



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 17, 2018

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** River District NA

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Fort Growth Partners, LP

**Site Location:** 109 & 113 Westfork Drive S Mapsco: 61W

**Proposed Use:** Office/Commercial

**Request:** From: "A-5" One-Family  
To: "MU-1" Low Intensity Mixed-Use

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

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

**Background:**

The proposed rezoning is located on the east side of Westfork Drive, south of White Settlement Road, in an area now identified as the Riverdistrict. There have been several recent zoning cases in the area to rezone property to "UR" Urban Residential and "MU-1" Low Intensity Mixed-Use, especially along White Settlement Road.

The applicant is proposing to rezone the area from "A-5" One-Family to "MU-1" Low Intensity Mixed-Use for office/commercial development.

This case will be heard by the City Council on April 17, 2018.

**Site Information:**

Owner: Fort Growth Partners  
105 Nursery Ln #200  
Fort Worth, Texas 76114  
Agent: Fort Capital, LP/Shana Crawford  
Acreage: 0.49 ac.  
Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

North "E" Neighborhood Commercial / commercial  
East "A-5" One-Family; "E" Neighborhood Commercial / undeveloped  
South "A-5" One-Family / single family  
West "A-5" One-Family / single family; commercial

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-13-168, from “E” and “I” to “MU-1”; effective 3/1/14 (northeast of the subject property)  
 ZC-14-092, from “B” and “E” to “MU-1”; effective 10/7/14 (southeast of the subject property)  
 ZC-14-173, from “B” and “E” to “MU-1”; effective 3/2/15 (southeast of the subject property)  
 ZC-15-077, from “B” Two-Family and “E” Neighborhood Commercial to “MU-1”, effective 6/16/15 (southeast of subject property)  
 ZC-16-215, from “B” Two-Family, PD 1068 “PD/AR” to “MU-1”, effective 1/24/17, (southeast of subject property)  
 ZC-15-172, from “E” to “MU-1”; effective 3/10/16 (northeast of subject property)  
 ZC-18-037, from “E” to “MU-1”; approved by council 3/20/18 (northeast of subject property)  
 ZC-18-039, from “E” to “MU-1”; approved by council 3/20/18 (northeast of subject property)

Platting History: FS-16-217 “B” zoned; (west of the subject property)  
 FS-16-187 “B” zoned; (northeast of the subject property)

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Westfork Dr S	Residential	Residential	No
McGee Dr	Residential	Residential	No
White Settlement Rd	Neighborhood Connector	Neighborhood Connector	No

**Public Notification:**

300 foot Legal Notifications were mailed on March 26, 2018.  
 The following organizations were notified: (emailed March 19, 2018)

Organizations Notified	
Fort Worth League of Neighborhood Asso.	FW River Heights HOA
River District NA*	Burton Hill Trinity Trails NA
Tarrant Regional Water District	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

*\*Located within registered neighborhood association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “MU-1” Low Intensity Mixed-Use office and commercial development. Surrounding land uses are primarily single-family with the area experiencing the beginning of redevelopment into higher but still low density, urban residential redevelopment, especially along White Settlement Road.

As a result, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2018 Comprehensive Plan designates the subject property as Mixed-Use and Low Density Residential. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Encourage appropriate development and redevelopment within central city commercial

districts and neighborhoods

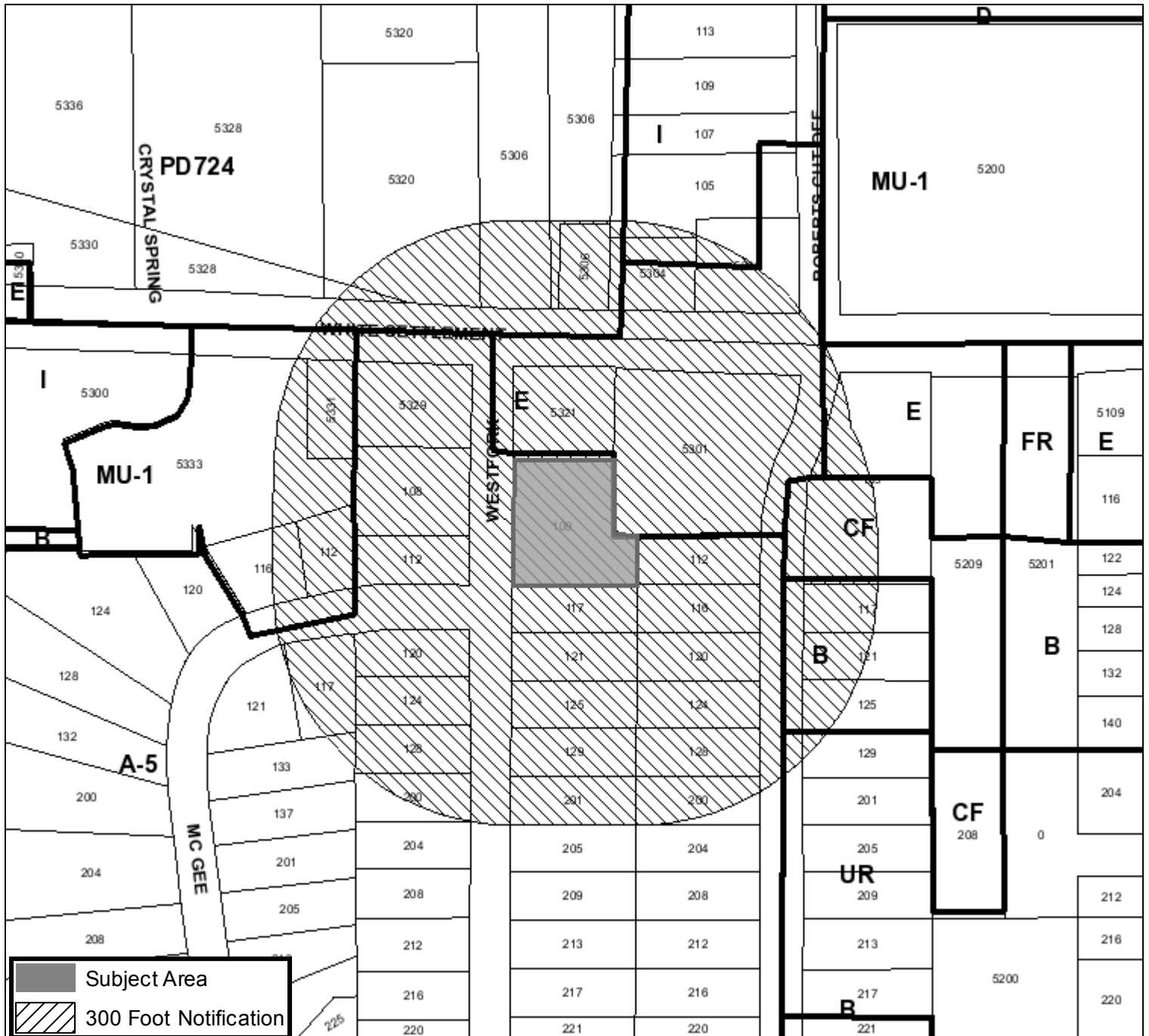
Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.



***Attachments:***

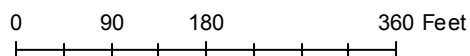
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

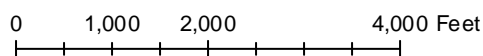
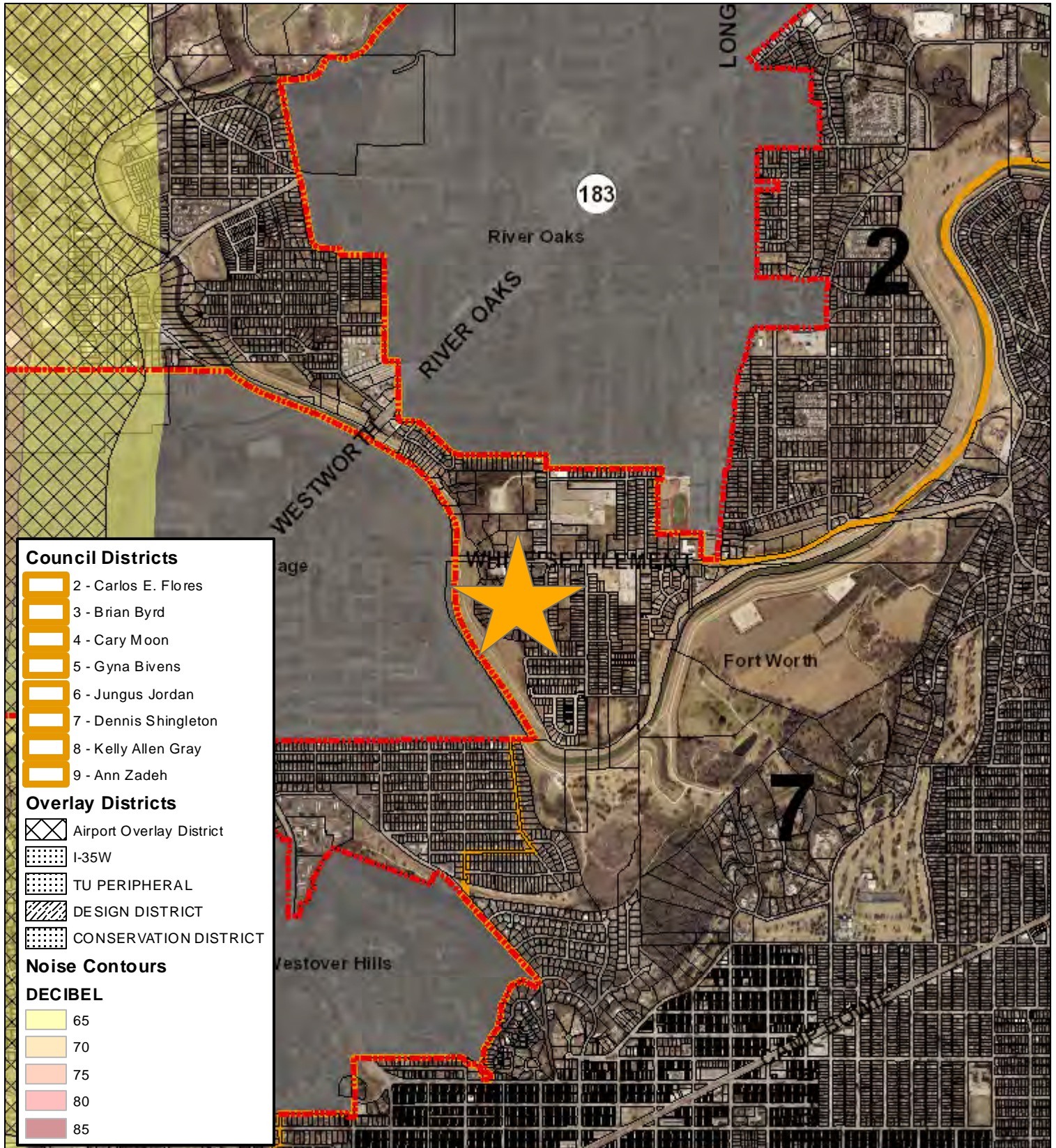
Applicant: Fort Growth Partners, LP  
 Address: 109 & 113 Westfork Drive South  
 Zoning From: A-5  
 Zoning To: MU-1  
 Acres: 0.49858507  
 Mapsco: 61W  
 Sector/District: Northside  
 Commission Date: 4/11/2018  
 Contact: 817-392-8043



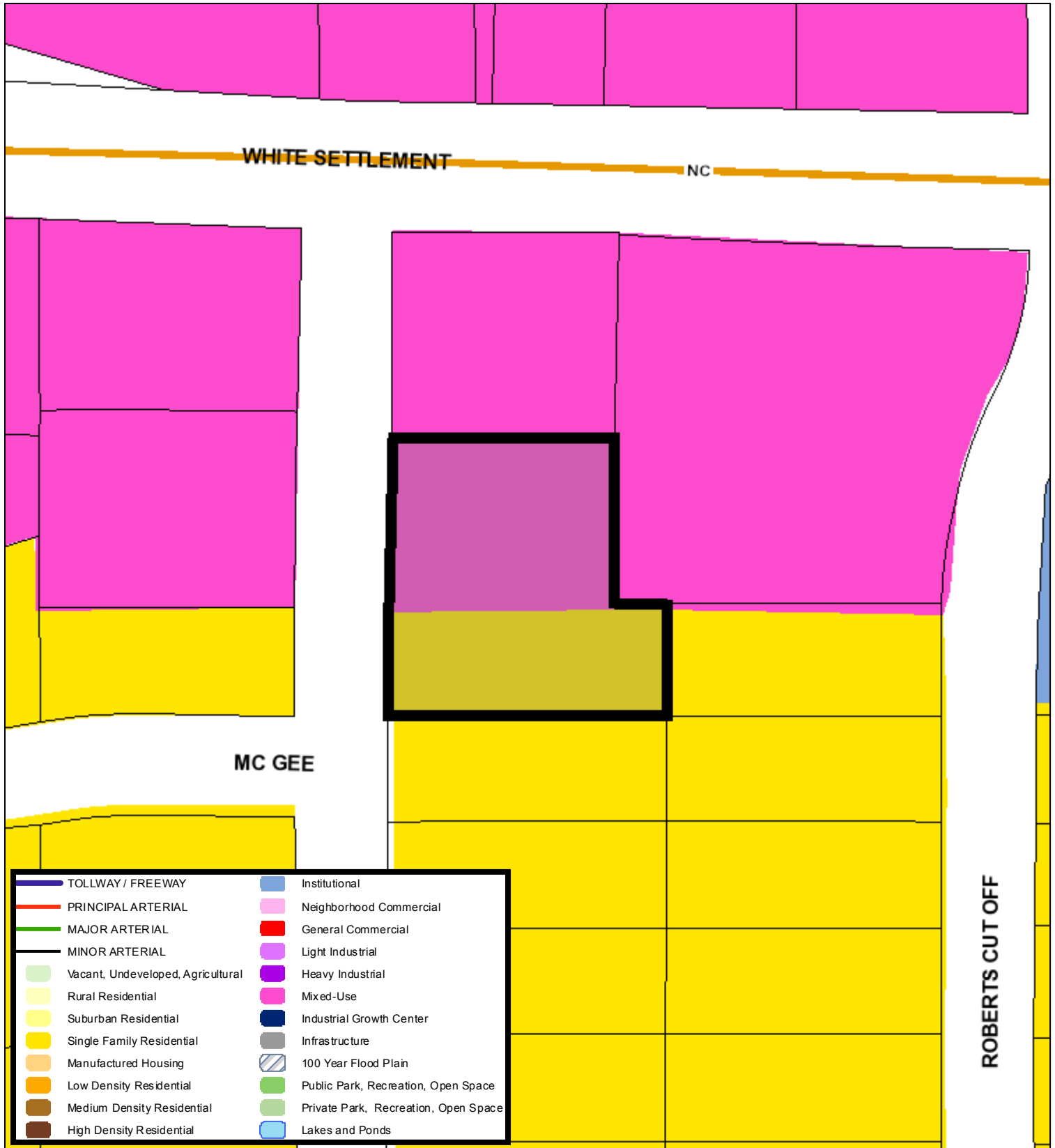
	Subject Area
	300 Foot Notification



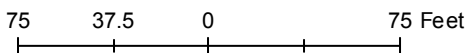
## Area Map



### Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 6, 2018.



**Aerial Photo Map**



0 45 90 180 Feet

