



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 4, 2018

Council District 9

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

Opposition: None
Support: University West NA,4 persons spoke

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 the 2500 - 2600 blocks Shirley Avenue

Site Location: 2500 - 2600 blocks Shirley Avenue Mapsco: 76S

Proposed Use: Single Family Residential

Request: From: "B" Two-Family with TCU Residential Overlay

To: "A-5" One-Family with TCU Residential Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

This portion of the University West neighborhood has been zoned "B" Two-Family since the adoption of zoning in 1940. The area is predominantly developed with single family houses and covered by the TCU Residential Overlay, adopted in 2014. The purpose of the petition is to zone land consistent with the predominant use and retain an established single family development pattern. A meeting for the affected property owners was held on October 16, 2018. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning.

Eighteen parcels comprise the area to be rezoned. Owners representing 55.56% of the parcels and 58.71% of the land area signed a petition in favor of rezoning to single family with lot sizes of "A-5" One-Family.

Site Information:

Owner: Various (see petition property owner list)

Agent / Consultant: City of Fort Worth

Acreage: 5.06 ac.

Comprehensive Plan Area: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "A-5" One-Family / Single family uses
 East "A-5" One-Family, "B" Two-Family, and "PD 1144" Planned Development for A-5 uses with a maximum of 6 one-bed units / Single family uses, small multifamily complex, and church parking lot
 South "B/DD" Two-Family with Demolition Delay Overlay / FW ISD campus
 West "A-5" One-Family and "B/DD" Two-Family with Demolition Delay Overlay / Single family uses and FW ISD campus

Public Notification:

The following Neighborhood Associations were notified:

University West NA*	University West NA
Bluebonnet Hills NA	Berry Street Initiative
Colonial Hills NA	Fort Worth League of Neighborhood Associations
Frisco Heights NA	Streams and Valleys Inc
Park Hill NA	Trinity Habitat for Humanity
Tanglewood NA	
Fort Worth ISD	

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-100, west of subject, petition-based request, from B to A-7.5, approved;
 ZC-14-114, northwest of subject, petition-based request, from B to A-7.5, approved;
 ZC-14-115, north of site, petition-based request, from B to A-5, approved;
 ZC-14-138, subject site and surrounding area, addition of TCU Overlay, approved;
 ZC-17-080, east of site, petition-based request, from B to A-5, approved; and
 ZC-17-121, east of site, from B to Planned Development for A-5 uses with a maximum of 6 one-bed units, approved.

Platting History: None.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Shirley Avenue	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 2018 Comprehensive Plan designates the site as Single Family. The proposed zoning conforms to the following Comprehensive Plan policies:

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Encourage single-family residential development and outside of growth centers.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage 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.

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2018 Comprehensive Plan.

Attachments:

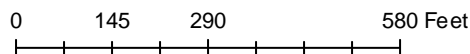
- Location Map

- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Petition Verification
- Minutes from November 14, 2018 Zoning Commission hearing

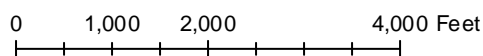
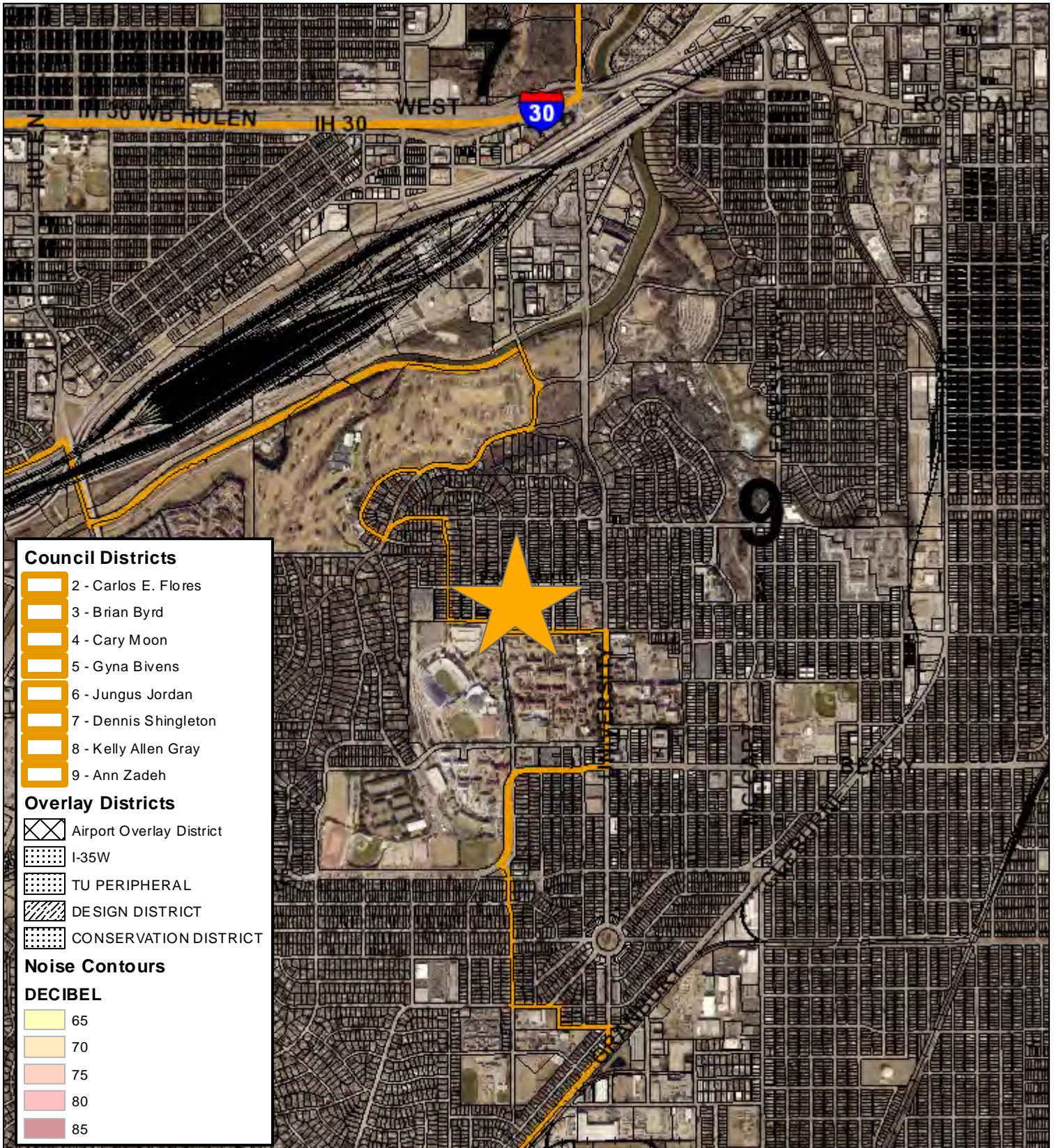


Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 2500 - 2600 blocks Shirley Avenue
 Zoning From: B/TCU Residential Overlay
 Zoning To: A-5/TCU Residential Overlay
 Acres: 5.05649364
 Mapsco: 76S
 Sector/District: TCU/Westcliff
 Commission Date: 11/14/2018
 Contact: 817-392-8190



Area Map

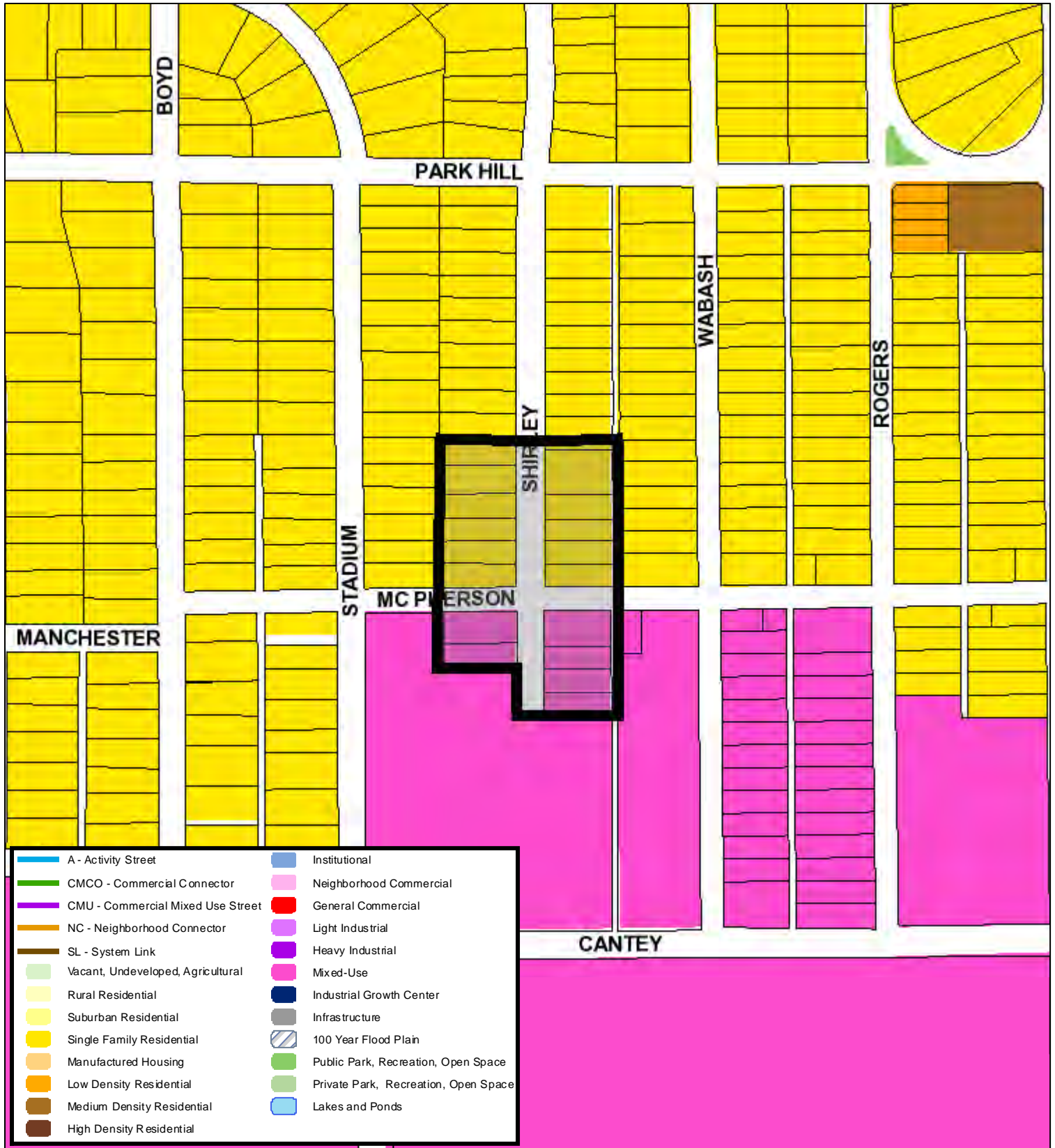


250 & 2600 block Shirley Avenue


EXHIBIT A



Future Land Use



290 145 0 290 Feet



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

