss the proposed zoning changes. No one in opposition was noted.

Site Information:
Applicant: City of Fort Worth Planning & Development Dept.
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 274.53 ac.
Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North B, FR, and I / Single family, 1 commercial use, and vacant land
East E, PD 720, and PD 721 / Commercial uses, including proposed Renaissance development, and vacant land
South A-21, C/DD, PD 719 / Multifamily, Cobb Park, and vacant land
West A-21 and A-5 / Cobb Park

Public Notification:

The following Neighborhood Associations were notified:

Mitchell Boulevard NA	United Communities Association
Burchill NA	Morningside/Hillside Crime Watch/COPS
Eastland NA	Southeast Fort Worth, Inc.
Glencrest Civic League NA	Streams & Valleys
South Poly NA	Fort Worth ISD
Southeast Kingdom NA	

Recent Relevant Zoning and Platting History:

Zoning History: Renaissance projects south of and within rezoning area, ZC-06-189, ZC-08-178, ZC-09-110, ZC-10-005, and ZC-10-110, approved, ZC-11-040 and ZC-11-061 awaiting final Council decision 9/13/11;

ZC-06-188, south of subject, from C to PD for certain E uses, approved;

ZC-08-020, ZC-10-129, ZC-11-0141, within rezoning area, surplus from B to A-5, approved

ZC-09-058, ZC-09-075, ZC-10-105, ZC-10-117, ZC-11-041; north, east, and south of rezoning area, Council-initiated from various districts to be in conformance with the Comprehensive Plan, approved.

Platting History: PP-09-013 Shoppes at Renaissance Square, southeast of subject zoning case.

Development Impact Analysis:

1. **Land Use Compatibility**

This council-initiated zoning change request is intended to align the future land uses and zoning.

The process for Council-initiated rezoning was adopted in November 2000 and involves:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (6/11);
- Allowing interested City Council members to conduct one or more informational meetings in or near the proposed zoning districts in order to explain the proposed changes to affected property owners; (6/13/11)
- Providing for the Planning Department to brief the City Council on the proposed zoning changes; (7/26/11), and
- Placing a Mayor and Council Communication on the agenda for the next regular City Council meeting authorizing the Planning and Development Department to prepare and submit an appropriate rezoning application (8/2/11), which shall schedule the application for the next available public hearing by the Zoning Commission (9/14/11).

The subject area covers 274.53 acres and approximately 707 parcels. The request is to rezone the area to correspond to the existing land uses. On the basis of existing land uses, the proposed zoning change **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject neighborhood as single family, low density residential, institutional, and neighborhood commercial. An amendment to the Comprehensive Plan is proposed to reflect the large number of existing duplexes in the northwestern quadrant of the neighborhood. The requested zoning classifications are appropriate for the land use designations. Based on conformance with the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

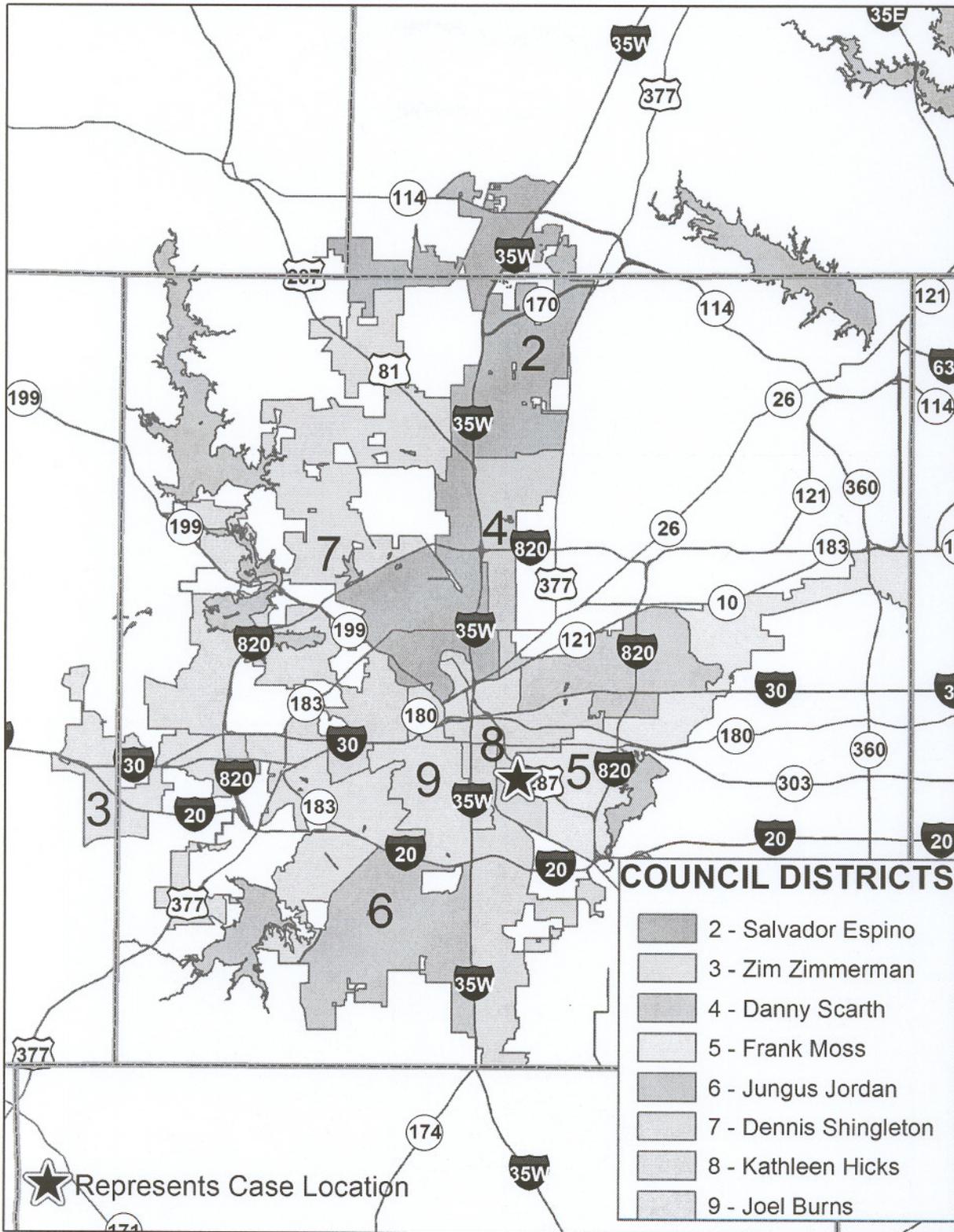
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Map of Proposed Zoning Districts
- Future Land Use Map
- Aerial Photograph
- Zoning Commission minutes

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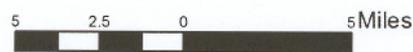


ZC-11-074

Location Map



★ Represents Case Location



Area Zoning Map

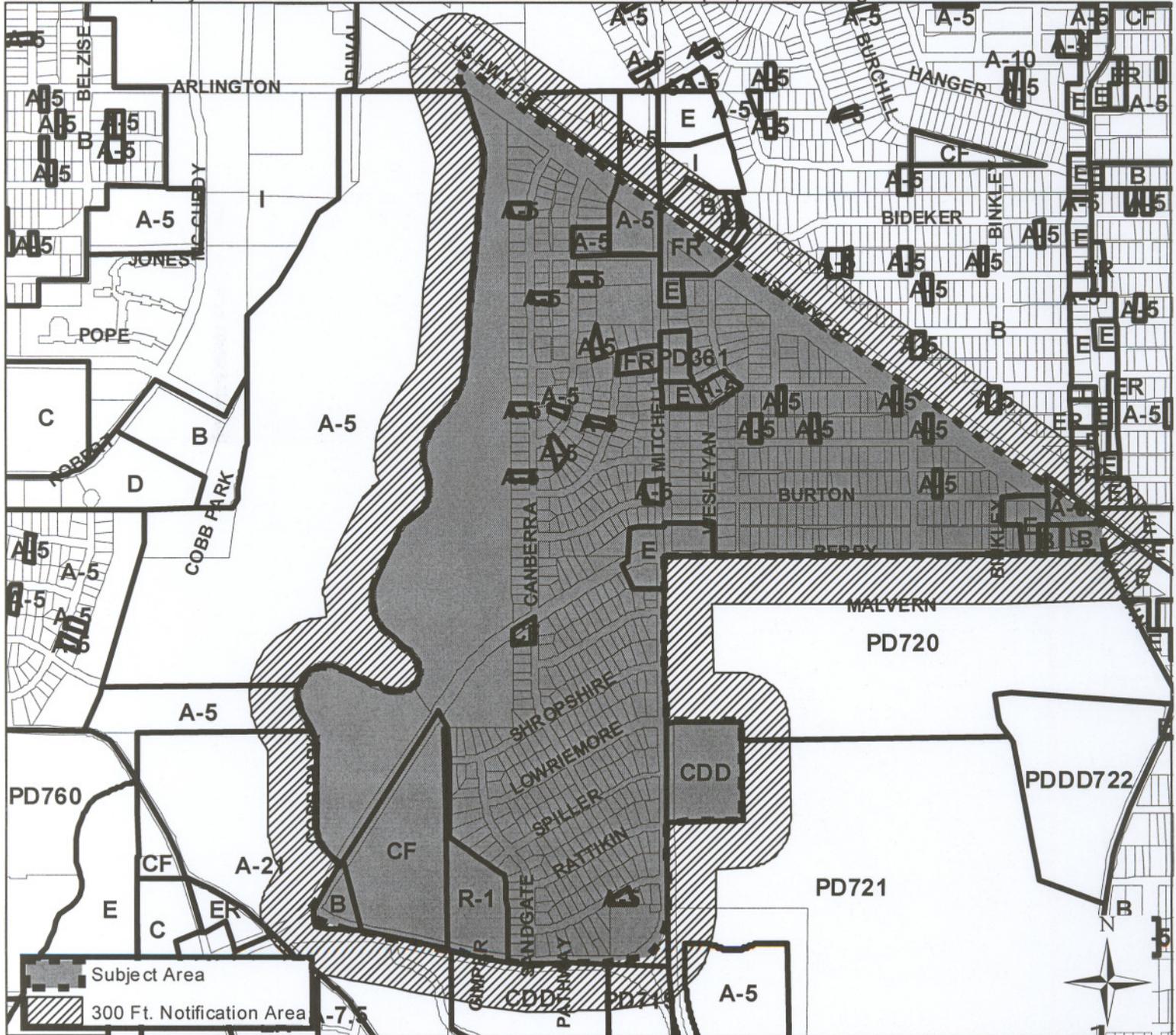
Applicant: City of Fort Worth Planning and Development
Address: Generally bounded by US Highway 287, E. Berry St., Mitchell Blvd., and Cobb Park Dr.
Zoning From: A-5, B, C/DD, CF, E, FR, PD 361
Zoning To: A-5, B, R1, CF, CF/DD, ER, E
Acres: 274.527104
Mapsc0: 78NSTW Sector/District: Southeast
Commission Date: 09/14/2011 Contact: 817-392-8190

You may find a list of included properties at:

<http://www.fortworthgov.org/planninganddevelopment/zoningcommission.aspx>

Click on "Property List" under the case name.

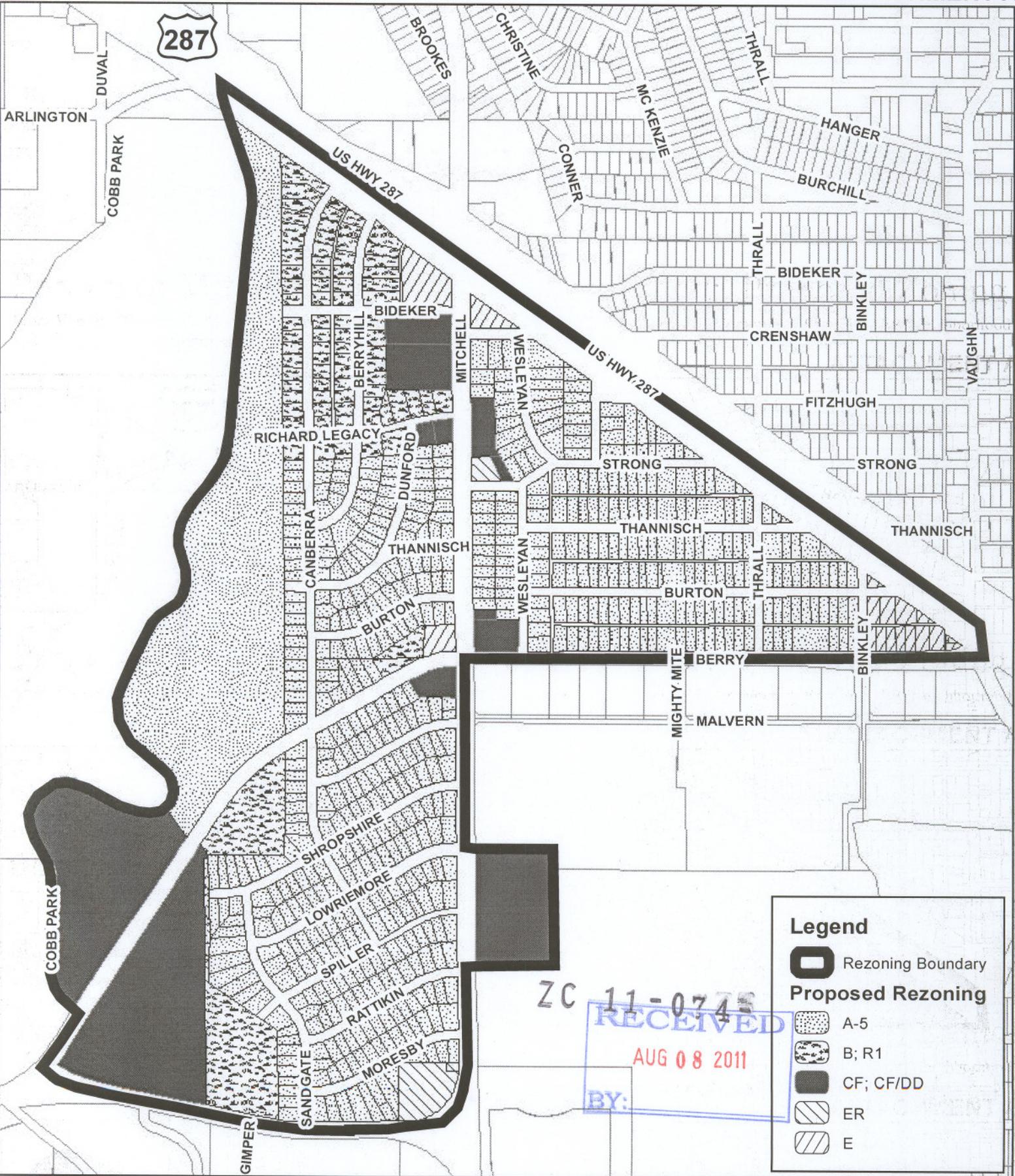
A map of proposed zoning districts is attached.



Portion of Mitchell Boulevard Neighborhood: Proposed Zoning

From Various Districts To "A-5" One-Family, "B" Two-Family, "R1" Zero-Lot Line/Cluster, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, and "E" Neighborhood Commercial. Historical overlays will be retained.

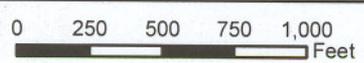
ATTACHMENT A



Legend

- Rezoning Boundary
- Proposed Rezoning**
- A-5
- B; R1
- CF; CF/DD
- ER
- E

ZC 11-0745
 RECEIVED
 AUG 08 2011
 BY:

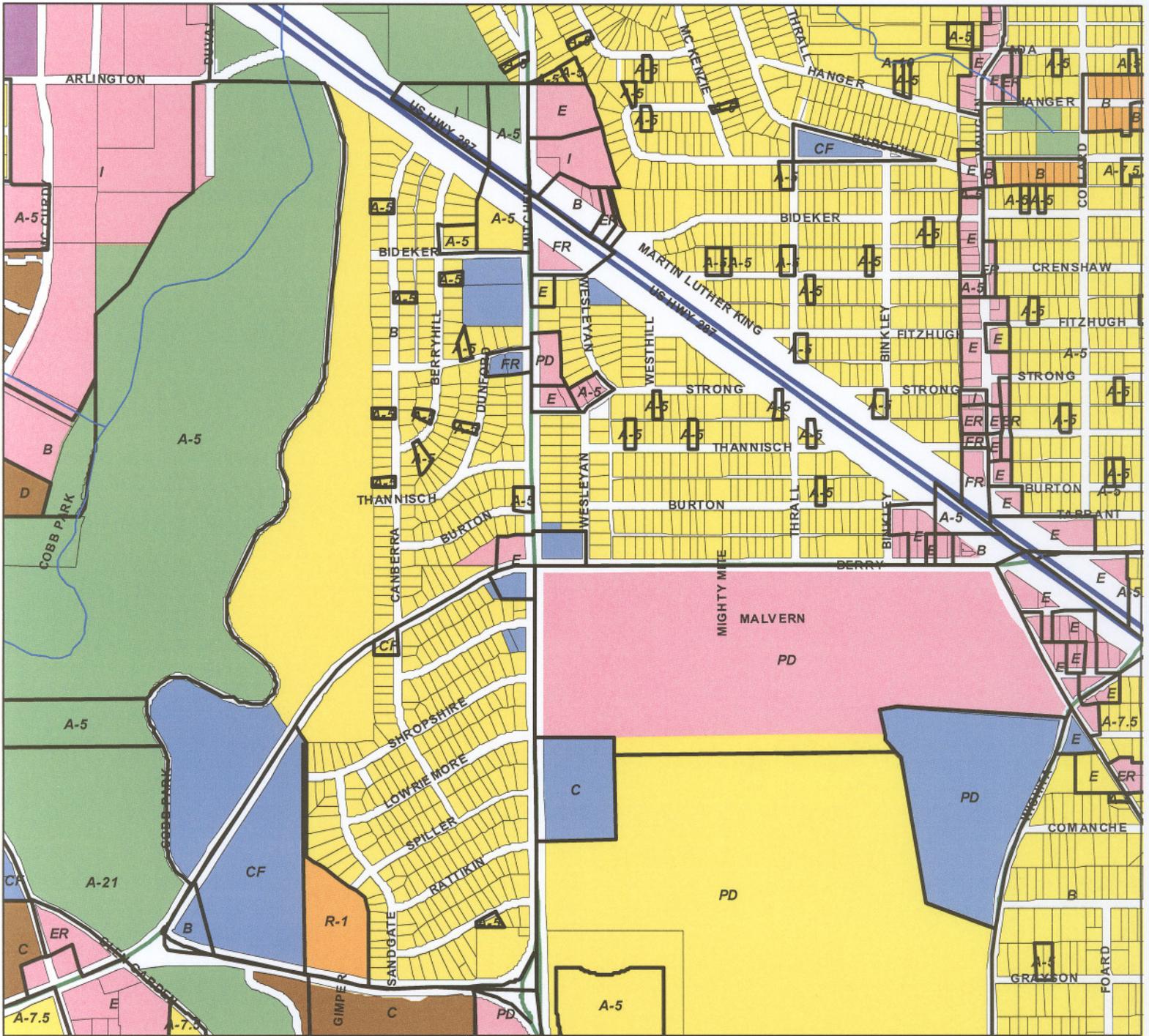


Planning and Development
 Department 7/15/11 - BK

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Future Land Use



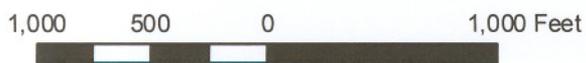
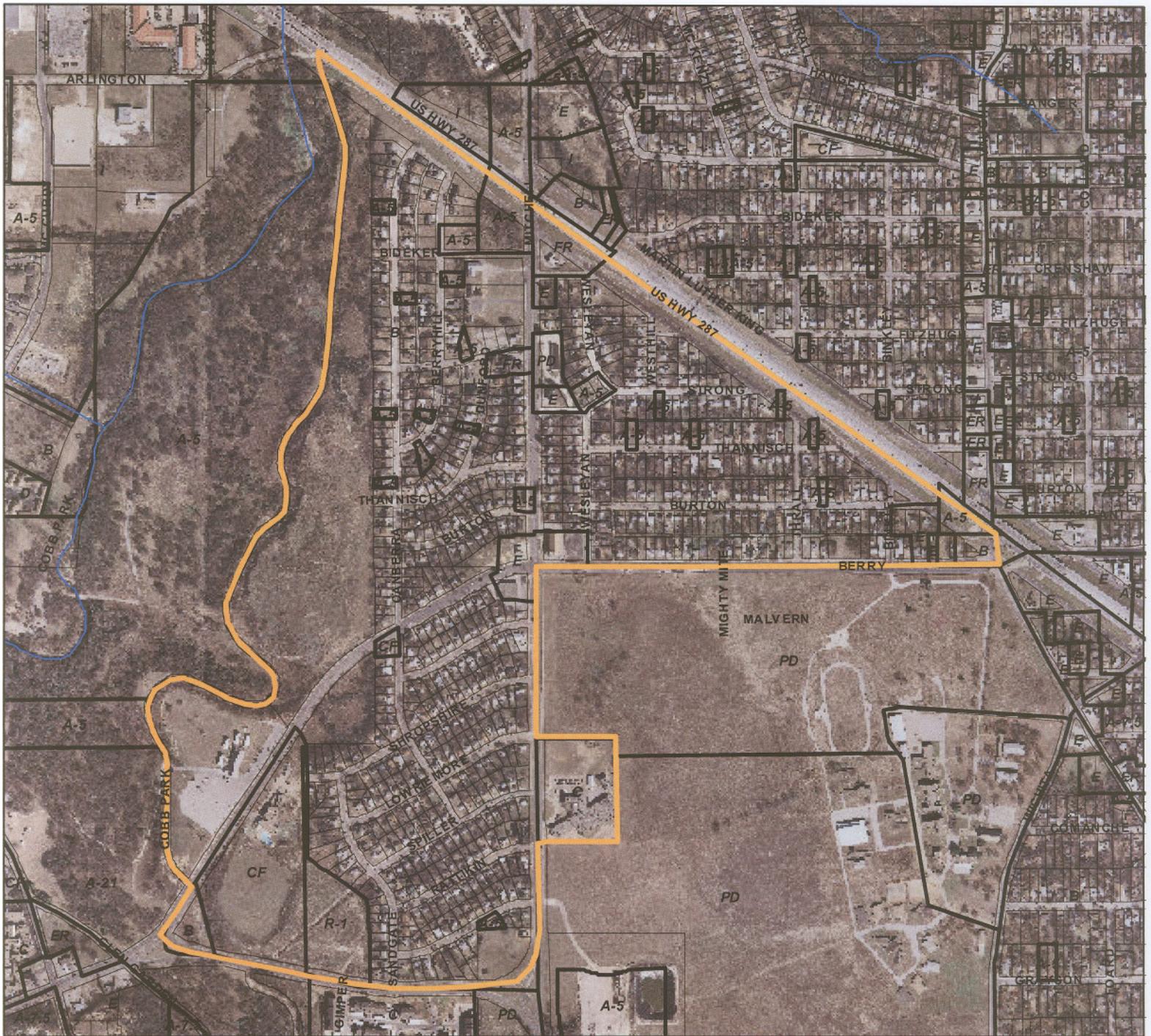
<ul style="list-style-type: none"> TOLLWAY / FREEWAY PRINCIPAL ARTERIAL MAJOR ARTERIAL MINOR ARTERIAL 	<p>Future Land Use Category</p> <ul style="list-style-type: none"> Vacant, Undeveloped, Agricultural Lakes and Ponds Rural Residential Suburban Residential Single Family Residential Manufactured Housing Low Density Residential Medium Density Residential High Density Residential Institutional 	<ul style="list-style-type: none"> Neighborhood Commercial General Commercial Light Industrial Heavy Industrial Mixed-Use Growth Center Industrial Growth Center Infrastructure 100 Year Flood Plain Public Park, Recreation, Open Space Private Park, Recreation, Open Space
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ACo comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 1, 2011.



Aerial Photo



ACo mprehensive Plan sha ll not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designat ions were approved by City Council on March 1, 2011.



Larry Mundt	4753 Ardenwood Dr	In		Support	Letter of support
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Motion: Following brief discussion, Ms. Spann recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

12. ZC-11-074 City of Fort Worth Planning & Development Mitchell Boulevard neighborhood (CD 8)- Generally bounded by US 287, East Berry Street, Mitchell Boulevard, and Cobb Park Drive (see addresses in case file, 274.53 Acres): from "A-5" One-Family, "B" Two-Family, "C/DD" Medium Density Multifamily/Demolition Delay, "CF" Community Facilities, "E" Neighborhood Commercial, "FR" General Commercial Restricted, and "PD-361" Planned Development for E uses to "A-5" One-Family, "B" Two-Family, "R1" Zero Lot Line/Cluster, "CF" Community Facilities, "CF/DD" Community Facilities/Demolition Delay, "ER" Neighborhood Commercial Restricted, and "E" Neighborhood Commercial

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this is a Council-initiated case for the Mitchell Boulevard neighborhood. Ms. Knight explained the far eastern corner is primarily vacant, single-family and duplexes.

Mr. Edmonds asked if any commercial businesses will become legal non-conforming. Ms. Knight explained there are commercial lots within this request that are legally zoned.

Cleveland Harris, 1037 Colvin, representing Morningside Neighborhood association spoke in support of the request.

Motion: Following brief discussion, Ms. Reed recommended to table the request to the end of the meeting, seconded by Mr. Romero. The motion carried unanimously 7-0.

Motion: Following brief discussion, Ms. Reed recommended a denial of the request to the request, seconded by Mr. Romero. The motion carried unanimously 7-0.

13. ZC-11-075 City of Fort Worth Planning & Development Camp Bowie Corridor Form Based District I-30 to SW Loop 820 (CDs 3,7)- Generally ¼ mile along both sides of 5500 – 9000 blocks of Camp Bowie Boulevard/Camp Bowie Boulevard West (see addresses in case file, 502.95 Acres): from "A-5" One-Family, "B" Two-Family, "C" Medium Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "MU-1" Low Intensity Mixed Use, "FR" General Commercial Restricted, "F" General Commercial, "G" Intensive Commercial, "I" Light Industrial, "MU-2" High Intensity Mixed Use, and "PD" Planned Development Nos. 51, 108, 135, 167, 190, 227, 250, 315, 340, 378, 400, 546, 580, 615, 628, 633, 744, 784, and 882 to Camp Bowie Form Based Districts: Highway Frontage, Transition Frontage Ridglea Gateway, Ridglea Urban Village Core North, Ridglea Urban Village Core South, General Corridor Mixed Use, Industrial Art, and Western Business District. Related case ZC-11-100 Text Amendment Camp Bowie Corridor