

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 5, 2013

Council District 3

Zoning Commission Recommendation:
Approved by a vote of 9-0
Opposition: none

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

Owner / Applicant: **Donald & Fantasy Reynolds and Michael & Elizabeth Lattimore**

Site Location: 4110 Ridgehaven Court and 4124 Ridgehaven Road Mapsco: 74Q

Proposed Use: **Single-family**

Request: From: "A-2.5" One-Family

To: "A-43" One-Family

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

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

Background:

The applicant is requesting to downzone the lots from "A-2.5" to "A-43" One-Family. A Council-initiated zoning change in 2007 changed the properties from "A-5" to "A-43" and "A-2.5" One-Family.

The property at 4110 Ridgehaven is 1.54 acres and 4124 Ridgehaven is 1.73 acres; therefore the 2007 rezoning made both of the properties legal non-conforming. Staff has agreed that both properties should be rezoned to "A-43" One-Family to be in consistent with the current lot size.

Site Information:

Owner: D. & F. Reynolds
4110 Ridgehaven Court
Fort Worth, TX 76116

M. & E. Lattimore
4124 Ridgehaven Road
Fort Worth, Texas 76116

Agent: Gerry Curtis
Acreage: 3.60 ac
Comprehensive Plan Sector: Western Hills/Ridglea

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / single-family
- East "A-5" One-Family / golf course
- South "A-43" One-Family / single-family
- West "CF" Community Facilities / golf course

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Ridglea Hills	Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-164 certain properties rezoned from A-5 to A-43 & A-2.5 approved by City Council 07-11-06

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Ridgehaven Court	2 way, Residential	Residential	No

Development Impact Analysis:

1. **Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family. The proposed "A-43" One-Family zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as single-family. The proposed "A-43" zoning is consistent with the following Comprehensive Plan policies.

- Locate single-family homes adjacent to local or collector streets. (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

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

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

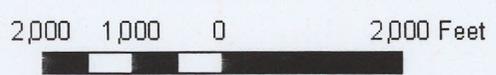
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

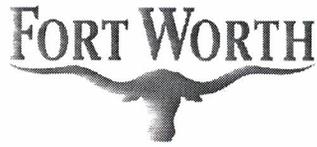
Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums





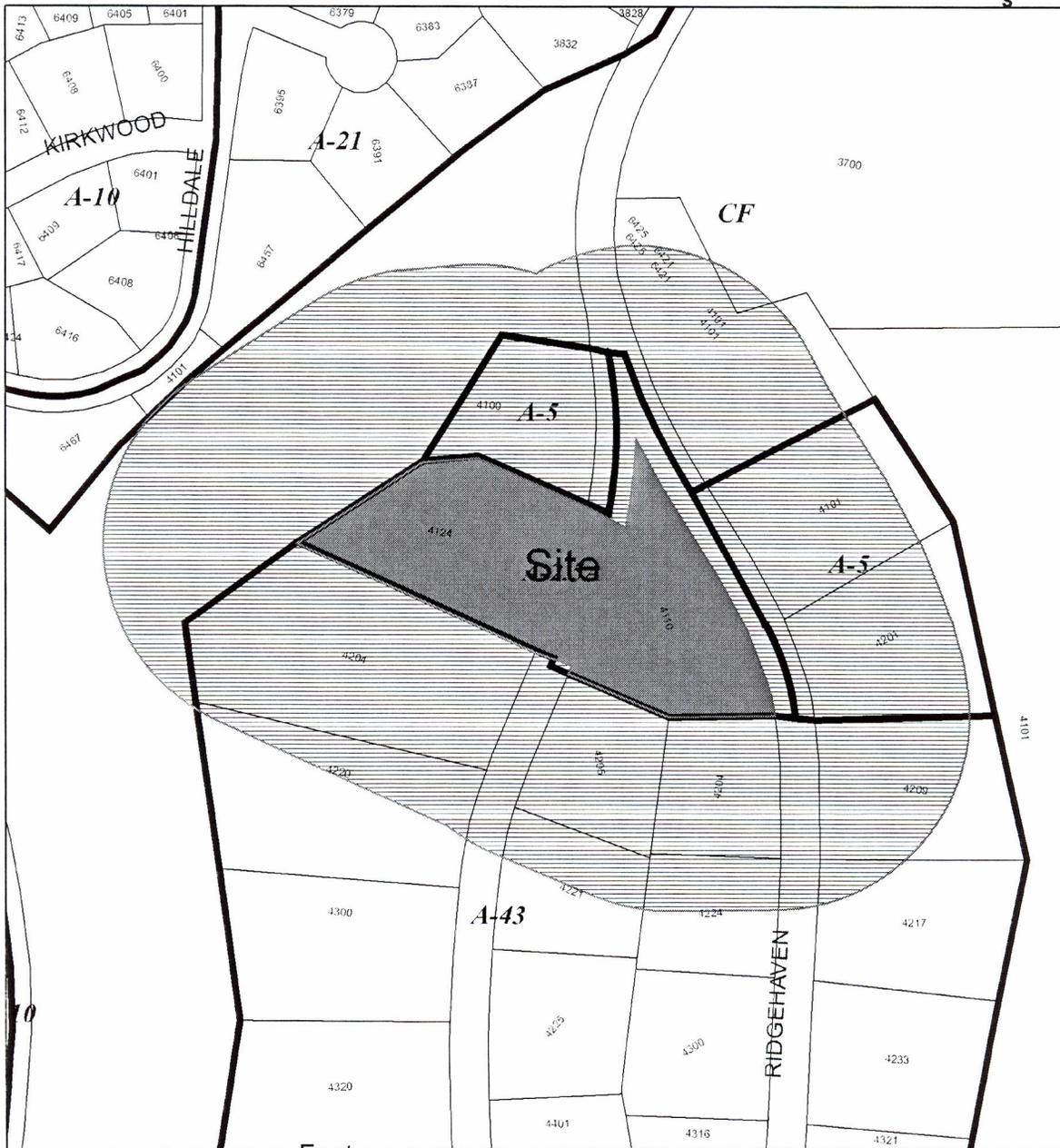
ZC-13-001

Area Zoning Map

Applicant: D. & F. Reynolds, M. & E. Lattimore
 Address: 4110, 4124 Ridgheaven Court
 Zoning From: A-2.5A
 Zoning To: A-43
 Acres: 3.6
 Mapsco: 74Q
 Sector/District: Ridglea
 Commission Date: 01/09/2013
 Contact: 817-392-2495



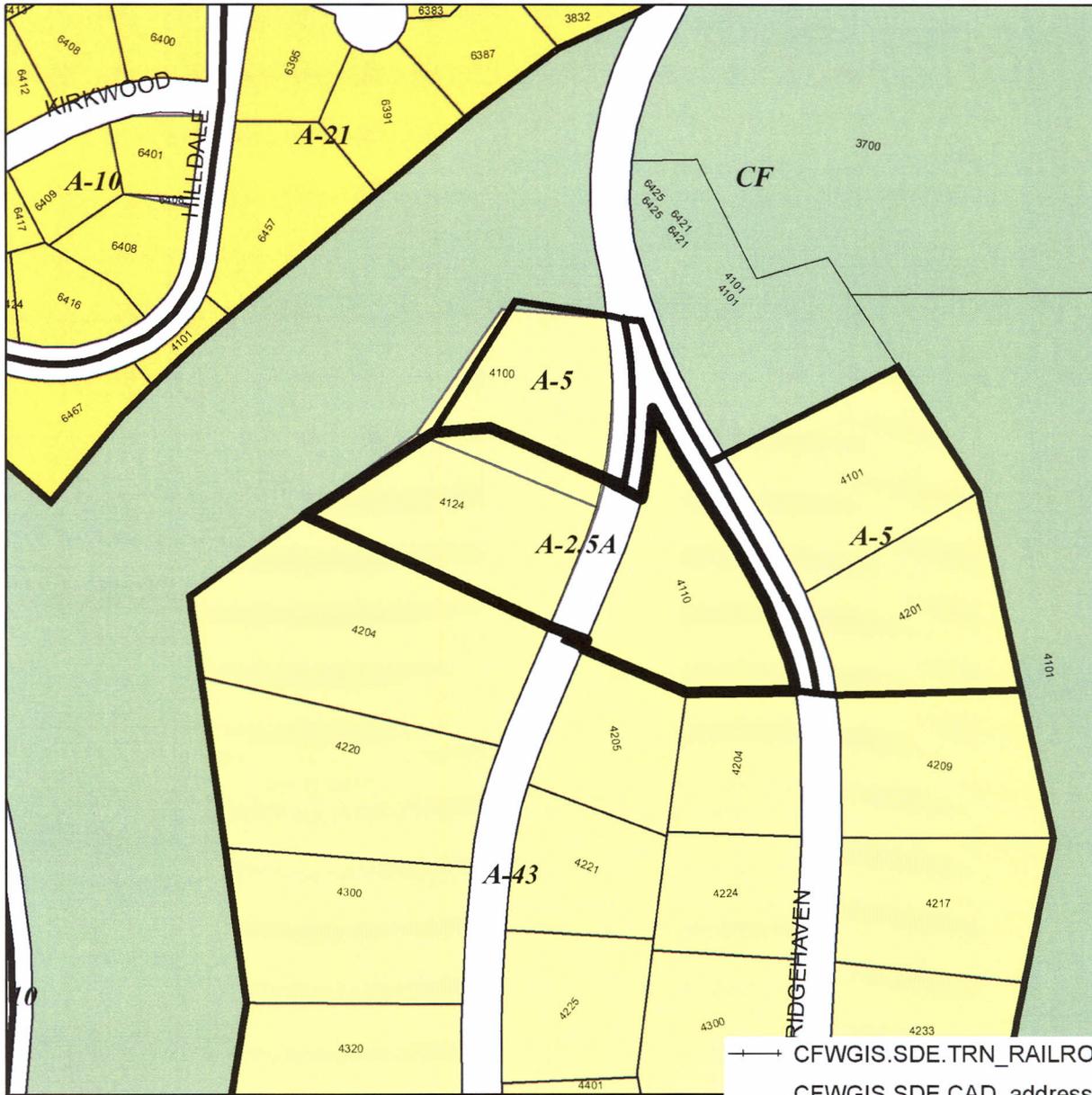
300 Ft. Notification Buffer





Future Land Use

ZC-13-001



CFWGIS.SDE.TRN_RAILROADS
CFWGIS.SDE.CAD_addresses

- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



Document received for written correspondence					ZC-12-139
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Robert Snoke/Rosemont NA	3826 6 th Ave	No		Opposition	Spoke at hearing
Alonza Aguilar/Neighbors Working Together	3725 Stuart Dr	No		Opposition	Spoke at hearing
Jimmy Hanelan	1305 W Gambrell	No		Opposition	Present but did not speak
Lee Frampton/Brentmoor NA	NA	No		Opposition	Sent letter in
Jerry Sorrell/Rosemont West NA	3708 Gordon Ave	No		Opposition	Sent letter in
Calvin Huezo/South Hills NA	4925 Lubbock Ave	No		Opposition	Sent letter in
Annette Kellum	4017 Ryan Ave	No		Opposition	Sent letter in
Johnny Hamlin/Hubbard Heights	1420 W. Boyce	No		Opposition	Sent letter in
David Vela/Seminary Hills NA	5000 James Ave	No		Opposition	Sent letter in
Aleida & Guadalupe Flores	3800 6 th Ave	No		Opposition	Sent letter in
Betsy Morris	923 W. Fogg	No		Opposition	Sent letter in
Carroll Wayne Pruitt	3816 Willing Ave	No		Opposition	Sent letter in

9. ZC-13-001 Donald & Fantasy Reynolds and Michael & Elizabeth Lattimore (CD 3)-4110 Ridgehaven Court and 4124 Ridgehaven Road (Ridglea, Block 49, Lots 11R & 28, 3.60 Acres): from “A-2.5” One-Family to “A-43” One-Family

Gerry Curtis, 3301 Hamilton, Fort Worth, Texas representing the property owners explained to the Commissioners the present zoning was acted on by a past Council person. He said he believes it was done so townhouse developers would not buy the large lots and further subdivide. Mr. Curtis said there are only three lots that are more than 2 ½ acres. The lot sizes are 1.5 and 1.7 acres now. The re-plat would make the lots a little over 1.5 acres and it doesn't comply with 2 ½ acres as zoned.

Mr. West asked him to comment on the realignment of the lot lines. Mr. Curtis explained the property owner wants to have the additional property for a circular drive.

Motion: Following brief discussion, Mr. West recommended approval of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.