



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 21, 2016

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: 3 letters submitted
Support: One letter submitted

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

Owner / Applicant: City of Fort Worth/Petition for 3600 block (odds) Galvez Avenue

Site Location: 4800 block (odds) Bryce Avenue Mapsco: 75F

Proposed Use: Single Family Residential

Request: From: "C" Medium Density Multifamily

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

This area of the Crestline neighborhood has been zoned "C" Medium Density Multifamily since 1940. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. Ten parcels comprise the area to be rezoned. Owners representing 100.0% of the parcels and 100.0% of the land area signed a petition in favor of rezoning to "A-5" One-Family.

Site Information:

Owner: Various (see petition property owner list)
Agent / Consultant: City of Fort Worth
Acreage: 1.82 ac.
Comprehensive Plan Area: Arlington Heights

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / Single family and multifamily uses
East "F" General Commercial / Commercial uses
South "C" Medium Density Multifamily and "I" Light Industrial / Commercial uses
West "C" Medium Density Multifamily / multifamily uses

Public Notification:

The following Neighborhood Associations were notified:

Crestline Area NA
Westside Alliance
Arlington Heights NA
Fort Worth ISD
Camp Bowie District Inc.
Streams and Valleys Inc
Trinity Habitat for Humanity

Recent Relevant Zoning and Platting History:

Zoning History: None.

Platting History: Subject block, FP-07-052, Baughman's Subdivision of Chamberlain Arlington Heights.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Bryce Avenue	2 lanes undivided	none – residential street	none
Eldridge Street	2 lanes undivided	none – residential street	none
Sanguinet Street	2 lanes undivided	none – residential street	none

Development Impact Analysis:

1. **Land Use Compatibility**

Based on retaining an established single-family development pattern, the proposed “A-5” One-Family district **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the site as Low Density Residential. The proposed zoning conforms to the following Comprehensive Plan policies:

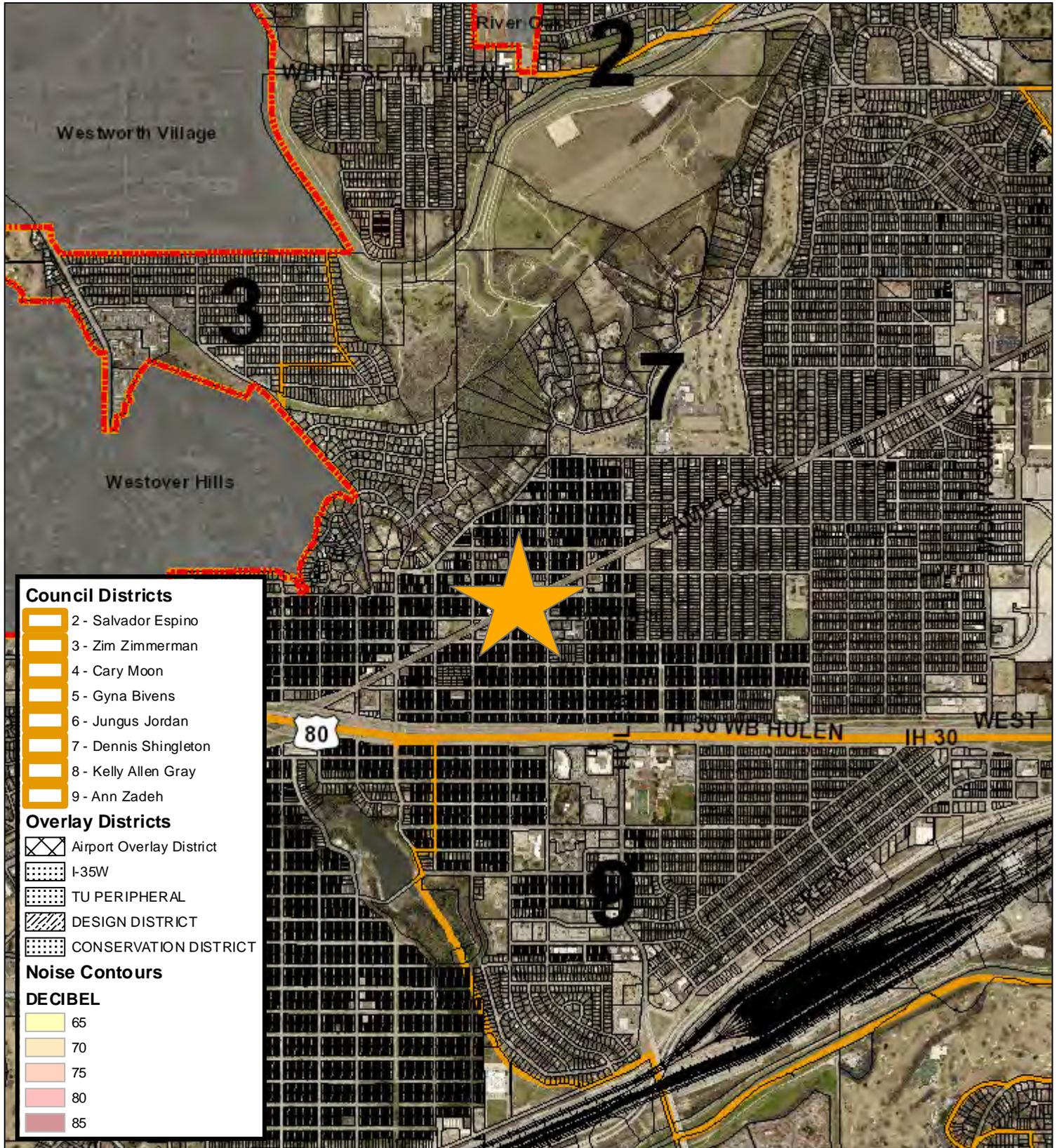
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are 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 2016 Comprehensive Plan.

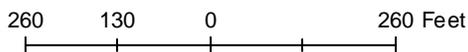
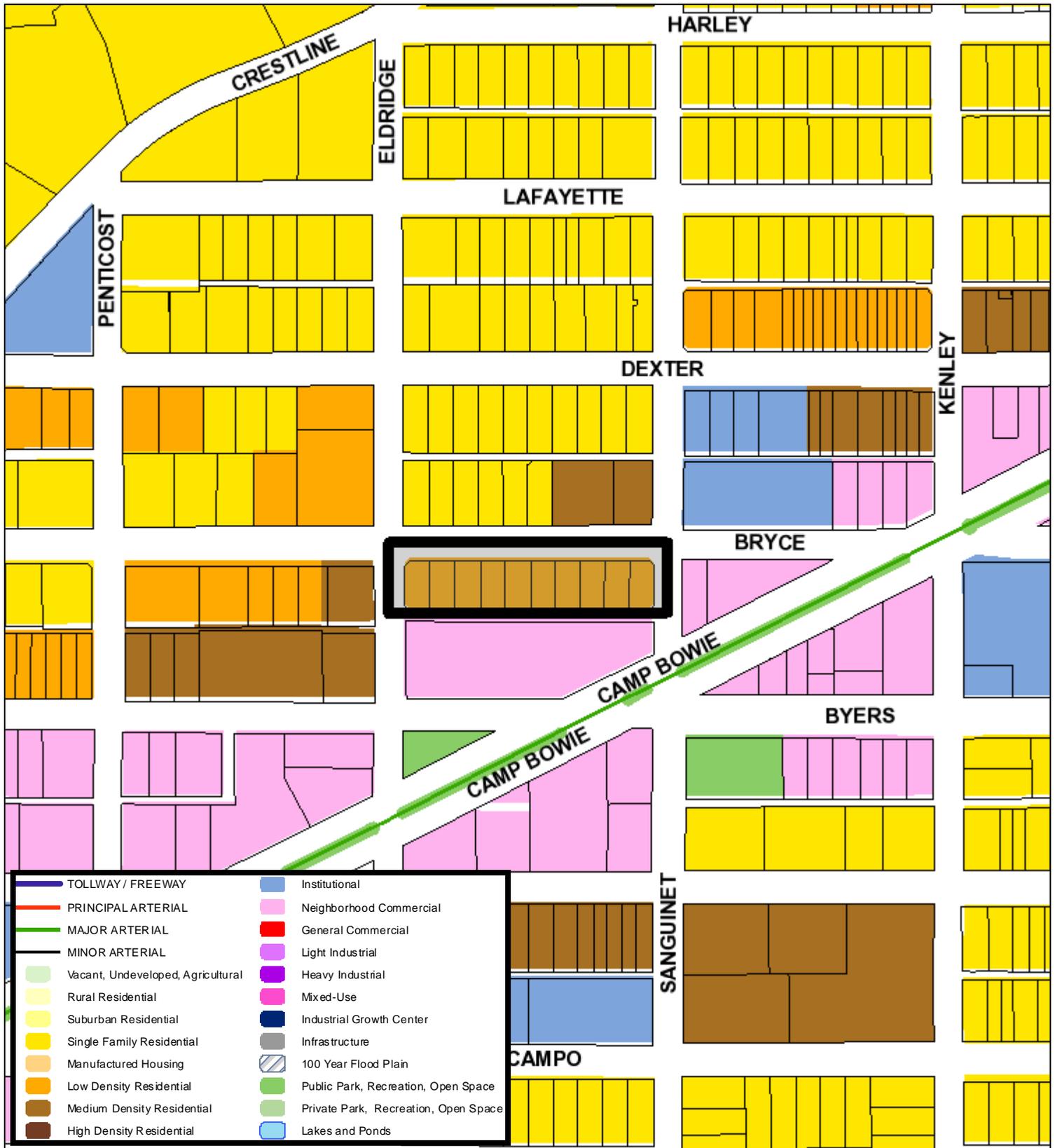
Attachments:

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

Area Map



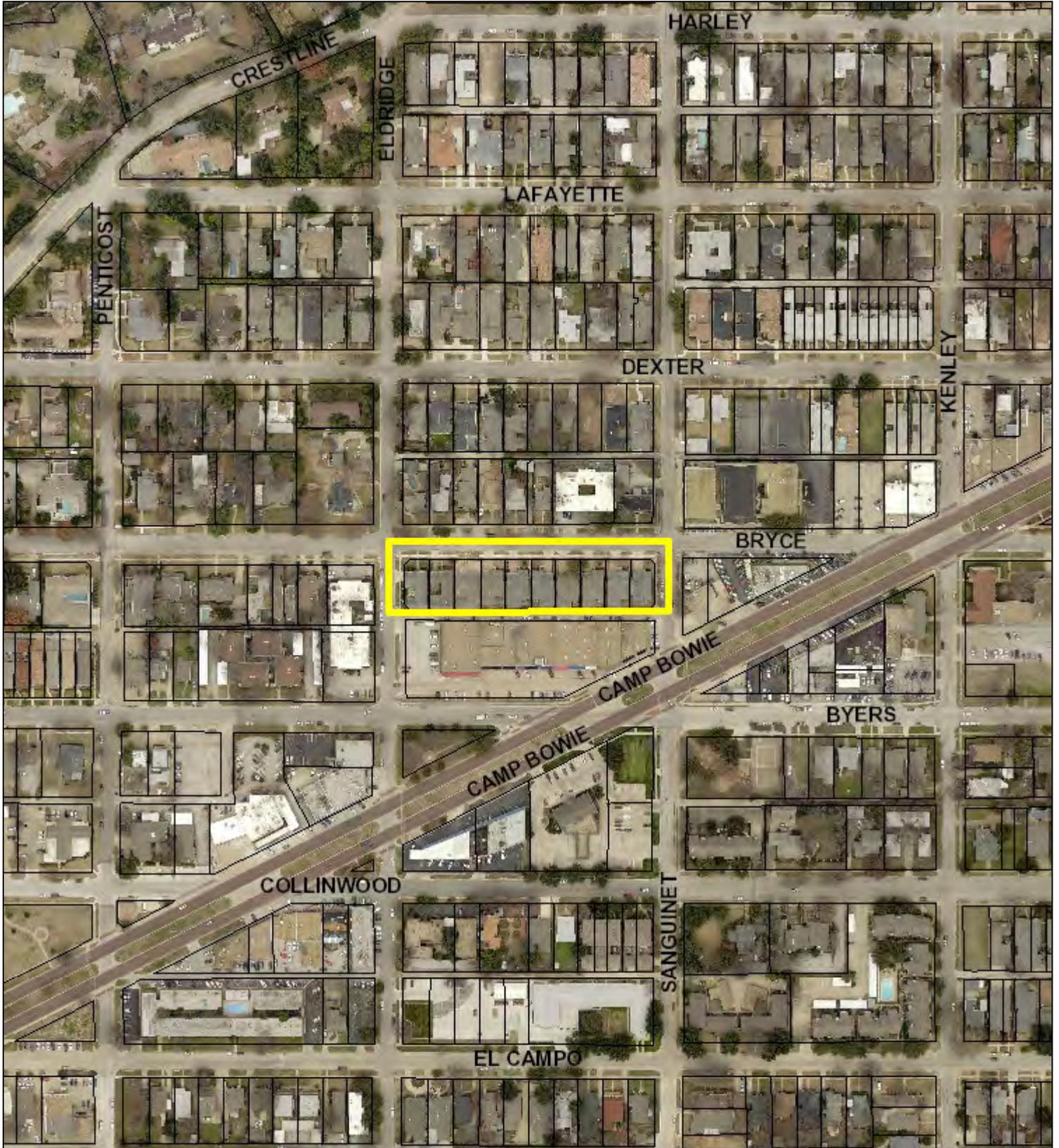
Future Land Use



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 29, 2016.



Aerial Photo Map

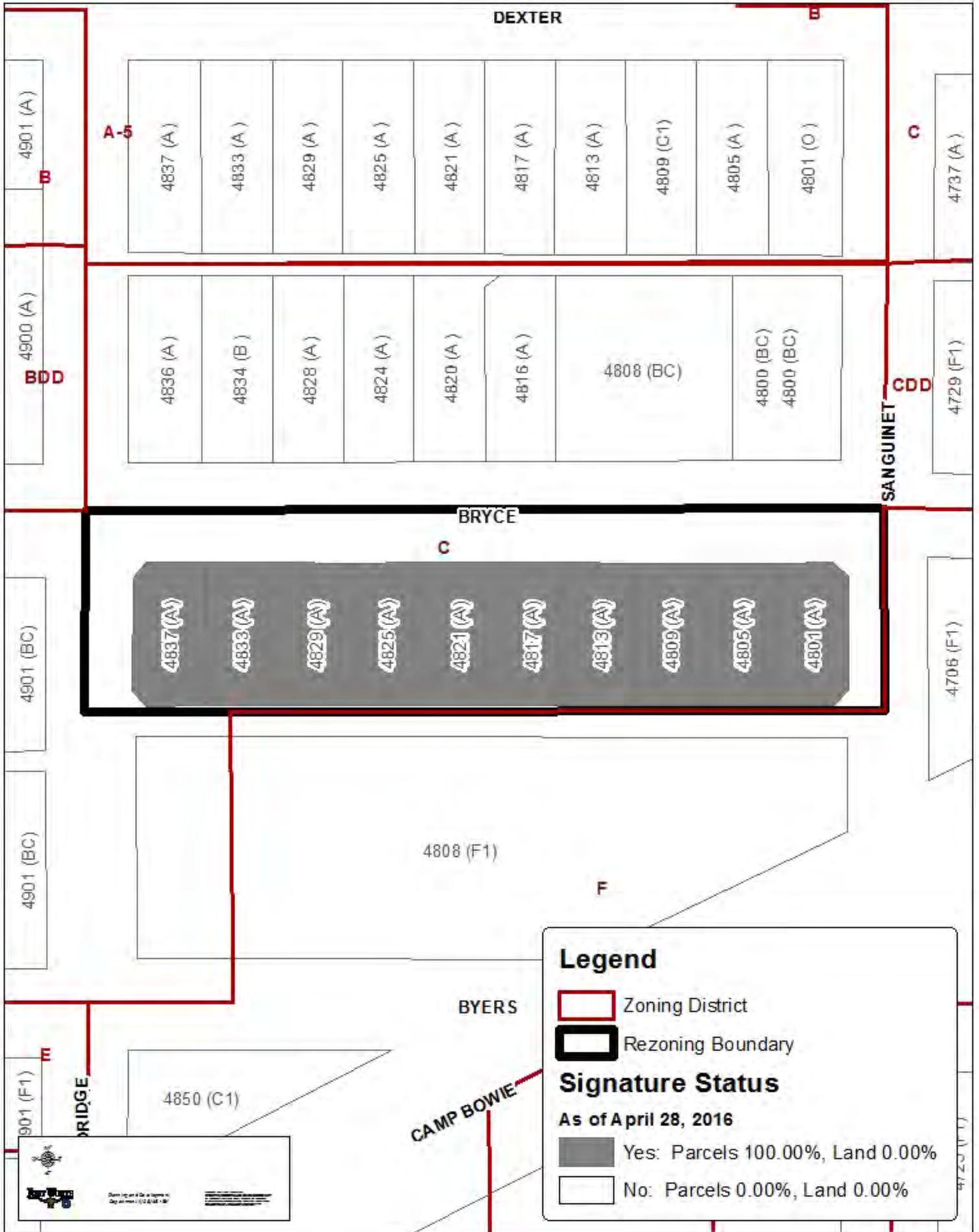


0 170 340 680 Feet



4800 block Bryce Avenue

EXHIBIT A



Motion: Following brief discussion, Ms. Runnels recommended Approval for the request, seconded by Mr. Flores. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-16-118
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Dwayne Jones/Crowley ISD	NA	Out		Support	Sent letter in

19. ZC-16-119 City of Fort Worth Planning and Development Petition (CD 7) – 4800 blk (odds) Bryce Ave. (see addresses in case file, 1.81 acres): from “C” Medium Density Multifamily to “A-5” One-Family

Ann McFadyen, 4821 Bryce Avenue, Fort Worth, Texas explained to the Commissioners the development site and how the zoning change would help update the Comprehensive Plan. Ms. McFadyen explained she collected signatures from all ten property owners on the south side of Bryce Avenue and are in favor of the petition. Ms. McFadyen commented there were three opposition letters and explained they have since been resolved.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.

20. ZC-16-120 City of Fort Worth Planning and Development Family Parking Requirement (CD ALL) Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (2015), by Amending Subsection D “Other Development Standards” Of Section 4.707 “Two-Family (“B”) District” to provide that parking is located behind the front building wall

Ms. Murphy called the case.

Ms. Murphy explained to the Commissioners this amendment would update the 2010 ordinance.

Ms. McDougall commented she supports the amendment but questioned if it could be visited due to the front parking not allowing developers to develop in compliance with the city ordinance pertaining to blocking the sidewalks. Ms. Burghdoff commented it did not allow for parking on the sidewalk. Ms. McDougall explained the developers are allowed to build so that people are violating the code compliance.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Runnels. The motion carried unanimously 8-0.