



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 4, 2020

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 6-1, as amended, deny without prejudice 7250, 8200, and 8300 Randol Mill Road

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: City of Fort Worth Planning and Development: John T. White Area

Site Location: 6835 Manhattan Boulevard and 6812 Randol Mill Road
Acreage: 1.21

Proposed Use: Single family, Institutional, Commercial uses, or Vacant Land

Request: From: "C" Medium Density Multifamily and "E" Neighborhood Commercial
To: "A-21" One Family and "R2" Townhouse/Cluster

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

This case was originally heard by the City Council November 12, 2019 approved as amended and to Deny without Prejudice 7250, 8200, 8300 and 8700 Randol Mill Road. For 6835 Manhattan Boulevard and 6812 Randol Mill Road parcels were not legally noticed in the newspaper therefore this case is back before the City Council for action on these two parcels.

The purpose of the proposed zoning changes is to rezone developed property and vacant land to reflect existing land uses and desired lower density land uses, consistent with the Comprehensive Plan and the character of the area. The zoning changes will help to reduce future infrastructure demands, given the FEMA floodplain and local floodplain in this area. For your reference, the attached PowerPoint presentation shows the current zoning, the proposed zoning, and the Comprehensive Plan future land use.

Postcard notices were sent to the property owners according to Tarrant Appraisal District and one meeting was held at the request of Council Member Bivens regarding the proposed zoning changes. The meeting on August 15, 2019 was well attended. Staff followed up with property owners at the request of CM Bivens to explain the proposed changes in further detail.

Site Information:

Surrounding Zoning and Land Uses:

- North Various
- East Various
- South Various
- West Various

Zoning History: ZC-07-085 from A-5 to A-43 (petition rezoning); effective 6/5/07
 ZC-07-208 from various to various (council-initiated rezoning); effective 4/11/08
 ZC-08-006 from G to PD/G plus hotel, site plan approved; effective 2/19/08
 ZC-08-082 from A-5 to F; effective 6/27/08
 ZC-08-146 from G to PD/G plus hotel, site plan approved; effective 11/29/08
 ZC-10-016 from A-5, A-7.5, and C to CF; effective 3/9/10
 ZC-12-038 from E to PD/E plus indoor and outdoor construction for a pool construction business with or without a primary use, site plan waived; effective 6/19/12
 ZC-13-165 from PD 933 PD/R2 limited to 6 units/acre, site plan required to PD/CR to allow six fourplexes plus clubhouse for senior housing, site plan approved; effective 3/11/14
 ZC-15-131 from E to PD/E plus tile and roofing business with metal work and outside storage, site plan approved; effective 12/15/15
 ZC-16-027 from C and ER to A-5; effective 4/21/16
 ZC-17-067 from G to PD/G plus hotel, site plan approved; effective 6/6/17
 ZC-17-109 from PD 707 to PD/A-7.5 with design standards, site plan waived; effective 1/5/18
 ZC-18-159 from G to PD/G plus hotel, site plan approved; effective 12/30/18
 ZC-19-049 from C, E, and PD 169 PD/E to R2; ZC recommended Denial; CC meeting 5/7/19

Public Notification:

300 foot Legal Notifications were mailed on September 24, 2019
 The following organizations were notified: (emailed September 16, 2019)

| Organizations Notified | |
|--|-------------------------------------|
| Historic Randol's Mill Valley Alliance, Inc. | Neighborhoods of East Fort Worth |
| Ederville Park Townhomes | Sunset Oaks HOA, Inc |
| Hollow Hills NA | Lakes of River Trails South HOA |
| Hidden Meadows HOA | Mallard Cove Community Group |
| Lowery Park HA | John T White NA of East Fort Worth |
| Bentley Village-Waterchase NA | River Trails HA |
| Cobblestone HA | Woodhaven NA |
| East Fort Worth, Inc. | Streams And Valleys Inc |
| Trinity Habitat for Humanity | Woodhaven Community Development Inc |
| East Fort Worth Business Association | Arlington ISD |
| Birdville ISD | Fort Worth ISD |
| Hurst Eules Bedford ISD | |

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 – Eastside**
 The 2019 Comprehensive Plan designates the site as suburban residential, single family, low density residential, medium density multifamily, institutional, neighborhood commercial, general commercial, open space, and Public Park. 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.

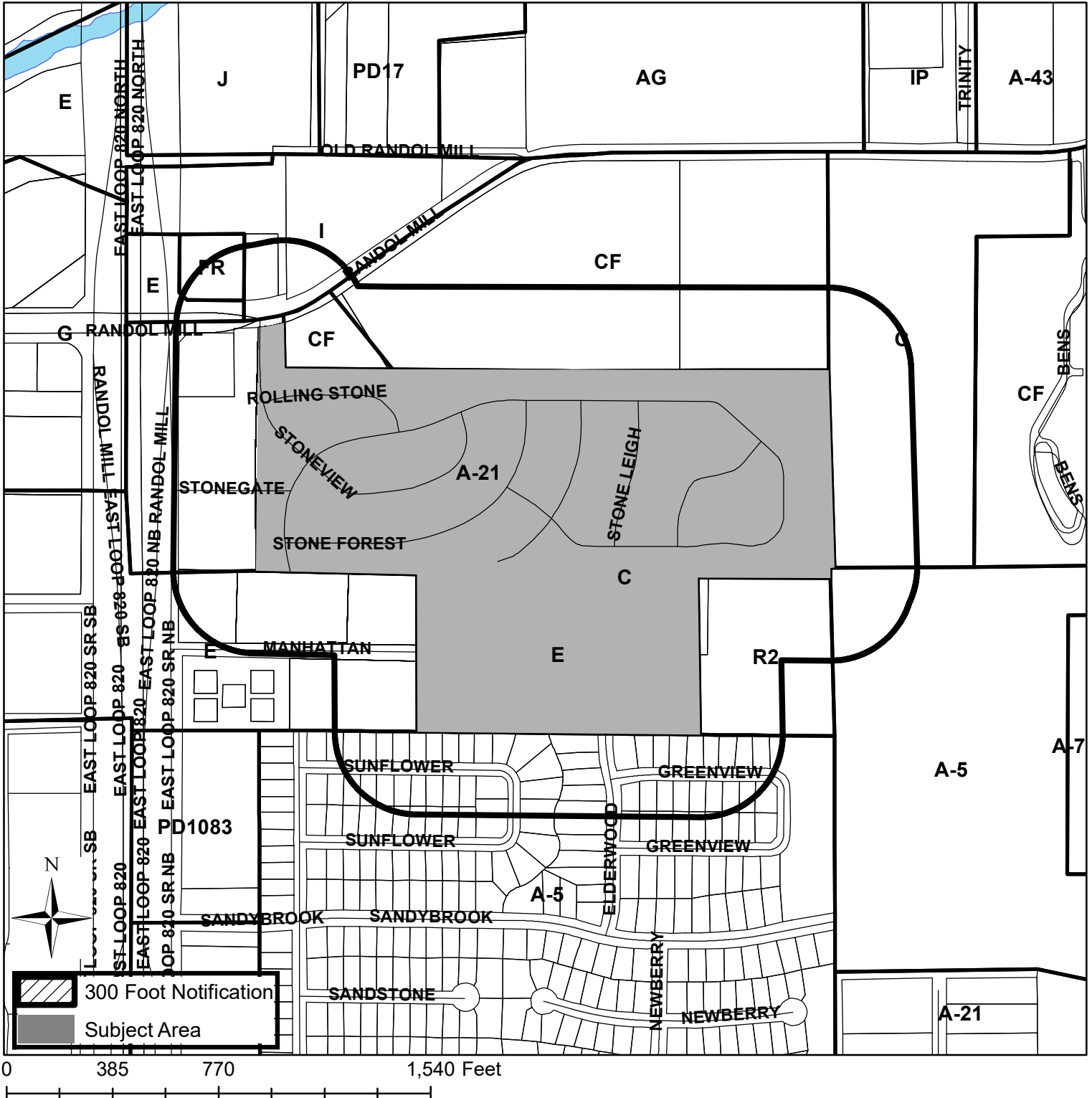
Attachments:

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

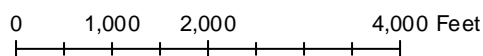
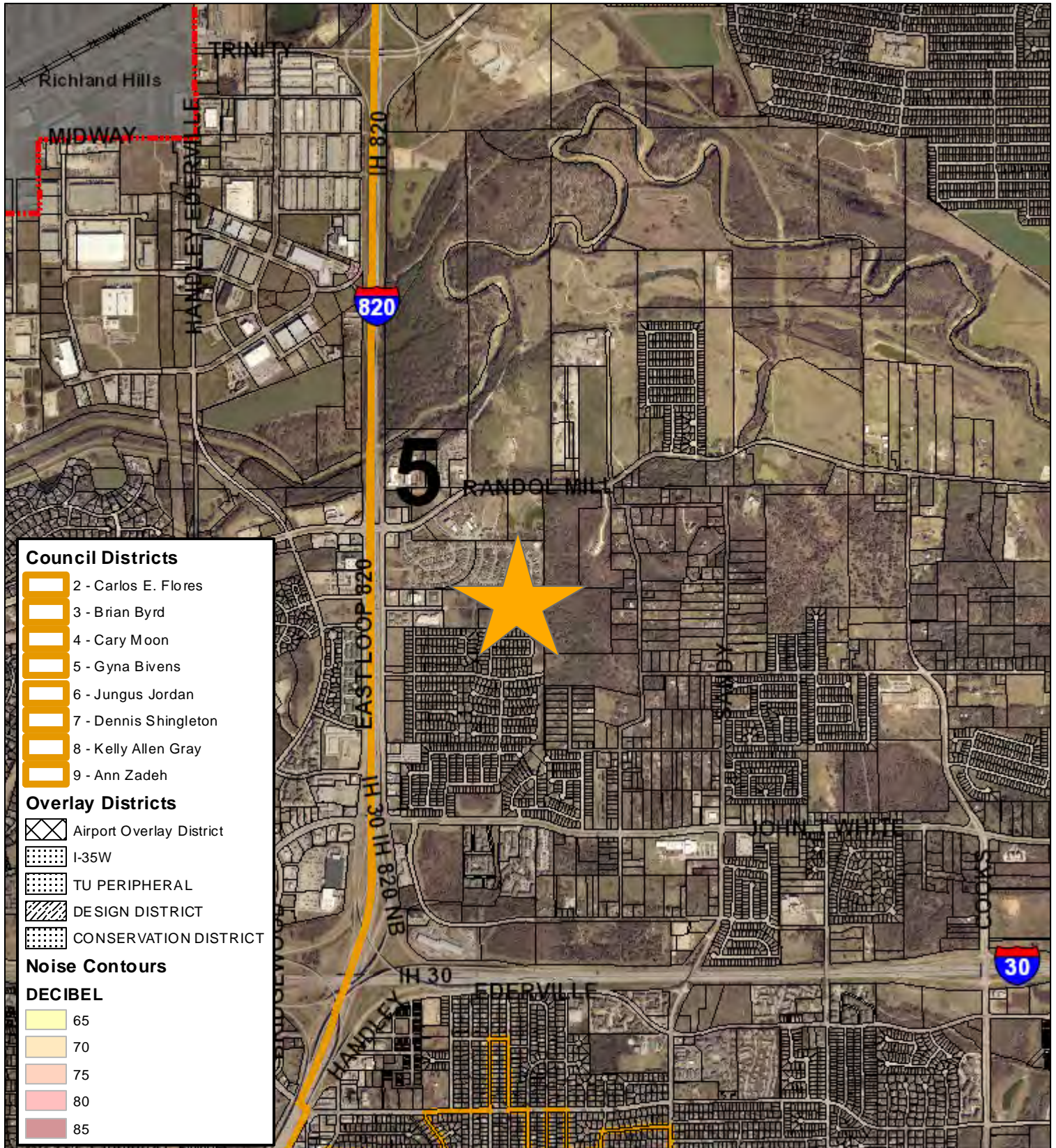


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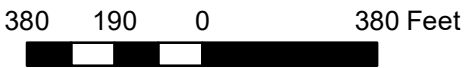
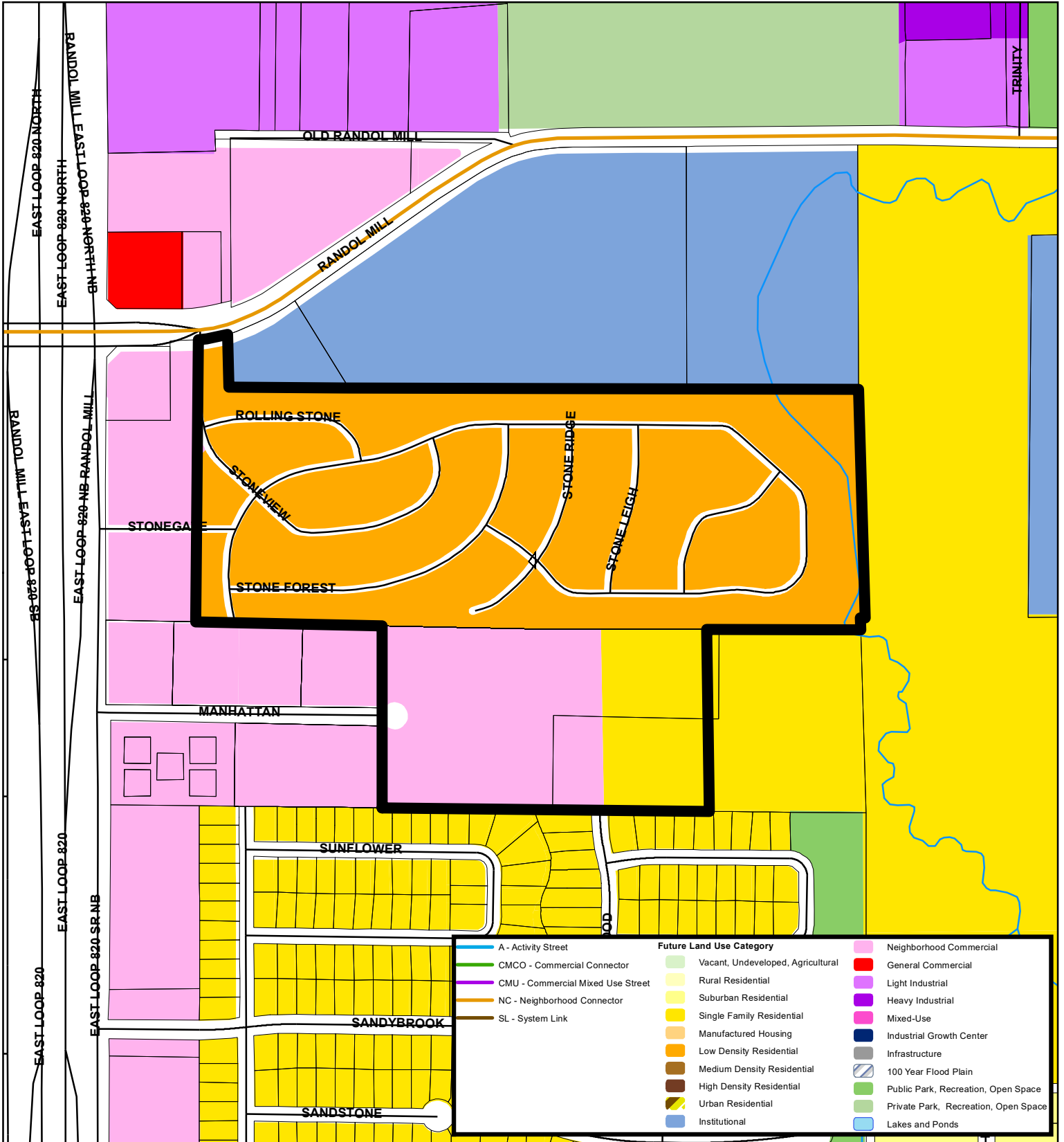
Applicant: City of Fort Worth Development Services
Address: 6812 Randol Mill Road & 6835 Manhattan Boulevard
Zoning From: C, E
Zoning To: A-21, R2
Acreage: 049.602882
Commission Date: 10/9/2019
Contact: 817-392-8043



Area Map



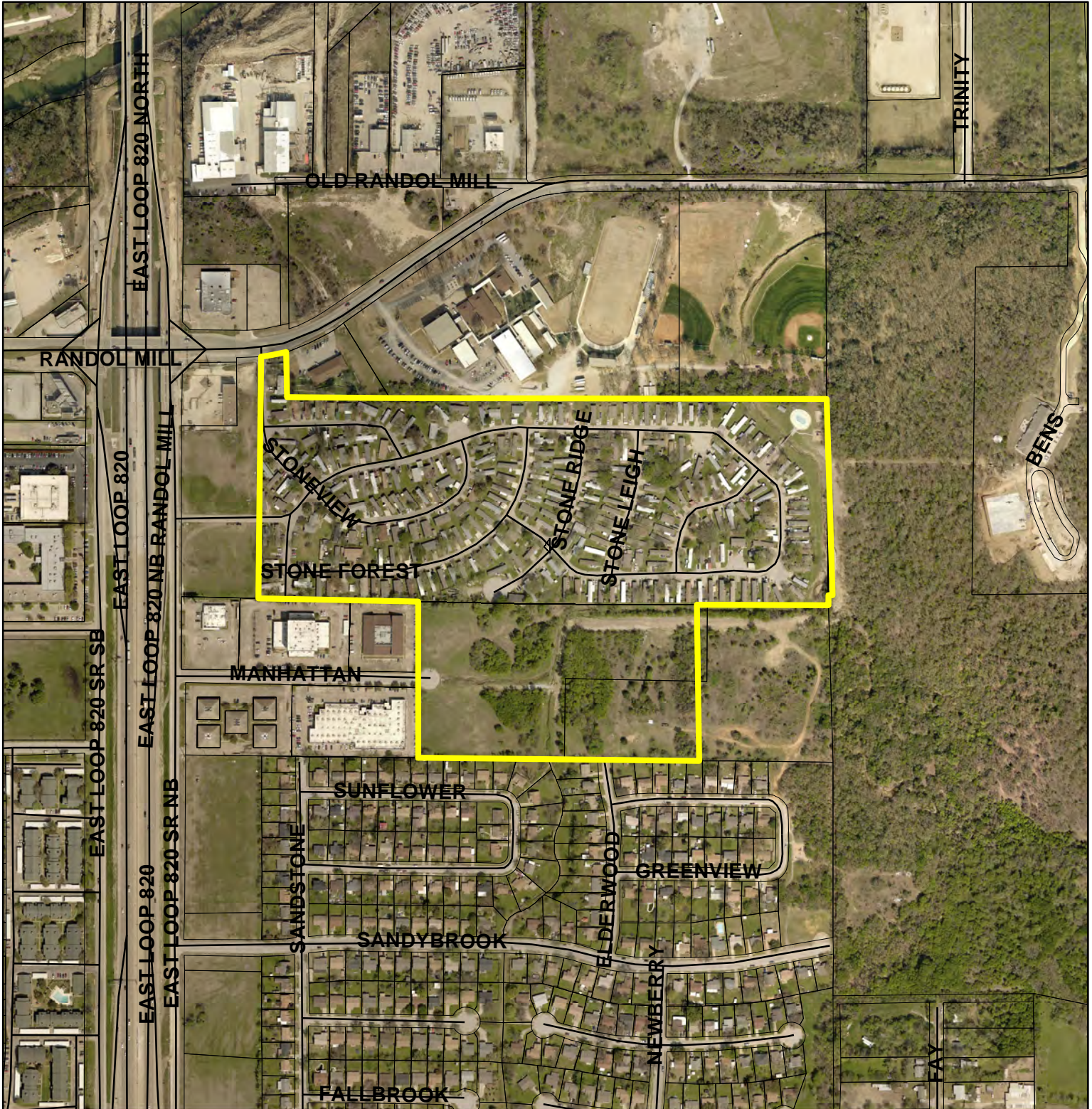
Future Land Use



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



525 262.5 0 525 Feet



Aerial Photography Date February 2019

