



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 11, 2018

Council District **3**

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: None submitted	Continued	Yes ___ No <u>X</u>
	Case Manager	<u>Leo Valencia</u>
	Surplus	Yes ___ No <u>X</u>
	Council Initiated	Yes ___ No <u>X</u>

Owner / Applicant: **City of Fort Worth Fire Department**

Site Location: 11913, 11975, 11991 W. Camp Bowie Boulevard Mapsco: 71Q

Proposed Use: **Fire Station**

Request: From: Unzoned
 To: "E" Neighborhood Commercial

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

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

Staff Recommendation: **Approval**

Related cases: **AX-18-007**

Background:

The subject property is located south of Camp Bowie West and west of Devonair St. The subject area is primarily single-family in and outside of the city limits. The annexation rezoning will prepare the property for a fire station facility.

Case AX-18-007 is a proposed owner-initiated annexation of approximately 2.08 acres, known as Fire Station #43. The proposed development as a fire station is consistent with the 2018 Comprehensive Plan identifying the area as Neighborhood Commercial and Single-Family Residential.

The annexation case is scheduled to be presented to the City Plan Commission on October 24, 2018. Staff will request that the commission make a recommendation to the City Council to approve the annexation.

The City Council will conduct two public hearings on the proposed annexation. Hearings are scheduled for November 13 and December 11, 2018. Each public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the two required public hearings, consideration of the area for annexation and the zoning will be held on December 11, 2018.

The proposed development will be required to plat and install infrastructure to meet the requirements including streets, water, and sewer lines. Drainage needs will be studied and mitigation determined during the platting process.

Site Information:

Owner/Applicant: City of Fort Worth Fire Department
 401 W. 13th Street
 Fort Worth, TX 76102

Agent: RPGA Design Group/Javier Lucio

Acreage: 2.08 ac.

Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

North PD 625 Planned Development for Waste Mgmt / West 30 Freeway and Landfill

East "A-5" One-Family / single-family

South ETJ / single-family

West ETJ / single-family, vacant land, outdoor storage

Public Notification:

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

Organizations Notified	
Lost Creek Estates NA*	Streams and Valleys Inc.
Trinity Habitat for Humanity	Fort Worth ISd

Closest registered Neighborhood Organization

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Camp Bowie West	I-30 Service Rd	I-30 Service Rd	No
I-30 Westbound	Frwy	Frwy	No

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting to rezone to "E" Neighborhood Commercial for a new fire station facility. Surrounding land uses consist of the single-family to the east, single-family, vacant land and outside storage in the ETJ to the south and west. West 30 Freeway to the north

As a result, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2018 Comprehensive Plan designates the subject property as Neighborhood Commercial. Based on the location and proximity to I-30, the proposed "E" Neighborhood Commercial zoning district is consistent with policies in the new Economic Development Strategic Plan and the 2018 Comprehensive Plan.

Targeted Areas West Camp Bowie

City investments should be prioritized for projects that will have the greatest economic benefit. Mixed-use development should be a focus as should transportation and infrastructure improvements to create better interconnection with the Camp Bowie area.

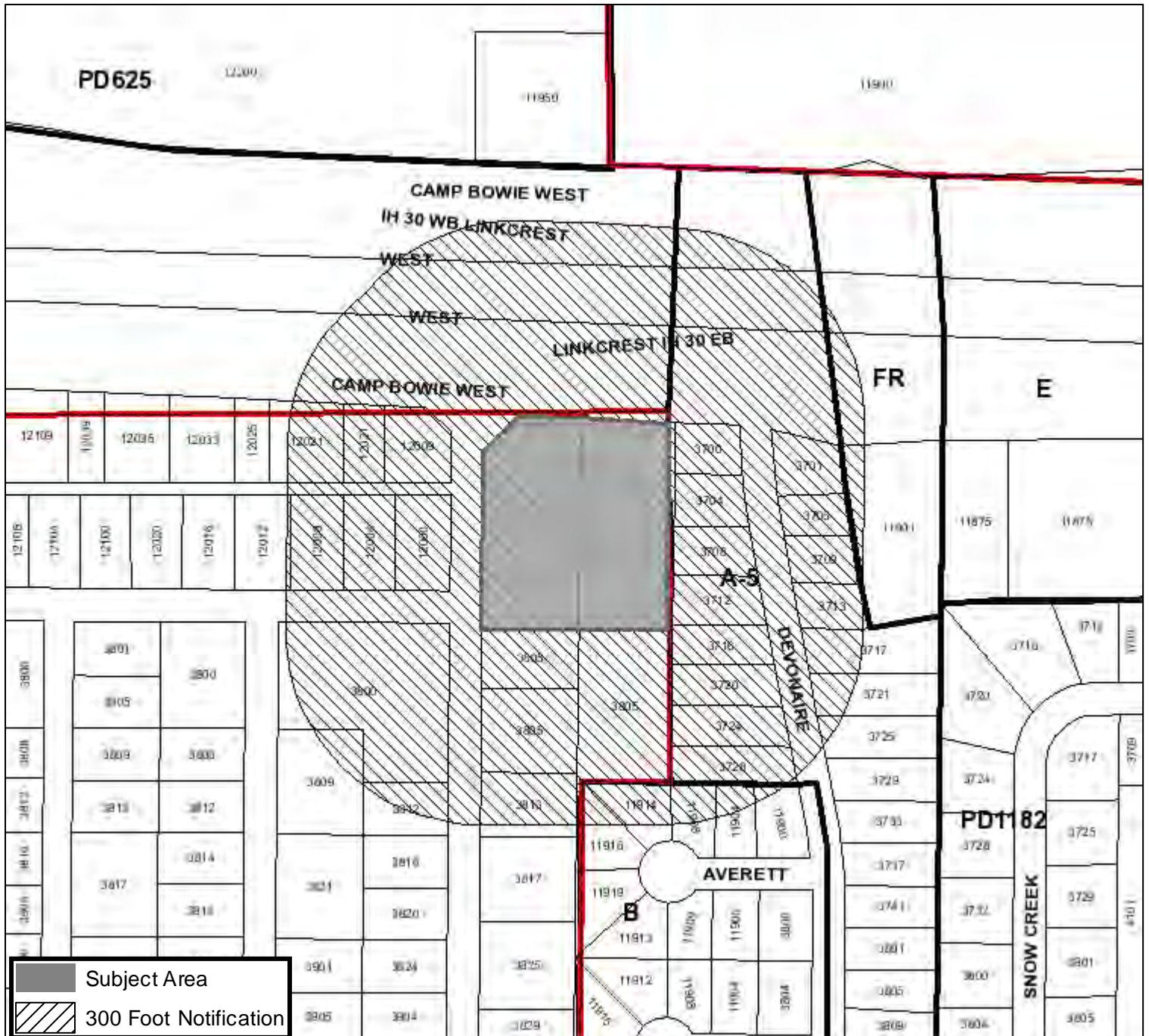
Since the area is identified as Neighborhood Commercial and the proposed use for a fire station, the proposed E zoning **is consistent** with the Comprehensive Plan.

Attachments:

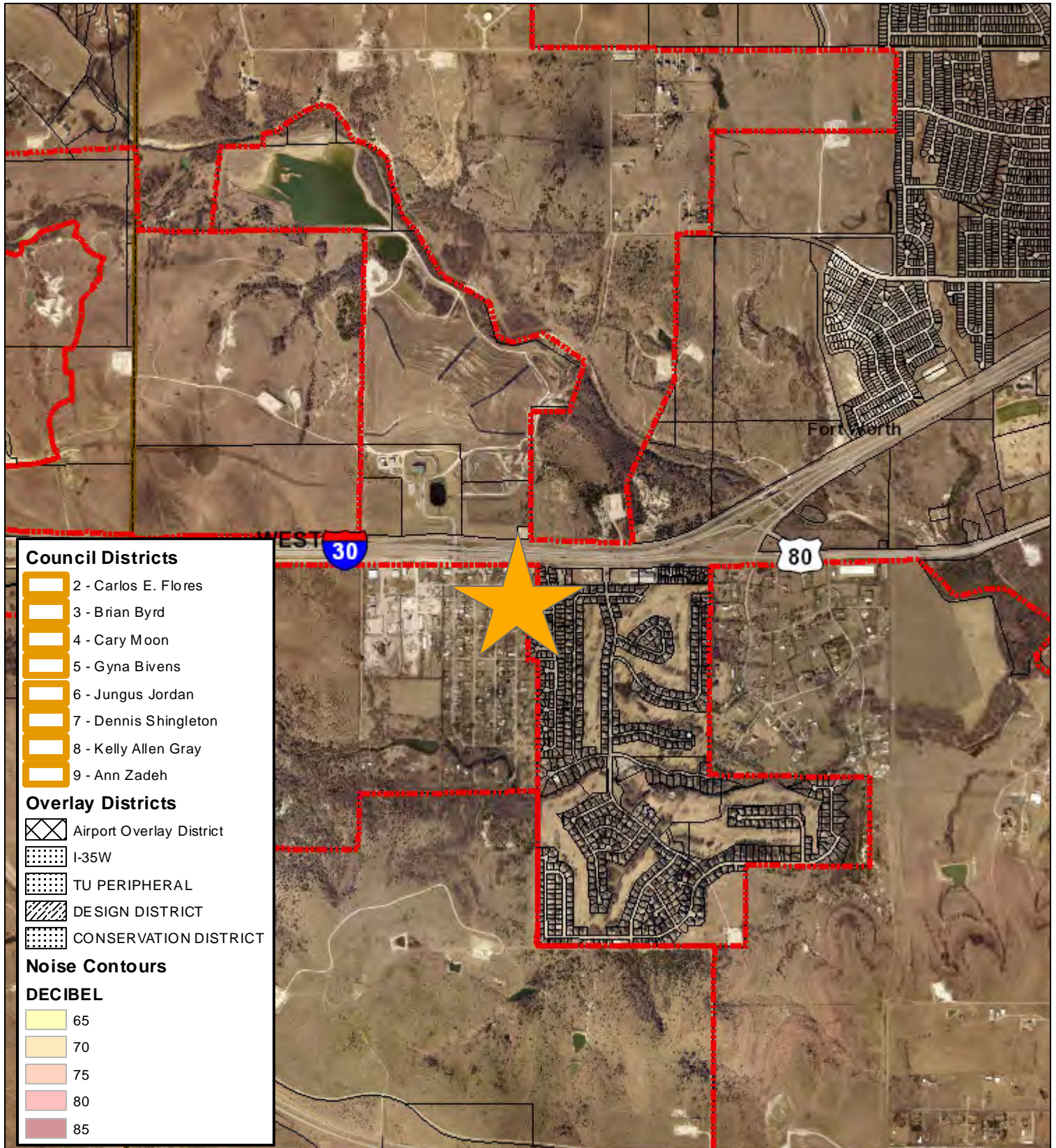
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Zoning Map

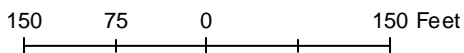
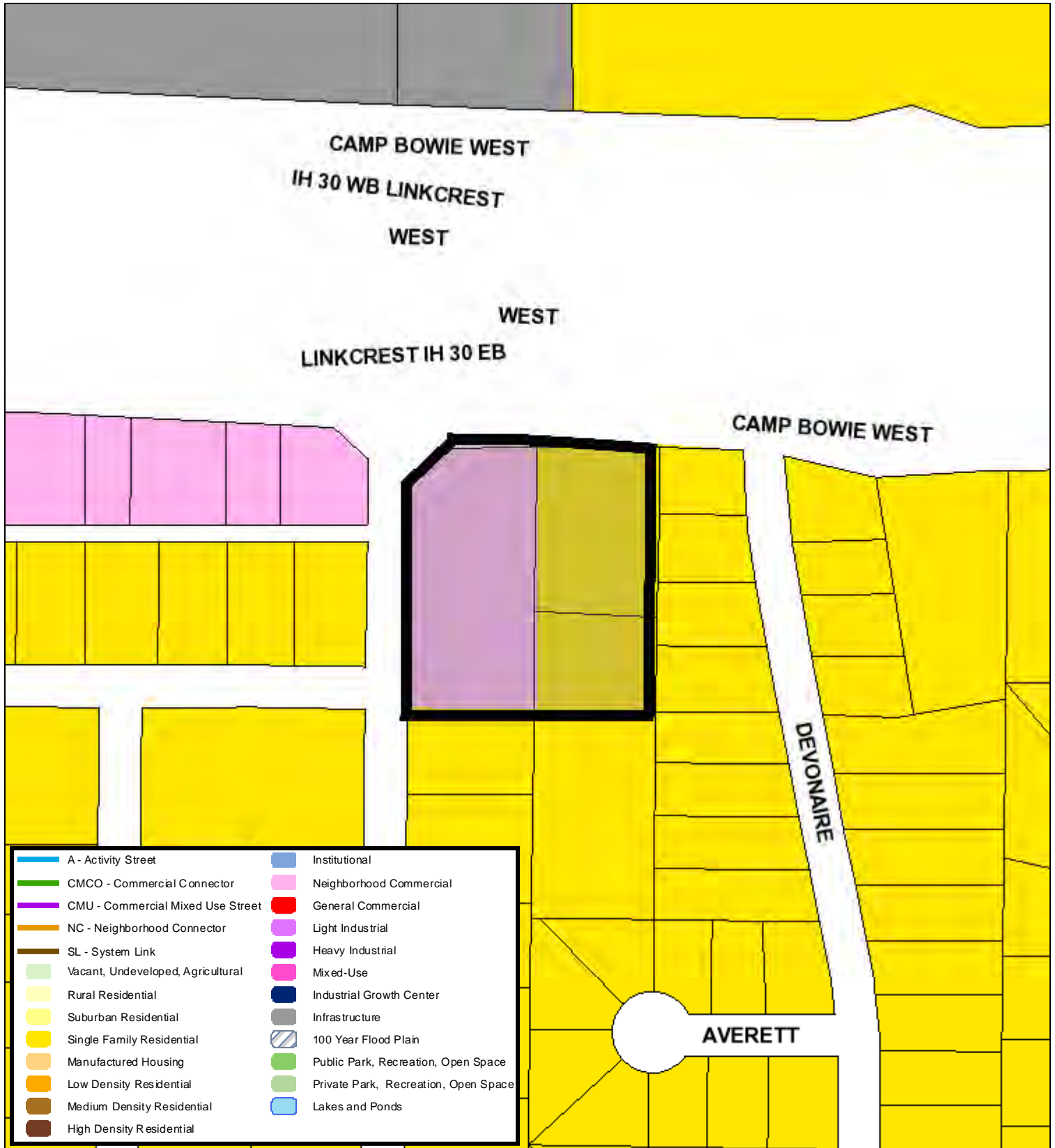
Applicant: City of Fort Worth Fire Department
 Address: 11913, 11975, 11991 W. Camp Bowie Boulevard
 Zoning From: Unzoned
 Zoning To: E
 Acres: 2.08813107
 Mapsco: 71Q
 Sector/District: Far West
 Commission Date: 10/10/2018
 Contact: 817-392-2495



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 6, 2018.



Aerial Photo Map



0 100 200 400 Feet



This case has been withdrawn.

19. ZC-18-167 City of Fort Worth Planning & Development (CD 8) – 1724 E. Arlington Ave. (Belmont Addition Block 2 Lot 7, 0.13 ac.) From: “B” Two Family To: “A-5” One Family

Dana Burghdoff stated this is a surplus property owned by the City of Fort Worth that is being rezoned for conformance with the future land use map before being sold.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-18-1
Name	Address	In/Out 300 ft. notification area	Position on case	Summary
Mitchell Blvd NA			Support	Sent letter

20. ZC-18-168 Fort Worth Fire Department (CD 3) – 11913, 11975, 11991 W. Camp Bowie Boulevard, (Linkwood Estates Addition Block 1 Lot 1, 2.08 ac.) From: Unzoned To: “E” Neighborhood Commercial

Javier Lucio, RPGA Design Group representing the applicant, stated this location is for the new fire station #43. The station will cover the west side of Fort Worth.

Motion: Following brief discussion, Ms. Welch recommended Approval of the request, seconded by Ms. Runnels. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-18-1
Name	Address	In/Out 300 ft. notification area	Position on case	Summary
Javier Lucio	2749 Willing Ave		Support	Representing the applicant
Juan M. Sanchez	3812 Linkmeadow Dr	In	Opposition	Sent letter

21. ZC-18-118 City of Fort Worth Planning & Development Text Amendment: Multi Family Design Standards (CD ALL) Request: An Ordinance amending the Comprehensive 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:

- Portions Of Section 4.710, “Low Density Multifamily “CR” District, Section 4.711 Medium Density Multifamily “C”, and Section 4.712 High Density Multifamily “D” to revise allowed height and units per acre and to strengthen existing design