



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 1, 2015

Council District 2

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

Opposition: One submitted
Support: None submitted

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

Owner / Applicant: Charlene Bagby

Site Location: 5328 Boat Club Road Mapsco: 46L

Proposed Use: Office

Request: From: "A-5" One-Family and "ER" Neighborhood Commercial Restricted
To: "ER" Neighborhood Commercial Restricted

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

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

Background:

The applicant is proposing a zone change to "ER" Neighborhood Commercial Restricted. The lot currently consists of a single-family home and the purchaser of the property would like to convert it into an insurance office. Similar requests were approved just north and south of the subject property. The proposed use is appropriate due to existing nonresidential uses and heavy traffic amounts along Boat Club Rd.

Development standards that cannot be met will require a variance through the Board of Adjustment. The table below describes the current and proposed development standards.

Development Standards	A-5 District	Proposed ER
Front Yard	20 ft. minimum	20 ft. minimum
Lot Coverage	50% maximum	30% maximum
Adjacent to A or B residential district	5 ft. minimum	If the building exceeds 20 ft. in height the setback must equal the height; 20 ft. supplemental setback, 5 ft. bufferyard, and point system (Will most likely require a variance)
Parking	Two spaces located behind front building line	Office buildings/one space per 400 square feet not to be located within the front yard
Landscaping	NA	Screening trees must be provided within the buffer area along the property line adjacent to A or B district, spaced 25 feet

		apart
Screening	NA	A minimum six foot screening fence is required along the property line adjacent to A or B district
Signage	NA	No freestanding or roof sign permitted.

Site Information:

Owner: Charlene Bagby
5328 Boat Club Rd
Fort Worth, TX 76135

Agent: Bob Riley
Acreage: 0.79 acres
Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "ER" Neighborhood Commercial Restricted / single-family
East "A-5" One-Family / single-family
South "CF" Community Facilities / YMCA
West "ER" Neighborhood Commercial Restricted / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-027 Approved by City Council 04-05-11 and ZC-11-031 Approved by City Council 05-03-11 for "ER" Neighborhood Commercial Restricted (properties north and south of site).
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Boat Club Rd	Major Arterial	Major Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Jinken Heights HPOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

*Site not located within a registered Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "ER" Neighborhood Commercial Restricted for an insurance office. Surrounding uses are currently single-family to the north, south and east, and a YMCA to the west. Boat Club Road is a major arterial with high volume traffic and neighborhood commercial is appropriate.

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

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies.

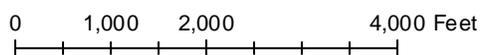
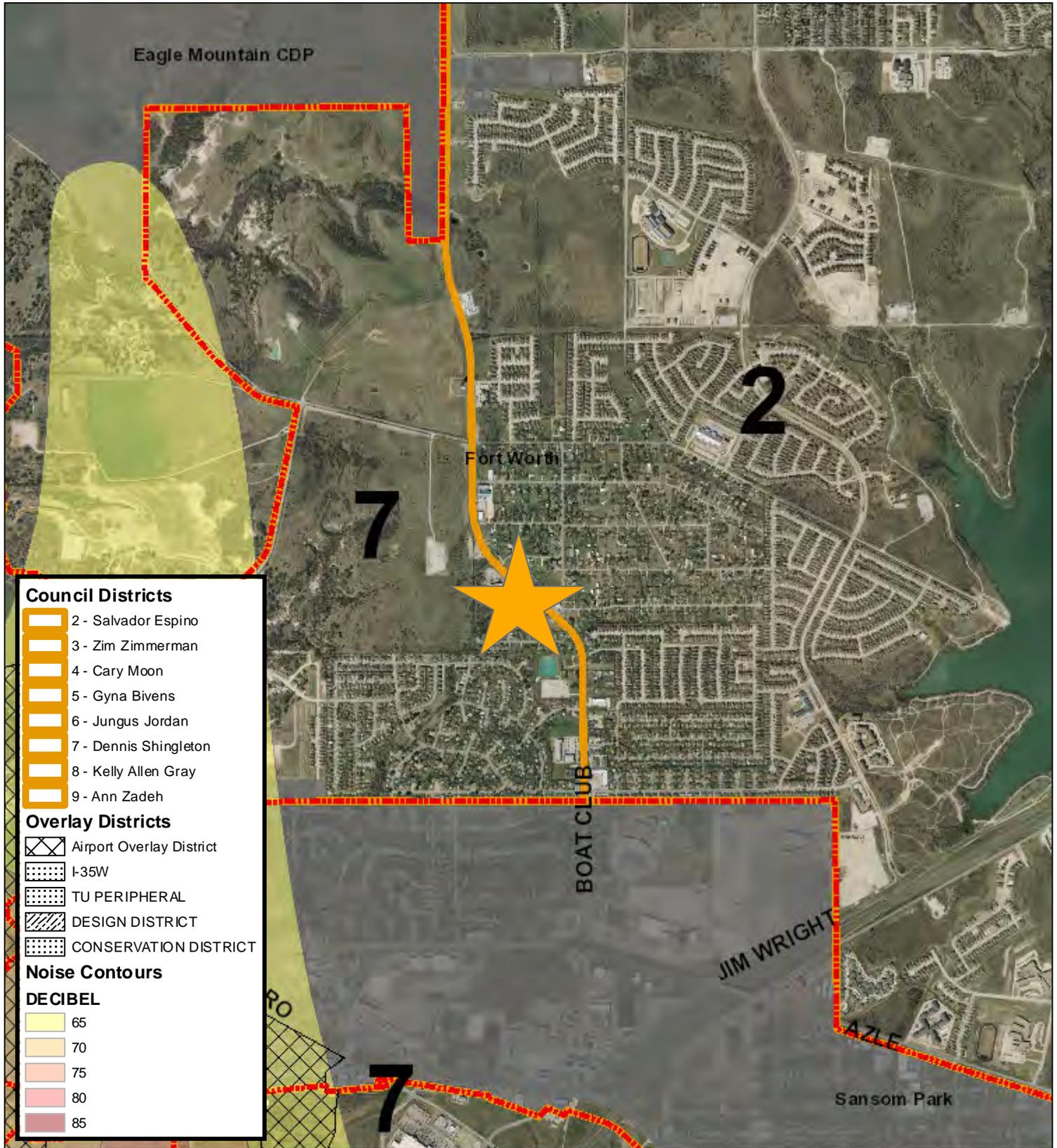
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

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

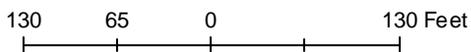
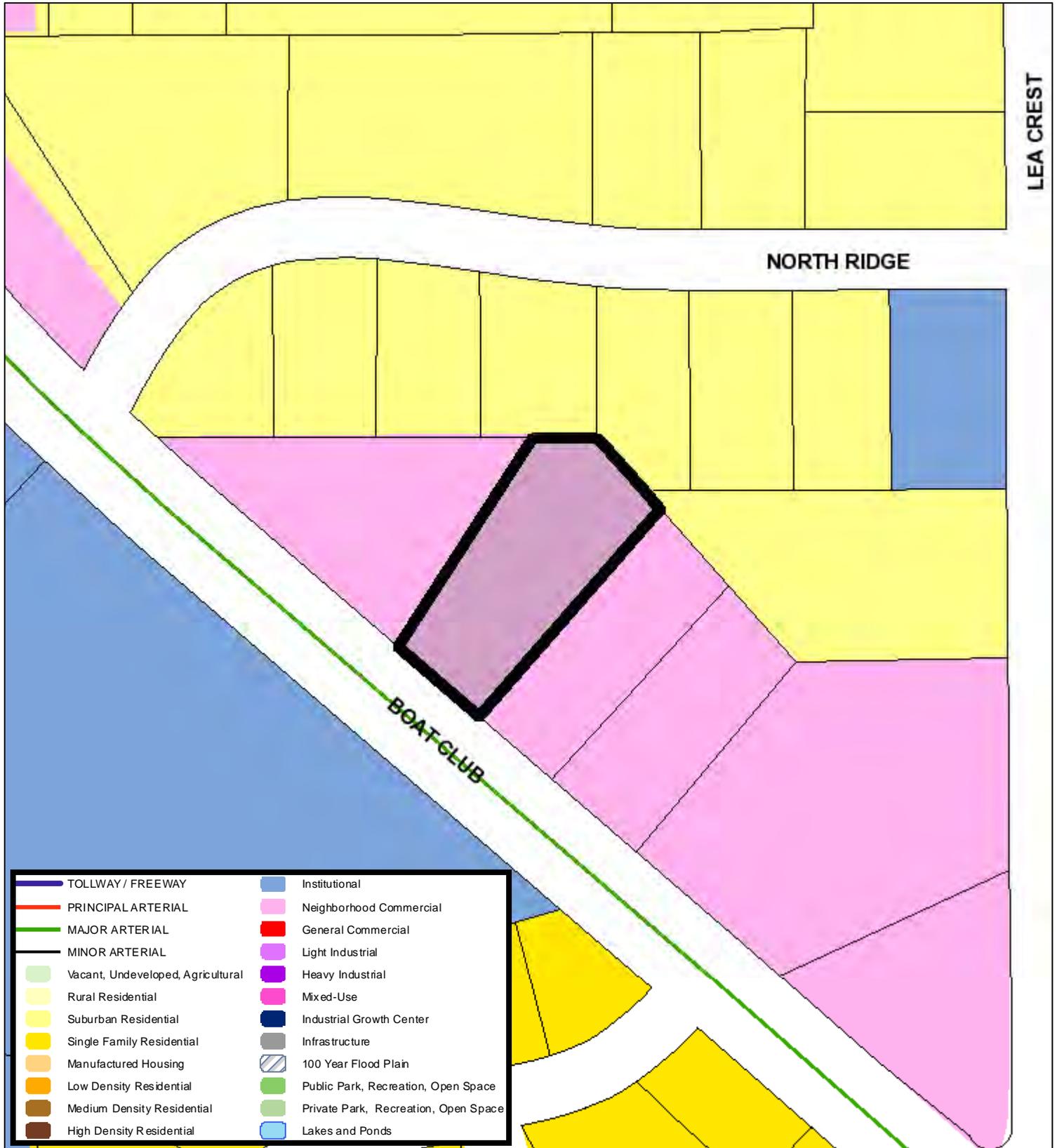
Attachments:

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

Area Map



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 80 160 320 Feet

