



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 6, 2019

Council District 9

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

Opposition: None submitted
Support: Berkeley Place NA, letters of support

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 2100 blocks Harrison & Morphy Streets

Site Location: 2100 blocks Harrison & Morphy Streets Mapsco: 76L

Proposed Use: Single Family Residential

Request: From: "R1/HC" Zero Lot Line/Cluster with Historic and Cultural Overlay

To: "A-5/HC" One-Family with Historic and Cultural Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

This portion of the Mistletoe Heights neighborhood was originally zoned "B" Two-Family with the adoption of zoning in 1940. The area is predominantly developed with single family houses. In 2007, a land owner coordinated a petition-based rezoning request from mostly "B" Two-Family, with several "A-5" and "R2" Zero Lot Line/Townhouse lots, to "R1" Zero Lot Line/Cluster to build smaller single family units in the area. However, housing built since 2007 has been single family houses on lots notably larger than "R1" Zero Lot Line/Cluster standards. The purpose of the petition is to zone land consistent with the predominant use and retain an established single family development pattern. Meetings for the affected property owners were held on June 24, 2019 and July 9, 2019. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning.

Twenty-nine parcels comprise the area to be rezoned. Owners representing 58.62% of the parcels and 60.58% of the land area signed a petition in favor of rezoning to single family with lot sizes of "A-5/HC" One-Family and retaining the Historic and Cultural Overlay.

Site Information:

Owner: Various (see petition property owner list)

Agent / Consultant: City of Fort Worth

Acreage: 4.81 ac.

Comprehensive Plan Area: TCU/Westcliff

Surrounding Zoning and Land Uses:

- North "R1/HC" Zero Lot Line/Cluster with Historic and Cultural Overlay / Single family and vacant land
- East "NS-T-5I" Near Southside form-based district / Vacant land
- South "B/HC" Two-Family with Historic and Cultural Overlay / Single family and duplexes
- West "A-5/HC" One-Family with Historic and Cultural Overlay / Single family uses

Public Notification:

The following Neighborhood Associations were notified:

- | | |
|--------------------------------------|---------------------------------|
| Mistletoe Heights NA * | Fort Worth South Inc |
| Berkeley Place NA | Tarrant Regional Water District |
| NUP-Neighborhood Unification Project | Streams and Valleys Inc |
| Fairmount NA | Trinity Habitat for Humanity |
| Fort Worth ISD | |

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-109, subject site and northward, from A-5/HC, B/HC, R2/HC to, R1/HC approved; ZC-07-164, east of site, from various districts to Near Southside form-based district, approved; and ZC-13-175, north of subject, from I to UR, approved.

Platting History: Mistletoe Heights /Frisco Add'n., FS-17-174, for 4 residential and non-residential lots.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Harrison Street	2 lanes undivided	None (Residential Street)	none
W. Morphy Street	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/HC" One-Family district **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the site as Low Density Residential. 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.

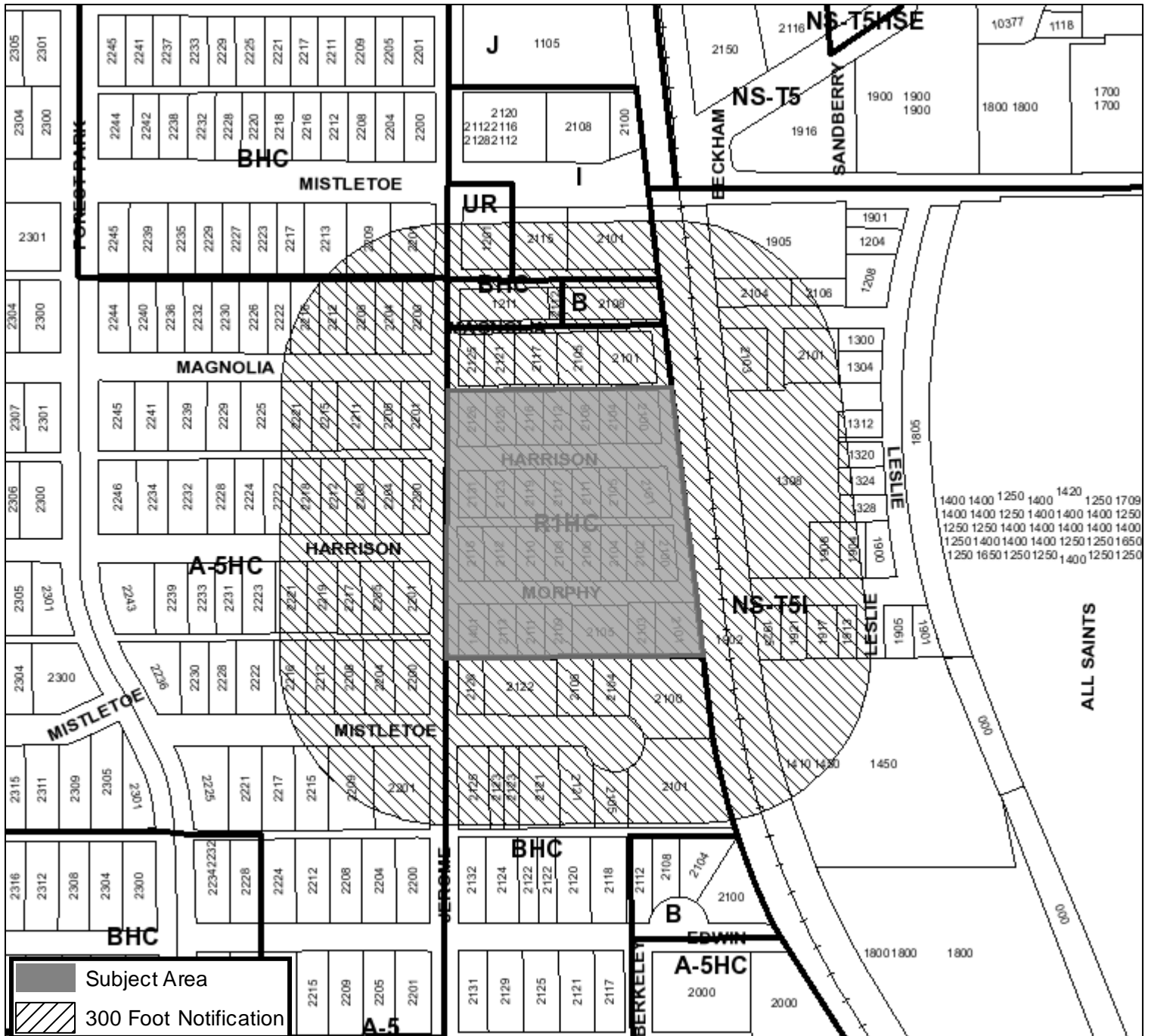
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2019 Comprehensive Plan.



Attachments:

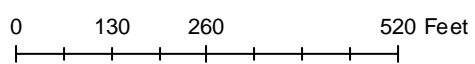
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Petition Verification
- Minutes from the Zoning Commission meeting

Area Zoning Map

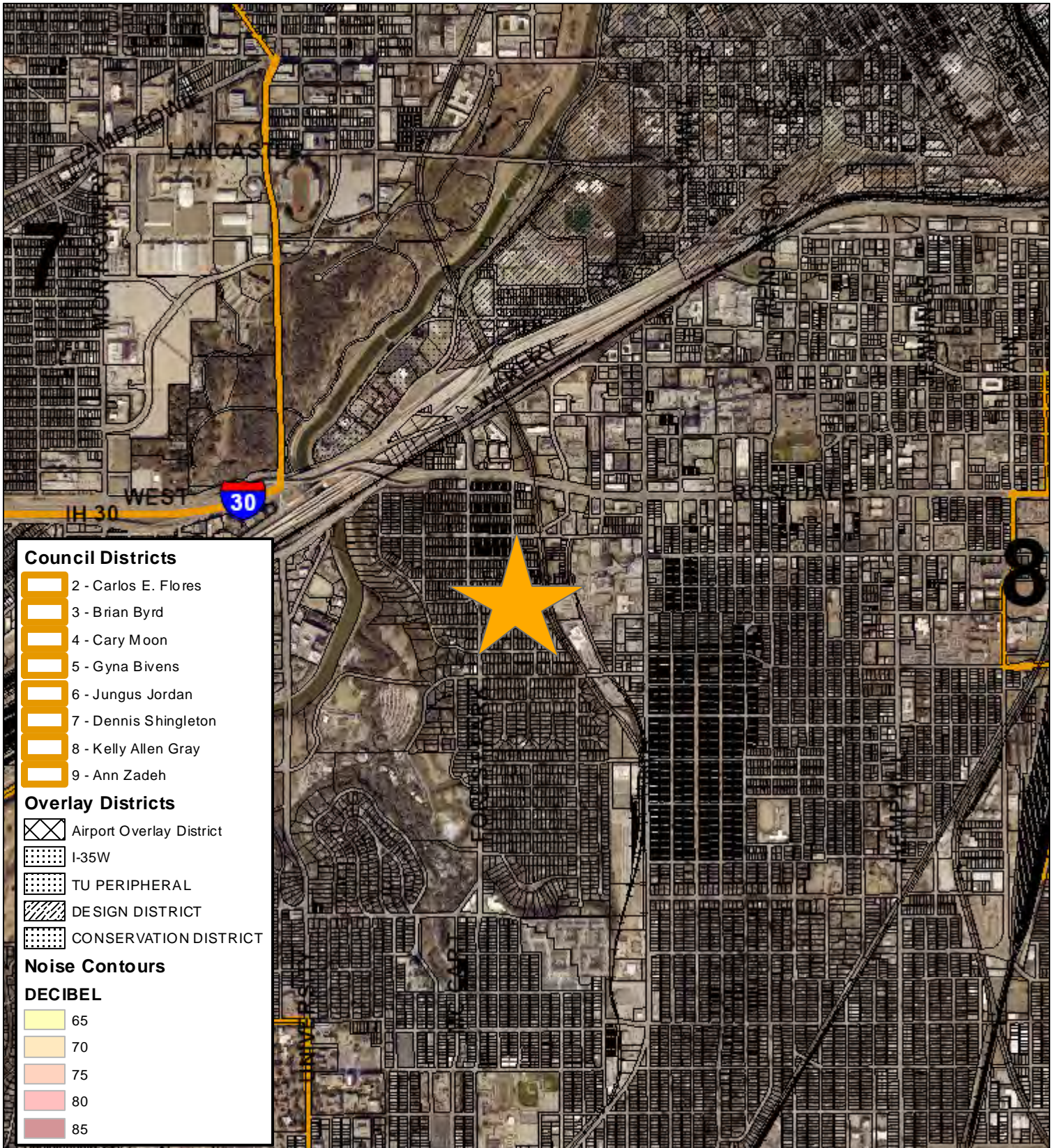
Applicant: City of Fort Worth Planning and Development
 Address: 2100 blocks Harrison & Morphy Streets
 Zoning From: R1/HC
 Zoning To: A-5/HC
 Acres: 4.81523657
 Mapsco: 76L
 Sector/District: TCU/Westcliff
 Commission Date: 7/10/2019
 Contact: 817-392-8190



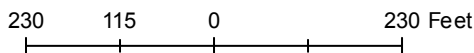
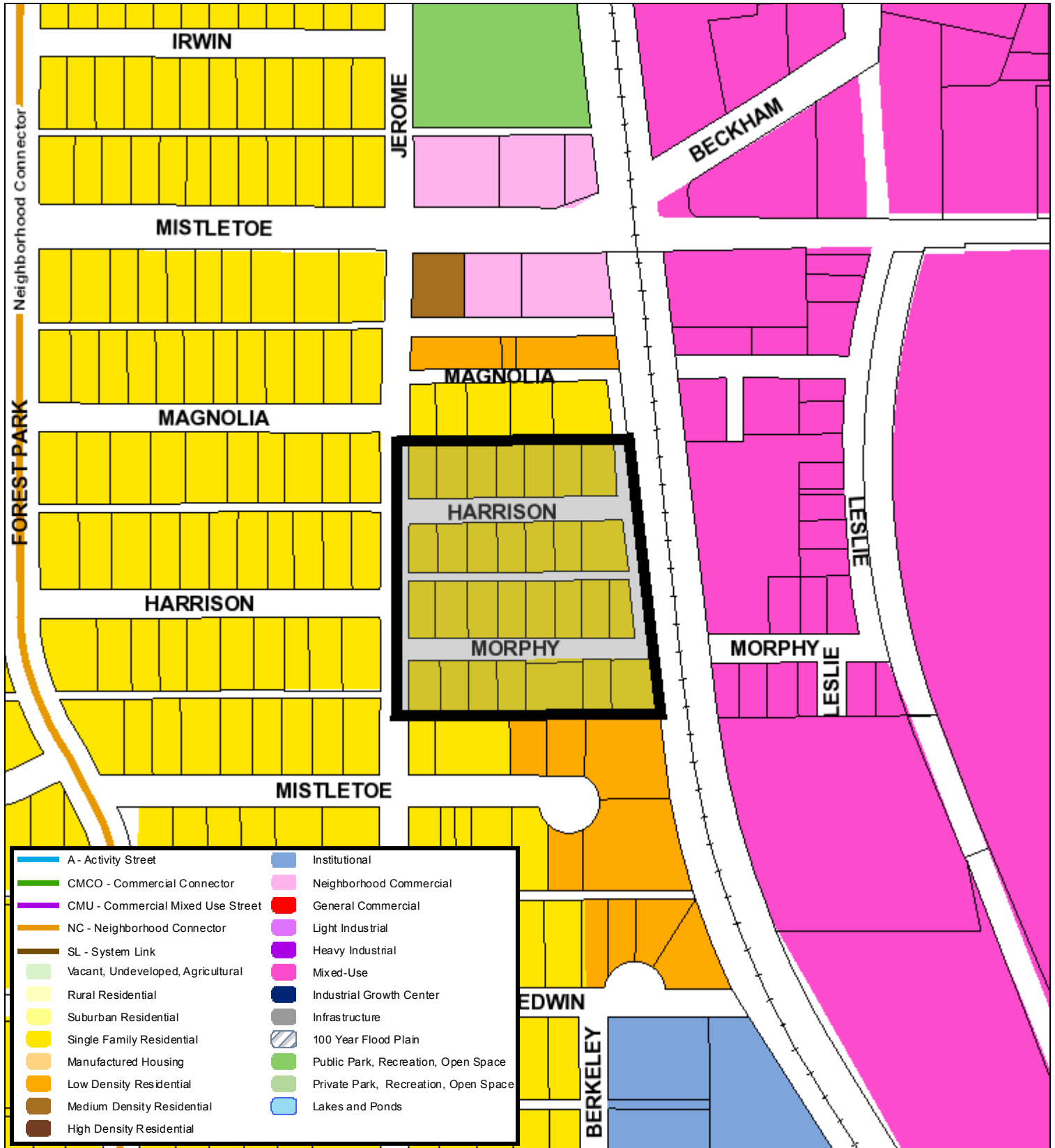
 Subject Area
 300 Foot Notification



Area Map



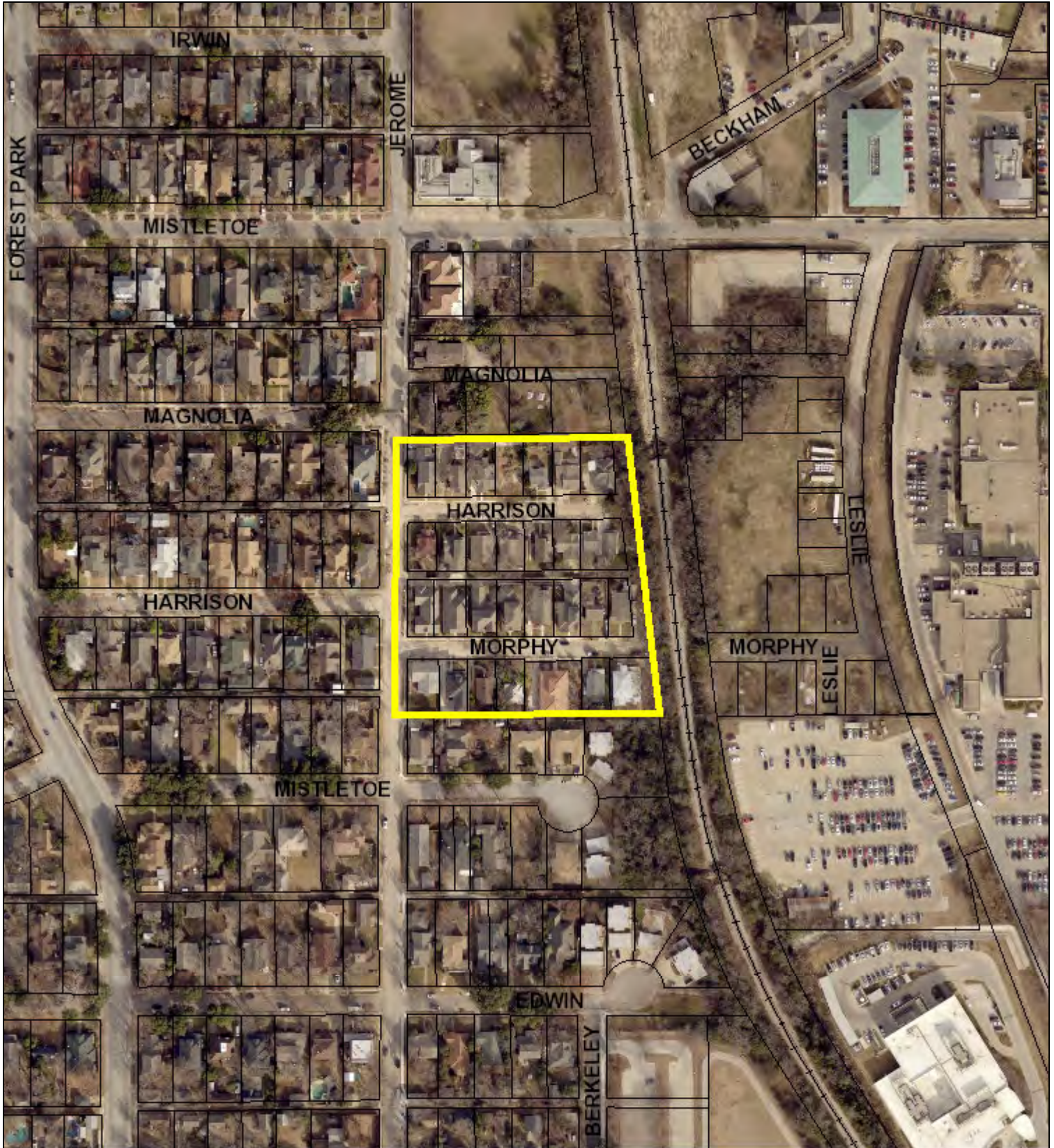
Future Land Use



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



0 145 290 580 Feet

