



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 3, 2014

**Council District** 3

**Zoning Commission Recommendation:**  
Denial by a vote of 9-0  
  
**Opposition:** Multiple neighboring owners  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Geneva N. Fleming Trust/Kahlua Properties

**Site Location:** 6432 Camp Bowie Boulevard Mapsco: 74P

**Proposed Use:** Office

**Request:** From: "A-7.5" One-Family  
To: "ER" Neighborhood Commercial Restricted

**Land Use Compatibility:** Requested change is not compatible.

**Comprehensive Plan Consistency:** Requested change is not consistent.  
**(Significant Deviation)**

**Background:**

The proposed site is located north of Camp Bowie and east of Edgehill. The applicant is proposing to rezone to "ER" to allow for a real estate office use. The entire block face consists of single-family homes with commercial uses further to the east and south located in the Camp Bowie Overlay District.

The Camp Bowie Form Based Code was placed along the corridor in 2011. Two blocks were not including in the new Code and remained single family zoned.

At the Zoning Commission hearing, opposition was received from neighboring property owners.

**Map opposition**

**Site Information:**

Owner: Geneva N. Fleming Trust/Kahlua Properties  
6706 Camp Bowie Blvd  
Fort Worth, Texas 76116  
Acreage: 0.25 acres  
Comprehensive Plan Sector: Western Hills/Ridglea

Surrounding Zoning and Land Uses:  
North "A-7.5" One-Family / single-family  
East "A-7.5" One-Family / single-family

South "CB/GC" Camp Bowie/General Corridor / commercial  
 West "A-7.5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-07-133 Approved by City Council 08/2007, from A-5 to various residential zoning districts, subject area  
Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Camp Bowie Blvd	Major Arterial	Major Arterial	No
Edgehill Rd	Residential, Two-Way	Residential, Two-Way	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Ridglea Hills*	Ridglea North Association Inc *
NAS Fort Worth JRB RCC	Camp Bowie District Inc
	Fort Worth ISD

\*within this neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to ER for a real estate office use. Surrounding land uses consist predominantly of single-family to the north, east, and west with commercial to the south.

Based on surrounding land uses, the proposed zoning for this site **is not compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as Single-Family Residential. The requested zoning change is not consistent with the following Comprehensive Plan policies.

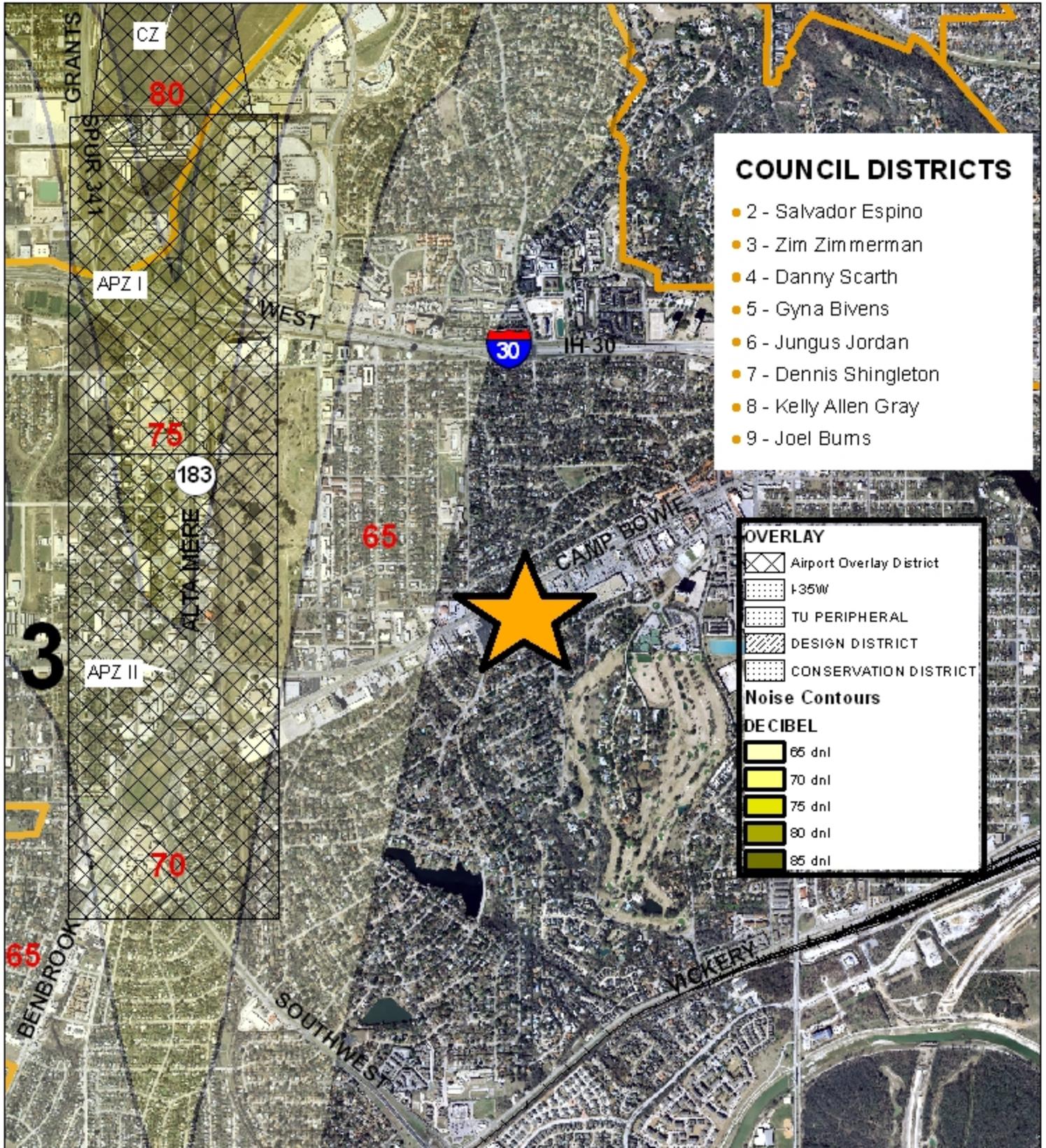
- Preserve the character of rural and suburban residential neighborhoods. (pg. 37)

Based on non conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

**Attachments:**

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

### Location Map



- #### COUNCIL DISTRICTS
- 2 - Salvador Espino
  - 3 - Zim Zimmerman
  - 4 - Danny Scarth
  - 5 - Gyna Bivens
  - 6 - Jungus Jordan
  - 7 - Dennis Shingleton
  - 8 - Kelly Allen Gray
  - 9 - Joel Bums

#### OVERLAY

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

#### Noise Contours

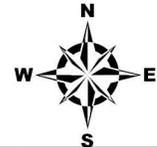
##### DECIBEL

- 65 dnl
- 70 dnl
- 75 dnl
- 80 dnl
- 85 dnl

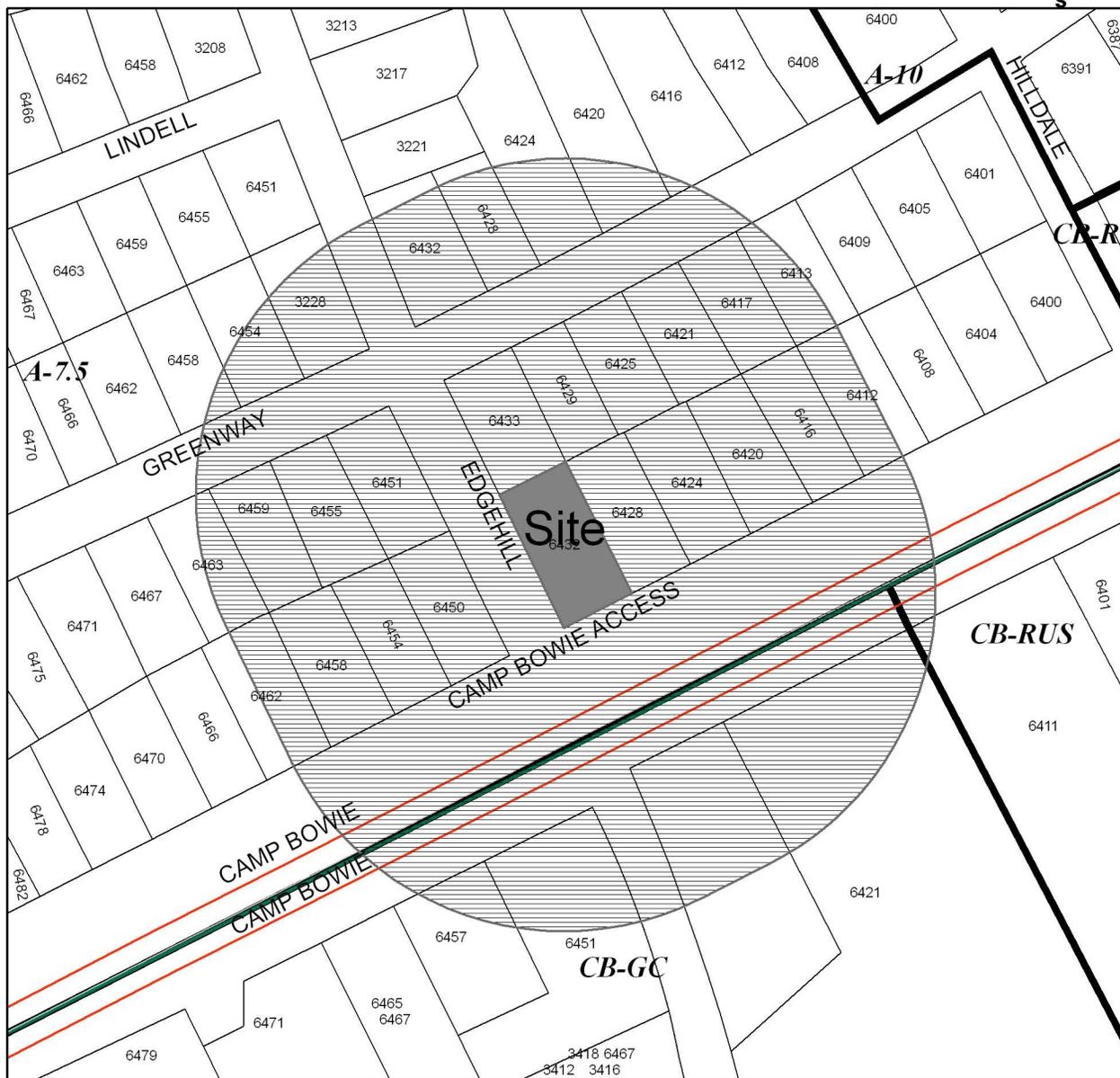


## Area Zoning Map

Applicant: Geneva N Fleming Trust/Kahlua Properties  
 Address: 6432 Camp Bowie Boulevard  
 Zoning From: A-7.5  
 Zoning To: ER  
 Acres: 0.25143156  
 Mapsco: 74P  
 Sector/District: W.Hills/Ridglea  
 Commission Date: 5/14/2014  
 Contact: 817-392-2495



 300 Ft. Buffer

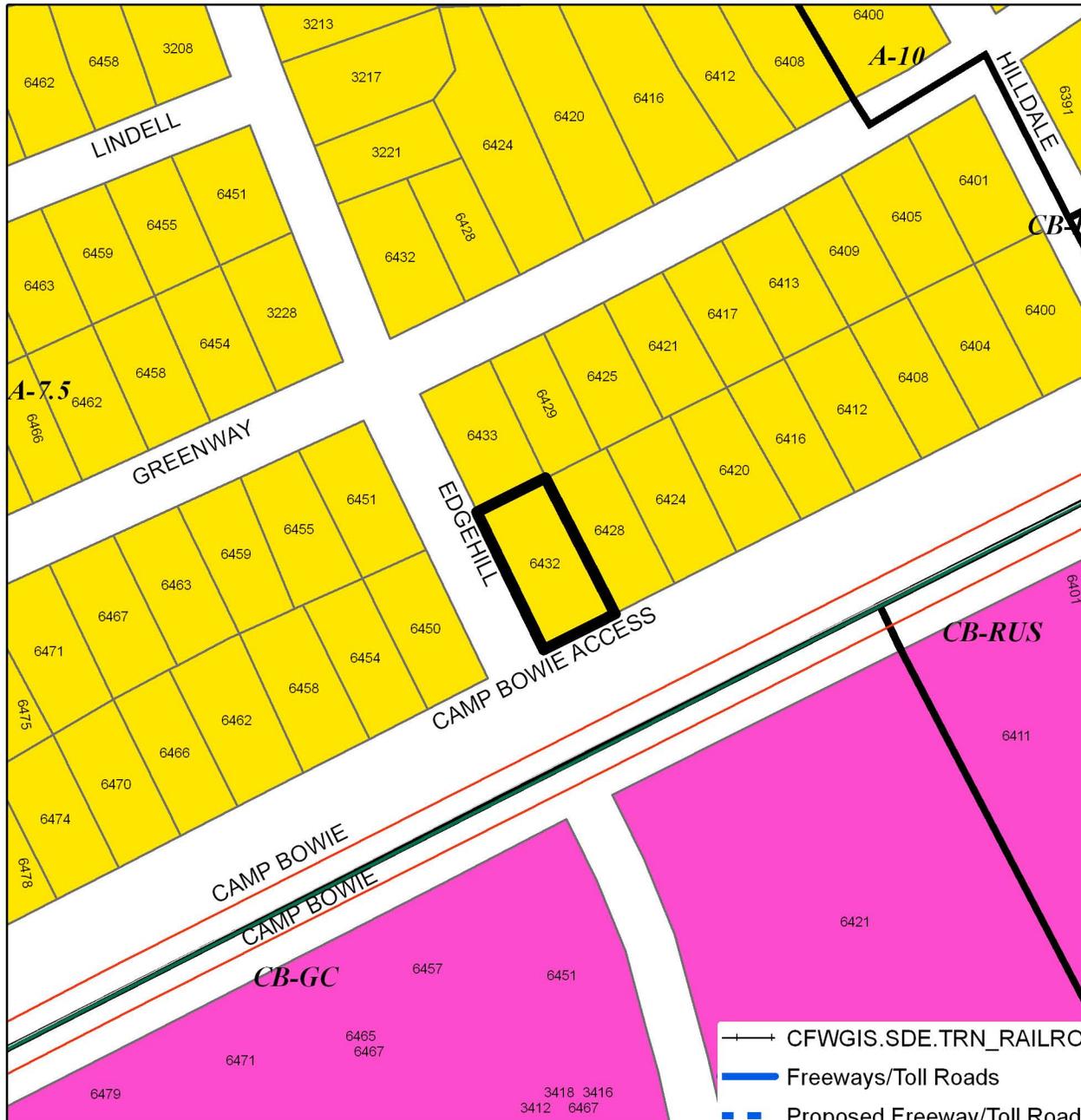




6432 Camp Bowie Boulevard

# Future Land Use

ZC-14-053



- 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 18, 2014.



## Aerial Photo Map



		notification area			
Teresa Zambrano	10116 Chapel Oak	Out		Support	Spoke at hearing
Trina Sanders/ Garden of Eden NA	1408 Carson Street	Out	Opposition		Spoke at hearing
Brenda Sanders Wise	1412 Carson Street	Out	Opposition		Spoke at hearing
Ron Sturgeon	5800 Elliott Reeder	In		Support	Sent letter in

**7. ZC-14-052 Charles Lasater (CD 2) – 7300 Blue Mound Road (Josiah Walker Survey, Abstract No. 1602, 8.52 Acres): from “A-5” One-Family and “E” Neighborhooc Commercial to “E” Neighborhood Commercial and “A-5” One-Family**

Jim Schell, 500 W. 7<sup>th</sup> Street, Suite 600, Fort Worth, Texas representing Charles Lasater explained to the commissioners the request to reconfigure the zoning boundary to accommodate commercial uses closer to Basswood Street.

Mr. Flores mentioned the letter of statement sent in from Diamond Hill NA requesting a delay of the meeting in order to speak to the applicant. Mr. Schell clarified that this letter was perhaps related to another case with the wrong zoning case number written and his thoughts were that it was not related to this site.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Mr. Hollis. The motion carried 8-0, with Ms. McDougall stepping away from the Dias.

<i>Document received for written correspondence</i>					ZC-14-052
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Ron Shearer/ Diamond Hill NA	NA	Out		Opposition	Sent letter in

**8. ZC-14-053 Geneva H Fleming/Kahlua Properties Inc. (CD 3) – 6432 Camp Bowie Boulevard (Ridglea North, Block 32, Lot 9, 0.32 Acres): from “A-7.5” One-Family to “ER” Neighborhood Commercial Restricted**

Mark Newby, 6707 Camp Bowie Blvd, Fort Worth, Texas representing Kahlua Properties Inc. explained to the commissioners his request for a real estate office. He explained that other properties on the block have been purchased by commercial developers and will eventually request to rezone their property to commercial. Mr. Newby feels that the street location for this site will inevitably be turned into a commercial area and would be appropriate for his real estate office.

Mr. West asked if the applicant was aware of the opposition on file for this case. Mr. Newby stated that he was aware of some opposition but that he had met with neighbors directly around him and they have no opposition. He stated that he would be able to get more signatures of support by the time the case goes to city council. Mr. Newby stated that he had spoken with some of the neighborhood associations.

Una Bailey, 6216 Locke Ave, Fort Worth, Texas president of Ridglea North NA spoke in opposition. She stated the neighborhood association met and voted to deny this request. Ms. Bailey stated that on behalf of her NA, they would like for this site along with this area remain residential. Mr. West asked if Ms. Bailey was aware of the previous statement made by the applicant about the possible zone change to the portion of the block. Ms. Bailey stated that she was not aware, but that if one was requested they would be opposed to it also. She stated she simply did not want this area to change to commercial and would like it to remain residential.

Edwin Ackermann, 6450 Camp Bowie Blvd, Fort Worth, Texas spoke in opposition. He explained that he is a property owner on the block and that he does not want to see his block change to commercial. Mr. Ackermann stated that he had spoken and confirmed opposition on this block from several property owners and asked for this request to be denied. Mr. West asked if Mr. Ackermann had met with the applicant on his concerns. Mr. Ackermann said that he had met with him and that he had expressed his opposition to the request.

Charlotte Reed, 6428 Camp Bowie Blvd, Fort Worth, Texas spoke in opposition. She stated that the traffic on her street has increased and does not want a commercial use to bring in more traffic. Mr. West asked for clarification on paving of the backyard as previously mentioned. Ms. Reed stated that a woman from a realty company had told her this information.

Ms. McDougall asked for clarification from staff of the Camp Bowie Corridor. Ms. Burghdoff explained that it was located south of the request.

In rebuttal, Mark Newby stated that he had asked for the most restrictive commercial district possible to accommodate the neighborhood. He mentioned that his product would be very attractive. He also stated that he would accommodate his neighbors with landscaping for more green space.

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

<i>Document received for written correspondence</i>				<b>ZC-14-053</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Una Bailey/ Ridglea North NA	6216 Locke	Out	Opposition		Spoke at hearing
Edwin Ackermann	6450 Camp Bowie	In	Opposition		Spoke at hearing
Charlotte Reed	6428 Camp Bowie	In	Opposition		Spoke at hearing

Russell Dodd	6120 Kenwick	Out		Support	Signed Petition
Amy McGuire	6009 Locke	Out		Support	Signed petition
Anna Clifton	6425 Greenway	In		Support	Signed petition
Steve Spriggs	6417 Greenway	In		Support	Signed petition
Vicki Heyer	3228 Edgehill	In		Support	Signed petition
John Dial	6455 Greenway	Out		Support	Signed petition
Mark Isham	6412,6404,6408 Camp Bowie	In		Support	Signed petition
Scott Hennings	6451 Greenway	In		Support	Signed petition
Joseph Juniker	6454 Greenway	In		Support	Signed petition
Betty Rogers	6486 Camp Bowie	Out		Support	Signed petition
Robert Villafranca	6416 Camp Bowie	In		Support	Signed petition
Phil Briston	5316 Timberwilde	Out		Support	Signed petition
Karyn Jones	6433 Greenway	In	Opposition		Sent letter in
Kimberly Brown	6458 Greenway	In	Opposition		Sent letter in
Terry LaFon	3116 Edgehill	Out	Opposition		Sent letter in
Wendy Holsomback	6454 Camp Bowie	In	Opposition		Sent letter in
Kellie Murphy	6402 Camp Bowie	Out	Opposition		Sent letter in
Constance Burdick	6470 Camp Bowie	In	Opposition		Sent letter in
Mary Kimberlin	6458 Camp Bowie	In	Opposition		Sent letter in
Robert Bashein	NA	Out	Opposition		Sent letter in
Kellie Murray	6482 Camp Bowie Blvd	Out	Opposition		Sent letter in

**9. SP-14-004 August Stanislawski III/TX Industrial Scrap (CD 2) – 3800 N. Commerce Street (Fostepco Heights Addition, Block 10, Lot 5R, 6.19 Acres): to Amend PD-764 site plan to add permanent shredder**

Jeff Taylor, Dunaway Associates, 550 Bailey Ave, Fort Worth, Texas representing August Stanislawski explained to the commissioners his request to take the temporary shredder to a permanent structure, therefore asking for a revised PD site plan.

Mr. Flores asked if the applicant was aware of a letter that was sent in from the Diamond Hill NA asking for a 60 day continuance so that proper meetings may take place to discuss what changes are being made. Mr. Flores asked for clarification on a temporary shredder versus a permanent shredder. Mr. Taylor stated that the shredder is a permanent structure but that the