



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 3, 2012

Council District 3

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

Opposition: None

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

Owner / Applicant: City of Fort Worth Planning & Development Department,
Camp Bowie Corridor Form Based District: Ridglea Urban
Village Core South

Site Location: Generally bounded by the 6100 - 6400 blocks of Camp Bowie Blvd;
southside Mapsco: 74Q,L

Proposed Use: Limited residential, institutional and commercial uses

Request: From: "MU-1" Low Intensity Mixed-Use, "MU-1/HSE" Low Intensity Mixed Use/Highly
Significant Endangered, "F" General Commercial, "G" Intensive Commercial,
"MU-2" High Intensity Mixed-Use, and "PD" Planned Developments Nos. 400,
633, and 882

To: Camp Bowie Form-Based district: Ridglea Urban Village Core South
Subdistrict

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

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

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

Background:

Multiple subdistrict areas were approved by the Zoning Commission on September 14, 2011 as part of the rezoning to create the Camp Bowie Corridor form based district. At the City Council hearing on October 18, the Ridglea Urban Village Core South subdistrict area was continued for further consideration.

Since that time, staff worked with the consultants for the form-based code to work through some of the issues that were of concern, especially parking. A text amendment is provided on this docket to amend the permitted uses in this subdistrict to remove bars as a permitted use.

Site Information:

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

Acreage: 51.17 ac.
Comprehensive Plan Sector: Arlington Heights and Western Hills/Ridglea

Surrounding Zoning and Land Uses:

North primarily A-5, B, E, and I / Single family, commercial and industrial uses, and vacant land
East C, E, FR, and G / Multifamily, commercial uses, utilities, and vacant land
South mainly A-5, E, and MU-2 / Single family, commercial uses, and City of Benbrook
West E, FR, and F / Multifamily and commercial uses

Public Notification:

The following Neighborhood Associations were notified:

Western Hills North NA	Westside Alliance
West Byers NA	Camp Bowie District, Inc.
Ridglea North Association NA	Lake Como Area Council
Ridglea Hills NA	Lake Como/Vickery Redevelopment Org.
Bomber Heights NA	JRB Naval Air Station Committee
Como NA	Fort Worth ISD
Ridglea Alliance	

Recent Relevant Zoning and Platting History:

Zoning History: 2001, ZC-04-199, ZC-06-164, ZC-07-133, ZC-07-221, ZC-10-117, ZC-11-041
S. Normandale Dr.: ZC-07-151, approved; ZC-11-050 awaiting final Council decision 9/13/11
ZC-11-056; north and south of rezoning area, Council-initiated from various districts to be in conformance with the Comprehensive Plan

Platting History: PP-03-026 Ridglea Plan, south of corridor.

Development Impact Analysis:

1. **Land Use Compatibility**

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

The subject area covers 51.17 acres. The request is to rezone the area to correspond to the proposed Camp Bowie Corridor Form-Based Code. 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, medium density residential, institutional, neighborhood commercial, general commercial, light industrial, and private open space. Amendments to the future land use map in the Comprehensive Plan are anticipated to reflect the re-alignment of land uses along the corridor. However, the requested zoning classifications are appropriate to meet the goals and policies of the Comprehensive Plan. Based on conformance with an amendment to 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>

To view the draft Camp Bowie Form Based District standards:
<http://www.fortworthgov.org/planninganddevelopment/zoningcommission.aspx>

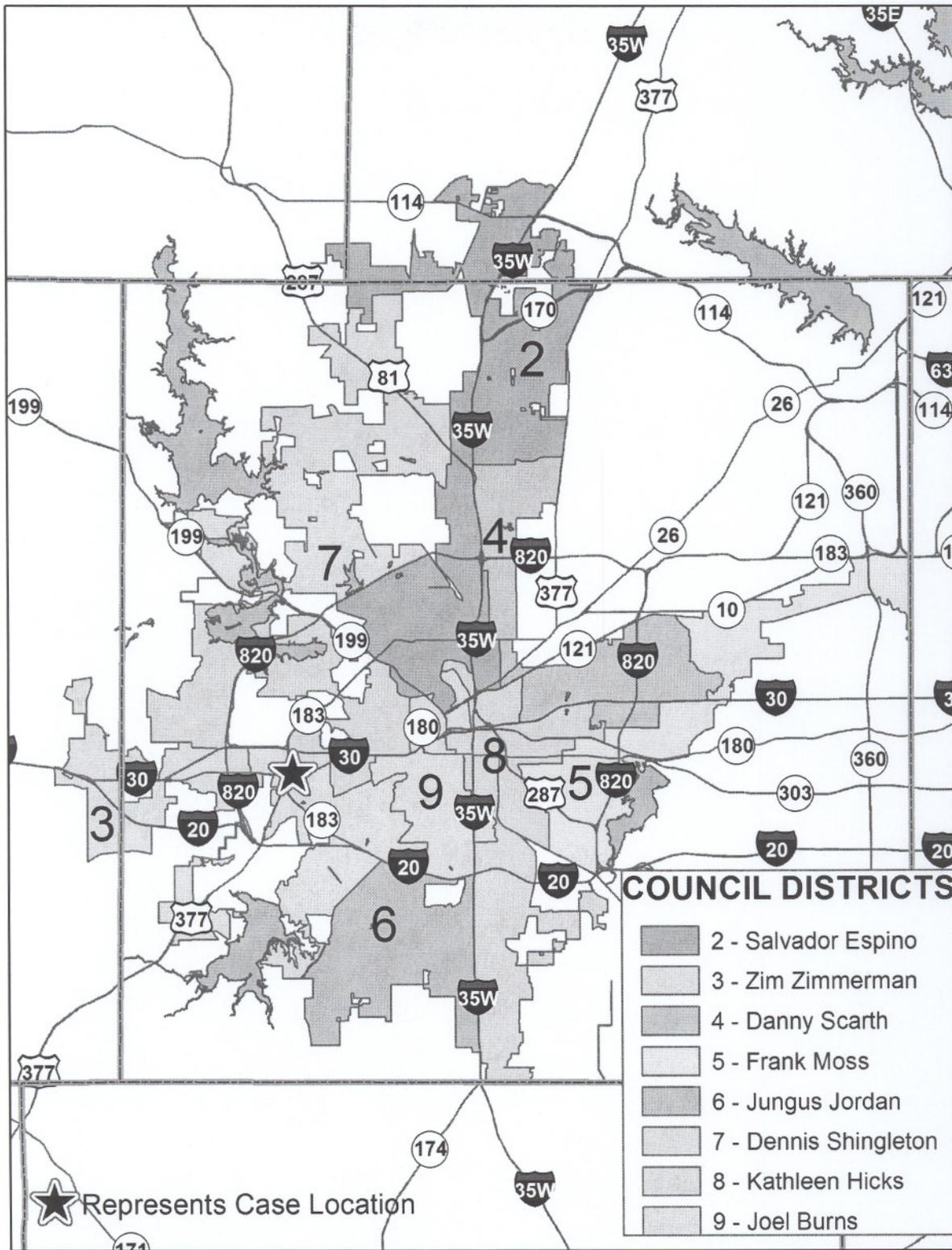
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Map of Proposed Zoning Districts
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting
- Minutes of the City Council meeting

FORT WORTH

ZC-11-075A

Location Map



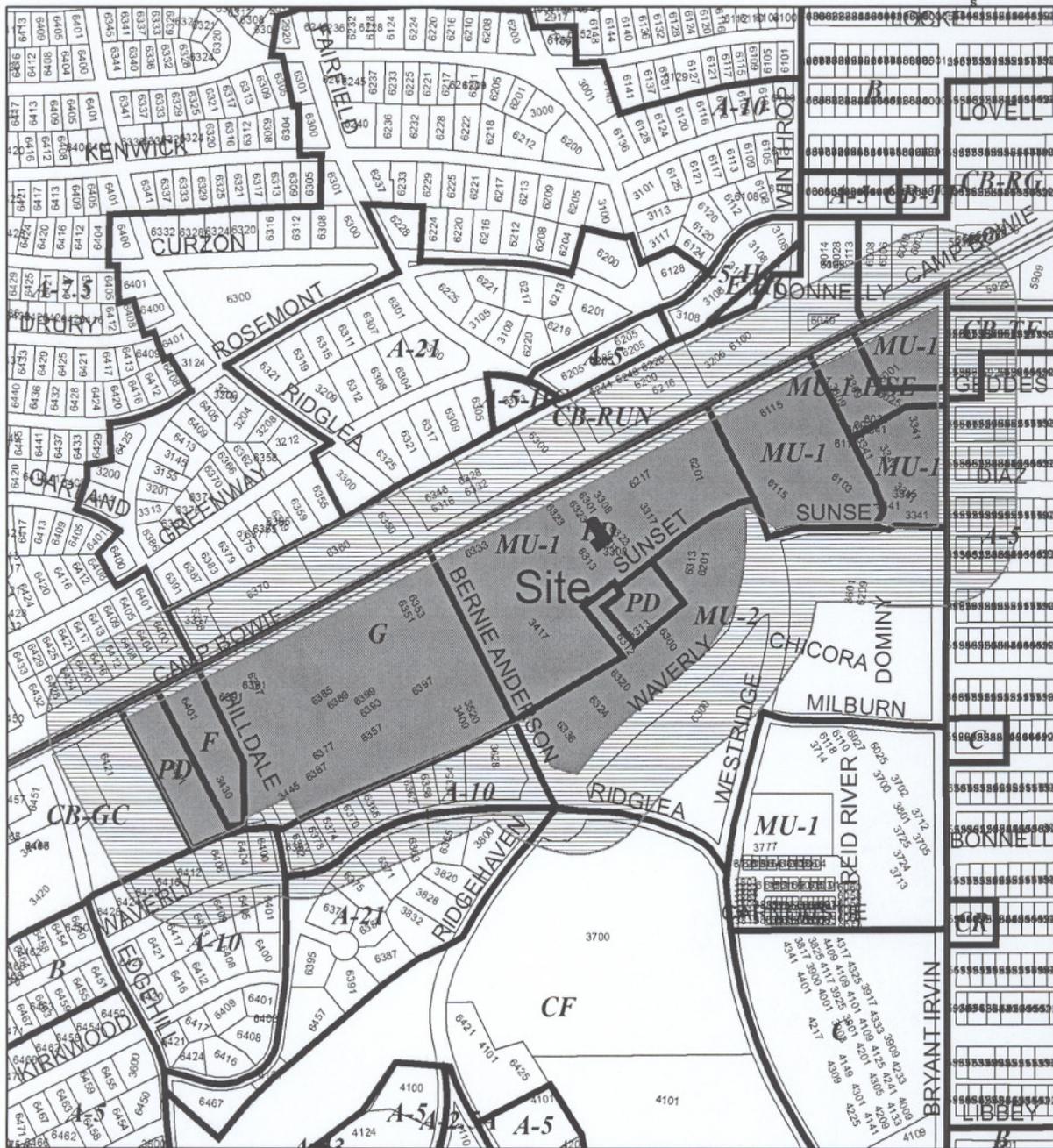


ZC-11-075A

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 6000-6400 blks odd Camp Bowie Blvd.
 Zoning From: MU-1, MU-1/HSE, F, G, MU-2, PDs 400,633,882
 Zoning To: Camp Bowie FB Ridgela Urban Village Core South
 Acres: 51.17689658
 Mapsco:
 Sector/District: A.H. & W.H./Ridgela
 Commission Date: 09/14/2011
 Contact: 817-392-8015

300 Ft. Buffer



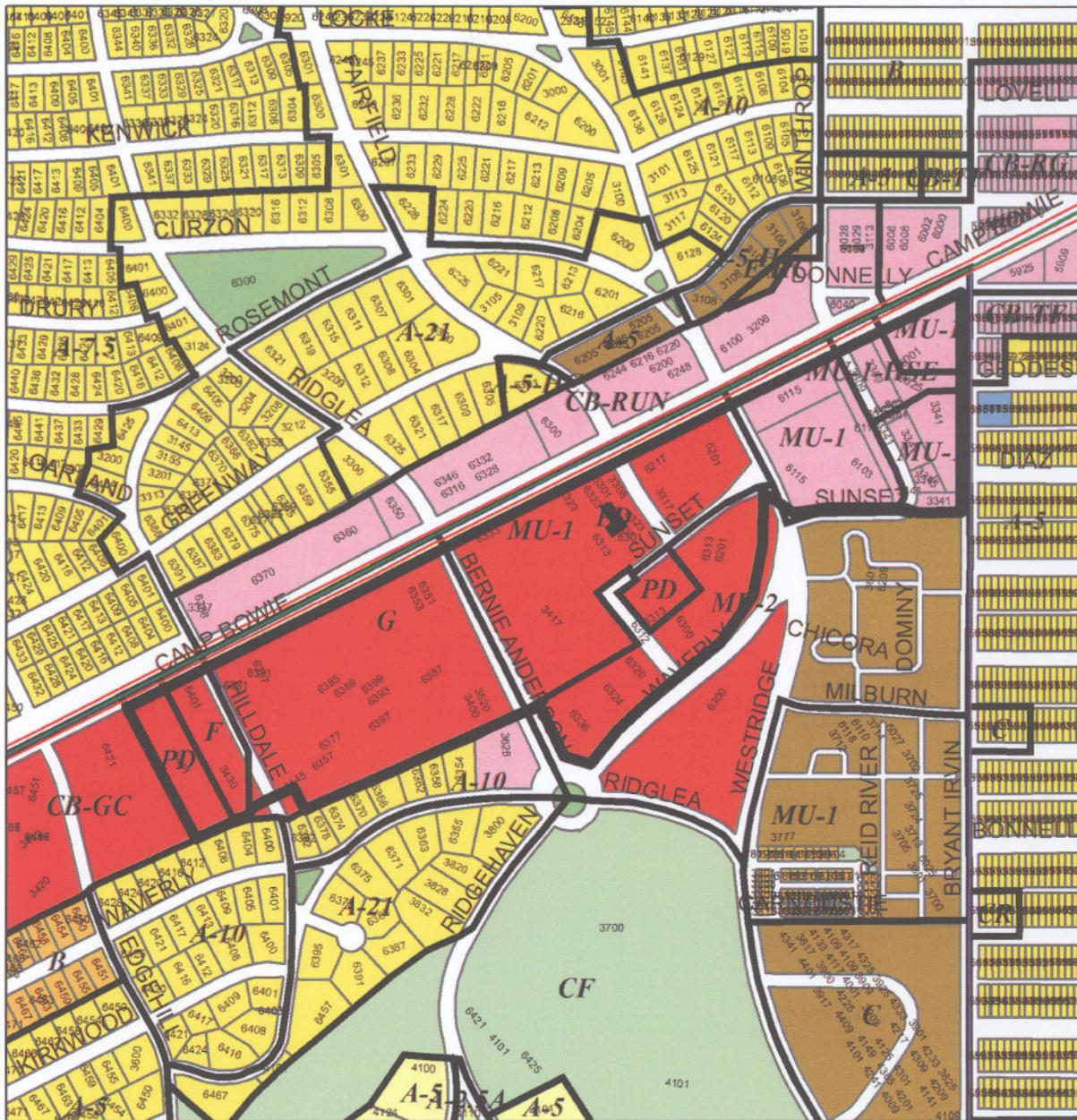
200 100 0 200 Feet



6000-6400 blks odd Camp Bowie Blvd.

Future Land Use

ZC-11-075A



- | | | | | | |
|--|-----------------------------------|--|--------------------------|--|-----------------------------|
| | Vacant, Undeveloped, Agricultural | | Neighborhood Commercial | | CFWGIS.SDE.TRN_RAILROADS |
| | Rural Residential | | General Commercial | | CFWGIS.SDE.CAD_addresses |
| | Suburban Residential | | Light Industrial | | Freeways/Toll Roads |
| | Single Family Residential | | Heavy Industrial | | Proposed Freeway/Toll Road |
| | Manufactured Housing | | Mixed-Use Growth Center | | Principal Arterial |
| | Low Density Residential | | Industrial Growth Center | | Proposed Principal Arterial |
| | Medium Density Residential | | Infrastructure | | Major Arterial |
| | High Density Residential | | Lakes and Ponds | | Proposed Major Arterial |
| | Institutional | | Public Park, Open Space | | Minor Arterial |
| | | | Private Park, Open Space | | Proposed Minor Arterial |
| | | | | | Flood Plain |

200 100 0 200 Feet

A 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 01, 2011





6000-6400 blks odd Camp Bowie Blvd.

ZC-11-075A

Aerial Photo Map



200 100 0 200 Feet

Mayor Price opened the public hearing and asked if there was anyone present desiring to be heard.

1. ZC-10-189A - City of Fort Worth Planning & Development, 1100 Van Cliburn Way; from: "PD-897" Planned Development for all uses in "CF" Community Facilities plus alcohol sales; site plan waived to: Add "DD" Demolition Delay Overlay. (Recommended for Approval)

Motion: Council Member Shingleton made a motion, seconded by Council Member Jordan that Zoning Docket No. ZC-10-189A be approved. The motion carried unanimously nine (9) ayes to zero (0) nays.

2. ZC-11-075A - City of Fort Worth Planning & Development, Camp Bowie Corridor Form Based Code District: Ridglea Urban Village Core South: Generally bounded by the 6100 - 6400 blocks of Camp Bowie Boulevard, southside; from: "MU-1" Low Intensity Mixed-Use, "MU-1/HSE" Low Intensity Mixed-Use/Highly Significant Endangered "F" General Commercial, "G" Intensive Commercial, "MU-2" High Intensity Mixed-Use, and "PD" Planned Developments Nos. 400, 633, and 882 to: Camp Bowie Form-Based district: Ridglea Urban Village Core South Subdistrict. (Recommended for Approval) (Continued from a Previous Meeting)

It appeared that the City Council at its regular meeting on October 18, 2011, continued Zoning Docket No. ZC-11-075A.

The following individuals completed speaker cards in support of Zoning Docket No. ZC-11-075A and were recognized by Mayor Price, but were not present in the Council chamber.

Ms. Jerre Tracy, 1110 Penn Street
Mr. Steven Berry, 4404 Angus Drive

Motion: Mayor Pro tem Zimmerman made a motion, seconded by Council Member Burns that Zoning Docket No. ZC-11-075A be continued until the March 6, 2012, Council meeting. The motion carried unanimously nine (9) ayes to zero (0) nays.

3. ZC-11-101 - Victor Lopez, 3602 North Grove Street; from: "K" Heavy Industrial to: "PD/K" Planned Development for all uses in "K" Heavy Industrial plus glass recycling, site plan included. (Recommended for Approval) (Continued from a Previous Meeting)

It appeared that the City Council at its regular meeting on December 13, 2011, continued Zoning Docket No. ZC-11-101.

(ZC-11-100 Continued)

Ms. Dana Burghdoff, Deputy Director, Planning and Development Department, clarified that the newspaper notice incorrectly referenced the new Section as 4.1203 and pointed out that City Secretary Hendrix read the correct new Section 4.1204 language when this item was read into the record and this item did not need to be amended.

Ms. Rachel Wiggins, 1510 Chennault Avenue, completed a speaker card in support of Zoning Docket No. ZC-11-100 and was recognized by Mayor Price, but was not present in the Council Chamber.

Motion: Council Member Shingleton made a motion, seconded by Council Member Scarth, that Zoning Docket No. ZC-11-100 be approved and Ordinance No. 19936-10-2011 be adopted. The motion carried unanimously eight (8) ayes to zero (0) nays, with Council Member Moss absent.

Council moved back up the agenda to consider Zoning Docket No. ZC-11-075.

12. ZC-11-075 - City of Fort Worth Planning & Development, Camp Bowie Corridor Form Based Code District: I-30 to SW Loop 820, Generally 1/4 mile along both sides of 5500 - 9000 blocks of Camp Bowie Boulevard/Camp Bowie Boulevard W.; 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 Developments 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 Zoning Case: ZC-11-100 Text Amendment Camp Bowie Corridor. Draft ordinance: <http://www.fortworthgov.org/planninganddevelopment/zoningcommission.aspx>. (Recommended for Approval)

Mr. Paul Paine, 1606 Mistletoe Boulevard, completed a speaker card in support of Zoning Docket No. ZC-11-075, but did not wish to address the City Council.

Motion: Mayor Pro tem Zimmerman made a motion, seconded by Council Member Scarth, that Zoning Docket No. ZC-11-075 be approved, with the stipulation that the Ridglea Urban Village Core South Subdistrict be pulled from the case and continued until the January 10, 2011, Council meeting. The motion carried unanimously eight (8) ayes to zero (0) nays, with Council Member Moss absent.

(Council Member Espino left his place at the dais.)

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, "RI" 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. Zadeh recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

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

Rachel Wiggins, 1510 Chennault Avenue, representing NAS Ft. Worth JRB spoke in support of the request. Ms. Wiggins is requesting a couple of amendments to the districts. In the Industrial Art District, the 65 decibel noise level, to add the language no residential is permitted. In the Western Business and General Corridor Mixed-Use District which also falls within the noise footprint to add the same language. In the Accident Protection Zone II they are requesting the intensity of uses be relatively limited because of the broadness of the district. Overall the Base supports the changes with the added amendments. Ms. Voltman did clarify in the use chart there is an asterisk beside residential. Dr. Barnes asked staff if the area east of Horne and south of Lovell were included. Ms. O'Quinn mentioned it only affects commercial properties.

Mr. Ortiz opened up the public hearing to hear additional testimony on this case.

Laurie Porter 5616 Curzon asked about the transition zone and being next to a residential house. She wanted to know how close they are going to be to Curzon. Ms. O'Quinn mentioned the different character zones. Ms. Narayana mentioned in that character zone they have to be 25 feet from the property line in order to go up to three stories.

Ms. Jackson, 5501 Lovell asked if her property is included in this. Ms. Narayana said her property was not included in the rezoning.

Motion: Following brief discussion, Mr. Genua recommended approval of the request as amended per Ms. Wiggins comments on certain districts, seconded by Mr. Wilson. The motion carried unanimously 8-0.

14. ~~ZC-11-076~~ City of Fort Worth Planning & Development Eastern portion of the Berry/University Urban Village (CD 9) Generally bounded by West Bowie Street, James Avenue, West Devitt Street, and Forest Park Boulevard (see addresses in case file, 29.71 Acres): from "MU-1" Low Intensity Mixed Use to "MU-2" High Intensity Mixed Use

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners the request to change the zoning to MU-2 to increase the density in this area. Ms. Knight also mentioned staff is looking at doing a form based code in this area in the near future.

Robert Snoke, 3826 6th Avenue spoke in opposition. He responded by saying they were not included in the process. The Rosemont neighborhood has never been considered in the mixed-use rezoning process. Mr. Snoke went on to mention the Hemphill and Seminary area is changing for the better, they have their own urban village. His concern is the 120 ft. tall building next to residential lots and not being compatible. He reiterated the statement the Commissioners made earlier about encroachment into the neighborhood.

Mr. Edmonds explained the City's intention on rezoning neighborhood areas.

Ms. Burghdoff asked Mr. Snoke if the Rosemont neighborhood was notified for this hearing. Mr. Snoke said yes they were.