



**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 & PBP Properties

Site Location: 220-232 (Evens) Nursery Ln Mapsco: 61X

Proposed Use: Townhomes

Request: From: "B" Two-Family
To: "UR" Urban Residential

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

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

Background:

The proposed rezoning is located on the west side of Nursery Lane, south of White Settlement Road, in an area now identified as the Riverdistrict. Several recent zoning cases have changed the zoning to Urban Residential on the property to the north and Mixed Use and Urban Residential in the neighborhood, especially along White Settlement Road.

The applicant is proposing to rezone the area from "B" Two-Family to "UR" Urban Residential in order to develop townhomes.

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: 1.86 ac.
Comprehensive Plan Sector: Northside
Surrounding Zoning and Land Uses:
North "B" Two-Family / single family
East "PD 990" "A-5" with development standards / undeveloped
South "UR" Urban Residential / undeveloped
West "B" Two-Family / single family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-17-103 “B” to “UR”; effective 8/29/17 (southeast of the subject property
ZC-17-094 “B” to “UR”; effective 6/27/17 (north of the subject property))
ZC-17-071 “B” to “UR”; effective 6/6/17 (southeast of the subject property)
ZC-16-214 “B” to “UR”; effective 1/23/16 (northeast of the subject property)
ZC-15-135 “B” to “UR”; effective 10/19/15 (northeast of the 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)
Nursery Ln.	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.	Westside Alliance
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 “UR” Urban Residential for low density residential/townhouse development. Surrounding land uses are primary undeveloped and single-family with the area experiencing the beginning of redevelopment into higher but still low density, urban residential redevelopment.

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 Low Density Residential. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure (Pg. 38)
- 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:

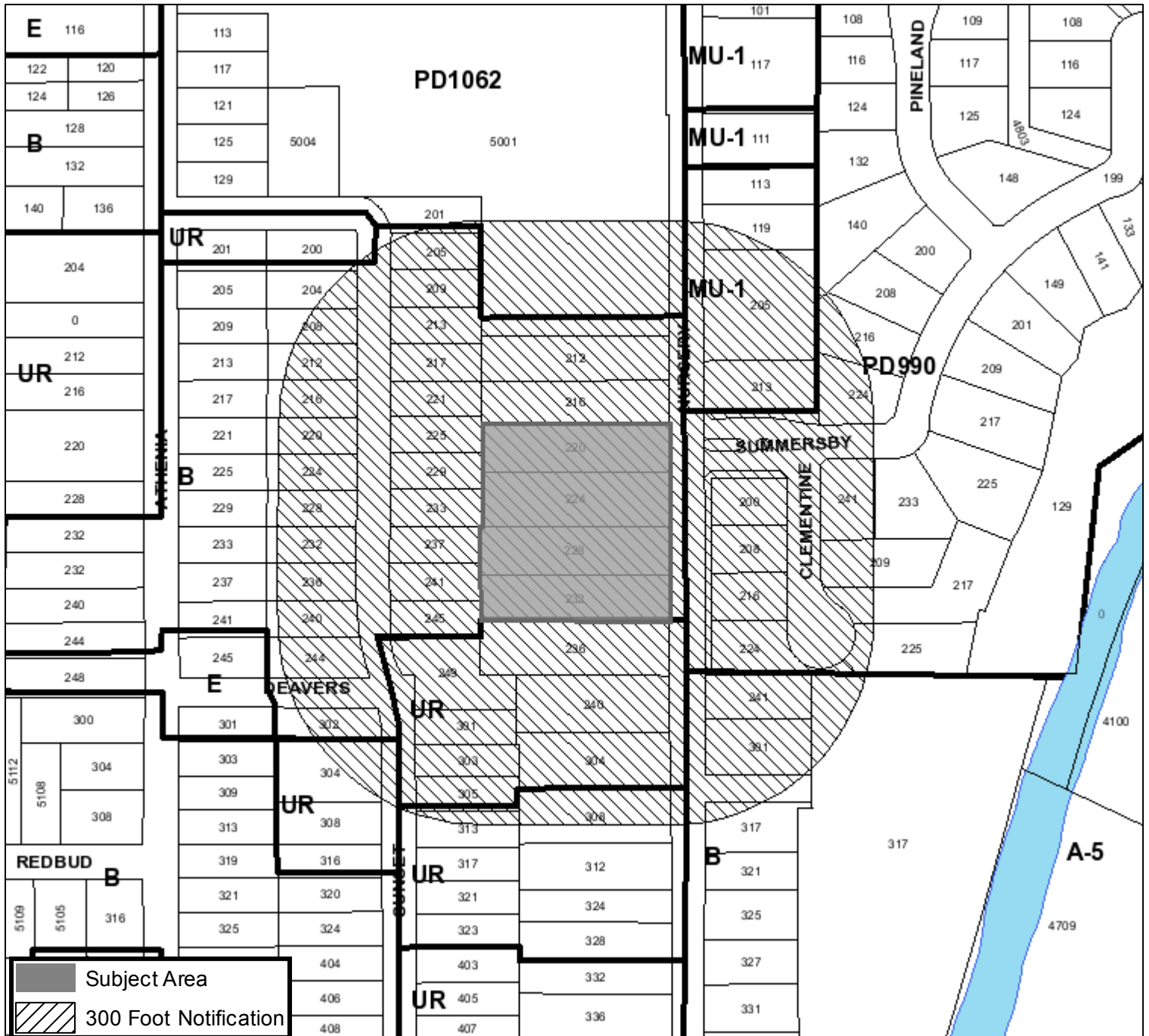
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph





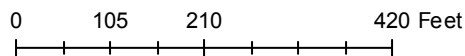
ZC-18-060

Area Zoning Map

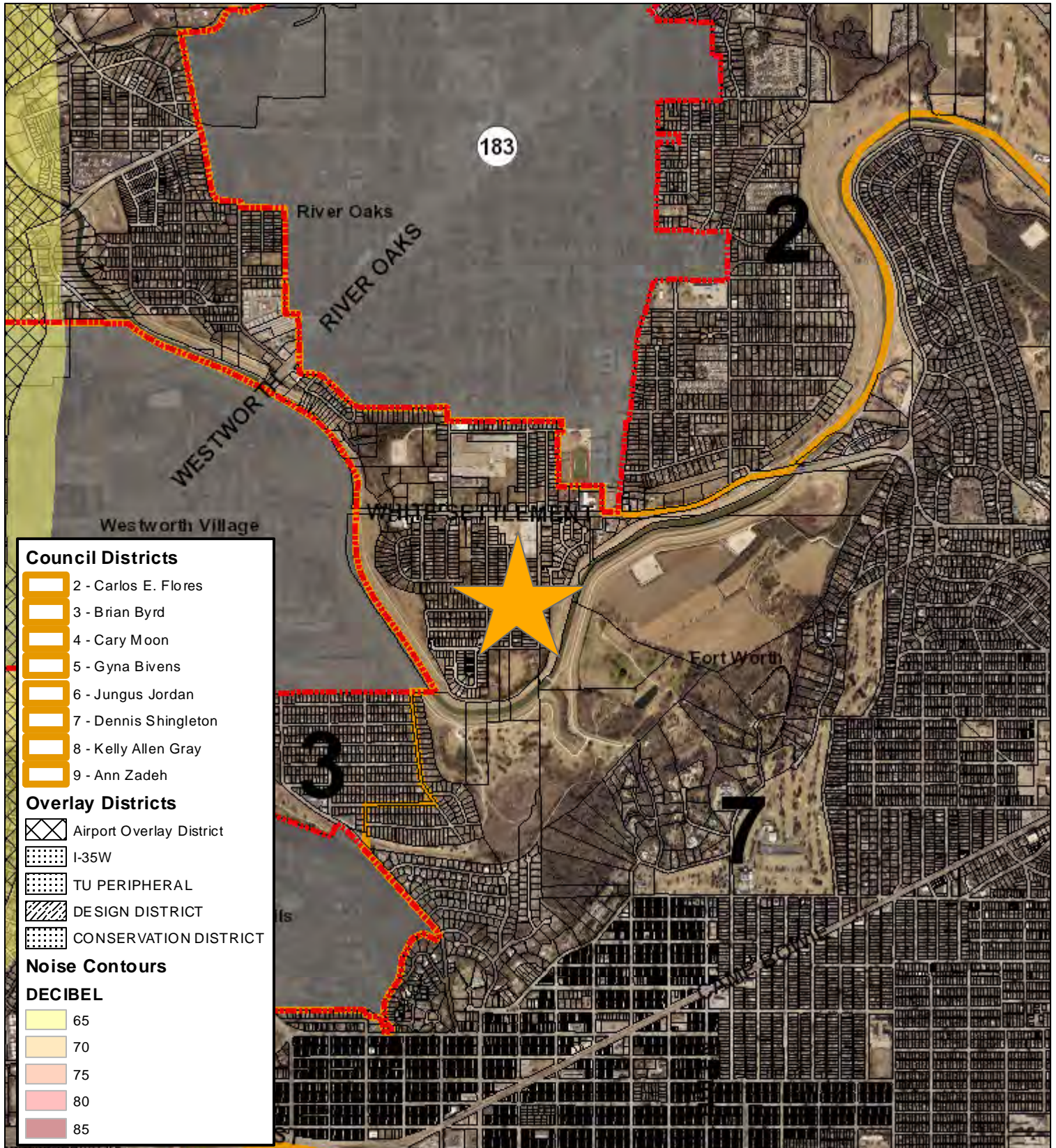
Applicant: Fort Growth Partners & PBP Properties
 Address: 220 - 232 (evens) Nursery Lane
 Zoning From: B
 Zoning To: UR
 Acres: 1.86199992
 Mapsco: 61X
 Sector/District: Northside
 Commission Date: 4/11/2018
 Contact: 817-392-8043



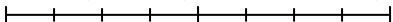
 Subject Area
 300 Foot Notification



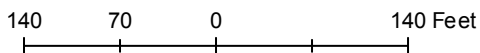
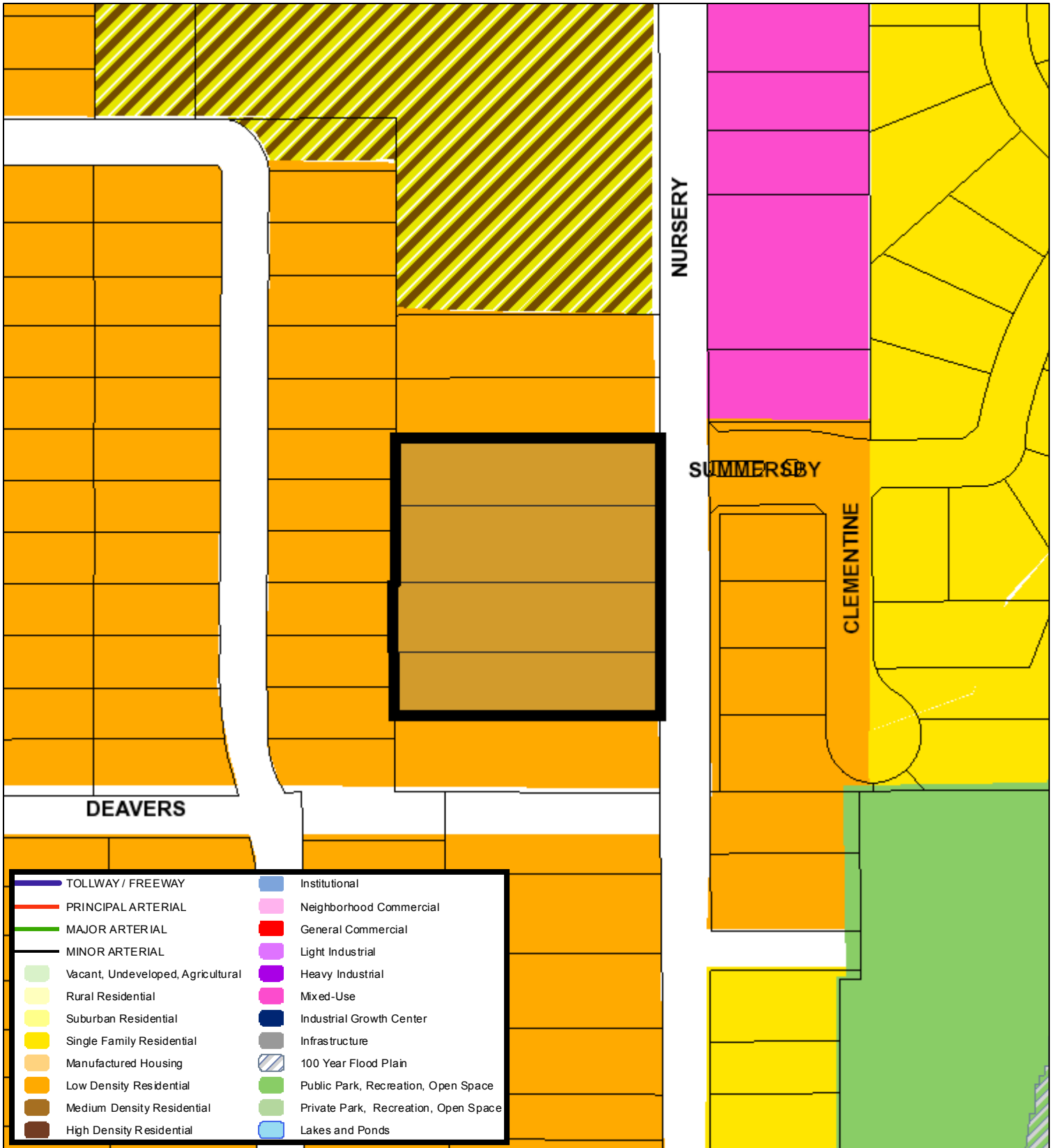
Area Map



0 1,000 2,000 4,000 Feet



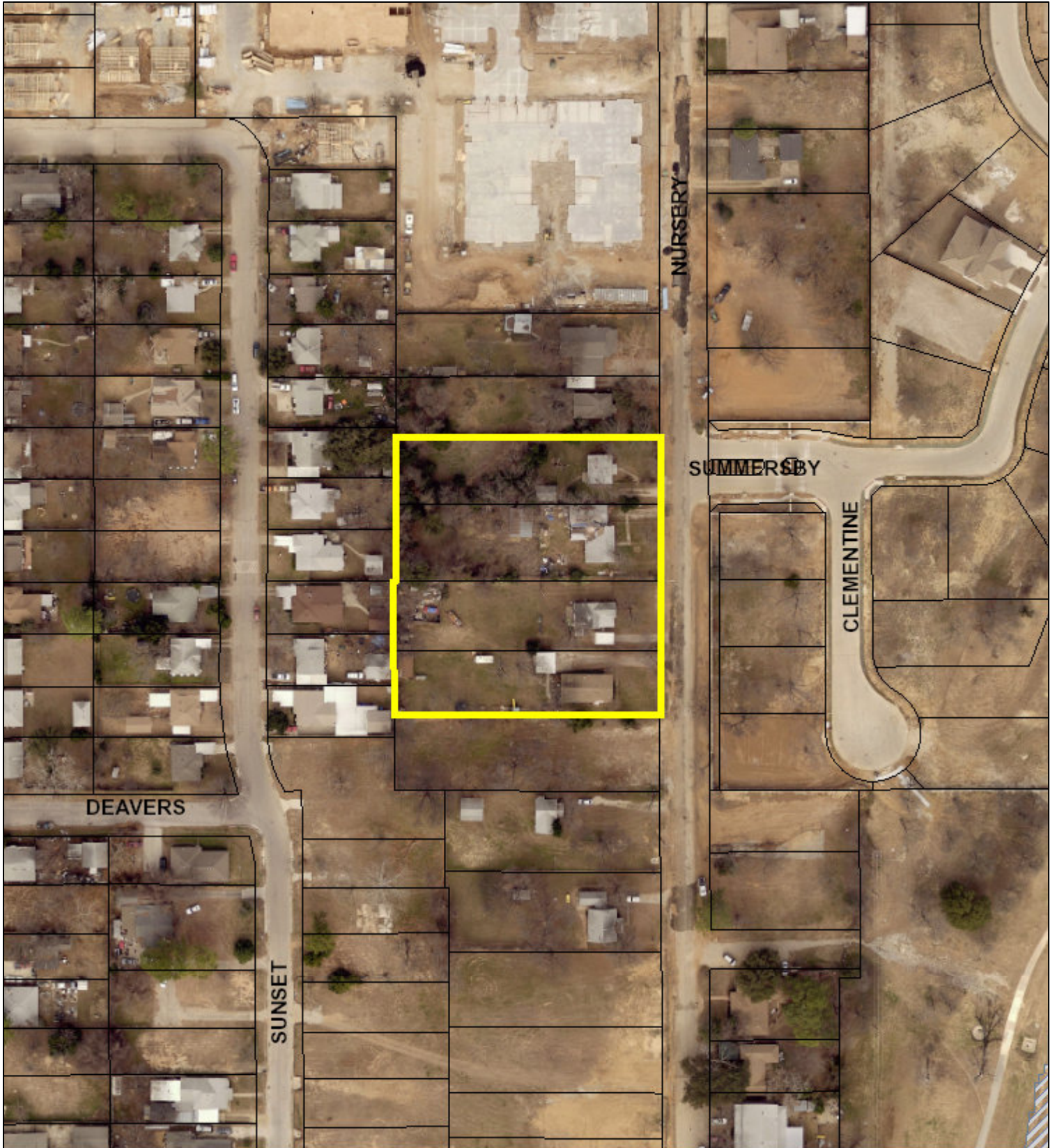
Future Land Use



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 6, 2018.



Aerial Photo Map



0 87.5 175 350 Feet

