Case Number **ZC-17-088**

FORT WORTH

ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: June 20, 2017

Council District 5

Zoning Commission Recommendation:
Denial by a vote of 7-0

Opposition: Multiple including neighborhood reps and adjacent property owners

Support: One spoke

Continued	Yes ___ No _X_
Case Manager	Lynn Jordan__
Surplus	Yes ___ No _X_
Council Initiated	Yes ___ No _X_

Owner / Applicant: **T Square Investments, LLC**

Site Location: 1600 T Square Street Mapsco: 67WX

Proposed Use: **Townhomes**

Request: From: "G" Intensive Commercial

To: "R2" Townhouse/Cluster

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

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

Background:
The proposed rezoning is request is located just south of Ederville Road and north of Brentwood Stair Road along T Square Street. The subdivision was originally platted for industrial or commercial development. The applicant is proposing a townhome development. No additional information has been provided. A Pre-Development meeting was held on June 1, 2017.

Neighborhood opposition has been received concerning the proposed higher densities allowed with a change in zoning and additional residential uses in the area. Existing businesses expressed concern about changing the commercial character of the area, and neighborhoods spoke about the preference to retain the properties for commercial development.

Site Information:

Owner: T Square Investments, LLC
P. O. Box 1096
Bedford, Texas 76095

Agent: Darwish Otrok

Acreage: 6.43 ac.

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / vacant & commercial
East "G" Intensive Commercial / vacant and Church
South "G" Intensive Commercial / vacant
West "G" Intensive Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-033, from "I" to "G"; effective 6/7/11; subject area

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
T Square	Two-way residential	Two-way residential	No
Ederville Rd	Neighborhood Collector	Neighborhood Collector	No
Brentwood Stair	Two-Way residential	Two-Way residential	No

Public Notification:

300 foot Legal Notifications were mailed on May 19, 2017.
The following organizations were notified: (emailed May 16, 2017)

Organizations Notified	
Hollow Hills*	East Fort Worth, Inc.
John T White NA of East Ft. Worth	Far East Fort Worth
East Fort Worth Business Assoc.	Eastside Sector Alliance
Trinity Habitat for Humanity	Streams And Valleys Inc
Fort Worth League of Neighborhood Associations	Neighborhoods of East Ft. Worth
Historic Randol's Mill Valley Alliance, Inc.	Fort Worth ISD
Harmony Hills NA	

** Closest registered neighborhood association*

Development Impact Analysis:

1. **Land Use Compatibility**

   The applicant is proposing a zoning change to "R2" Townhouse/Cluster residential for townhomes. Surrounding land uses are primary vacant with one commercial use to the west and a Church to the east. A townhouse subdivision is located further west from this site near Cooks Lane.

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

2. **Comprehensive Plan Consistency**

   The 2017 Comprehensive Plan designates the subject property as Mixed Use and is within the Eastchase Mixed Use Growth Center. Higher density and walkable uses are encouraged in mixed use growth centers.

   The below policies apply to the requested higher density land uses:

   - Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps.
   - Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers, where the City seeks to concentrate employment and public services.
   - 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.
   - Encourage new development in character with the existing neighborhood scale, architecture and platting pattern.

   Based on the 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/

Attachments:

- Location Map
- Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

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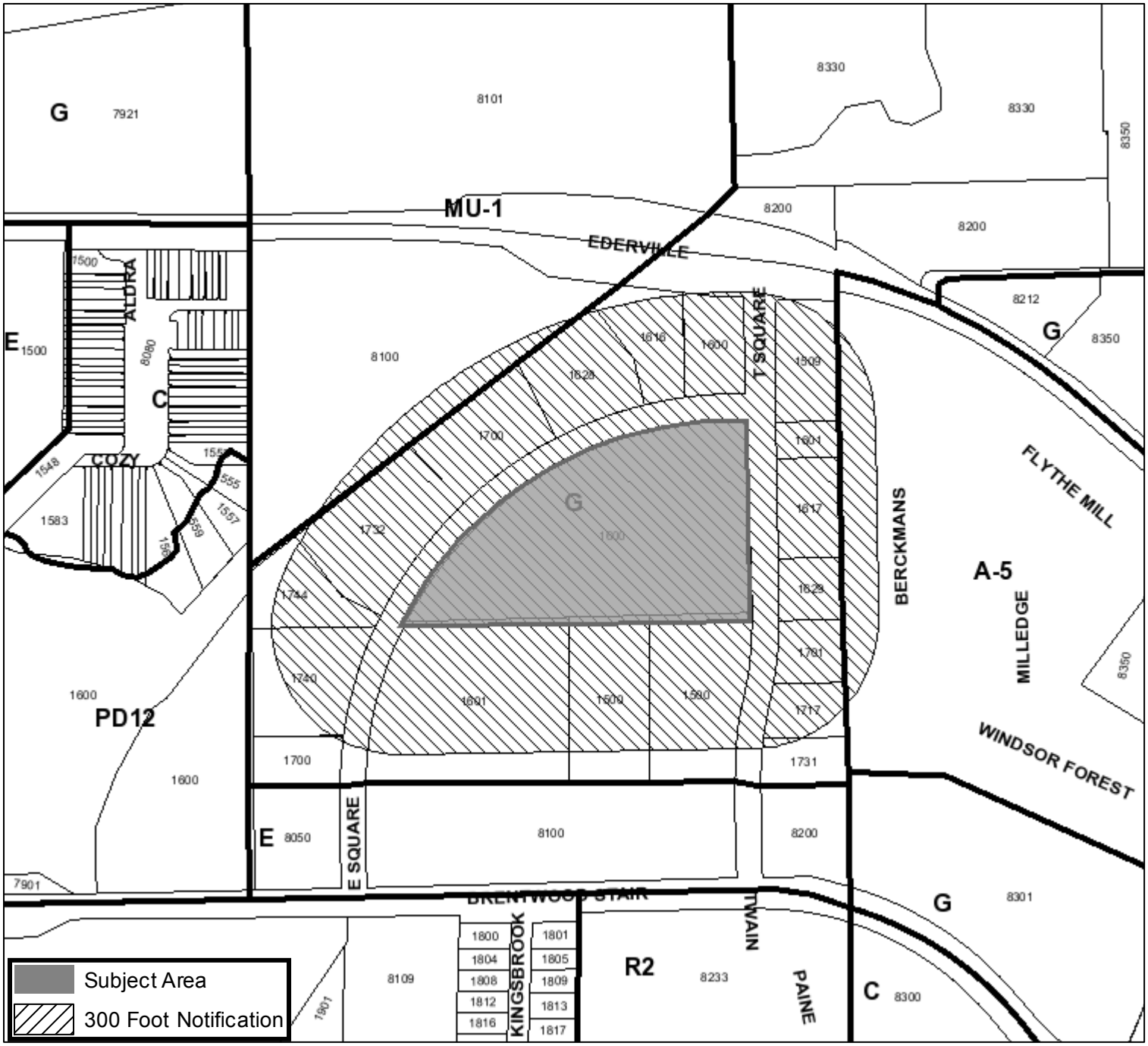
Area Zoning Map

Applicant:	T Square Investments, LLC
Address:	1600 T Square Street
Zoning From:	G
Zoning To:	R2
Acres:	6.43277079
Mapsco:	67WX
Sector/District:	Eastside
Commission Date:	6/14/2017
Contact:	817-392-2495



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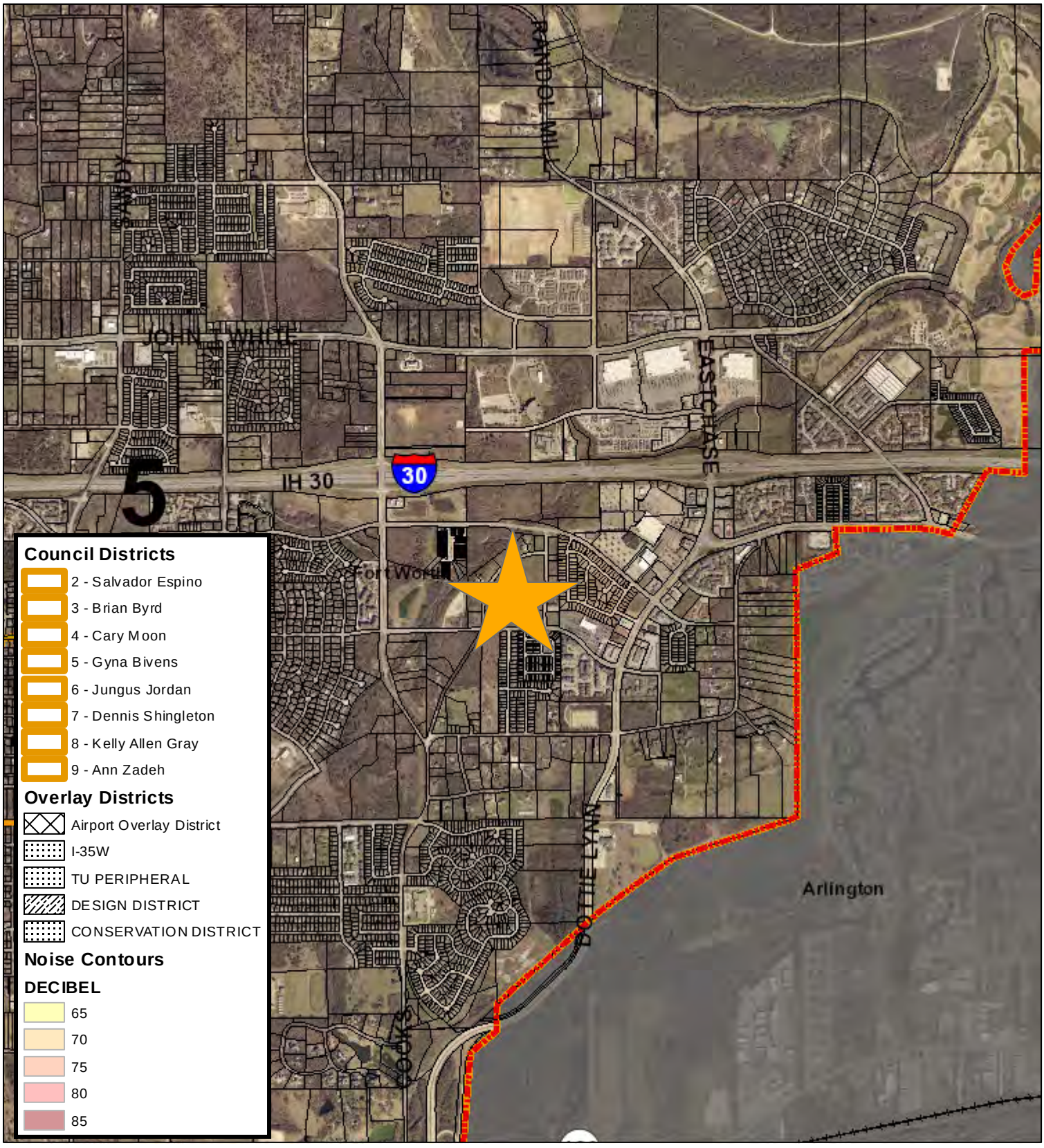
Area Map



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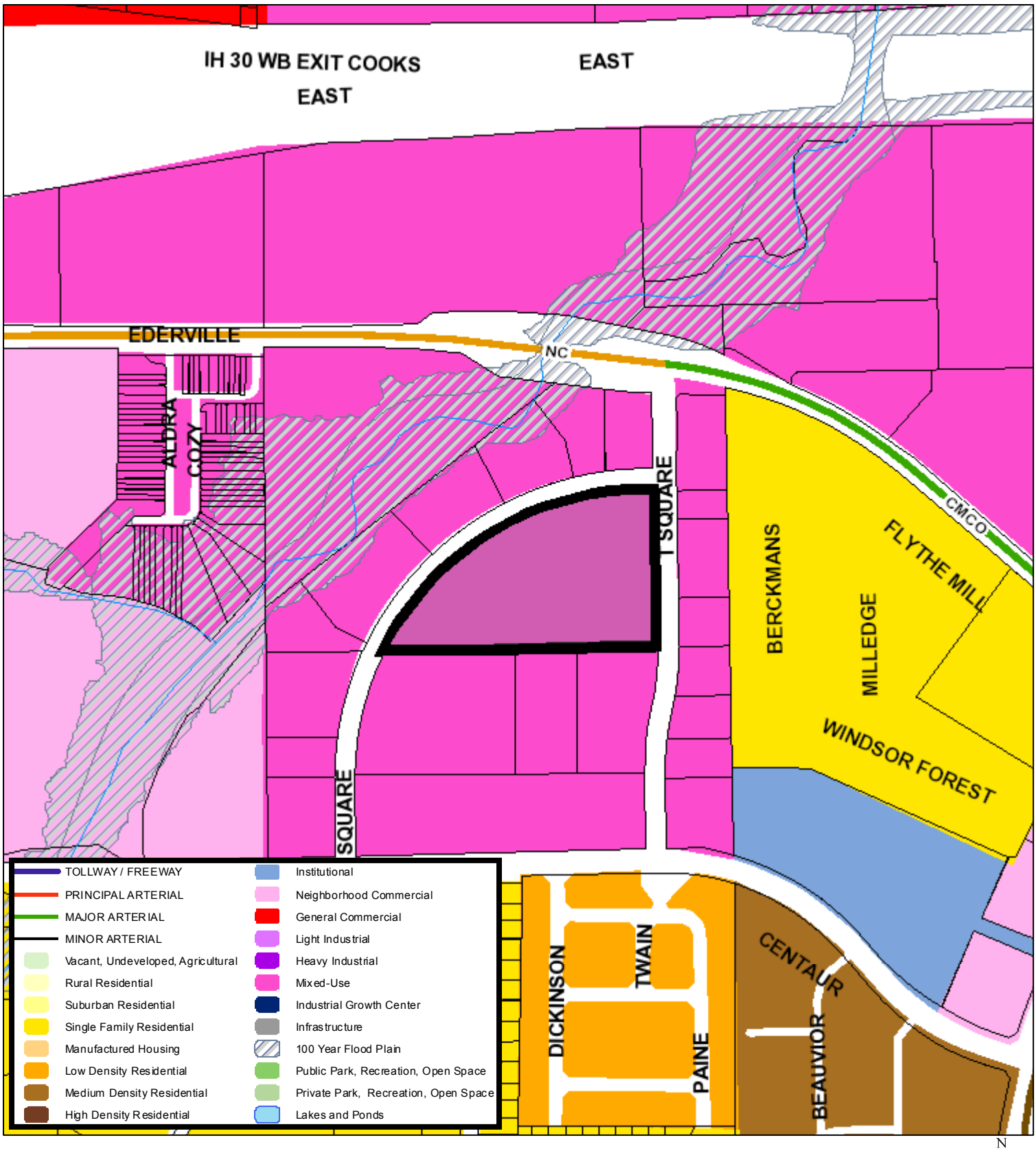
Future Land Use



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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 7, 2017.

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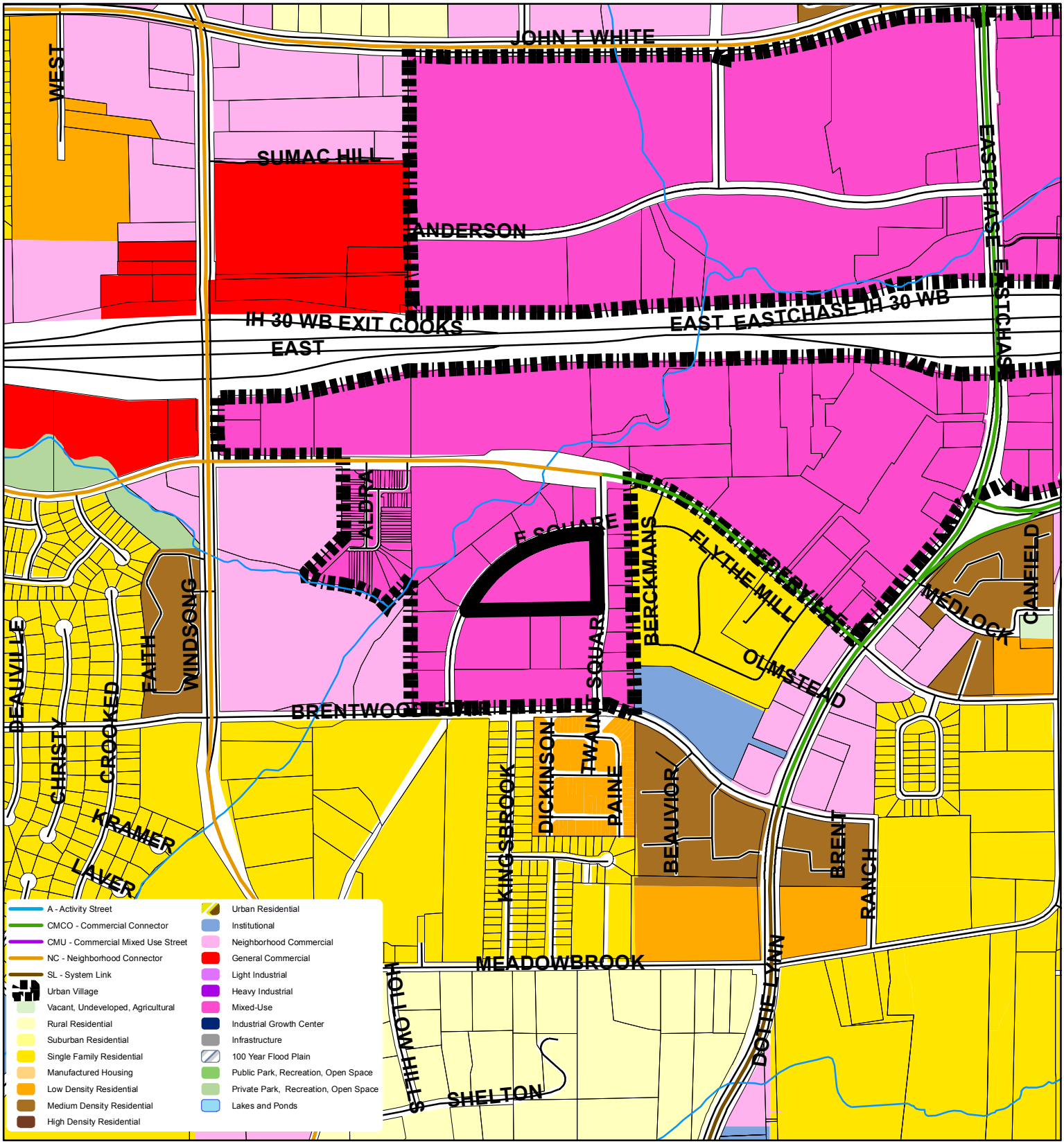
Future Land Use



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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 7, 2017.

N

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Aerial Photo Map

0 250 500 1,000 Feet

N