



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 14, 2020

Council District 3

Zoning Commission Recommendation:
Approval as Amended, and Deny without Prejudice 5125,
5132 Locke Avenue by a vote of 8-0

Opposition: Three persons spoke, one letter submitted
Support: Como NAC, one letter submitted

Continued Yes ___ No X
Case Manager Laura Voltmann
Surplus Yes ___ No X
Council Initiated Yes X No ___

Owner / Applicant: **City of Fort Worth Planning and Development Department:
Como Neighborhood**

Site Location: Generally bounded by the West Freeway (I-30), Neville Street, Como Drive, and
Bryant Irvin Road Acreage: 59.40

Proposed Use: **Single-family, Duplex, Institutional, Commercial, Vacant
Land**

Request: From: "A-5" One-Family; "B" Two-Family; "B/HC" Two-Family/ Historical Overlay; "C"
Medium Density Multifamily; "D" High Density Multifamily; "ER" Neighborhood
Commercial Restricted; "E" Neighborhood Commercial; "FR" General Commercial
Restricted; "G" Intensive Commercial; "I" Light Industrial; and "PD 373" Planned
Development for church parking lot

To: "A-5" One-Family; "CF" Community Facilities; "CF/HC" Community
Facilities//Historical Overlay; "ER" Neighborhood Commercial Restricted; "CB-T"
Camp Bowie-Transition Frontage District

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

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

Staff Recommendation: **Approval**

Companion Case: **ZC-19-165 Camp Bowie Amendment**

Background:

This area has contained a mixture of primarily "B" Two-Family and various non-residential zoning districts since the adoption of zoning in 1940 or later annexations west of Horne Street. The lots have been developed with mostly single family uses, interspersed with institutional uses, and limited commercial uses along Horne Street and south of Camp Bowie Boulevard. The rezoning case protects single-family residential properties by rezoning from two-family to an appropriate single-family zoning category (A-5), addresses potential redevelopment adjacent Horne Street, and adds appropriate zoning to support the existing institutional uses. The larger neighborhood is covered by the adopted Como/Sunset Heights Neighborhood Empowerment Zone Strategic Plan.

The Como Community Leaders (NAC neighborhood advisory committee) and affected property owners have been discussing the rezoning process since November 2018. Rezoning of certain sites is a recommendation in the neighborhood's NEZ Plan. Postcard notices were sent to the property owners according to the Tarrant Appraisal District, and a meeting on August 8, 2019 was held at the request of Council Member Byrd regarding the proposed zoning changes.

After the Zoning Commission meeting staff identified another property located at 2907 Merrick that is and has been used as a duplex for years. Staff is requesting this parcel to be denied without prejudice.

Site Information:

Surrounding Zoning and Land Uses:

- North "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "CB-HC" Camp Bowie – Highway Corridor, and "CB-RG" Camp Bowie – Ridglea Gateway / commercial uses
- East "A-5" One-Family, "B" Two-Family, and "UR" Urban Residential / Single family, City park, vacant land
- South "A-5" One-Family, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, and "I" Light Industrial / Single family, City recreational center, commercial and industrial uses
- West "C" Medium Density Multifamily, "ER" Neighborhood Commercial Restricted, "MU-1 and MU-2" Mixed Use, and "CB-RUS" Camp Bowie - Ridglea Urban Village Core South / Multifamily, commercial uses, and gas wells

Recent Relevant Zoning and Platting History:

- Zoning History: ZC-04-199, within subject area, Council-initiated to be in conformance with the Comprehensive Plan, approved;
ZC-08-080, within subject area, from ER to PD 811 for limited E uses, approved;
ZC-09-128, within subject area, from C and E to PD 867 for C uses, approved;
ZC-11-075, within subject area, Camp Bowie Form Based Code, approved;
ZC-13-039, within subject area, from CB-RG to PD 970 for CB-RG uses plus mini-warehouses, approved;
ZC-13-084, within subject area, from A-5 to PD for I uses with outdoor storage, denied;
ZC-13-087, within subject area, from B to C, approved;
ZC-14-123 and ZC-15-052, within subject area, surplus cases from A-5, B, and E to A-5, approved;
ZC-15-043, within subject area, from A-5 to CF, denied; and
ZC-16-001, within subject area, from PD 374 to PD 374 for I uses plus mini-warehouses, approved.

Public Notification:

300 foot Legal Notifications were mailed on November 22, 2019
The following organizations were notified: (emailed November 22, 2019)

- | | |
|--------------------------|------------------------------------|
| Como NAC * | Sunset Heights NA |
| Arlington Heights NA | Ridglea Hills NA |
| Camp Bowie District, Inc | West Byers NA |
| Clearfork | Ridglea Area Neighborhood Alliance |
| Crestline Area NA | Westside Alliance |
| Plum Valley Place HOA | Streams and Valleys Inc |
| Ridglea NA | Fort Worth ISD |
| Ridglea North NA | Trinity Habitat for Humanity |

Development Impact Analysis:

1. **Land Use Compatibility**
Based on retaining an established single-family and non-residential development patterns, the proposed zoning is **compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency-Arlington Heights**

The 2019 Comprehensive Plan designates the site as single family, low density residential, institutional, neighborhood commercial, and mixed use. The proposed zoning conforms to the following Comprehensive Plan policies:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

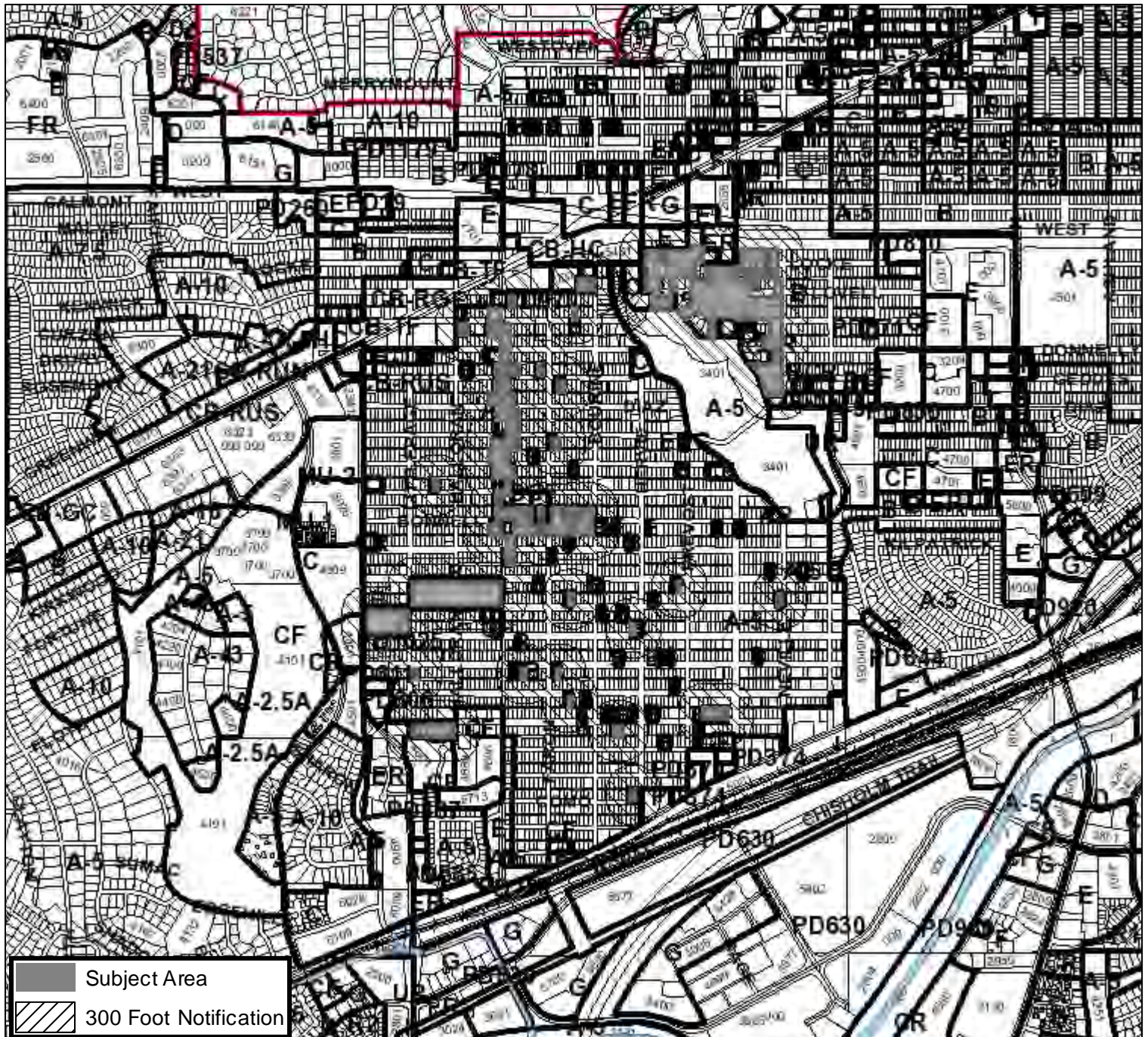
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2019 Comprehensive Plan.



Attachments:

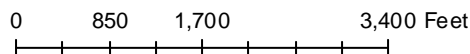
- Area Zoning Map with 300 ft. Notification Area
- Proposed Zoning Map
- Camp Bowie-Transition Map
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: Generally bounded by the West Freeway (I-30), Neville Street, Como Drive, and Bryant Irvin
 Zoning From: A-5, B, B/HC, C, D, ER, E, FR, G, I, and PD 373
 Zoning To: A-5, CF, CF/HC, ER, and CB-TF
 Acres: 59.39639737
 Mapsco: Pgs 74-75
 Sector/District: Arlington Heights
 Commission Date: 12/11/2019
 Contact: 817-392-8068



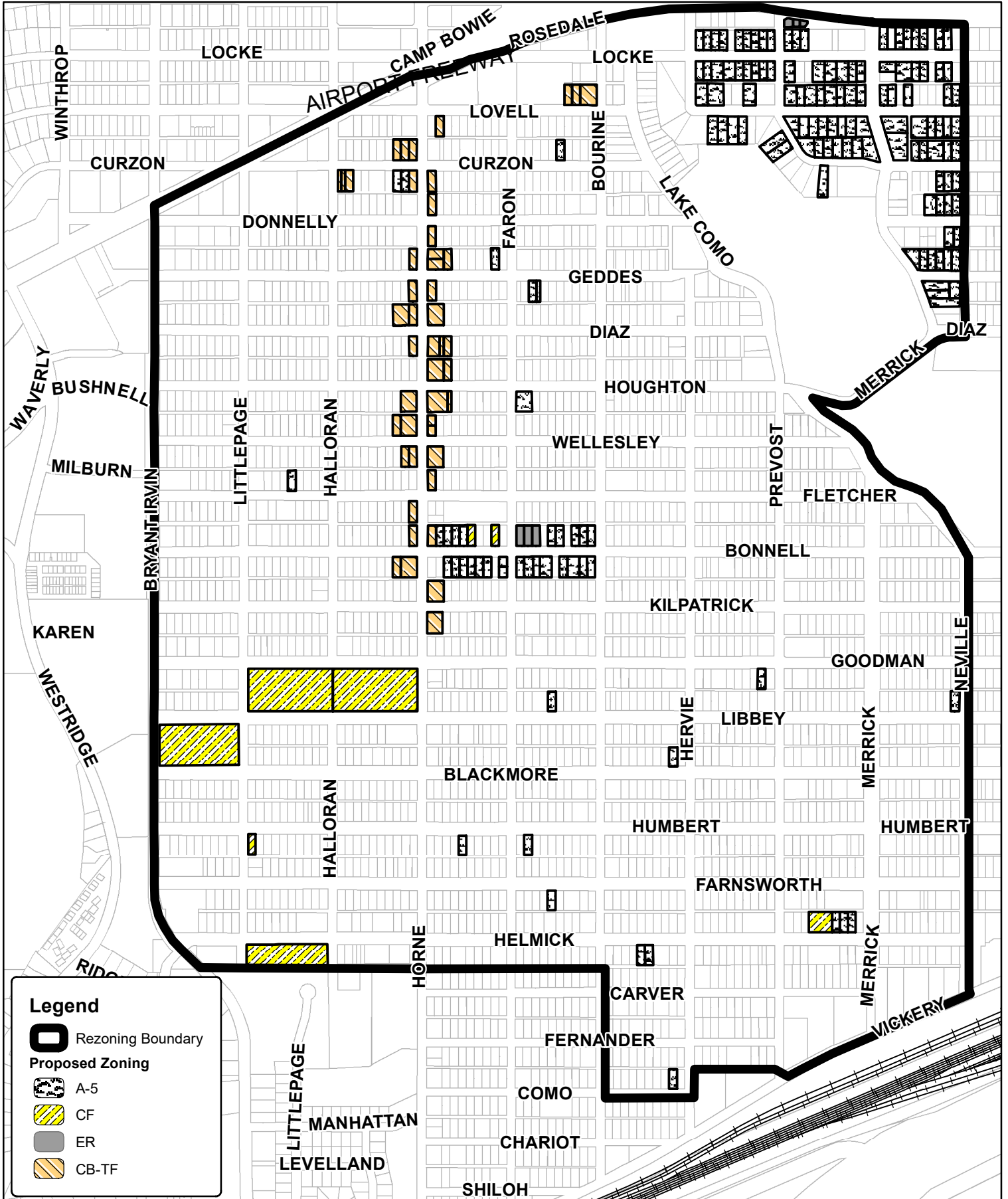
	Subject Area
	300 Foot Notification



Como Area: Proposed Zoning Change

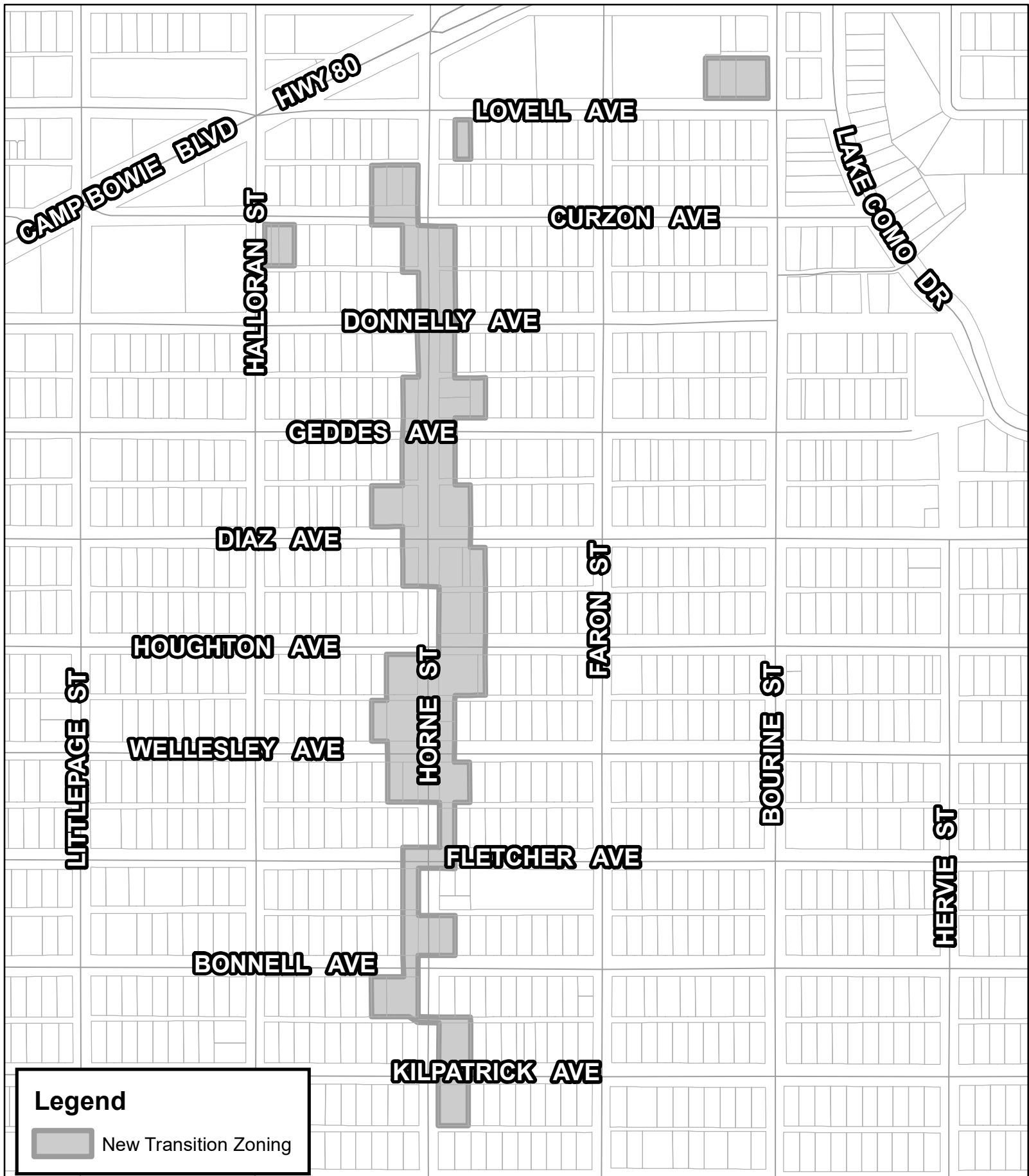
To: "A-5" One-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, and "CB-TF" Camp Bowie - Transition Frontage

ATTACHMENT A

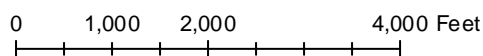
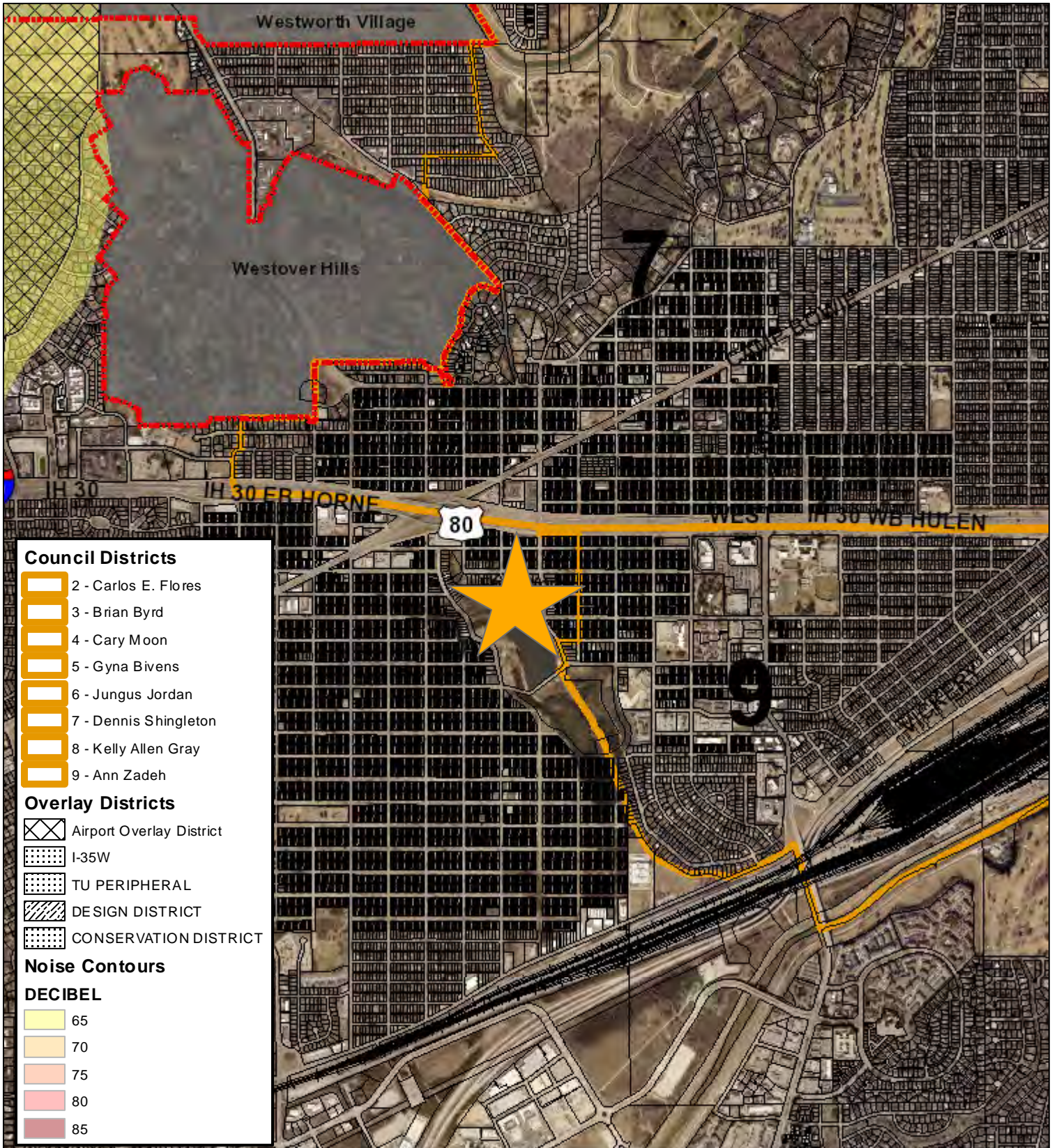


Horne Street Area Proposed CB-TF Zoning

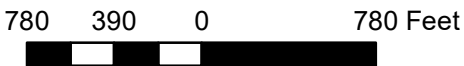
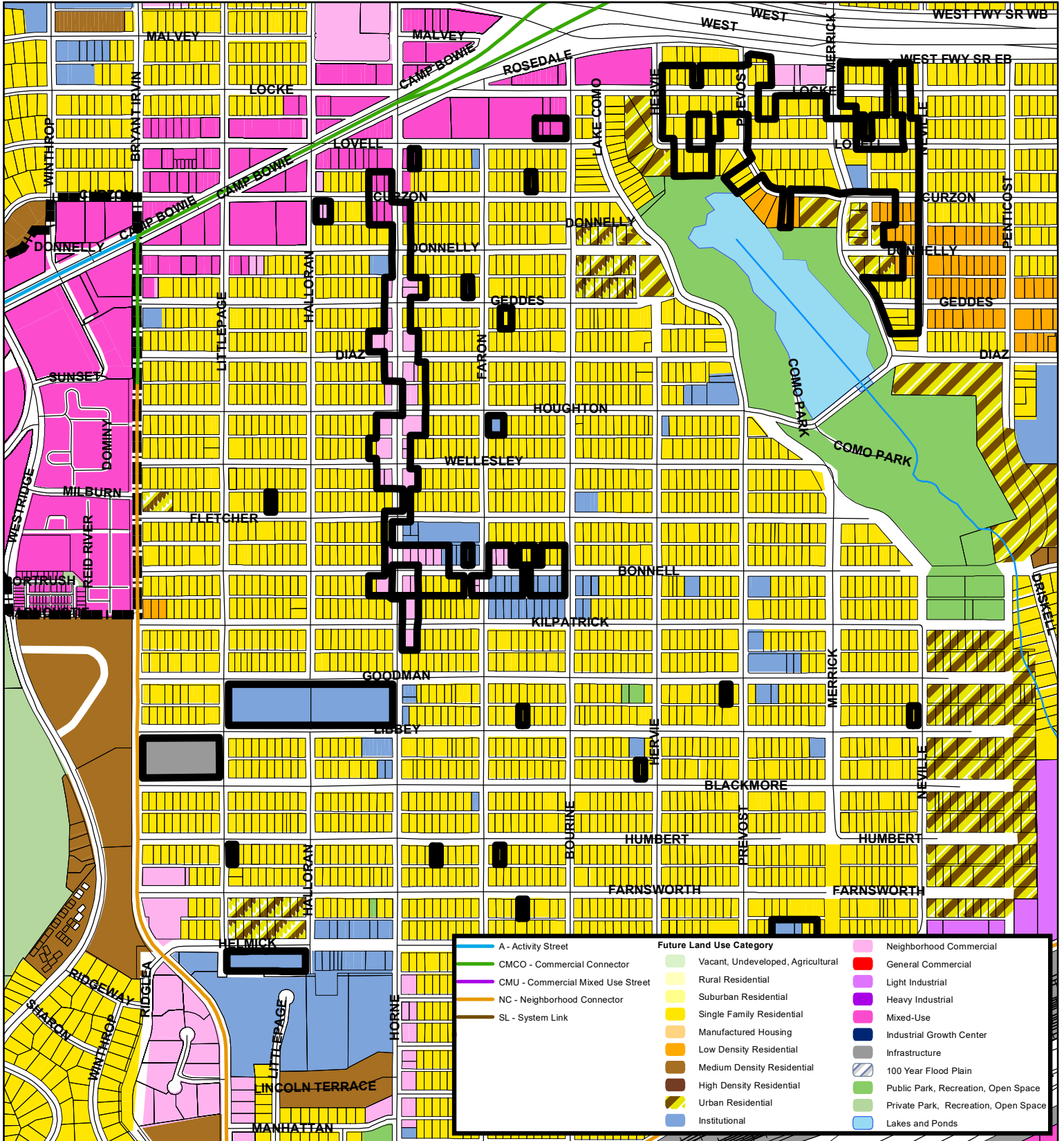
Attachment B



Area Map



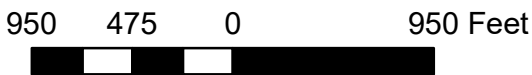
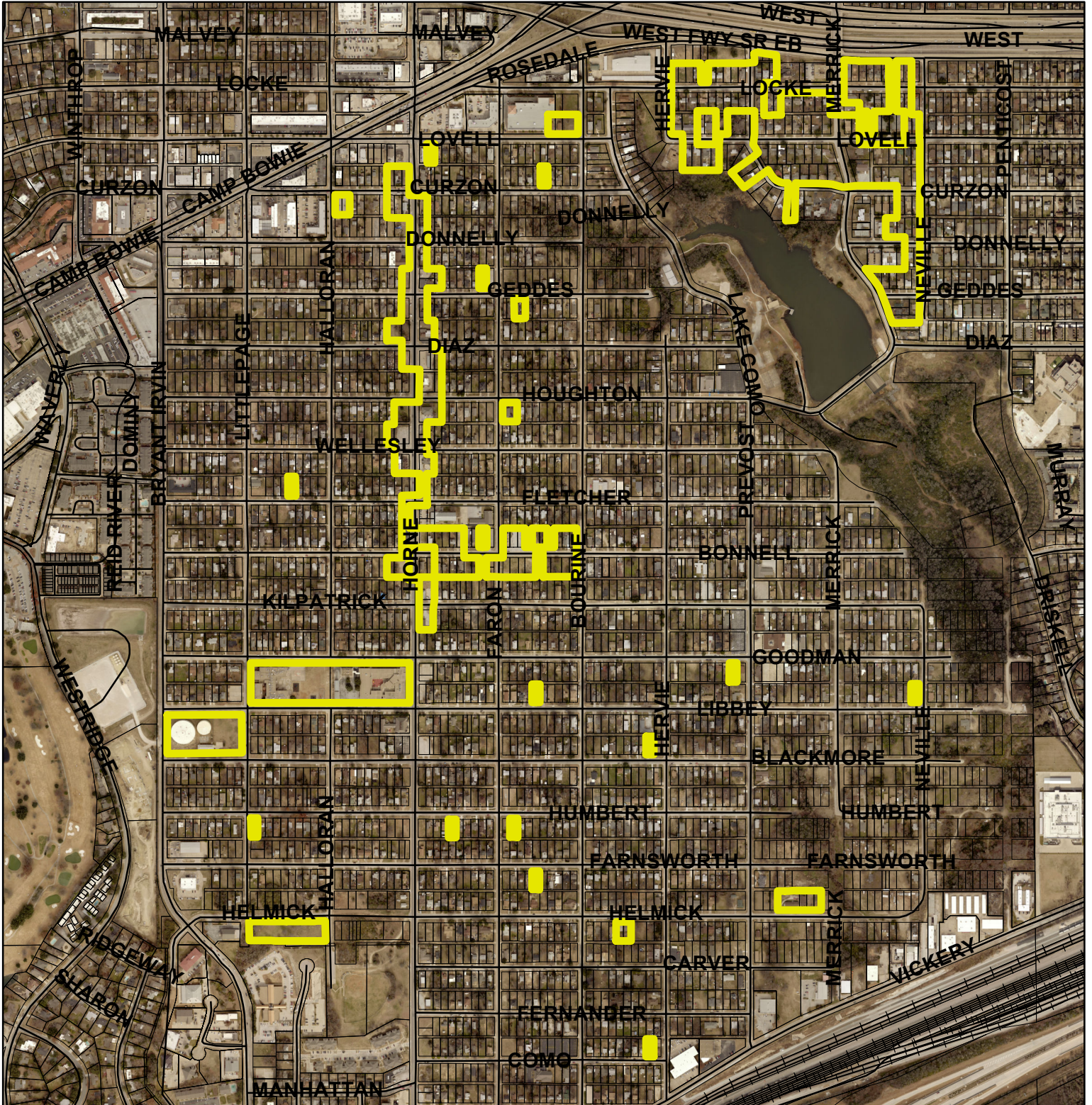
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photograph



Aerial Photography Date February 2017



The following correspondence was submitted in support of ZC-19-166:

1 letter

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, that ZC-19-166 be Approved with amended site plan. Motion passed 8-0.

4. ZC-19-172 NTP35 LP (CD 2) – 7400-9000 Blocks NW Highway 287 (south side) (151.4) From: “AG” Agricultural/I-35 Overlay To: “I” Light Industrial/I-35 Overlay

Motion: Commissioner Trevino made a motion, seconded by Commissioner Runnels, that ZC-19-172 be continued for 30 days. Motion passed 8-0.

5. ZC-19-173 NTP35 LP (CD 7) – 7400-8700 blocks NW Highway 287 (north side) (37.7 ac.) From: “I” Light Industrial/ I-35 Overlay To: “UR” Urban Residential/ I-35 Overlay

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-19-173 be continued for 30 days. Motion passed 8-0.

6. ZC-19-155 City Of Fort Worth Planning And Development: Como Neighborhood (CD 3) – Generally bounded by the West Freeway (I-30), Neville Street, Como Drive, and Bryant Irvin (59.40 ac.) From: “A-5” One-Family, “B” Two Family, “B/HC” Two-Family/ Historic & Cultural Overlay, “C” Medium Density Multifamily, “D” High Density Multifamily, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “G” Intensive Commercial, “I” Light Industrial, and PD 373 Planned Development To: “A-5” One-Family, “CF” Community Facilities, “CF/HC” Community Facilities/Historic & Cultural Overlay, “ER” Neighborhood Commercial Restricted, “CB-TF” Camp Bowie/Transition Frontage District

Patrina Newton, Planning & Development; explained the council-initiated process.

The following individuals appeared in support of ZC-19-155:

Ella Burton; representing the Como Advisory Board, 5812 Kilpatrick Ave
Dorothy DeBose, 5713 Humbert

The following individuals appeared in opposition of ZC-19-155:

Liane Lewis, 5125 Locke Ave
Tommy Swanson, 4713 Cinnamon Hill Dr
Bijan Youssefzadeh, 508 Giltin Dr

The following correspondence was submitted in opposition of ZC-19-155:

1 letter

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-155 be Approved as amended to exclude 5125 and 5132 Locke Ave. Motion passed 8-0.

7. ZC-19-165 City Of Fort Worth Planning And Development-Text Amendment: Extension Of Camp Bowie Transition Zoning (CD 3) 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), to Amend Map B.23: Camp Bowie Form-Based District and Map B.24: Camp Bowie Form Based Subdistrict in Appendix B, maps of the Comprehensive Zoning Ordinance:

- **To update the maps of Camp Bowie District and Subzones in Appendix B of the Zoning Ordinance**

Dorothy DeBose, 5713 Humbert, appeared before the Commission in support of ZC-19-165.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, that ZC-19-165 be Approved. Motion passed 8-0.

8. ZC-19-178 David & Barbara Nance (CD 7) – 11000-11600 Blocks Willow Springs Rd. (146.12 ac.) From: “A-10” One-Family, “A-5” One-Family, “E” Neighborhood Commercial To: “A-5” One-Family, “R1” Zero Lot Line/ Cluster, “C” Medium Density Multifamily

Ben Luedtke, 4304 Hanover St, appeared before the Commission in support of ZC-19-178.

The following individuals appeared in opposition of ZC-19-178:

Russell Fuller, 5317 Alta Loma Dr
Tasha Jackson, 11900 Hackney Ct
Jared & Jamie Lancon, 11931 Hackney Ct
Erin Bixby, 924 Chalk Hill Ln

The following correspondence was submitted in opposition of ZC-19-178:

North Fort Worth Alliance
69 letters
9 notices

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-19-178 be Approved. Motion passed 8-0.

9. ZC-19-182 Mereken Land & Production Company (CD 8) – 8300-8500 Blocks South Freeway (I-35W) (2.72 ac.) From: “J” Medium Industrial To: “G” Intensive Commercial