



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 3, 2012

Council District 5

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: None

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

Owner / Applicant: City of Fort Worth/Petition – 3800 - 3824 (evens) Elm Street

Site Location: 3800 - 3824 (evens) Elm Street
Mapsc0: 55V

Proposed Use: Single Family Residential

Request: From: "AG" Agricultural

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

This area of the Town of Tarrant retains the default "AG" Agricultural zoning from its annexation. Three previous petition case have been submitted in the vicinity. The current petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. Five parcels comprise the area to be rezoned. Owners representing 80.00% of the parcels and 69.79% of the land area signed a petition in favor of rezoning to "A-5" One-Family.

Site Information:

Owner: Various (see petition property owner list)
Agent / Consultant: City of Fort Worth

Acreage: 0.96 ac.
Comprehensive Plan Area: Eastside

Surrounding Zoning and Land Uses:

North AG, R1, and E / Single family and vacant land
East AG / Single family and vacant land
South AG / Single family and vacant land
West AG / Single family and vacant land

Public Notification:

The following Neighborhood Associations were notified:
No NA is within ¼ mile

Hurst-Eules-Bedford ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-108, ZC-08-084, ZC-08-126,; Petition from AG to A-5, east and west of petition area, approved; and ZC-08-091, north of rezoning area, from AG to R1, approved.

Platting History: PP-07-013 Kymik Addition, north of rezoning area for industrial uses

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Elm Street	2 lanes undivided	none – residential street	none

Other factors to access: none.

Development Impact Analysis:

1. **Land Use Compatibility**

Based on retaining an established single-family development pattern, the “A-5” One-Family district **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2011 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, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are compatible in scale to abutting residential developments. A significant increase in units per acre or reduction in lot size should be discouraged for new development immediately adjacent to existing development or platted and zoned property.

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2011 Comprehensive Plan.

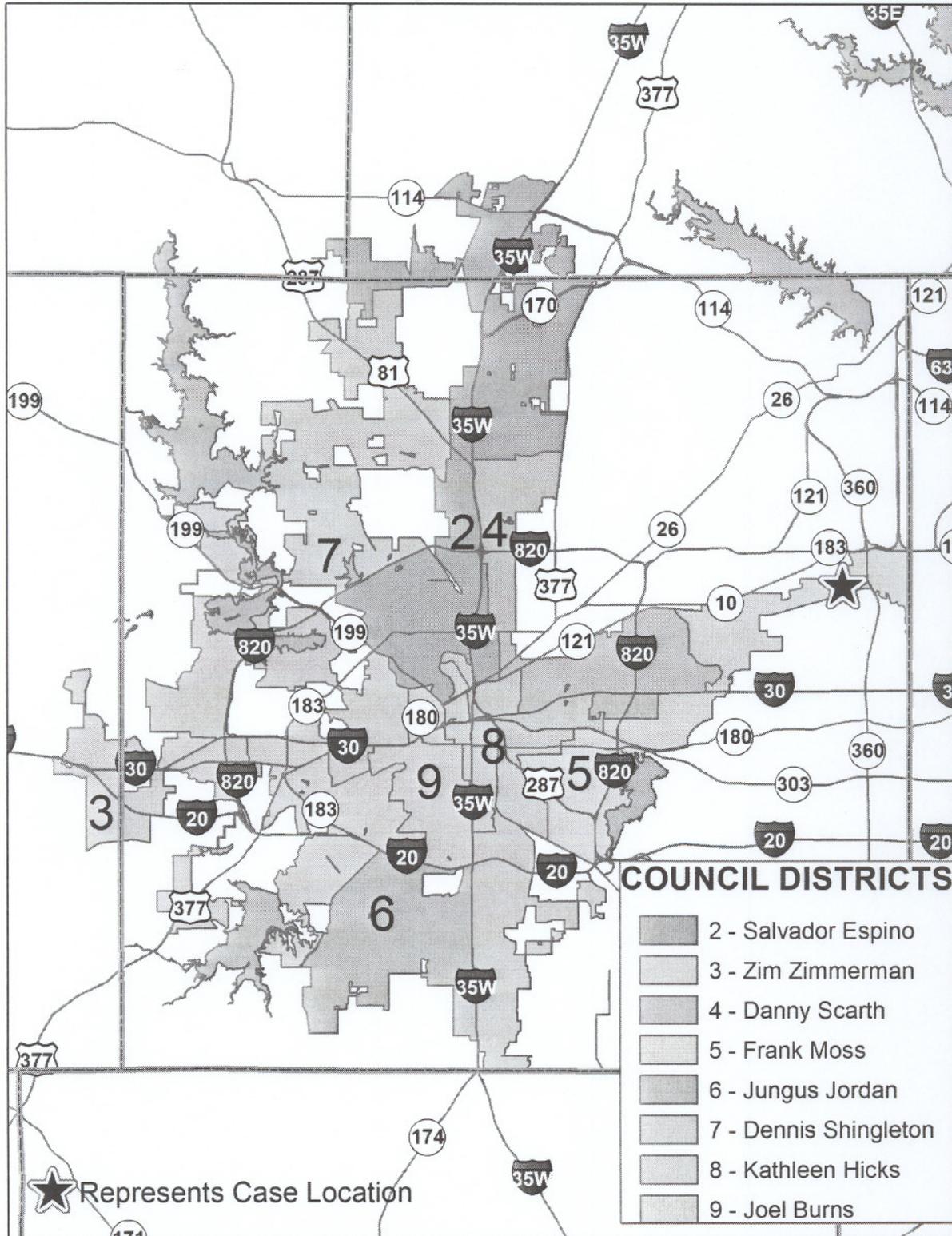
Attachments:

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

FORT WORTH

ZC-12-029

Location Map



5 2.5 0 5 Miles

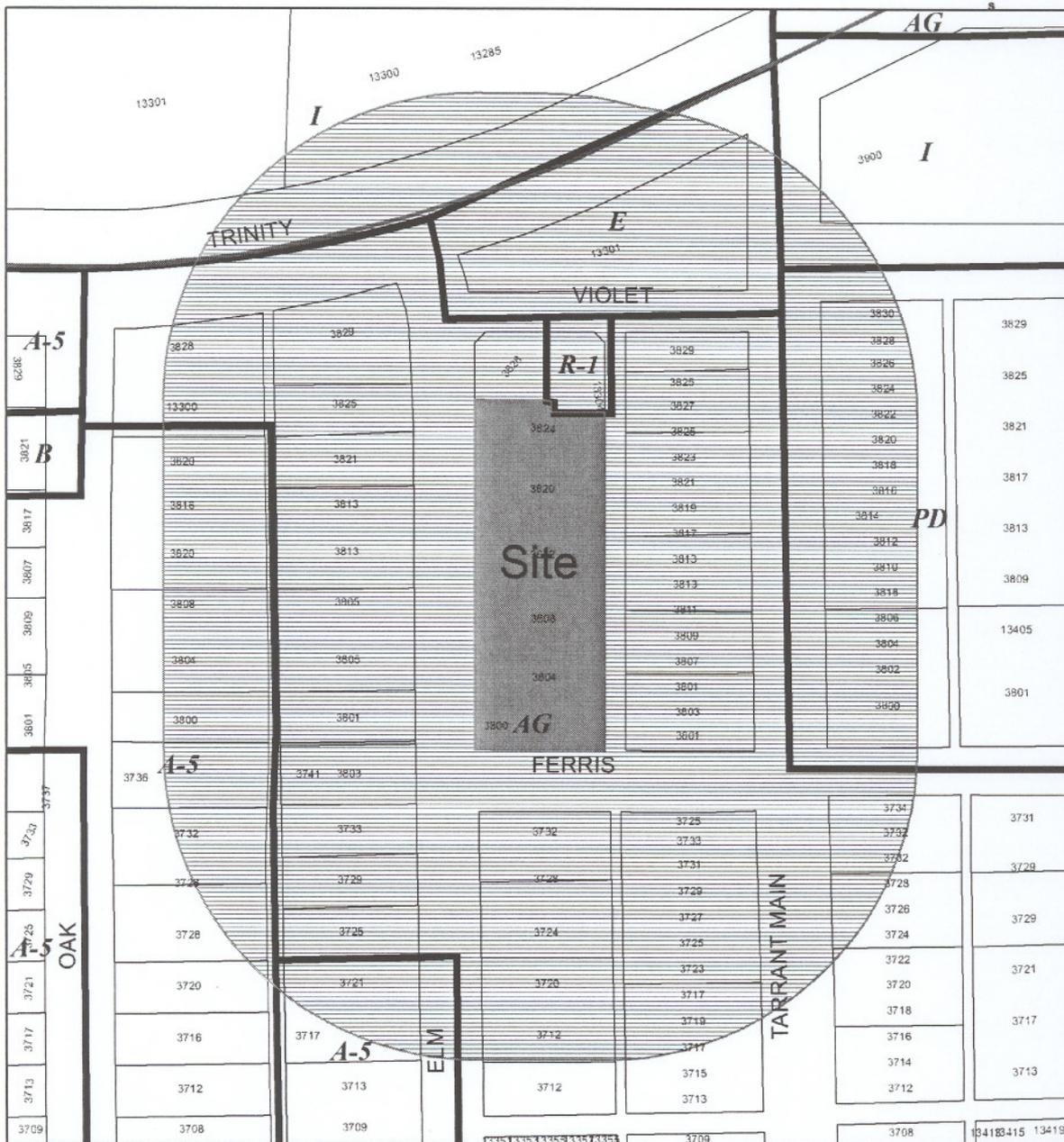


ZC-12-029

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 3800 - 3824 (evens) Elm Street
 Zoning From: AG
 Zoning To: A-5
 Acres: 0.96470899
 Mapsco: 55V
 Sector/District: Eastside
 Commission Date: 03/14/2012
 Contact: 817-392-8190

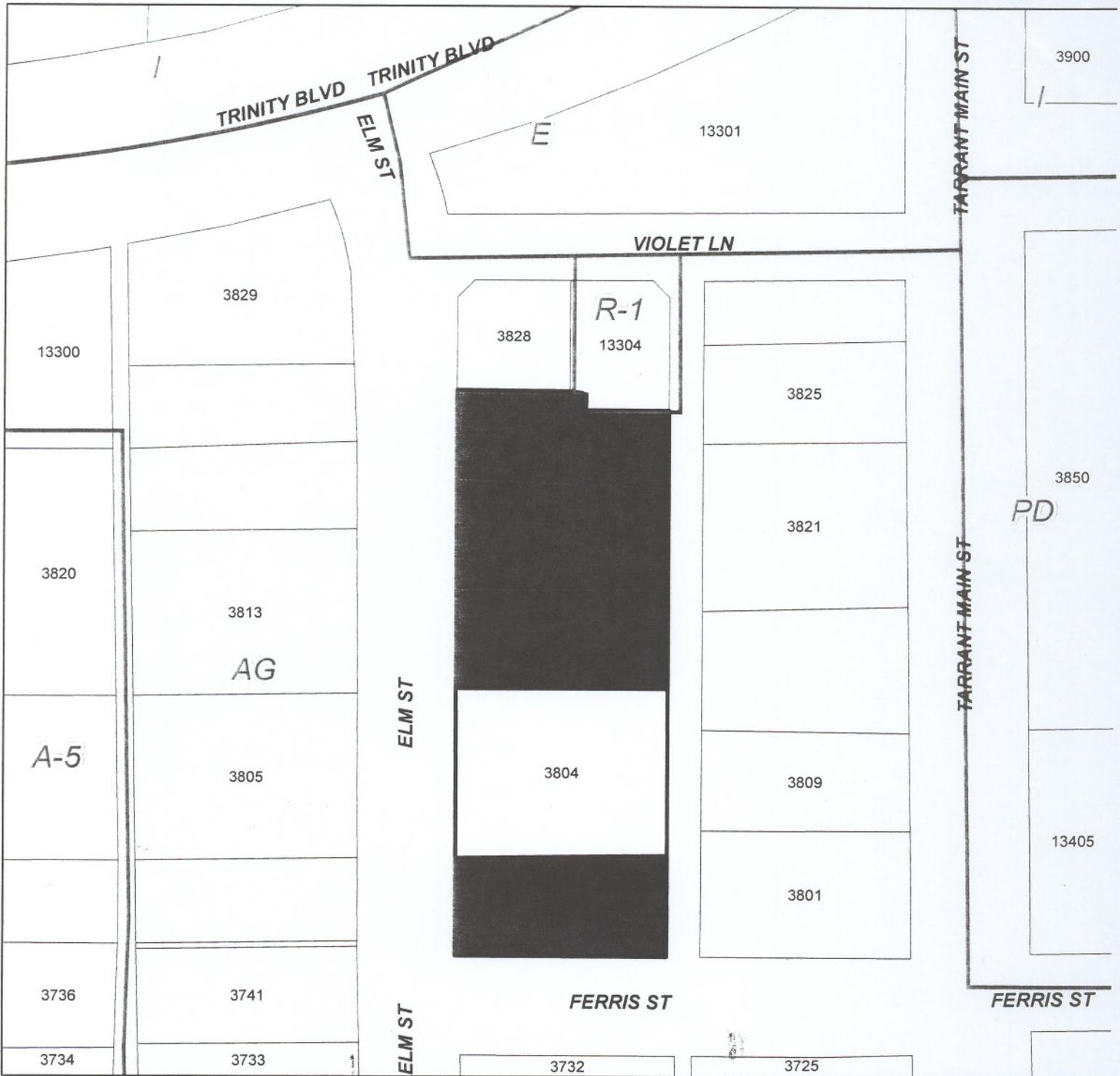
 300 Ft. Buffer



200 100 0 200 Feet

3800 - 3824 Elm Street

ATTACHMENT A



Legend

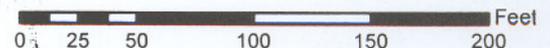
Current Zoning District
Signature Status

As of February 1, 2012

Yes 80.00% Parcels, 69.79% Land
 Unsigned 20.00% Parcels 30.21% Land

Planning and Development Department
2/1/12 - BK

ZC 12-029-



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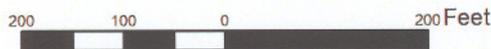
3800 - 3824 (evens) Elm Street

Future Land Use

ZC-12-029



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| 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 |



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



Aerial Photo Map



Jean McBride	4621 Foard St.	Yes	Opposition	Spoke at hearing/property outside of area
Larry & Linda Atkins	2608 Vaughn St.	Yes	Opposition	Sent letter in

16. ZC-12-029 City of Fort Worth Planning & Development (CD 5)- 3800 – 3824 Elm Street (see addresses in case file, 0.96 Acres): from “AG” Agricultural to “A-5” One-Family

Beth Knight, Senior Planner, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners the property owners have submitted a petition to rezone to A-5 single-family.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

17. ZC-12-030 Tarrant Regional Water District (CD 2)- 500 Block of N. Commerce Street (American Cyanamid Company, Lot A1A, 29.70 Acres): from “TU-N1” Trinity Uptown Neighborhood Zone 1 and “TU-N2” Trinity Uptown Neighborhood Zone 2 to “PD/TU-N2” Planned Development for all uses in “TU-N2” trinity Uptown Neighborhood Zone 2 plus outdoor recreational activities to include drive-in movie theater, concerts, etc. a mobile food truck park, three to four screen theater with hard surface, and dust free parking/viewing areas. Only temporary outdoor recreational activities and associated structures are exempt from the development of the TU-N2 district; all permanent structures shall meet the development standards. On site concession stand and food trucks shall have paved surfaces; site plan waiver requested.

J. D. Granger, 800 E. Northside Drive, Fort Worth, Texas representing Tarrant Regional Water District mentioned to the Commissioners he could not explain the project any better than Ms. Murphy did and is here to answer any questions.

Mr. Edmonds asked about the concert venue. Mr. Grainger said that is still to be determined. The main use is for a drive-in movie theater.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

18. ZC-12-031 Hulen Street Baptist Church (CD 6)- 7100 South Hulen Street (Part of Lot 1, Block 73, Candelridge Addition, 0.14 Acres): from “CF” Community Facilities to “E” Neighborhood Commercial

Gordon Pulis, 7212 South Hulen Street, Fort Worth, Texas representing Braums explained the request is to rezone the 0.14 acre parcel to E. He did mention they do not have specific plans at this point.