



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2013

Council District 9

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

Opposition: none

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Purple Properties, LLC

Site Location: 3128 Sandage Ave. Mapsco: 78X

Proposed Use: Single-family

Request: From: "E" Neighborhood Commercial

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located on Sandage Avenue in close proximity to Berry Street. The applicant is requesting a zoning change from "E" Neighborhood Commercial to "A-5" One-Family for a single-family home. The existing home has already been demolished.

The applicant owns several contiguous lots and plans to construct new two-story single-family homes within the block. The lot in question is the northern most lot within the proposed development. The applicant intends to access parking for all of the new homes through the alley. As a result, the alley will have to be constructed to TPW standards. At the Zoning Commission, a neighboring property owner expressed concern about the increased traffic within the currently minimally used alley.

If approved, the applicant will be required to adhere to the following zoning standards.

Standard	"A-5" One-Family
Lot Area	5,000 sf minimum
Lot Width	50 ft. minimum at building line
Lot Coverage	50 percent maximum
Front Yard	20 ft. minimum
Side/Rear Yard	5 ft minimum
Height	35 ft. maximum
Parking	Two spaces per dwelling unit, located behind the front building line

Site Information:

Owner: Purple Properties
1000 Foch St. #110

Fort Worth, Texas 76107
 Agent: Robert Reardon
 Acreage: 0.15 ac.
 Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / office
 East "MU-1" Low Intensity Mixed-Use / office
 South A-5" One-Family / single-family
 West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sandage Avenue	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Rosemont	Neighbors Working Together
Paschal	Berry Street Initiative
Frisco Heights	FWISD
Bluebonnet Place*	

*within neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "A-5" single-family. Surrounding land uses consist of single-family to the south and west and office uses to the north and east. The proposed site is currently vacant and the proposed zoning is compatible with surrounding uses.

As a result, the proposed single-family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

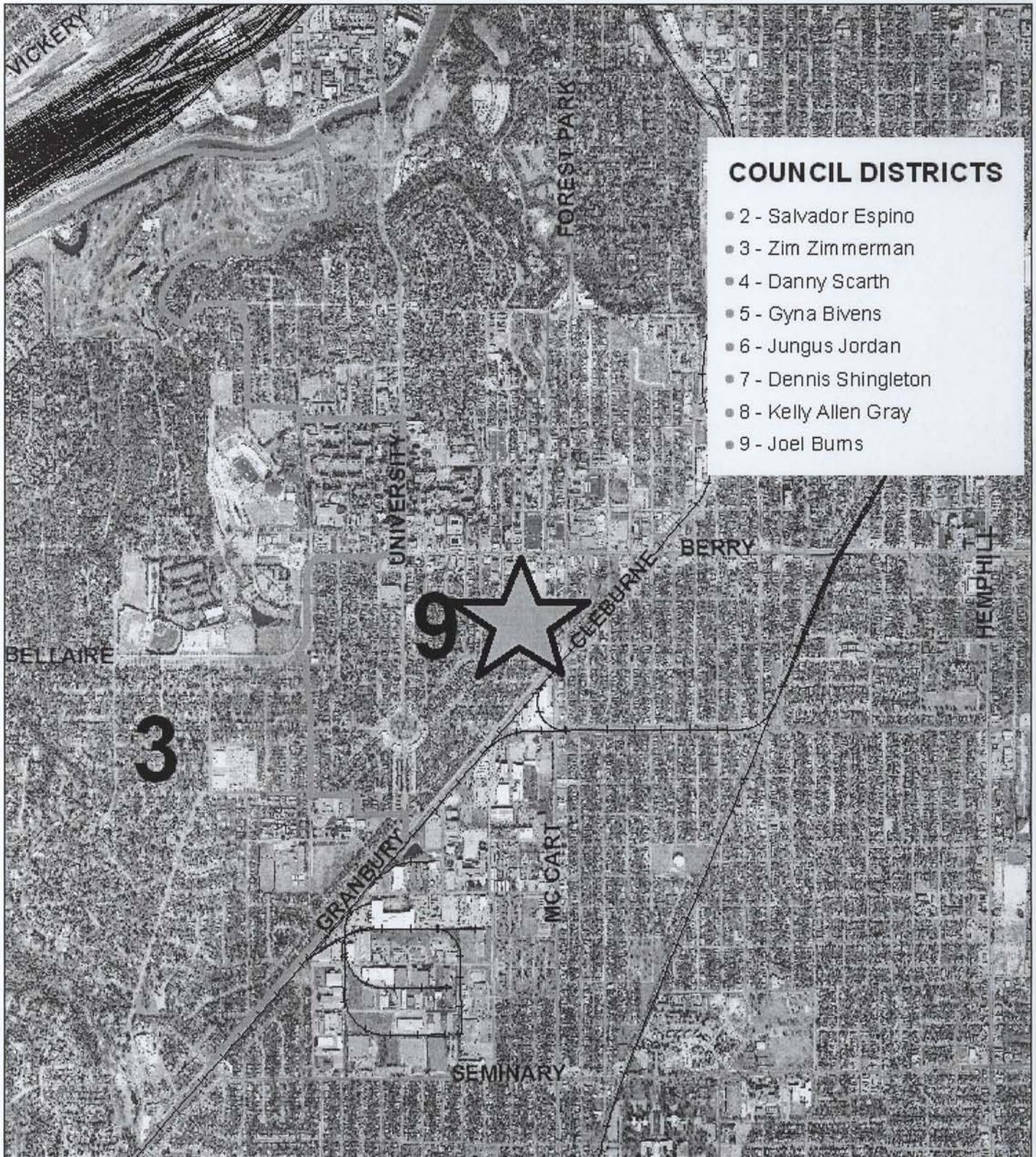
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)
- Locate single-family homes adjacent to local or collector streets. (pg. 39)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, 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 the Zoning Commission meeting

Location Map



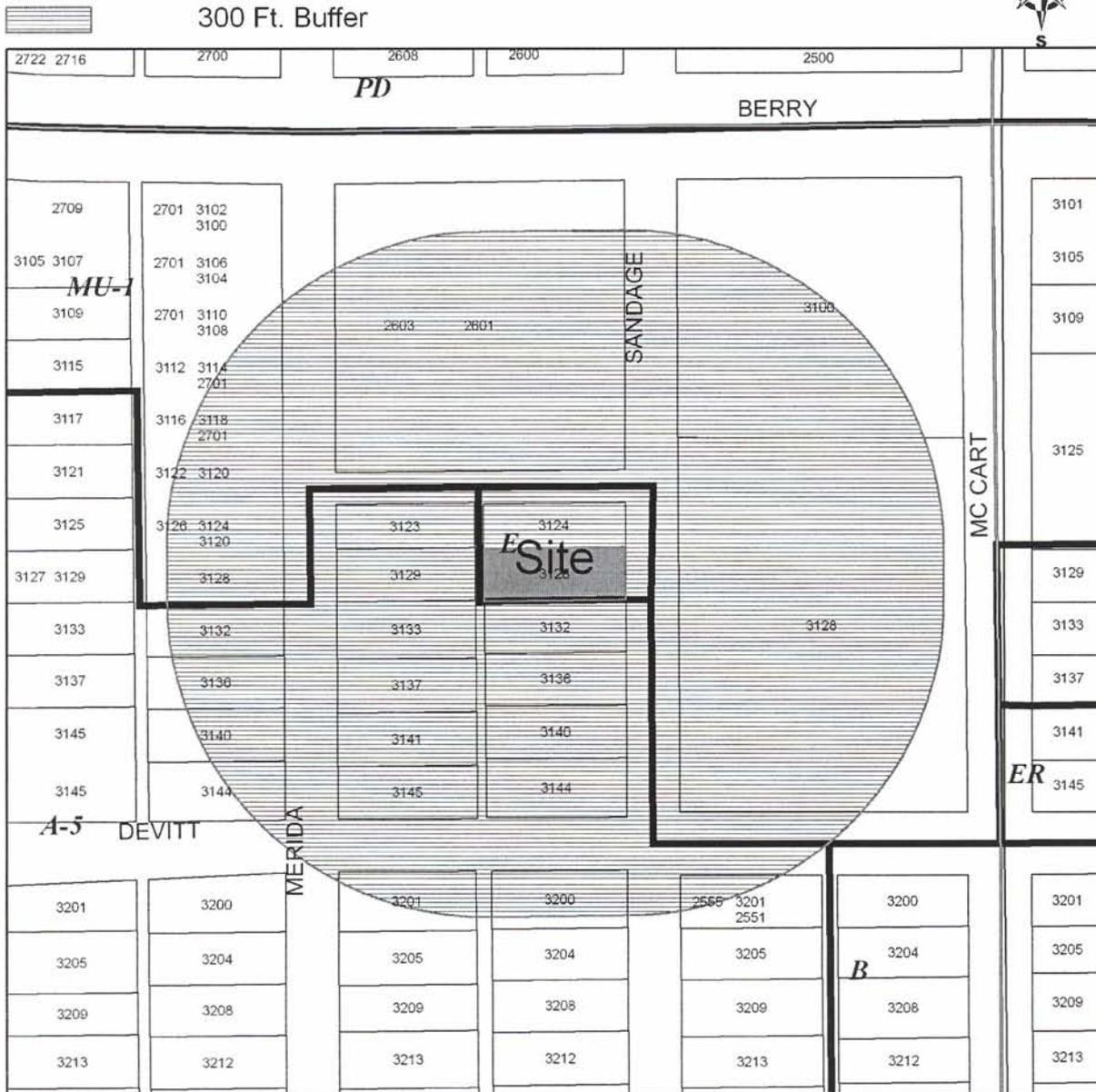
2,000 1,000 0 2,000 Feet





Area Zoning Map

Applicant: Purple Properties LLC
Address: 3128 Sandage Avenue
Zoning From: E
Zoning To: A-5
Acres: 0.15460259
Mapsc0: 78X
Sector/District: TCU/W.cliff
Commission Date: 11/13/2013
Contact: 817-392-8043



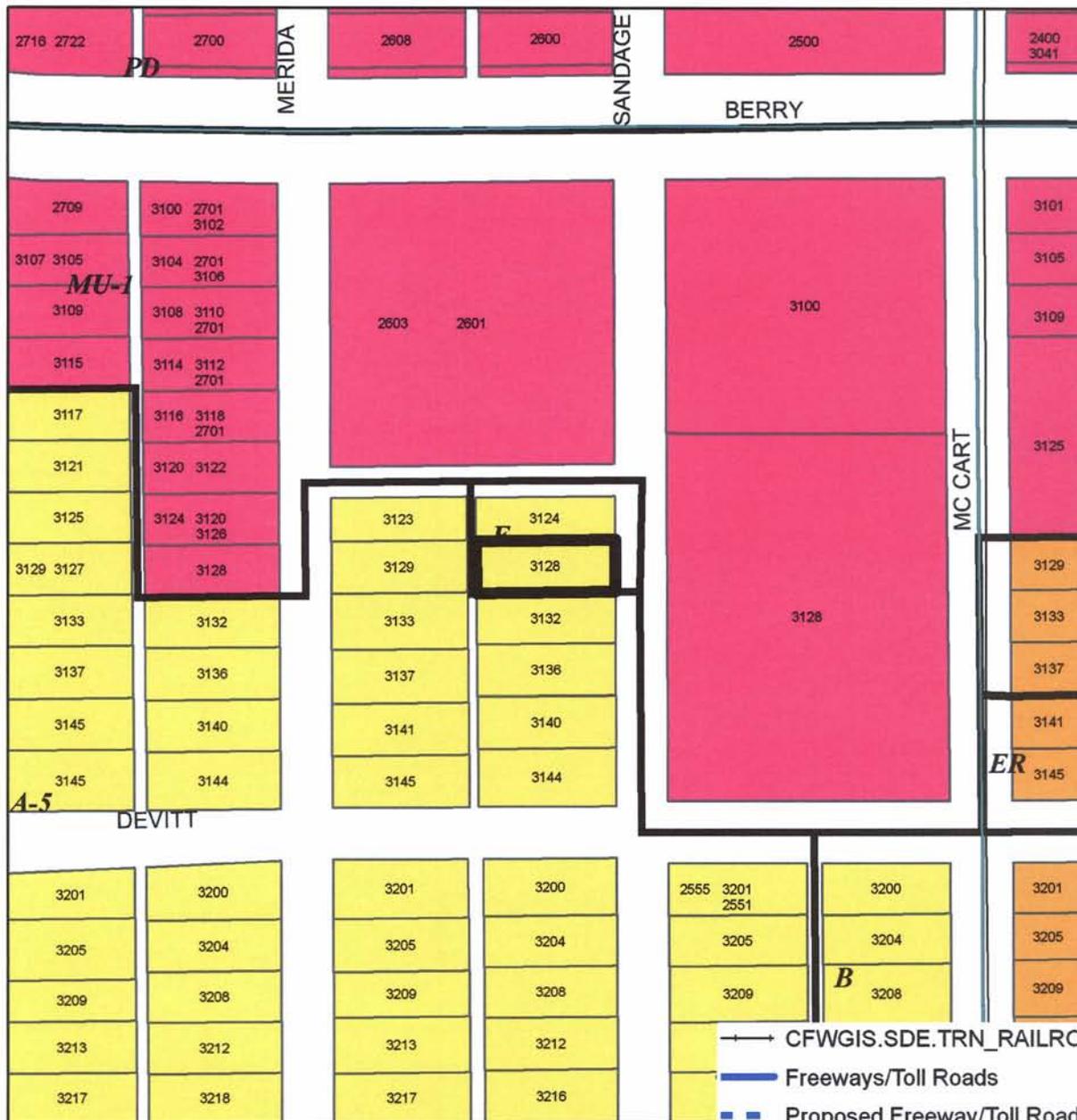
FORT WORTH



3128 Sandage Avenue

Future Land Use

ZC-13-163



- 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

- 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.

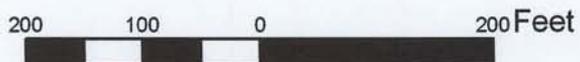


3128 Sandage Avenue



ZC-13-163

Aerial Photo Map



“PD/ER” Planned Development for all uses in “ER” Neighborhood Commercial Restricted plus funeral home and mortuary; site plan waiver requested

Lucille Gilkey, 1025 Winston Drive, Fort Worth, Texas property owner explained to the Commissioners she wants to amend the zoning to open up a funeral/mortuary home. Several concerns were addressed about parking, uses and occupancy.

Motion: Following brief discussion, Ms. McDougall recommended a 60 day continuance of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-13-162
Name	Address	In/Out 300 notification area	Position on case		Summary
Anthony Malone	3204 Freddie St.	In	Opposition		Sent letter in

8. ZC-13-163 Purple Properties LLC (CD 9) – 3128 Sandage Avenue (Byers & McCart Addition, Block 9, Lot 17, 0.15 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Robert Reardon, 200 Bailey Avenue, Fort Worth, Texas representing Purple Properties LLC explained to the Commissioners they want to rezone to A-5 for single-family development. He displayed a rendering on what they would look like; several adjoining lots are included in the plan for new single-family structures. The majority of the block is non-owner occupied.

Ms. Reed asked if HCG is building the homes. Mr. Reardon said no.

Donna Kenny, 3129 Merida, Fort Worth, Texas representing her daughter spoke in opposition. She mentioned this property backs up to her daughter’s property and there used to be a line of trees buffering her property that have since been removed. She said a residential property would be more favorable than commercial but she is concerned about the increased traffic in the alley and that it might be used for parking. She hopes the developers would plat additional trees and provide security fencing.

Mr. Flores asked if a meeting with the applicant to have some dialogue. Ms. Kenny said she would be grateful for that and would like to know there will be something in place to provide a barrier.

In rebuttal, Mr. Reardon said the alley is unimproved and doesn’t think it will provide security but it will have to be paved. He said there will be rear entry for parking and the yard will be fenced.

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

<i>Document received for written correspondence</i>					ZC-13-163
Name	Address	In/Out	Position on case		Summary

		300 ft notification area			
Donna Kenny	3129 Merida	In	Opposition		Spoke at hearing
Bill Miller	3313 Merida	Out		Support	Sent letter in
Chris Powers	3132 Sandage	In		Support	Sent letter in
Tucker Properties	3124 Sandage	In	Opposition		Sent letter in

9. ZC-13-164 D. R. Horton Texas Ltd. (CD 8) – 1200 block of Sycamore School Road (G. Herrera Survey, Abstract No. 2027, 6.12 Acres): from “R1” Zero Lot Line/Cluster and “E” Neighborhood Commercial to “R1” Zero Lot Line/Cluster

Jaison Stephen, 777 Main Street, Fort Worth, Texas representing D. R. Horton explained to the Commissioners the request is to correct a zoning legal description drafting error. Mr. Stephen said the developer is proposing to develop to A-5 single-family standards and as part of this extending Hemphill Road down to Sycamore School Road. The zoning would be in conformance with the approved Preliminary Plat and Comprehensive Plan.

Zachary Motley, 6751 North Freeway, Fort Worth, Texas with D. R. Horton spoke in support.

Vernon Watson, 6000 Whisperwood, Granbury, Texas spoke in support. He did want to mention he was surprised Hemphill hadn’t been developed yet, forcing people through neighborhoods. He also noted the railroad being contiguous to the property and possibly a traffic light being put in at the Hemphill intersection for traffic control.

Mr. Stephen noted that as part of the next phase they will be extending Hemphill Street.

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

<i>Document received for written correspondence</i>					ZC-13-164
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Zachary Motley	6751 North Frwy	Out		Support	Spoke at hearing
Vernon Watson	6000 Whisperwood	Out		Support	Spoke at hearing
Privilege Properties, Ltd	Sycamore School Rd * Hemphill	In		Support	Sent letter in
Ron Gafford/ Hallmark Camelot NA	NA		Opposition		Sent letter in

10. ZC-13-165 Nicholas Martin Jr. (CD 5) – 8913 Randol Mill Road (Cottonwood Village, Block 1, Lot 1, 5.61 Acres): from “PD-933” Planned Development for “R2” Townhouse/Cluster uses, limited to six units per acre; site plan required to Amend “PD-