



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 10, 2019

Council District 9

Zoning Commission Recommendation:
Denial by a vote of 9-0

Opposition: 3 people spoke; Paschal NA; Frisco Heights NA; 19 letters; 1 notice

Support: None submitted

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

Owner / Applicant: Catherine Colquitt

Site Location: 2601 McPherson Ave

Proposed Use: Multifamily

Request: From: "A-5" One Family / TCU Residential Overlay

To: "R2" Townhouse/Cluster / TCU Residential Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Technical Inconsistency).

Staff Recommendation: Approval

Background:

The proposed site is located at the southwest corner of McPherson Avenue and Sandage Avenue. The applicant is proposing to change the zoning from 'A-5' One Family to "R2" Townhouse/Cluster for a townhouse development.

Sandage Avenue is one of the few blocks in the immediate are that is still developed with single family homes. Six of the 13 lots on this block are owner-occupied. Most other blocks in the area have been redeveloped with duplexes or small multifamily developments. The block to the south of the site is the edge of the TCU Growth Center.

The site is located within the TCU Residential Overlay. The requirement for not more than three (3) unrelated residents would not apply in this situation due to the proposed zoning not being an "A" district.

During the zoning commission hearing the applicant indicated he intended to build fourplexes on the site with 39 bedrooms. The request is for townhomes, which is single family attached homes. Fourplexes would not be allowed in "R2" zoning, and staff would not support a rezoning to a zoning district that would allow them.

The opposition raised concerns with loss of residential character and opposition to townhomes or multifamily uses on the block.

Site Information:

Owner: Catherine Colquitt
2601 McPherson Ave.
Fort Worth, TX 76109
Applicant: Tym Seay
Acreage: 0.54 acres
Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "B" Two-Family / church
East "A-5" One-Family / single-family
South "A-5" One-Family / single-family

West "B" Two-Family and PD/UR / single-family, duplex, and multifamily

Recent Relevant Zoning and Platting History:

Zoning History:
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
McPherson Ave	Residential	Residential	No
Sandage Ave	Residential	Residential	No

Public Notification:

300 foot Legal Notifications were mailed on July 19, 2019
The following organizations were notified: (emailed July 15, 2019)

Organizations Notified	
Park Hill Place HOA	Paschal NA
Frisco Heights NA*	University West NA
Park Hill NA	Bluebonnet Place NA
Berkeley Place NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Berry Street Initiative
Fort Worth ISD	

*Site located within this Neighborhood Organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "R2" for townhouse development. Surrounding land uses consist of single-family to the north and east, and multifamily to the south and west.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2019 Comprehensive Plan designates the subject property as Single Family Residential. The proposed is zoning is not consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure
- Promote commercial, mixed-use, and urban residential development within the Hulen/Cityview and TCU Mixed-Use Growth Centers.

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

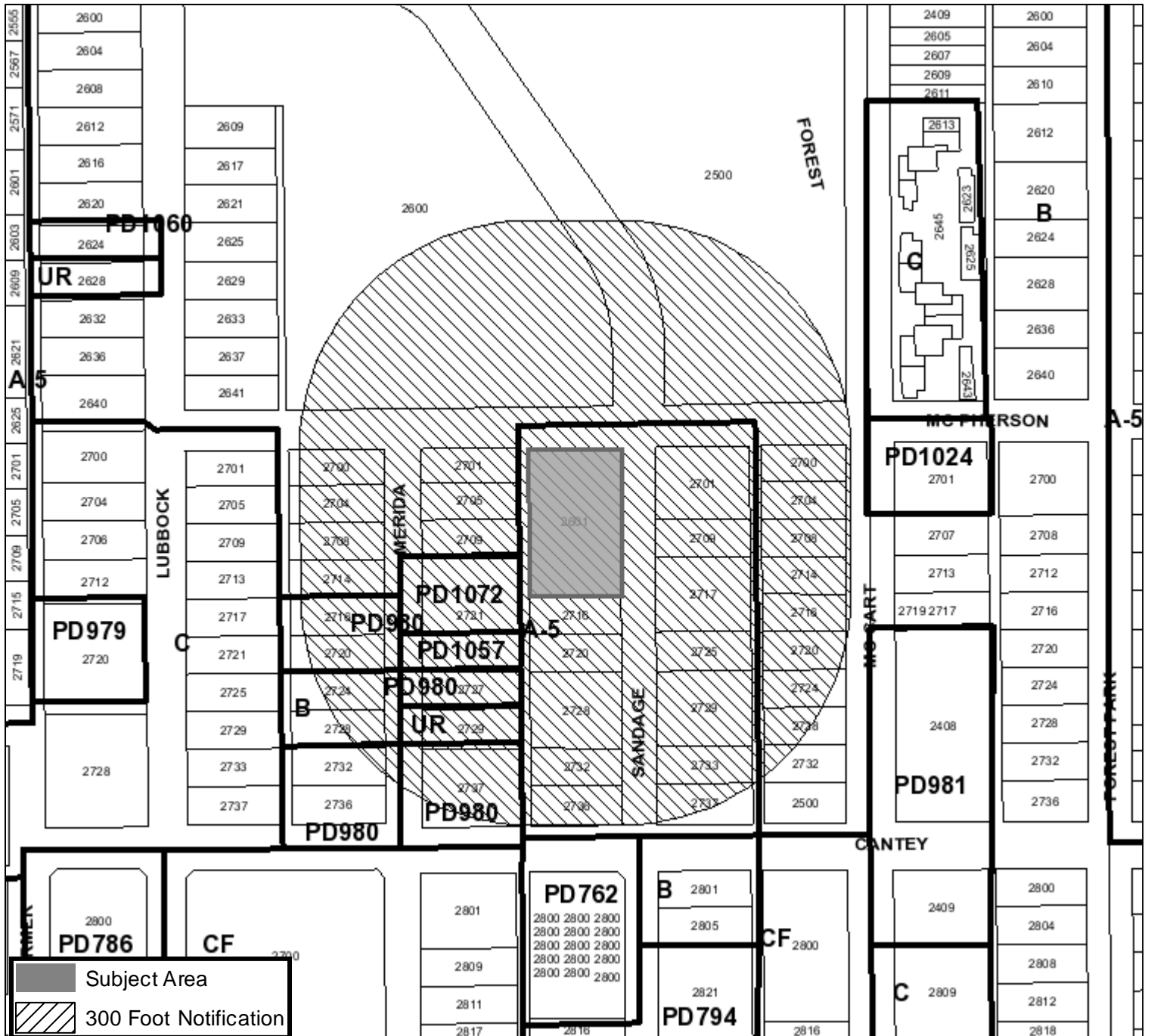
Attachments:



- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan

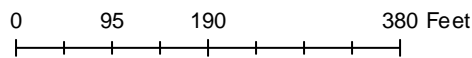


Area Zoning Map

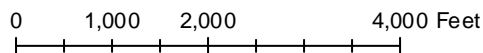
Applicant: Catherine Colquitt
 Address: 2601 McPherson Avenue
 Zoning From: A-5 with TCU Residential Overlay
 Zoning To: R2 with TCU Residential Overlay
 Acres: 0.5354711
 Mapsco: 76T
 Sector/District: TCU/W.cliff
 Commission Date: 8/14/2019
 Contact: 817-392-8043



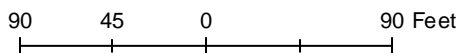
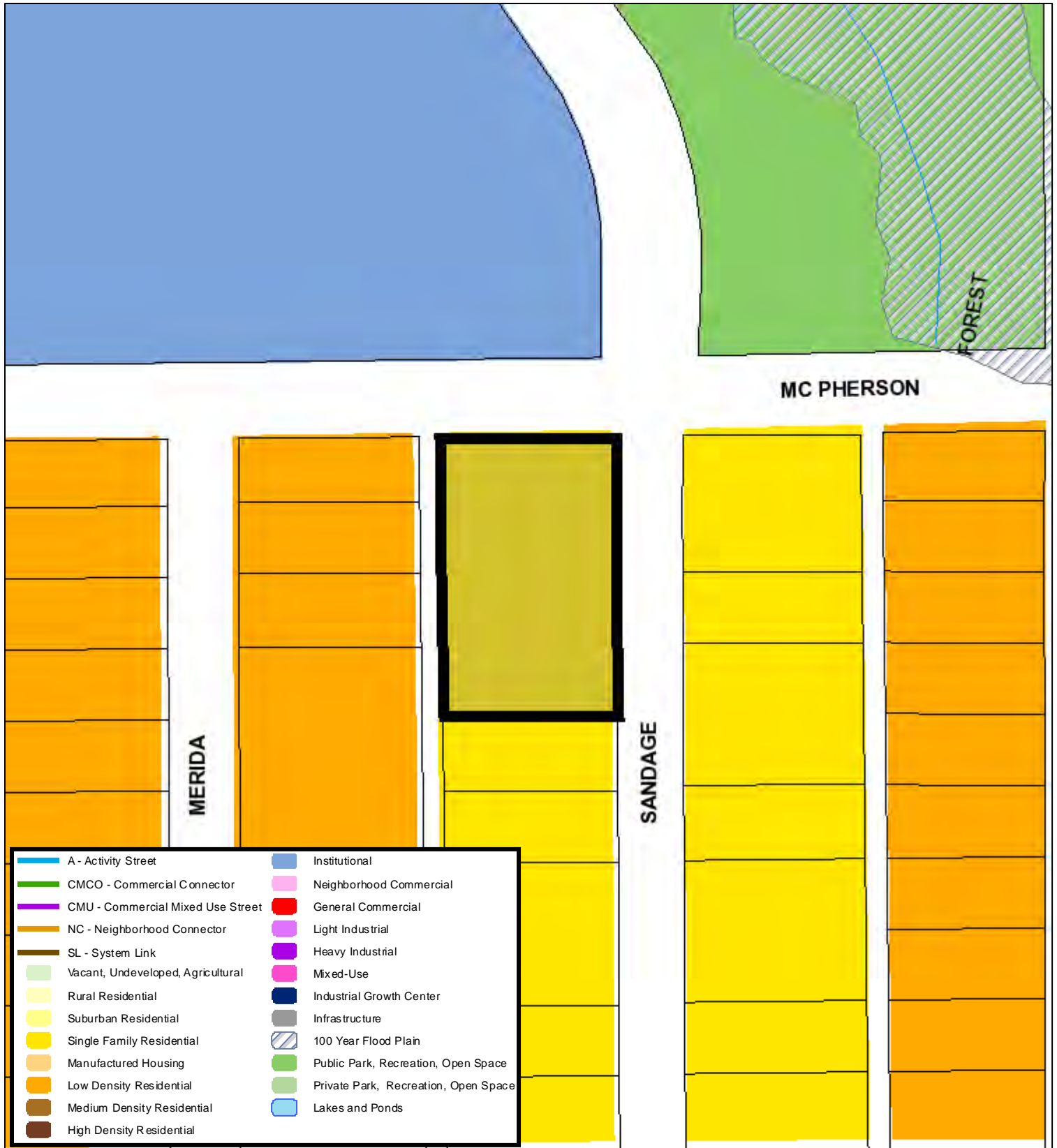
 Subject Area
 300 Foot Notification



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 55 110 220 Feet

