



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2020

Council District **5**

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **707 Avenue, LLC**

Site Location: 901 & 917 John T. White Rd. N, 8300 John T. White Rd. Acreage: 13.16

Proposed Use: **Single Family, Townhomes, Commercial**

Request: From: "C" Medium Density Multifamily, "E" Neighborhood Commercial and PD 169 Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus ice skating ring; site plan required

To: "A-7.5" One-Family, "R2" Townhouse/Cluster, "E" Neighborhood Commercial

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located east and north of John T. White. The applicant would like to rezone to "A-7.5" One-Family (6.65 ac.), "R2" Townhouse/Cluster (3.23 ac.) and "E" Neighborhood Commercial (3.15 ac).

The proposed site is located in an area that has been previously developed as multifamily to the north, west and southeast. Homes are under construction in a new single-family development to the northwest. No single family homes are adjacent to the subject property. The townhome development consists of two story and would serve as a transition between any proposed multifamily developments to the east.

At the Zoning Commission meeting Commissioner McDonnell encouraged the applicant to reach out to the John T White and Bentley Village Waterchase neighborhood associations.

Site Information:

Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily / multifamily
- East "C" Medium Density Multifamily and "E" Neighborhood Commercial / vacant
- South "E" Neighborhood Commercial, PD 330 Planned Development for multifamily with maximum square footage for certain uses / vacant, multifamily

Recent Relevant Zoning and Platting History:

Zoning History: ZC-19-049 Denied by City Council May 7 2019 for R2 development, subject property. PD 676 Planned Development/Specific use for senior housing; site plan approved, adopted 02/14/06 subject property to the west; PD 330 Planned Development/Specific Use of multifamily and a maximum of 1,000 square feet of floor area to be devoted to certain uses as described in the ordinance with development standards, adopted 06/08/99 subject property to the southeast

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2020
The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
John T White NA of East Fort Worth*	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Neighborhoods of East Fort Worth	Historic Randol's Mill Valley Alliance, Inc.
East Fort Worth Business Association	Hidden Meadows HOA
Bentley Village-Waterchase NA	Hurst Euless Bedford ISD
	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the site to R2 Townhouse/Cluster for a townhome development. The surrounding land uses are primarily multifamily, single-family to the northwest with vacant land to the east and south. Townhomes can often serve as a buffering use between multifamily and single family uses.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency Eastside

The 2019 Comprehensive Plan designates the subject property as Low Density Residential and Neighborhood Commercial. The R2 district is characterized as Low Density Residential with the southern portion being designated as Neighborhood Commercial and proposed neighborhood commercial except for the most northerly area which is requested for single-family.

Therefore, the proposed zoning **is consistent** with the Future Land Use map and the Comprehensive Plan policy below.

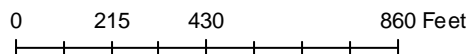
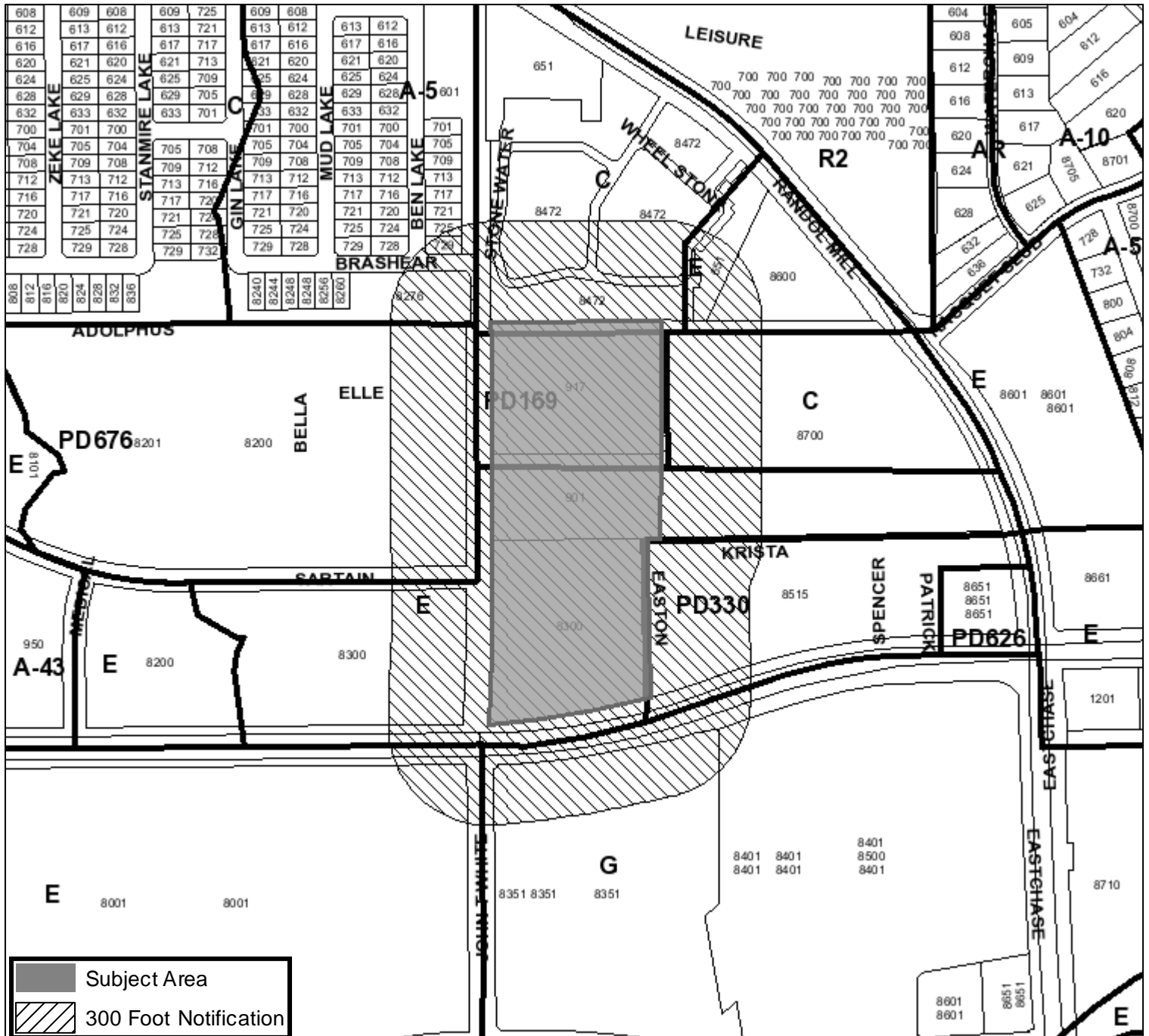
- Encourage Urban Residential and Low Density Residential as transitional uses between single-family residential and high density uses.
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

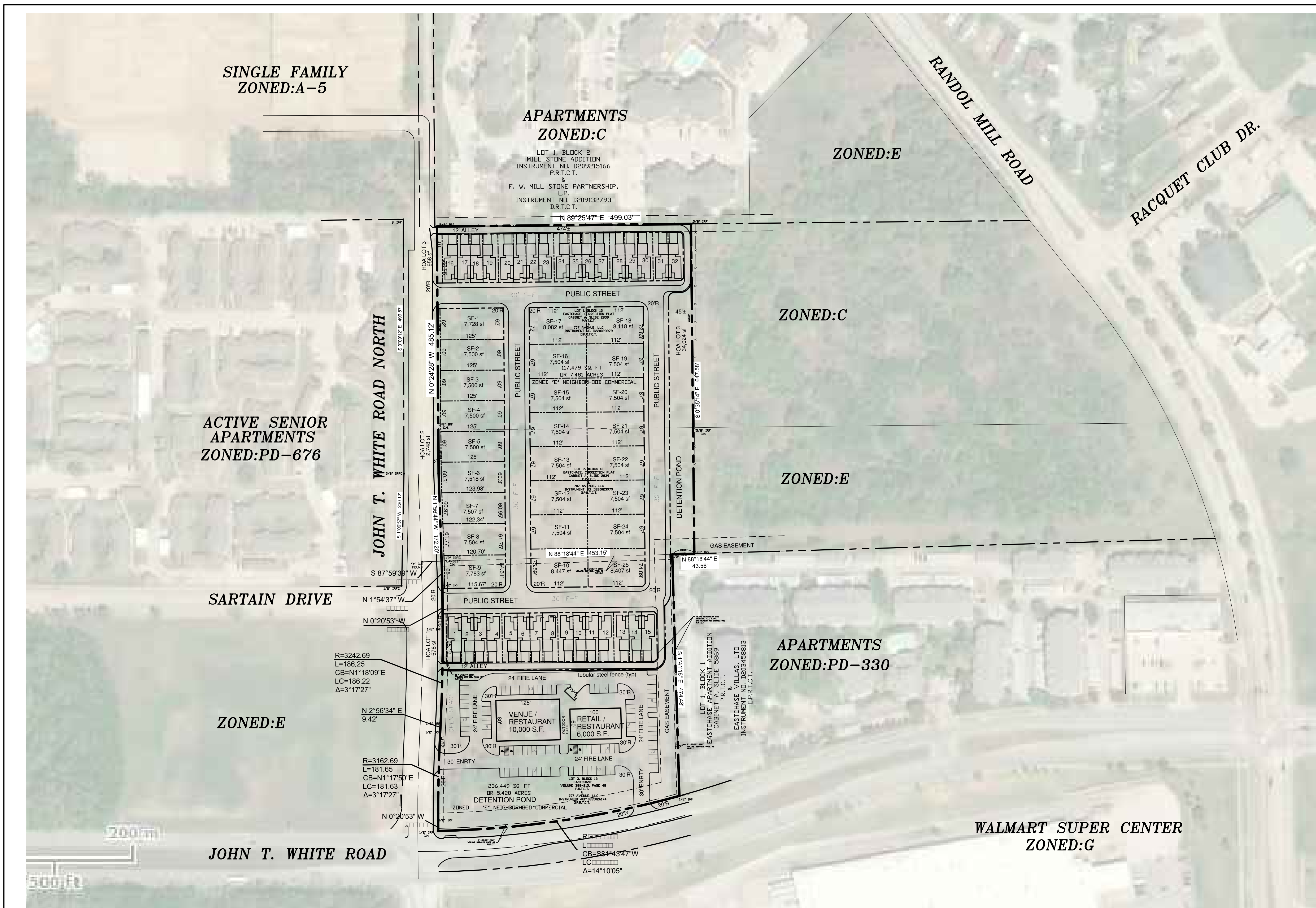
Attachments:

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

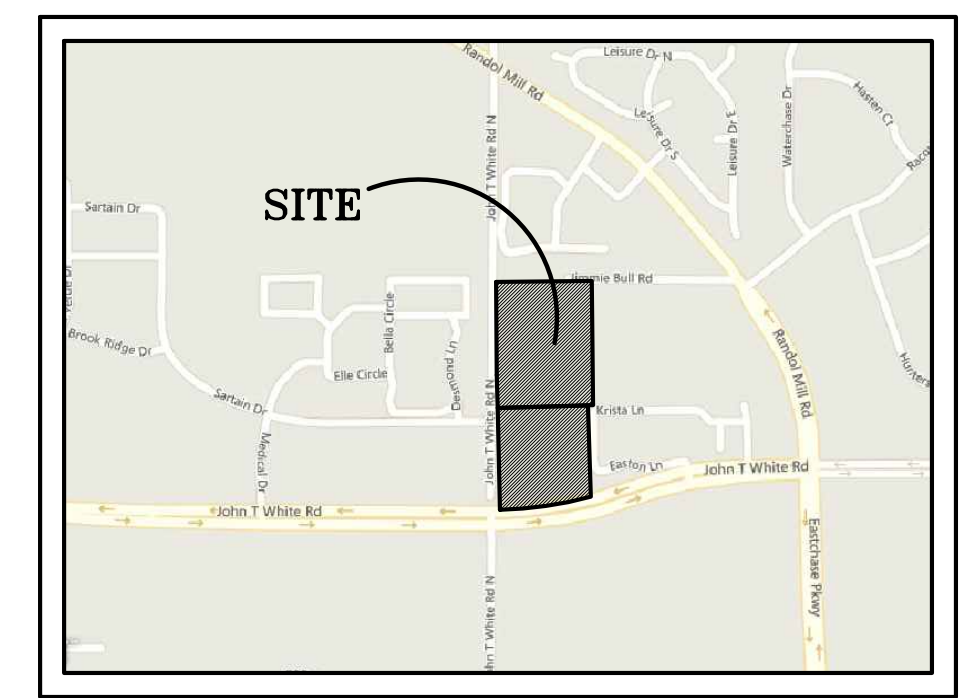
Area Zoning Map

Applicant: 707 Avenue, LLC
 Address: 901 & 917 John T. White Road N., 8300 John T. White Road
 Zoning From: C, E, PD 169 for E uses plus ice rink
 Zoning To: A-7.5, R2, E
 Acres: 13.16031205
 Mapsco: 67T
 Sector/District: Eastside
 Commission Date: 5/13/2020
 Contact: 817-392-2495

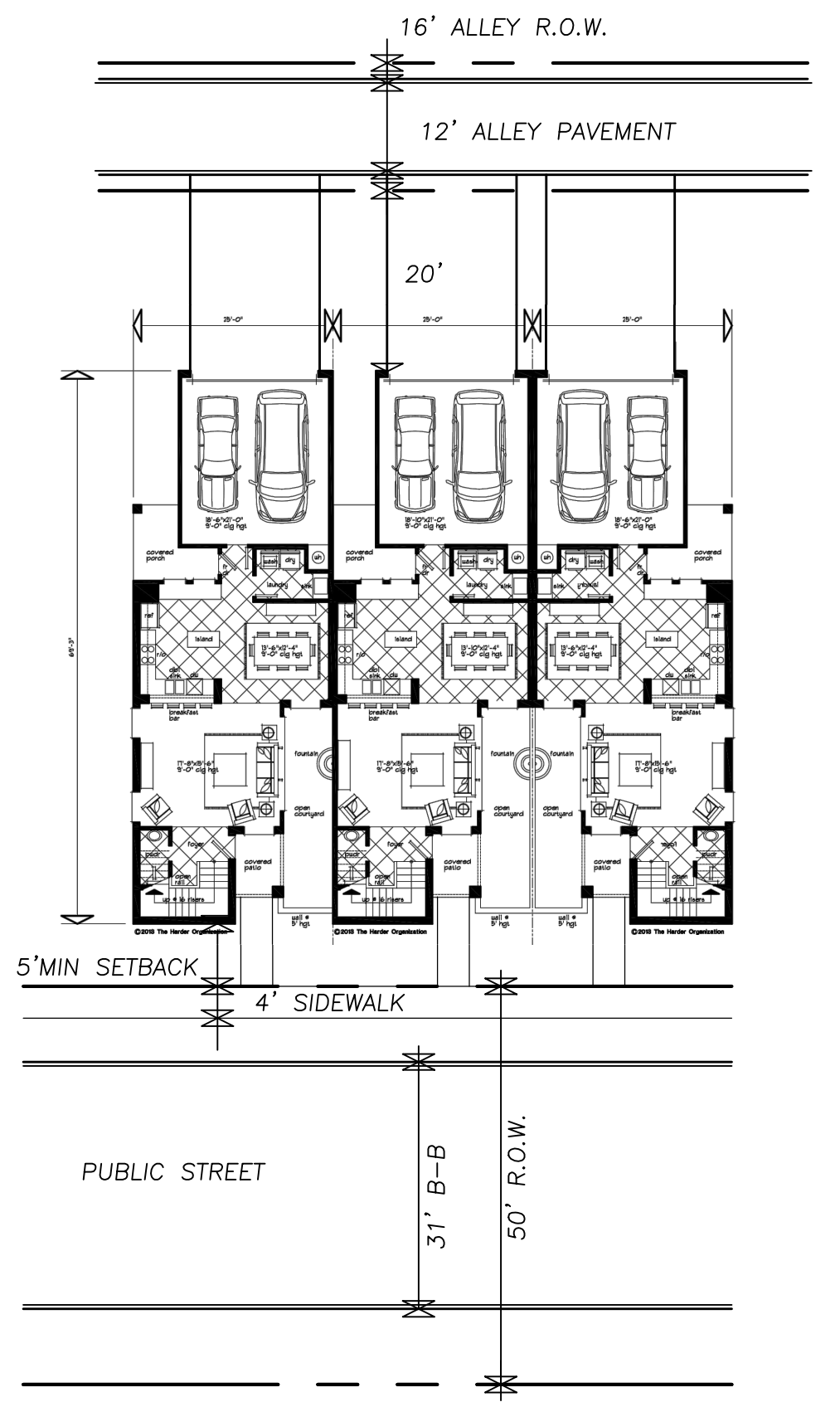




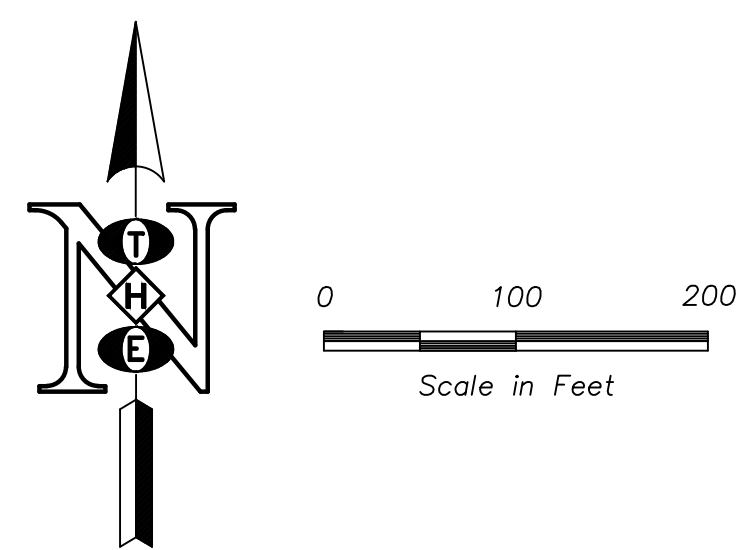
No.	REVISIONS/ SUBMISSIONS	Date



VICINITY MAP
SCALE: 1"=1000'



TYPICAL R2 LAYOUT - 3-UNIT



SITE DATA SUMMARY TABLE	
	SITE PLAN FOR LOTS 1, 2 & 3
EXIST. ZONING	PD-169 E & E
PROPOSED ZONING	PD- R2 & A-7.5 , E
TRACT AREA - TOTAL	568,161 SF/ 13.04 ACRES
TRACT AREA - NON-RESIDENTIAL	134,721 SF/ 3.093 ACRES
TRACT AREA - RESIDENTIAL R2	174,204 SF/ 3.999 ACRES
TRACT AREA - RESIDENTIAL A-7.5	259,236 SF/ 5.951 ACRES
PROPOSED UNITS R2 (UNITS / UNIT/AC)	32 / 8.00/AC
PROPOSED UNITS A-7.5 (UNITS /UNIT/AC)	25 / 4.20/AC
OPEN SPACE PROVIDED (R2)	36,516 SF (21.0%)

PRELIMINARY
FOR INTERIM REVIEW ONLY

By THOMAS L. HOOVER P.E.# 62493
Date 03-27-20

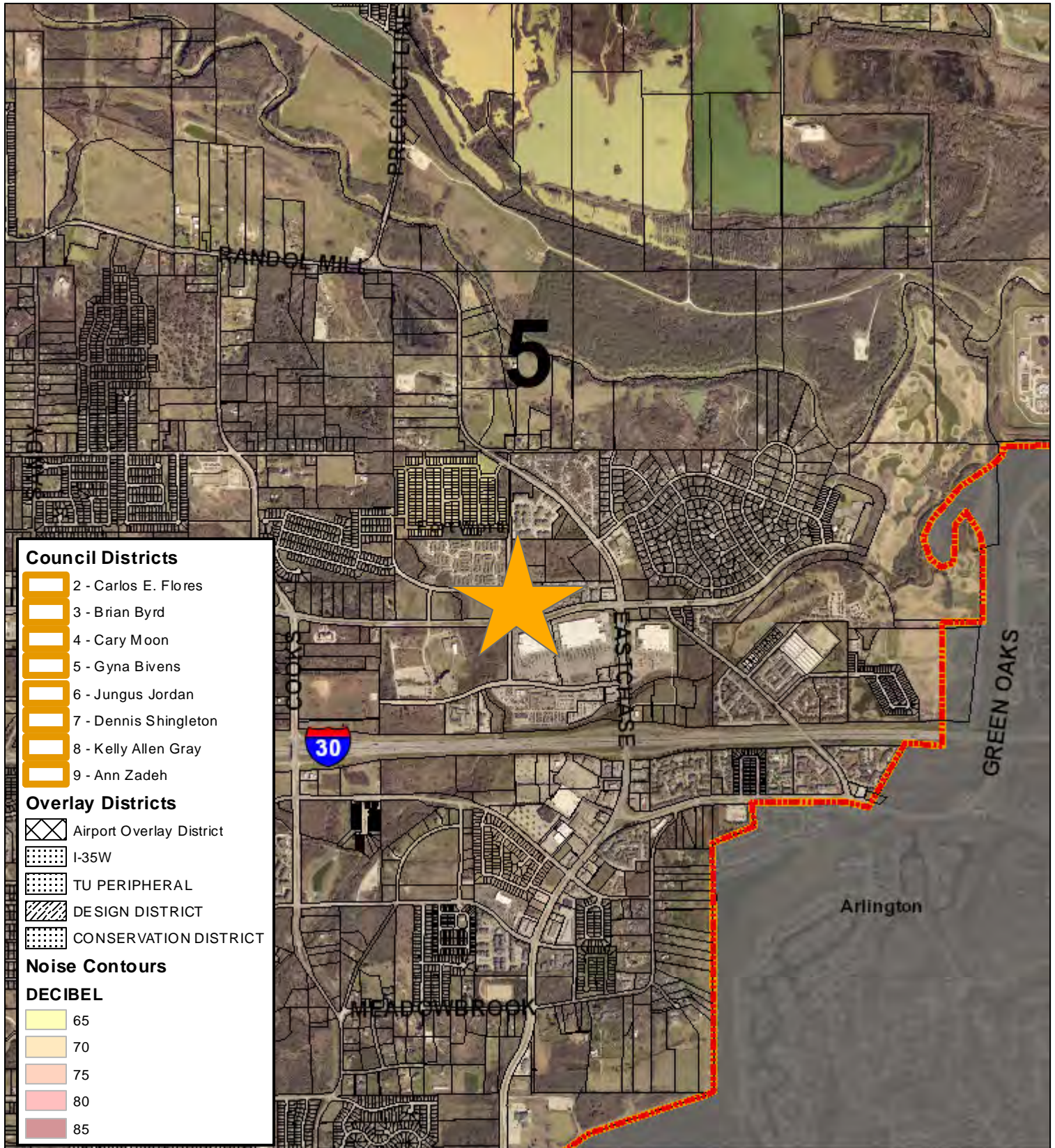
THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PHONE
T.B.P.E. FIRM REGISTRATION NO. 006009









ALOFFE PROJECT
LOTS 1, 2 & 3, BLOCK 13
EASTCHASE CORRECTION PLAT
IN THE CITY OF FT. WORTH,
TARRANT COUNTY, TEXAS.
13.04 ACRES OF LAND
CURRENT ZONING - "E" NEIGHBORHOOD COMMERCIAL
PLANNED DEVELOPMENT

SITE PLAN			
DESIGNED	TLH	SCALE	1"=100'
DRAWN	SDS	DATE	03-27-20
CHECKED	TLH	PROJECT NO.	
		SHEET	C-X of






Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

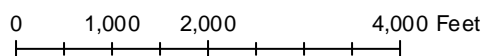
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

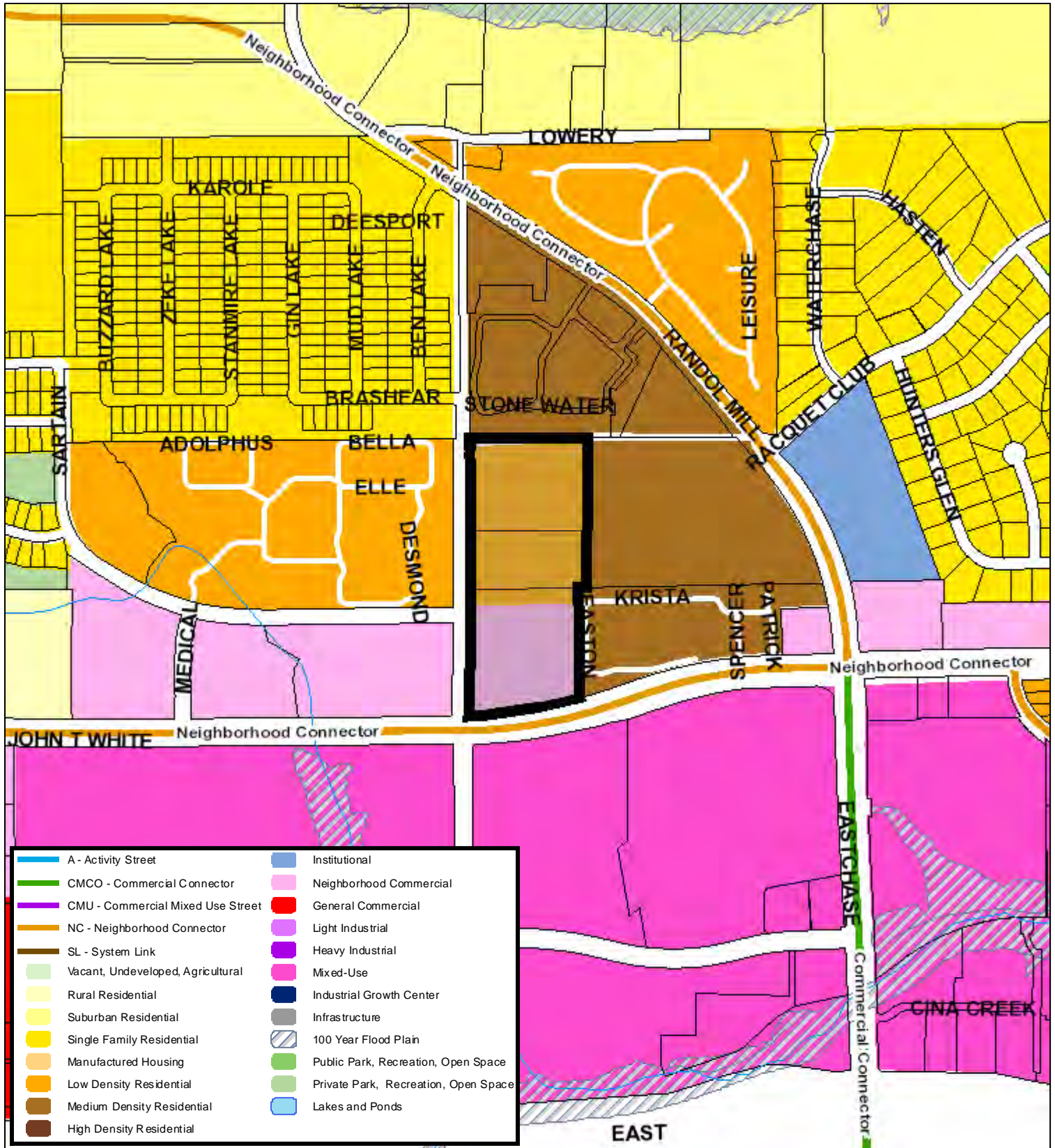
Noise Contours

DECIBEL

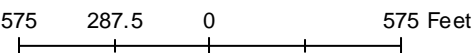
-  65
-  70
-  75
-  80
-  85



Future Land Use



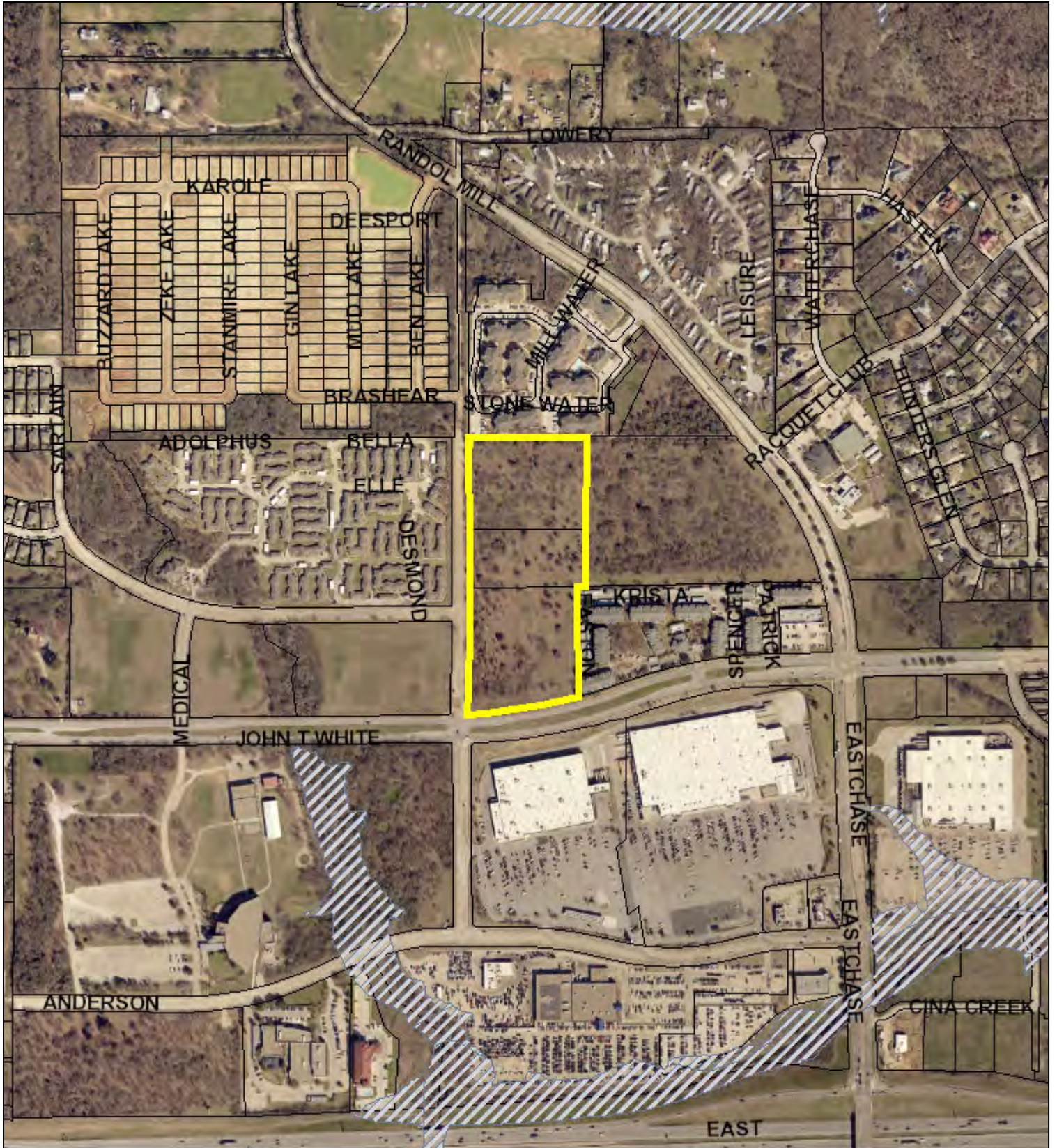
	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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



0 360 720 1,440 Feet

