

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 10, 2013

**Council District 7**

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** none

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

**Owner / Applicant:** City of Fort Worth/Petition from a portion of the Riverbend Trinity Trails neighborhood

**Site Location:** Generally bounded by White Settlement, Roberts Cut Off, Deavers & Trinity River  
Mapsc0: 61W

**Proposed Use:** Single Family Residential and Auto Repair

**Request:** From: "B" Two-Family, "E" Neighborhood Commercial, and "I" Light Industrial

To: "A-5" One-Family and "FR" General Commercial Restricted

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

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

**Background:**

This area of the Riverbend Trinity Trails neighborhood retains the typical "B" Two-Family zoning from its annexation. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. Sixty-nine parcels comprise the area to be rezoned. Owners representing 60.87% of the parcels and 64.96% of the land area signed a petition in favor of rezoning to "A-5" One-Family and "FR" General Commercial Restricted.

At the Zoning Commission, the neighborhood representative explained that this zoning is the beginning and that they hope to continue rezoning their neighborhood to single family.

The "FR" district currently includes an auto repair business.

**Site Information:**

Owner: Various (see petition property owner list)  
Agent / Consultant: City of Fort Worth  
Acreage: 22.59 ac.  
Comprehensive Plan Area: Northside

**Surrounding Zoning and Land Uses:**

North "E" Neighborhood Services, "I" Light Industrial, and "PD" Planned Development 724 / VFW Hall, commercial uses, and vacant land

East "B" Two-Family, "CF" Community Facilities, and "E" Neighborhood Services / Single family and a church  
 South "B" Two-Family / Single family and open space  
 West "B" Two-Family / Trinity River and open space

**Public Notification:**

The following Neighborhood Associations were notified:  
 Riverbend Trinity Trails NA Castleberry ISD  
 Streams & Valleys-W. Fork Trinity River FW ISD

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-077; east of petition area, from B, FR to FR, denied; and  
 ZC-12-090, north of rezoning area, from B, E, I, PD 724 to PD 724, approved.

Platting History: None

**Transportation/Access**

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
White Settlement	4 lanes undivided	Minor Arterial – existing	none
McGee, West Fork, & Roberts Cut-off Road	2 lanes undivided	none – residential streets	none

**Development Impact Analysis:**

1. **Land Use Compatibility**

Based on retaining an established single-family development pattern and acknowledging the existing automotive repair site, the "A-5" One-Family and "FR" General Commercial Restricted districts **are compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as Single Family and Neighborhood Commercial. The proposed zoning conforms to the following Comprehensive Plan policies:

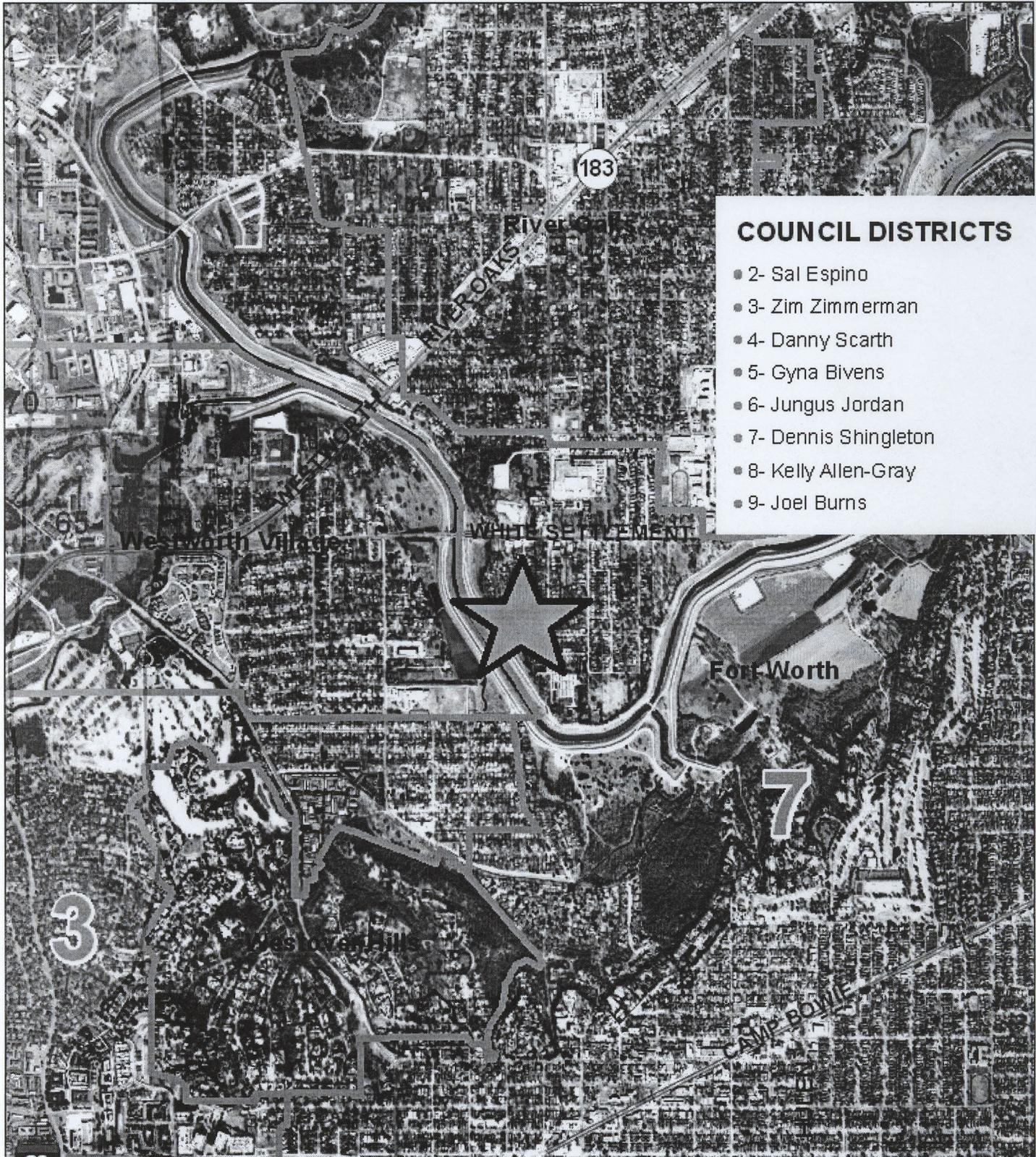
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are 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 2013 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

## Location Map



### COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns



2,000 1,000 0 2,000 Feet

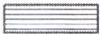




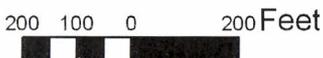
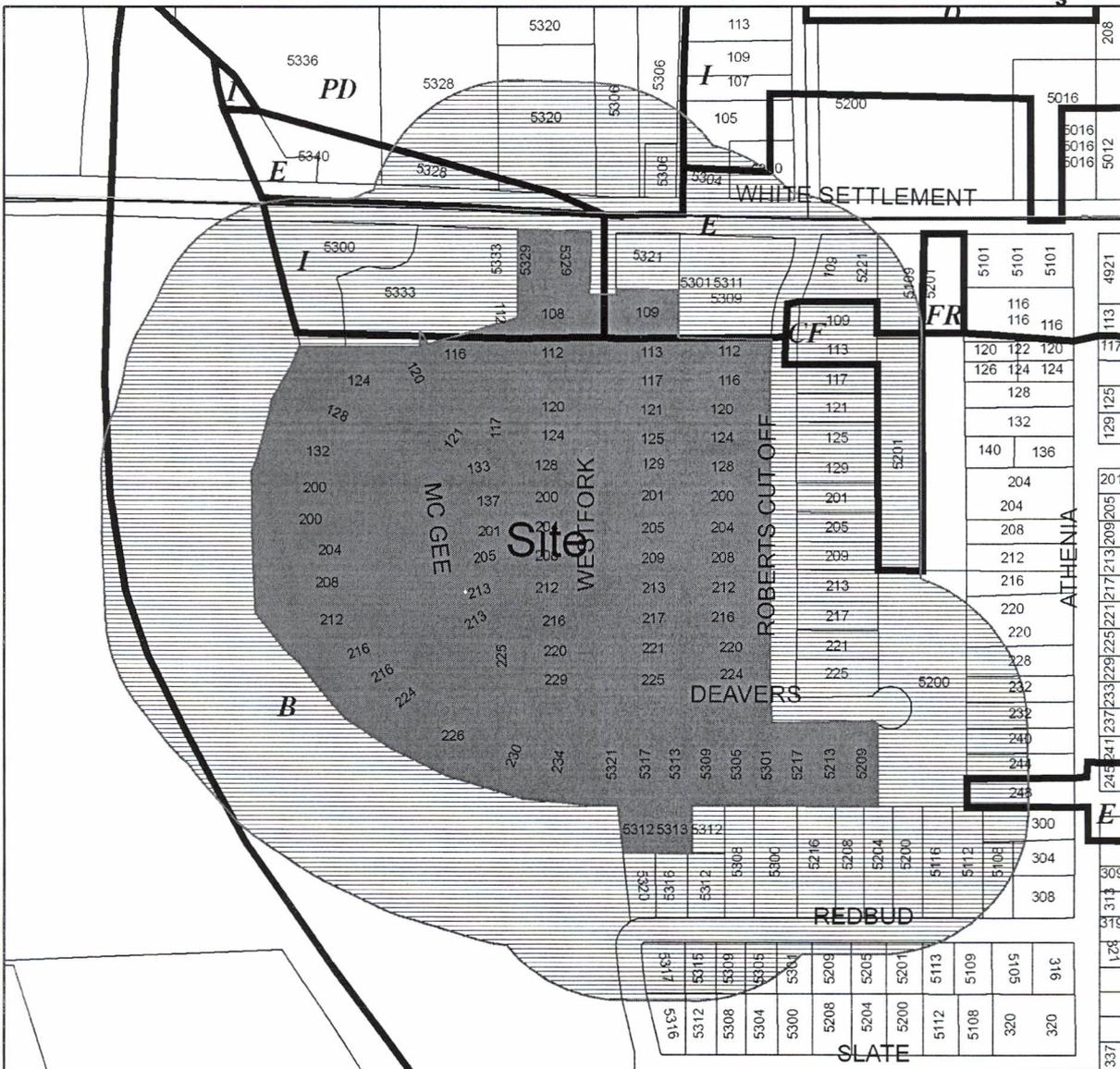
ZC-13-114

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: Generally bounded by White Settlement, Roberts Cut Off, Deavers & Trinity River  
 Zoning From: B, E, I  
 Zoning To: A-5, FR  
 Acres: 22.59416205  
 Mapsco: 61W  
 Sector/District: Northside  
 Commission Date: 8/14/2013  
 Contact: 817-392-8190



300 Ft. Buffer



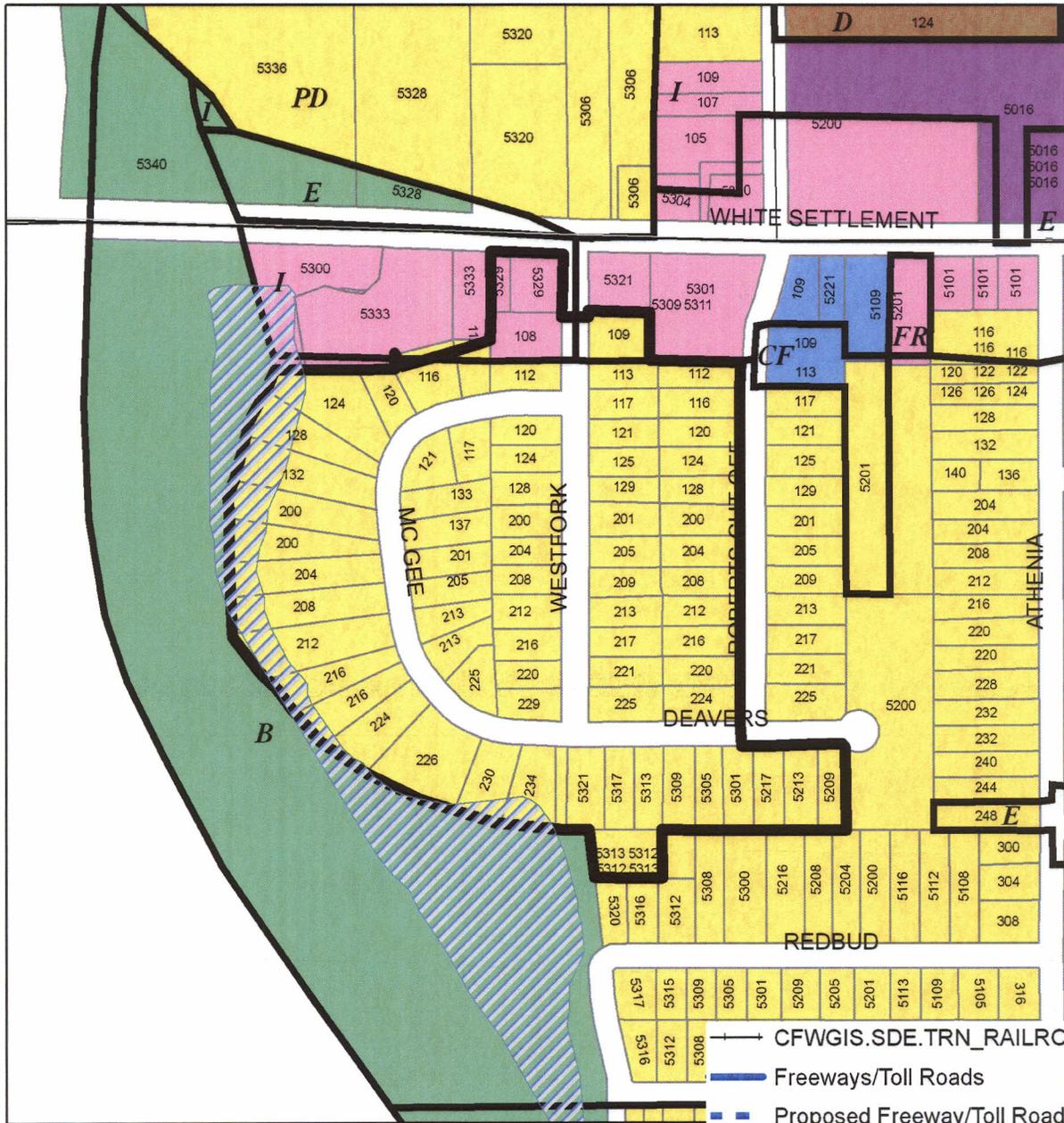




# Future Land Use

ZC-13-114

element Road, Roberts Cut Off Road, Deavers Road, and the Trinity River



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road

- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

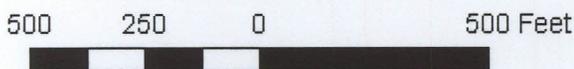
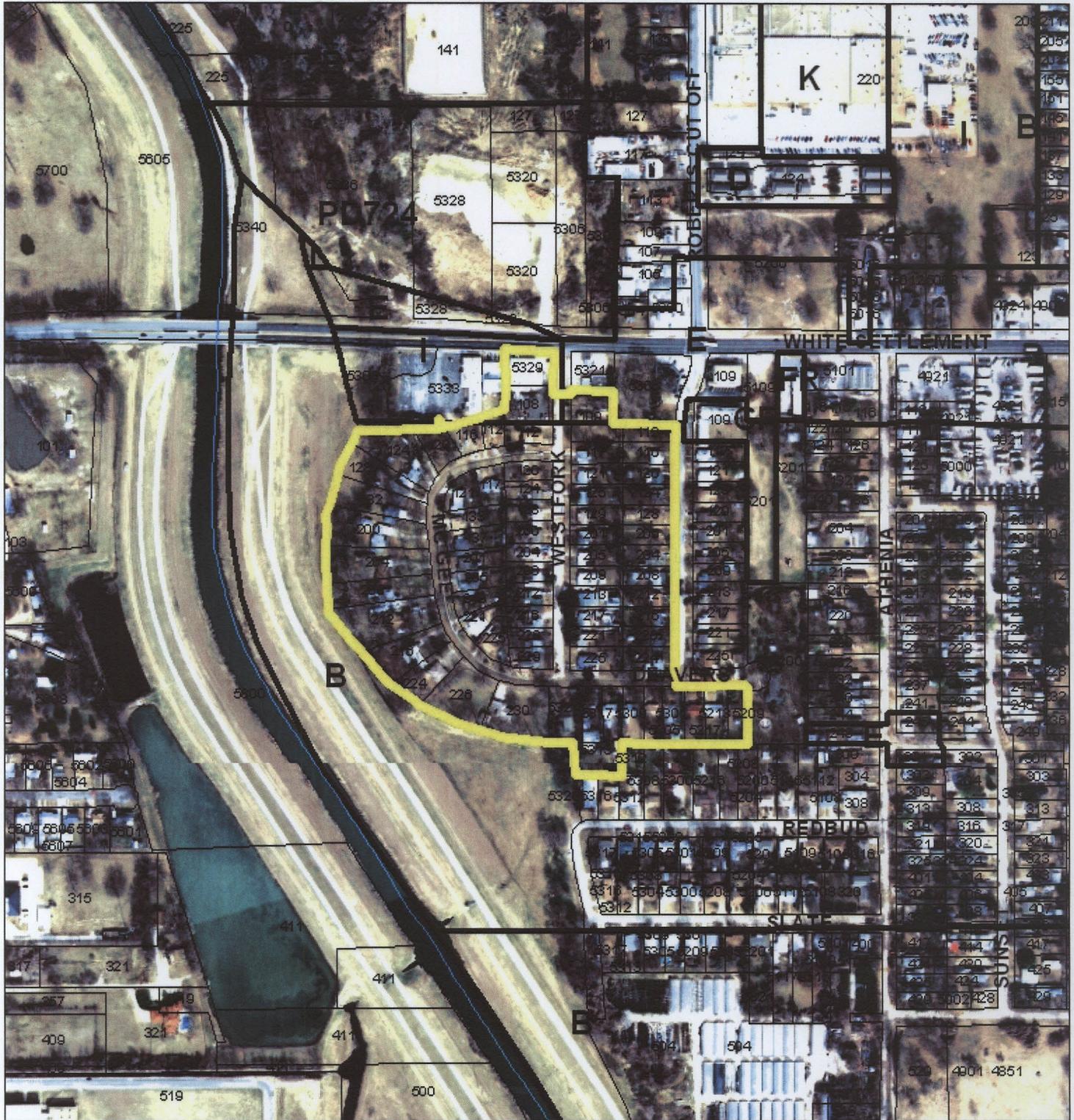
**FLD\_ZONE**  
 Floodplain



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 5, 2013.



## Aerial Photograph



		<b>notification area</b>		
De De /John T White NA	NA	Out	Opposition	Sent letter in

**10. ZC-13-114 City of Fort Worth Planning & Development (CD 7) – Generally bounded by White Settlement, Roberts Cut-Off, Deavers and Trinity River (See addresses in case file, 22.59 Acres): from “B” Two-Family, “E” Neighborhood Commercial, and “I” Light Industrial to “A-5” One-Family and “FR” General Commercial Restricted**

Margaret Johnson, 121 McGee, Fort Worth, Texas representing Riverbend Trinity Trails NA explained to the Commissioners the got signatures to rezone the area to A-5 single-family. She mentioned there were a few people out of town and could not get signatures.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-13-114
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Betty & George Segetti	208 McGee	In	Support	Sent letter in

**11. ZC-13-115 City of Fort Worth Planning & Development (CD 7) – Generally bounded by Eagle Parkway, I-35W-N, Westport Parkway, City of Haslet (See addresses in case file, 1592.05 Acres): from “K” Heavy Industrial and “PD-328” Planned Development for all uses in “K” Heavy Industrial plus an aircraft refueling station to “PD/K” Planned Development for all uses in “K” Heavy Industrial plus aviation uses, excluding junkyard, sexually oriented businesses, recycling facilities and tattoo parlors; site plan waiver requested**

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners the uses that are in Alliance Airport do not fall into any zoning district that would allow them by right. This is a Council-initiated rezoning coordinated by District 2 and District 7.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Hollis. The motion carried unanimously 8-0.

**12. ZC-13-116 City of Fort Worth Planning & Development (CD 6) – 801 and 851 W. Rendon Crowley Road (John Steele Survey, Abstract 1381, Tracts 1E & 1F, 48.16 Acres): from “C” Medium Density Multifamily to “A-5” One-Family**

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners the northern property has limited access and the southern property only has access through the residential. There are also overhead electric transmission lines that create a great deal of encumbrance to the site. Ms. Knight mentioned staff received a request from the property owner of the north tract to continue the case for thirty days.