



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 5, 2013

Council District 7

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

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

Site Location: 7001 Old Decatur Road Mapsco: 33X

Proposed Use: Multifamily complex

Request: From: Unzoned
To: "C" Medium Density Multifamily

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The site, surrounded by the City of Fort Worth and the City of Saginaw, is west of Old Decatur Road and south of WJ Boaz Road. City Council delayed annexation consideration in 2010 and 2011. The site is being zoned with the annexation, rather than leaving it in the default "AG" Agriculture zoning. No additional development is anticipated.

The area is a City-initiated annexation (AX-12-007), approved by the City Council on February 12, 2013. The site was initially under consideration as part of a larger annexation and zoning case that included large-lot residential uses, vacant land, and one commercial use. However, the City Council only annexed the multifamily complex with existing connections to the City's water and wastewater systems. Therefore, the zoning districts for the un-annexed areas can not be considered.

Site Information:

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

Acreage: 9.2 ac.

Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

- North Unzoned / Single family and vacant land
- East City of Saginaw / Single family, church, and vacant land
- South "E" Neighborhood Commercial / Single family and vacant land
- West "PD 409" Planned Development / Single family and vacant land

Public Notification:

The following Neighborhood Associations were notified:

Parkview Hills NA

Marine Creek Hills NA

Streams & Valleys, Inc.

Eagle Mountain - Saginaw ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-145, west of site, from CR and E to A-2.5A, approved; and ZC-10-087, subject site (previous annexation case), denied.

Platting History: PP-10-030, Parkview Hills.

Transportation/Access

| <u>Street</u> | <u>Existing Size</u> | <u>Thoroughfare Plan classification</u> | <u>Current Plans/CIP</u> |
|------------------|----------------------|---|--------------------------|
| Old Decatur Road | 2 lane undivided | Major Arterial - proposed | funded expansion |

Development Impact Analysis:

1. **Land Use Compatibility**

This Council-initiated zoning change request is intended to align the existing land uses, future land use map, and zoning.

The process for Council-initiated rezoning was adopted in November 2000 regarding the procedure for City-Council-initiated rezoning. The procedures involve:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (3/10);
- Providing for the Planning Department to brief the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate the proposed zoning changes; (3/23/10 and 9/25/12), and
- Placing an appropriate 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 (4/13/10 and 10/2/12), which shall schedule the application for the next available public hearing by the Zoning Commission (5/12/10 and 11/14/12).

The subject area covers 9.2 acres and one parcel. The request is to rezone the area to correspond to the existing land use, in accordance with the future land use. On the basis of existing apartment complex, the proposed zoning change **is compatible** with the surrounding land uses.

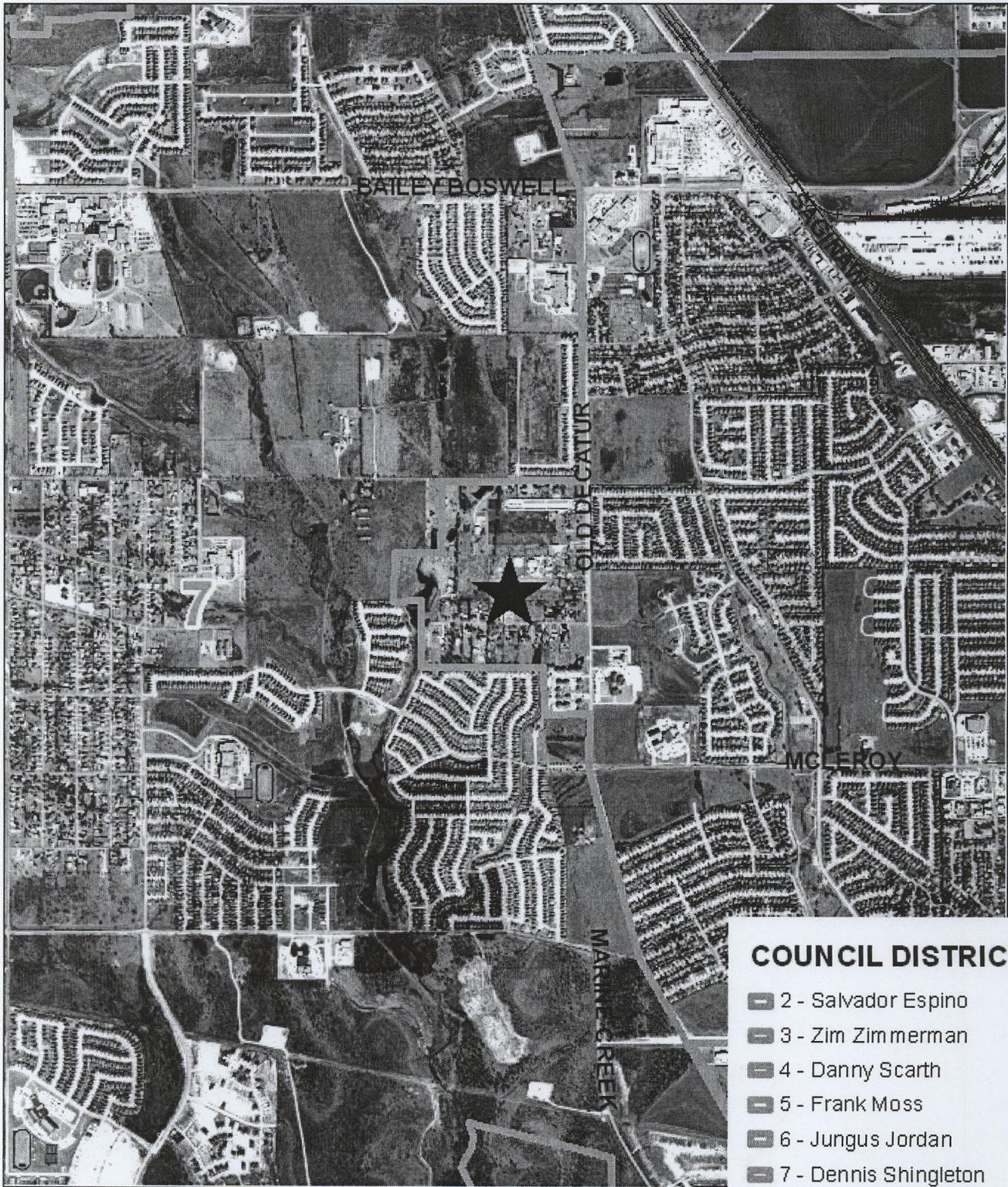
2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as medium density multifamily. The requested zoning classification is appropriate for the land use designation.

Based on conformance with the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from Zoning Commission meeting



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zim merman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet

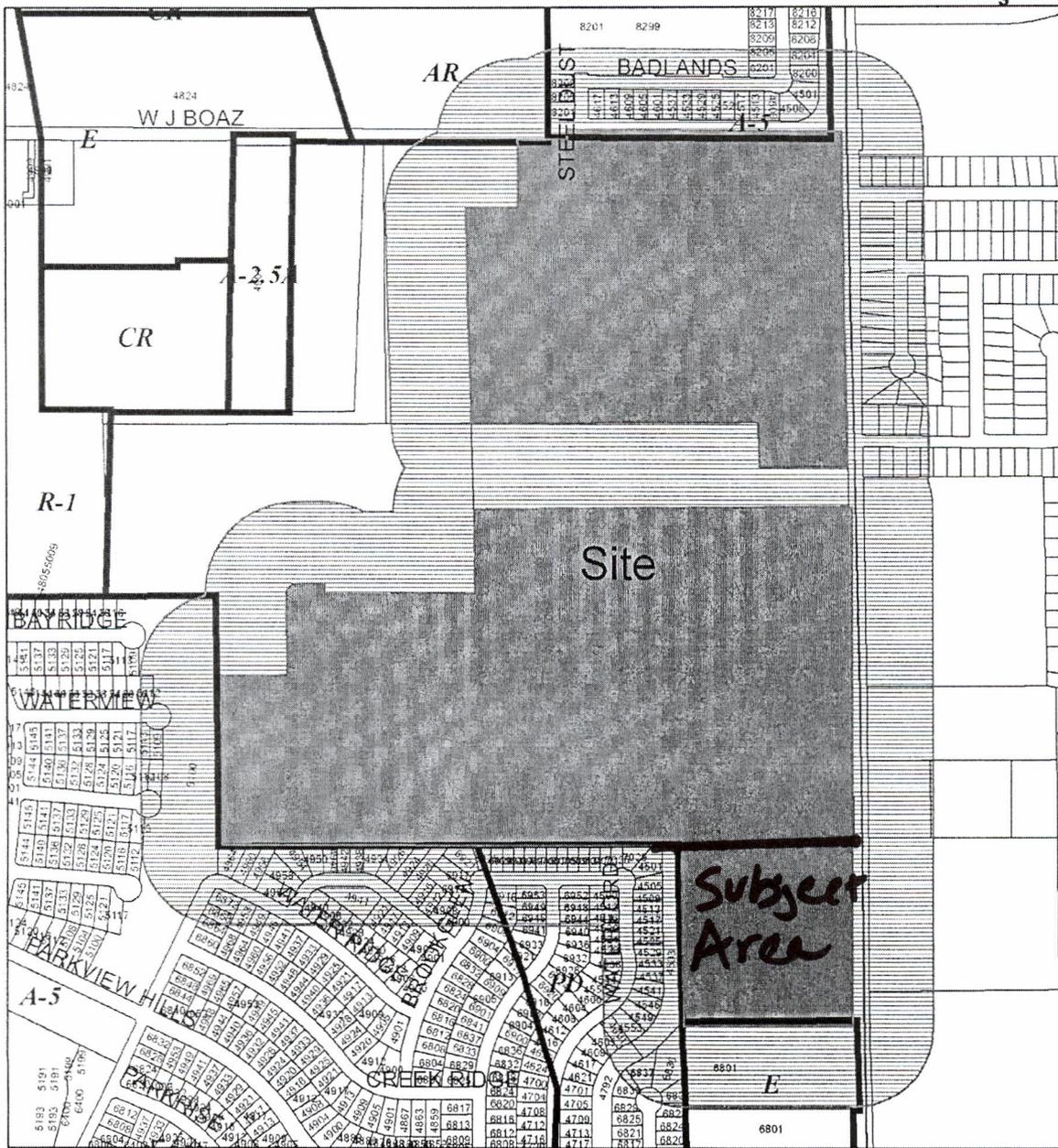




ZC-12-119

Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: Generally bounded by WJ Boaz Rd., Old Decatur Rd., Creek Ridge Tr., & Meandering Ct.
 Zoning From: Unzoned
 Zoning To: A-43, A-21, C, PD/SU for car wash and mini-warehouses
 Acres: 103.52
 Mapsco: 33STX
 Sector/District: Far Northwest
 Commission Date: 11/14/2012
 Contact: 817-392-8190
 300 Ft. Notification Buffer

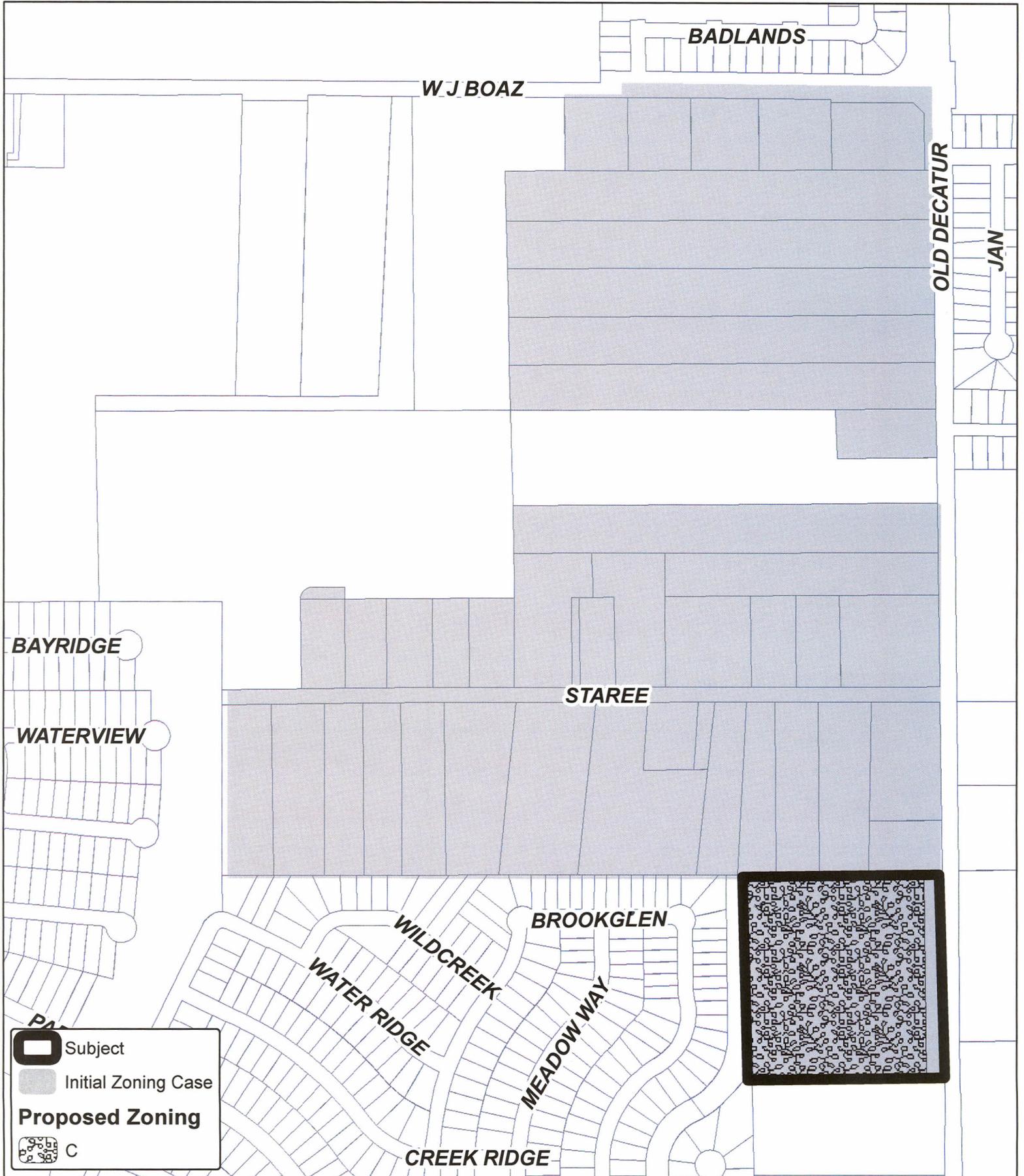


200 feet



ZC-12-119: Proposed Zoning

From Unzoned to "C" Medium Density Multifamily



0 200 400 600 800 Feet

Planning & Development
Department 2/18/13 - BK

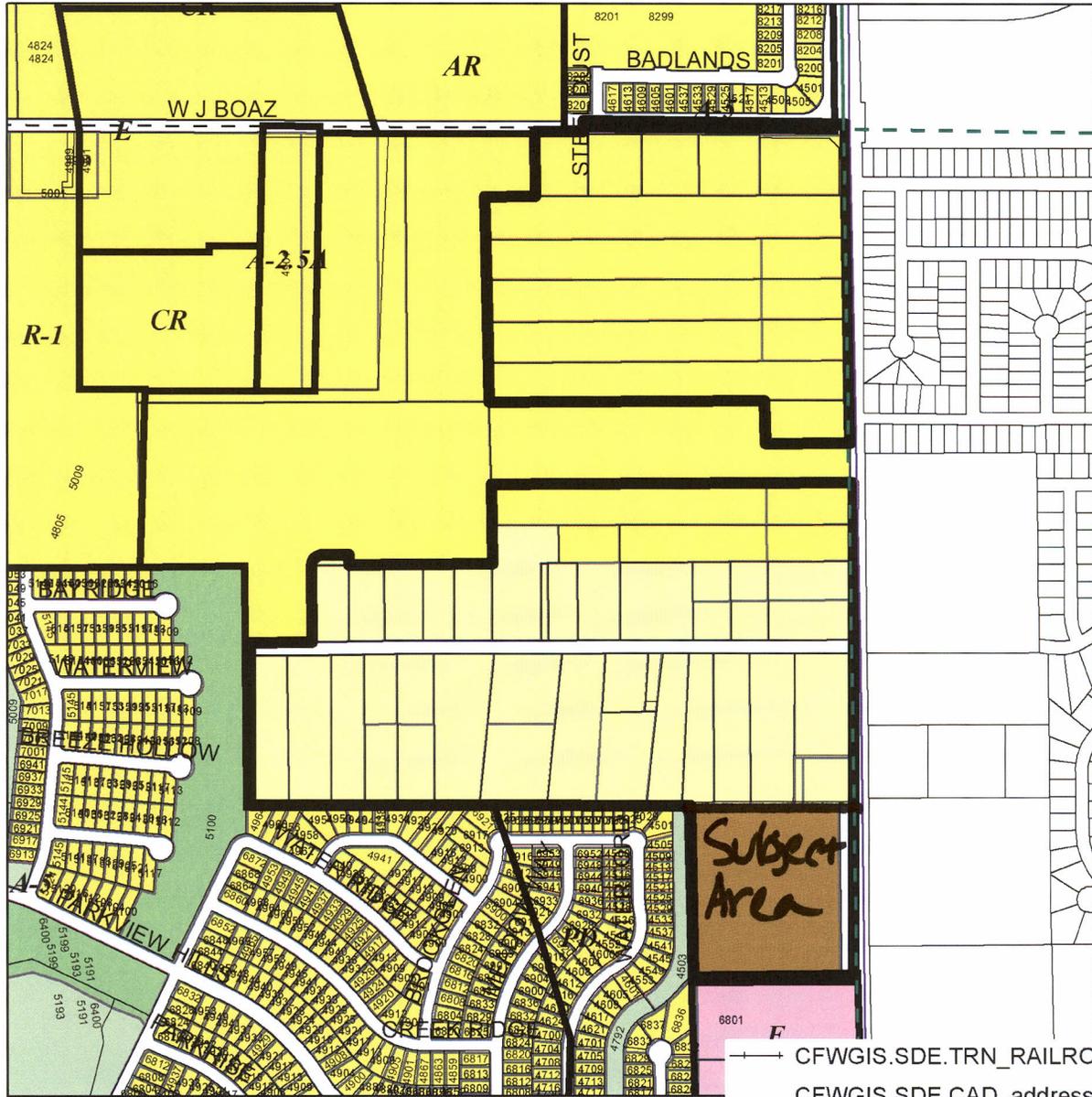
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Future Land Use

ZC-12-119



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

200 00 0 200 Feet

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



| | | | | |
|-------------------------|----------|----|---------|----------------|
| Carroll Street Partners | NA | In | Support | Sent letter in |
| Charles Boggess | 368 Foch | In | Support | Sent letter in |
| Guadalupe Paredes Jr. | 354 Foch | In | Support | Sent letter in |

19. ZC-12-119 City of Fort Worth Planning & Development (CD 7)- AX-12-007 Generally bounded by WJ Boaz Road, Old Decatur Road, Creek Ridge Trail, & Meandering Creek Lane (See addresses in case file, 103.52 Acres): from Unzoned to “A-43” One-Family, “C” Medium Density Multifamily, “PD/SU” Planned Development/Specific Use for car wash and mini-warehouse; site plan waiver requested

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this case was before them in 2010. The Annexation was delayed by the Council member at that time. This is the same zoning that was proposed in 2010.

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

20. ZC-12-120 City of Fort Worth Planning & Development (CD 7)- AX-12-006 1000 – 1473 Block of Avondale Haslet Road & 1000 – 1500 Block of Boaz Road(See addresses in case file, 147.36 Acres): from Unzoned to “A-43” One-Family, “E” Neighborhood Commercial, “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus veterinary clinic with outdoor kennels and runs; site plan waiver requested

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this case was before them in 2010. The Annexation was delayed by the Council member at that time. The property owners along Avondale Haslet prefer to have commercial zoning even though they are mostly single-family. She did mention there is an existing veterinary clinic with outdoor kennels which is more of an industrial use.

Dr. James Jordan, 1321 Avondale Haslet Road, Fort Worth, Texas owns the veterinary clinic spoke in support.

Ms. Murphy wanted to verify how many runs he is proposing. Dr. Jordan said currently they have two but would ultimately like to have 14 outdoor runs in the future.

Motion: Following brief discussion, Mr. Genua recommended approval as amended to allow 14 outdoor kennels at 1321 Avondale Haslet of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

21. ZC-12-121 Stanley Rowland (CD 7)- 6336 Northridge (Greenfield Acres Addition, Block 1, Lot K, 0.50 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

Emily Thomason, speaking on behalf of Mr. Rowland, mentioned to the Commissioners that she is representing her father and since he intends to use it for an office they are ok with ER zoning.