



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 25, 2019

Council District 9

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

Opposition: None
Support: Ryan Place Improvement, 28 letters and one notice submitted

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 2900 – 3000 blocks 8th and James Avenues**

Site Location: 2900-3000 blocks 8th and James Avenues Mapsco: 76Y

Proposed Use: **Single Family Residential**

Request: From: "B" Two-Family
To: "A-5" One-Family

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

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

Staff Recommendation: **Approval**

Background:

This portion of the Ryan Place Improvement neighborhood has been zoned "B" Two-Family since the adoption of zoning in 1940. The area is predominantly developed with single family houses. 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 May 14, 2019. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning.

Sixty-one parcels comprise the area to be rezoned. Owners representing 62.30% of the parcels and 61.57% 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: 12.50 ac.
Comprehensive Plan Area: Southside
Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial, "PD 1061" Planned Development for office uses / Single family and small commercial uses, vacant land
 East "A-5" One-Family / Single family uses
 South "BU-SH-3" Berry University form-based district / Commercial uses
 West "B" Two-Family, "E" Neighborhood Commercial / Single family uses and vacant land

Public Notification:

The following Neighborhood Associations were notified:

Ryan Place Improvement Assn *	Tanglewood NA
Paschal NA	Berkeley Place NA
South Hemphill Heights NA	Berry Street Initiative
Shaw Clarke NA	Streams and Valleys Inc
Frisco Heights NA	Trinity Habitat for Humanity
Fort Worth ISD	

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-138, west of subject site, addition of TCU Overlay, approved;
 ZC-15-121, north of site, from B to PD for ER uses for medical clinic, approved;
 ZC-16-186, west of subject, from PD 822 for I uses to UR, denied;
 ZC-16-193, south of subject, from various districts to Berry University form-based code, approved;
 ZC-17-087, west of site, from B to PD for E uses for restaurant with waivers to parking and setbacks, denied; and
 ZC-17-093, west of subject, from PD 822 for I uses to UR, approved.

Platting History: Frisco Heights, PP-17-050, for 38 residential lots.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
8th Avenue	2 lanes undivided	None (Residential Street)	none
James 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 2019 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 2019 Comprehensive Plan.

Attachments:

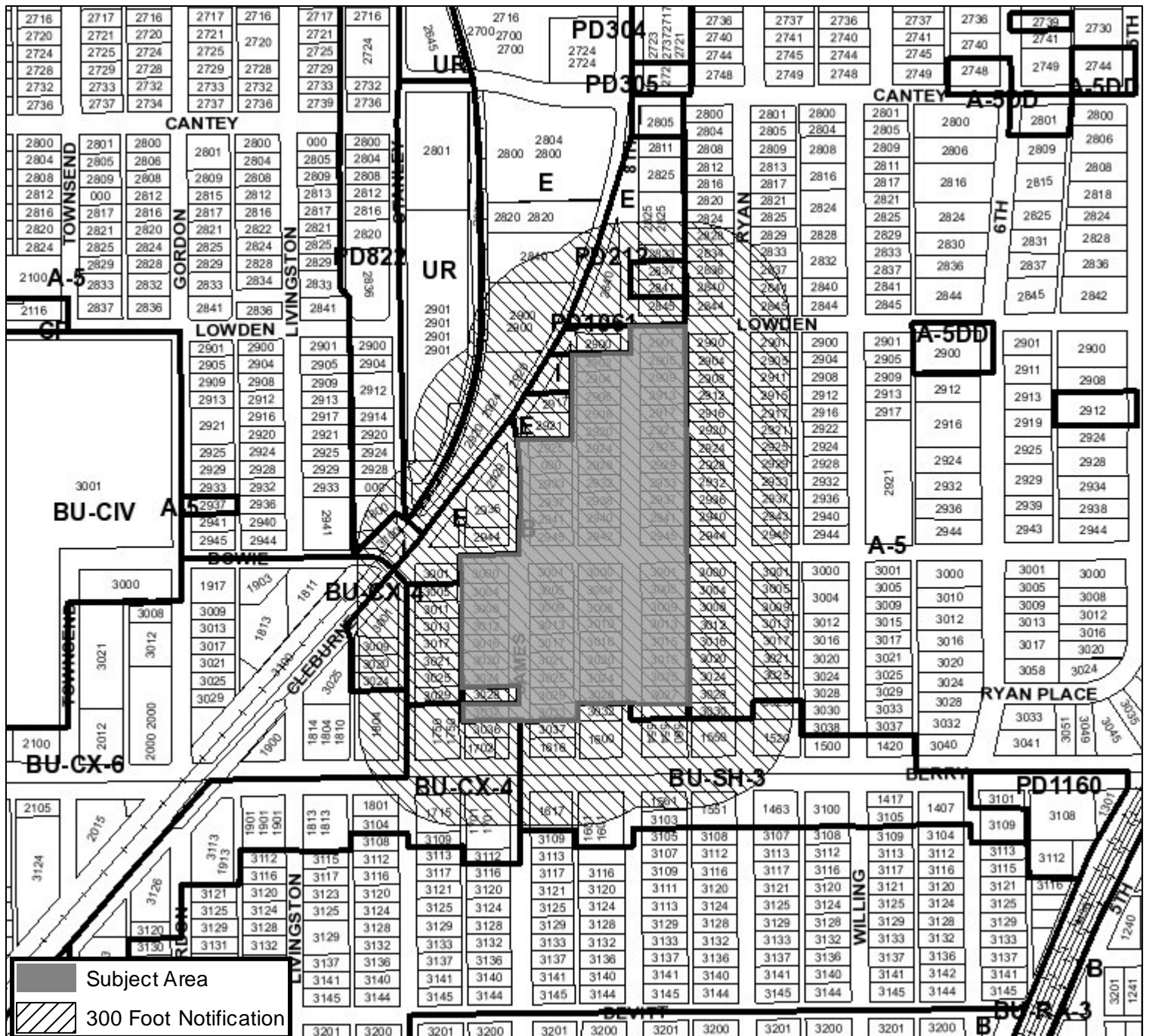
- Location Map
- Area Zoning Map with 300 ft. Notification Area

- Future Land Use Map
- Aerial Photograph
- Petition Verification



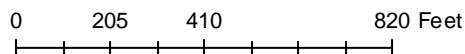
Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 2900 - 3000 blocks 8th and James Avenues
 Zoning From: B
 Zoning To: A-5
 Acres: 12.49887877
 Mapsco: 76Y
 Sector/District: Southside
 Commission Date: 6/12/2019
 Contact: 817-392-8190



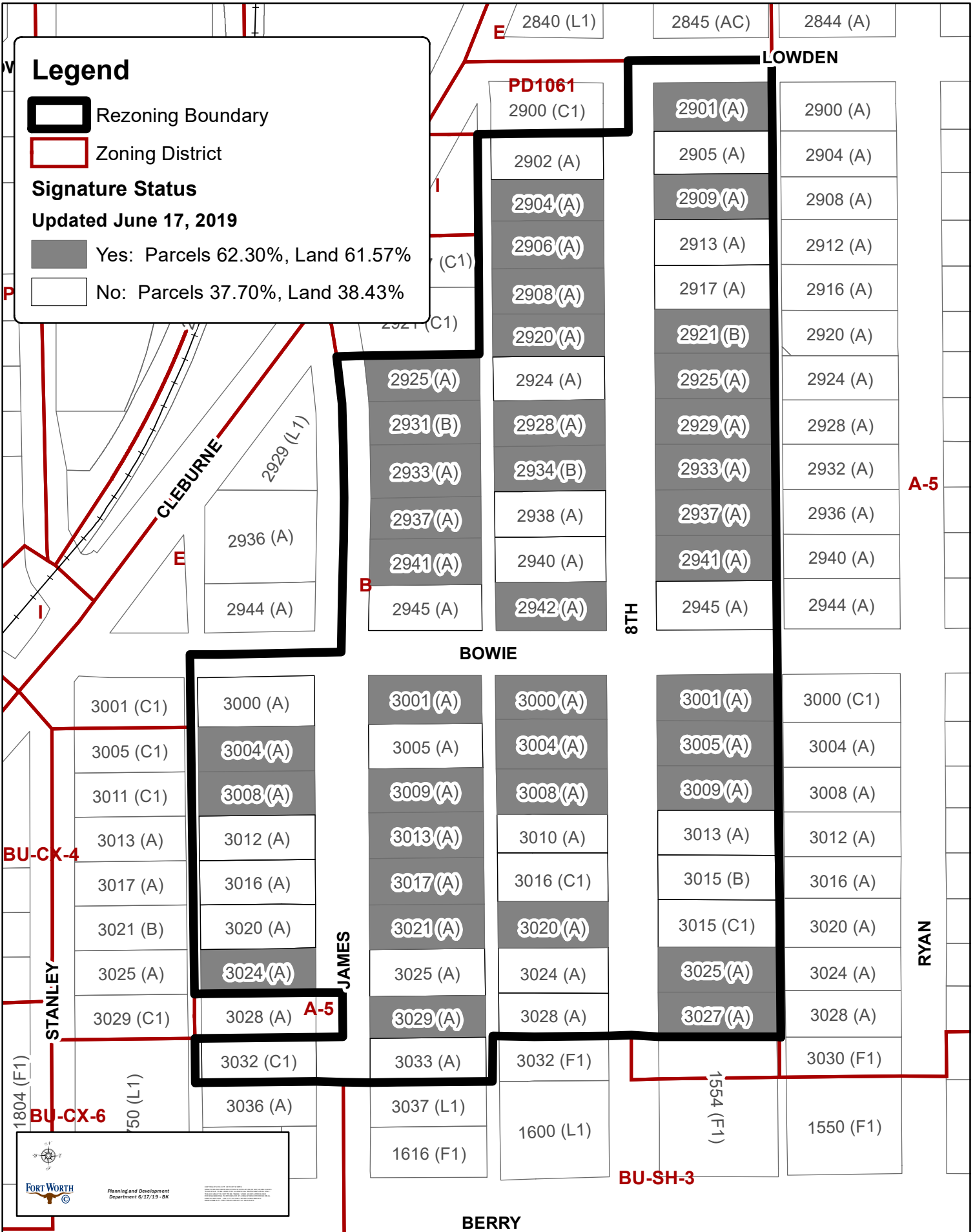
Subject Area (Solid Grey)

300 Foot Notification (Diagonal Hatching)

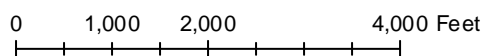
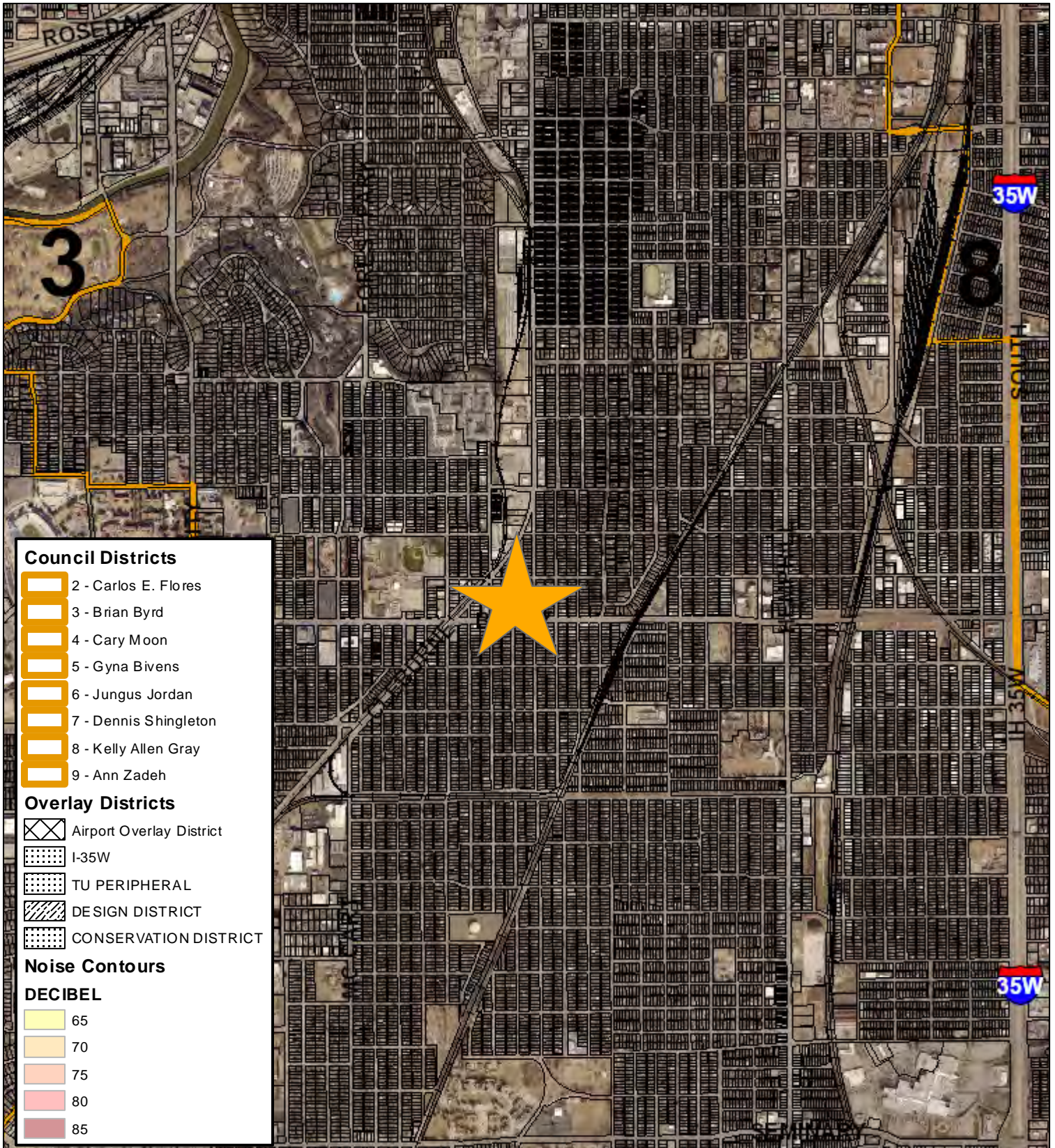


2900 & 3000 blocks 8th & James Avenues

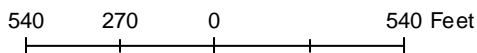
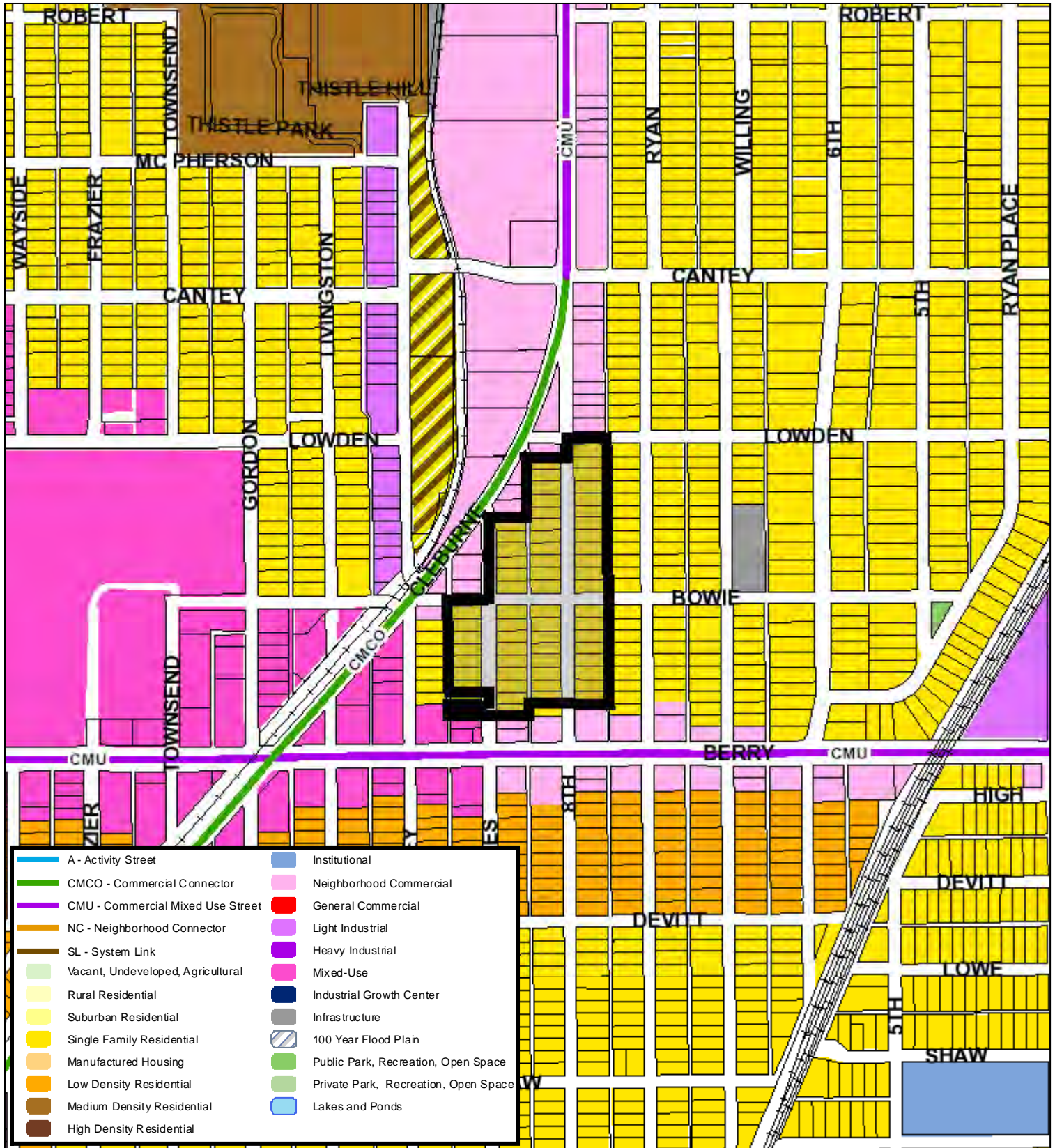
EXHIBIT A



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 5, 2019.



Aerial Photo Map



0 340 680 1,360 Feet

