



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 1, 2014

Council District 7

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Liberty Crossing Residential, LP**

Site Location: 9051 block Blue Mound Rd Mapsco: 34B

Proposed Use: **Residential**

Request: From: "E" One-Family

To: "A-5" One-Family

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

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

Background:

The applicant is requesting a zoning change from "E" Neighborhood Commercial to "A-5" One-Family. The property is south and west of the Liberty Crossing Subdivision along the proposed Blue Mound Road, a principal arterial. Liberty Crossing owns the property surrounding this site and is zoned "A-5" & "A-7.5" One-Family to the north, south and east.

Site Information:

Owner: Liberty Crossing Residential
148 640 12 Avenue SW
Calgary, Canada
Agent: Goodwin & Marshall/Eddie Eckart
Acreage: 1.37 acres
Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "A-5" One Family / vacant
East "A-7.5" One Family / vacant
South "A-7.5" One Family / vacant
West "C" Medium Density Multifamily / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-02-239 approved by City Council 12/10/02 from CR to E subject property, and multiple zoning around the property

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Heritage Trace Pkwy	Ag land	Principal Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Liberty Crossing*	Eagle Mt-Saginaw ISD
Northwest Fort Worth Community Alliance	

closest neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family. Surrounding land uses are primarily vacant, with single-family development to the north and east.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

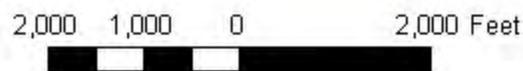
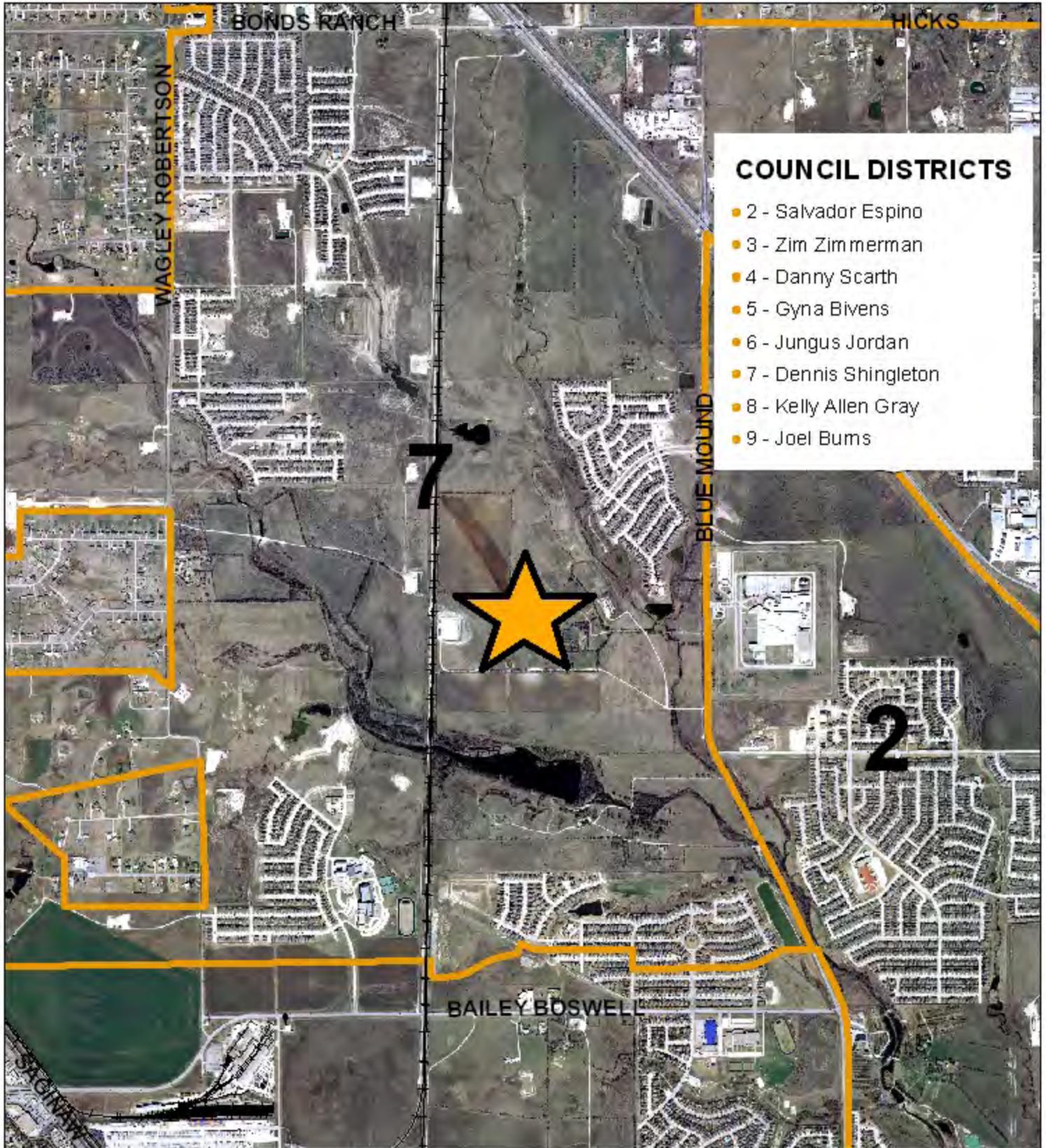
Based on conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

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

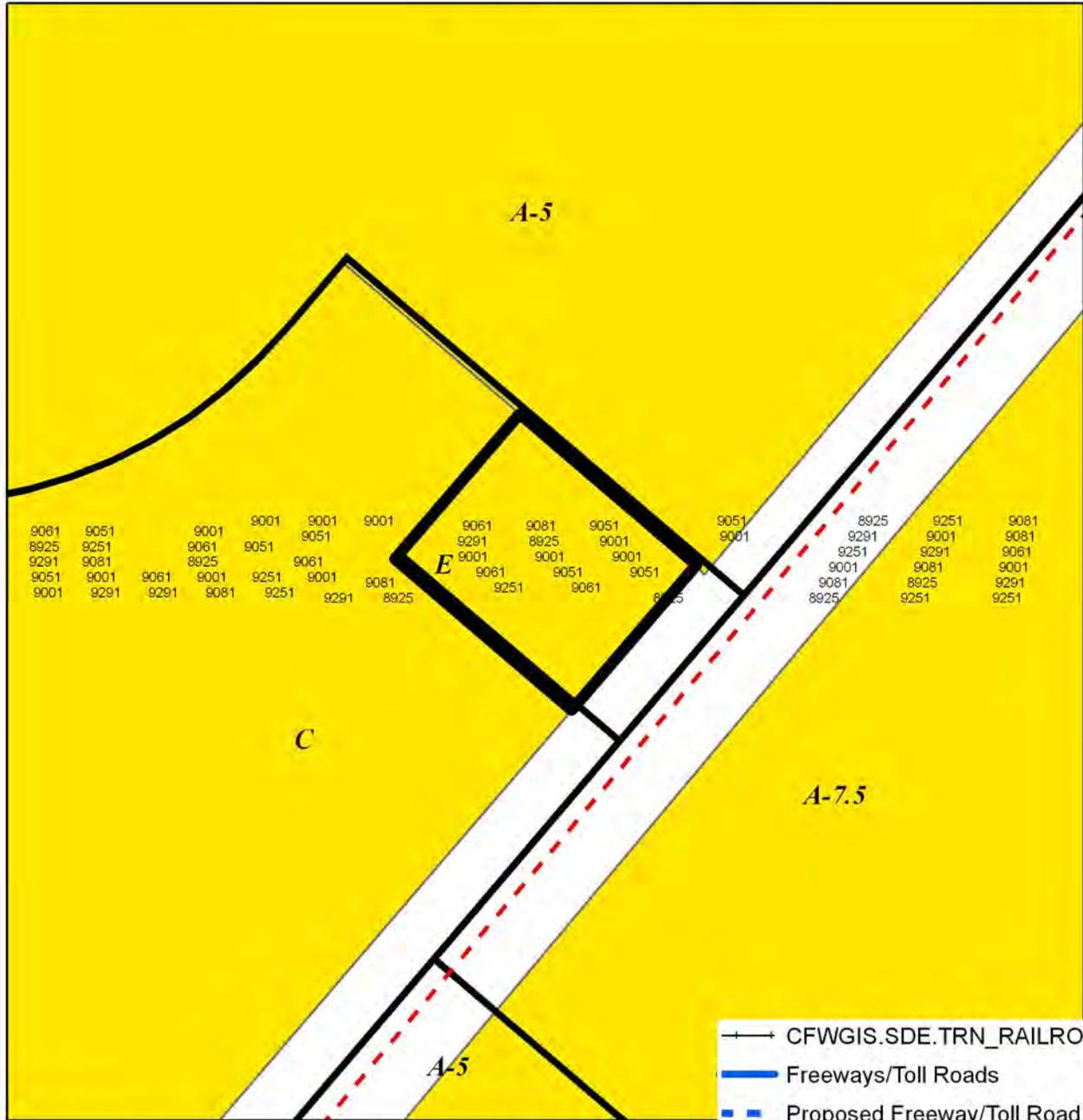




9051 Blue Mound Road

Future Land Use

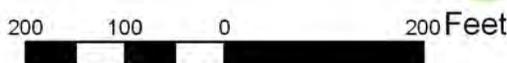
ZC-14-024



- 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

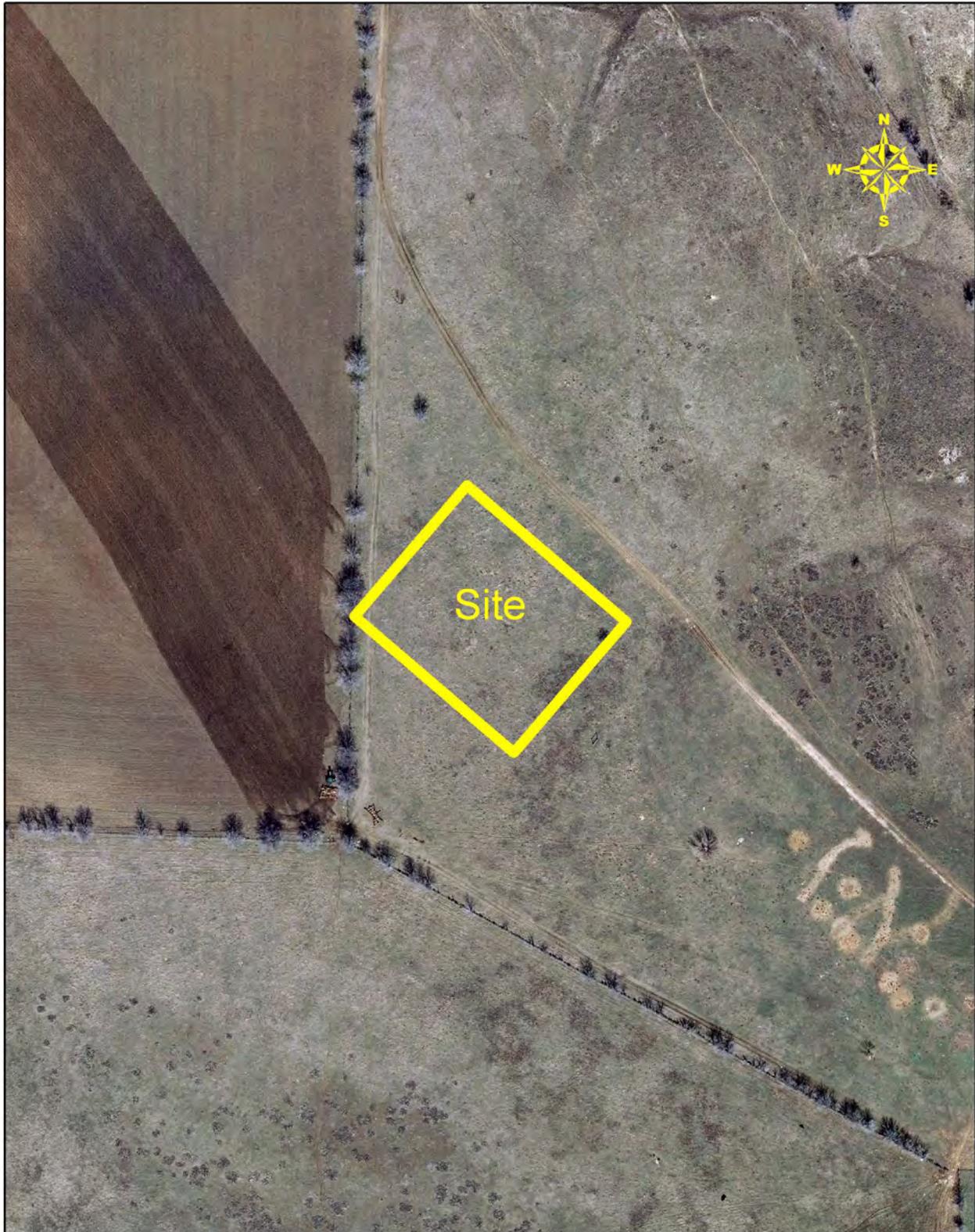
- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



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 Photo Map



bedrooms, two bathroom units with two front doors. He will convert one bedroom to a kitchen unit.

Ms. Conlin asked how much more money will he have to spend to convert the units. Mr. Ashdown said about \$100,000 to \$200,000. Ms. Conlin wanted to mention he has worked very closely with crime free multifamily housing to make this unit as crime free as it can be and definitely surrounded by other apartments that aren't crime free.

Ms. McDougall wanted to mention the crime free housing and to make sure it gets introduced in the future when they have apartment complexes come to their area. Ms. McDougall asked if that was part of their solution to go from three bedrooms to one bedroom. Ms. Ashdown said he pioneered the program with Officer Speed and has become a city ordinance since January 1, 2014. To make it successful the owner needs to be on board as well as the police and local judicial.

Tim Morton, 1501 Handley Drive, Fort Worth, Texas, President of East Fort Worth, Inc. spoke in support.

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

<i>Document received for written correspondence</i>					ZC-14-023
Name	Address	In/Out 300 notification area	Position on case		Summary
Tim Morton/ East Fort Worth, Inc.	1501 Handley	Out	Support		Spoke at hearing
Lesley McCurly	3407 Pleasant valley W	Out	Support		Present did not speak
East Fort Worth Business Assoc	NA	Out	Support		Sent letter in

8. ZC-14-024 Liberty Crossing Residential, LP (CD 7) – 9051 block Blue Mound Road (George Matthews Survey, Abstract 1078, Tract 1J, 1.38 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Eric Loshelder, 2405 Mustang Drive, Grapevine, Texas representing Liberty Crossing Residential LP explained to the Commissioners they are requesting to rezone to A-5 to match the rest of the zoning surrounding the property.

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

9. ZC-14-025 City of Fort Worth Housing & Economic Development (CD 2) – 1720 NW 25th Street (Rosen Heights First Filing Addition, Block 36, Lots 8-12, 0.45 Acres): from “E” Neighborhood to “CF” Community Facilities