



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 7, 2014

**Council District 7**

**Zoning Commission Recommendation:**

Approval by a vote of 8-1

**Opposition:** two people spoke

Continued	Yes ___ No <u>X</u>
Case Manager	<u>Beth Knight</u>
Surplus	Yes ___ No <u>X</u>
Council Initiated	Yes ___ No <u>X</u>

**Owner / Applicant:** City of Fort Worth/Petition for Hillcrest Addition

**Site Location:** 1900 - 2300 blocks Carleton and Western Avenues  
Mapsc0: 75G

**Proposed Use:** Single Family Residential

**Request:** From: "B" Two-Family and "B/HC" Two-Family/Historical and Cultural Overlay

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

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

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

**Background:**

This area of Arlington Heights was originally zoned "B" Two-Family in the 1940s. The Arlington Heights neighborhood has pursued a multi-year initiative to convert the "B" Two-Family zoning to "A-5" zoning for those blocks that are predominantly single family.

The current petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. Ninety-eight parcels comprise the area to be rezoned. Owners representing 69.39% of the parcels and 69.54% of the land area signed a petition in favor of rezoning to "A-5" One-Family.

**Site Information:**

Owner:	Various (see petition property owner list)
Agent / Consultant:	City of Fort Worth
Acreage:	24.74 ac.
Comprehensive Plan Area:	Arlington Heights

**Surrounding Zoning and Land Uses:**

- North "E" Neighborhood Commercial, "F" General Commercial, and "PD" Planned Development / Commercial uses
- East "A-5" One-Family / Single family
- South "A-5" One-Family, "B" Two-Family / Single family
- West "B" Two-Family, "C" Medium Density Multifamily / Single family and small apartment complex

**Public Notification:**

The following Neighborhood Associations were notified:

Arlington Heights NA\*  
Alamo Heights NA  
Crestline Area NA

Westside Alliance  
Camp Bowie District, Inc.  
Fort Worth ISD

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-07-163; east of petition area, petition, from B to A-5, approved;  
ZC-09-116, surrounding and including subject, Council-initiated, to be in conformance with the Comprehensive Plan, withdrawn;  
ZC-10-100, south of petition area, petition, from B to A-5, approved;  
ZC-10-115, southeast of petition area, petition, from B to A-5, approved; and  
ZC-11-055, southwest of rezoning area, petition, from B to A-5, approved.

Platting History: None

**Transportation/Access**

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Carleton Avenue	2 lanes undivided	none – residential street	none
Western Avenue	2 lanes undivided	none – residential street	none

**Development Impact Analysis:**

1. **Land Use Compatibility**

Based on retaining an established single-family development pattern, the “A-5” One-Family district **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as Single Family. The proposed zoning conforms to the following Comprehensive Plan policies:

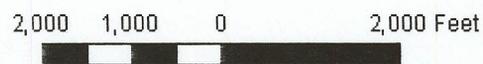
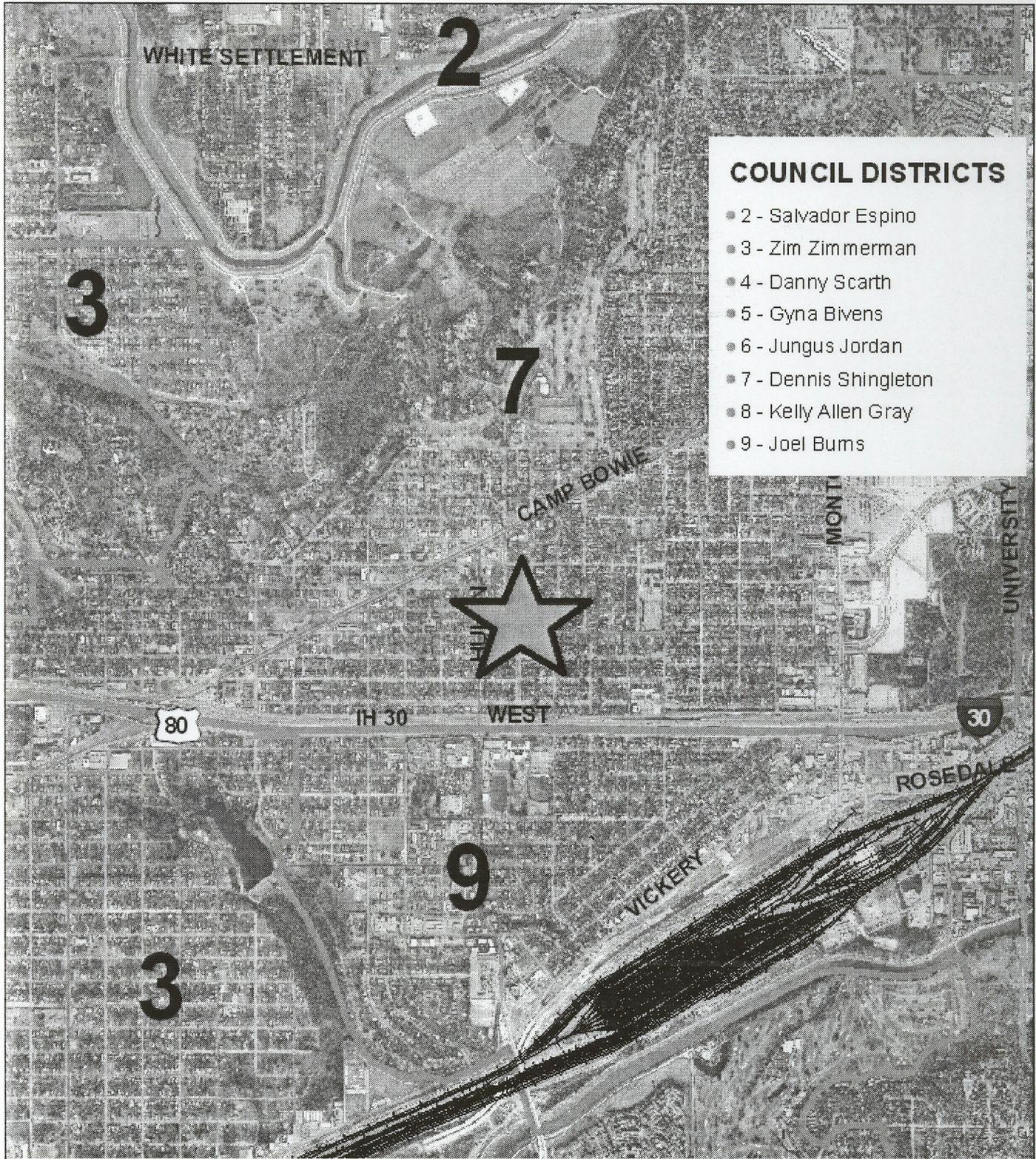
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are compatible in scale to abutting residential developments. A significant increase in units per acre or reduction in lot size should be discouraged for new development immediately adjacent to existing development or platted and zoned property.

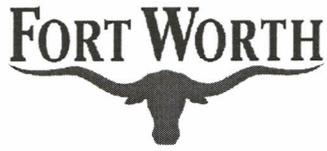
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2013 Comprehensive Plan.

**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

## Location Map





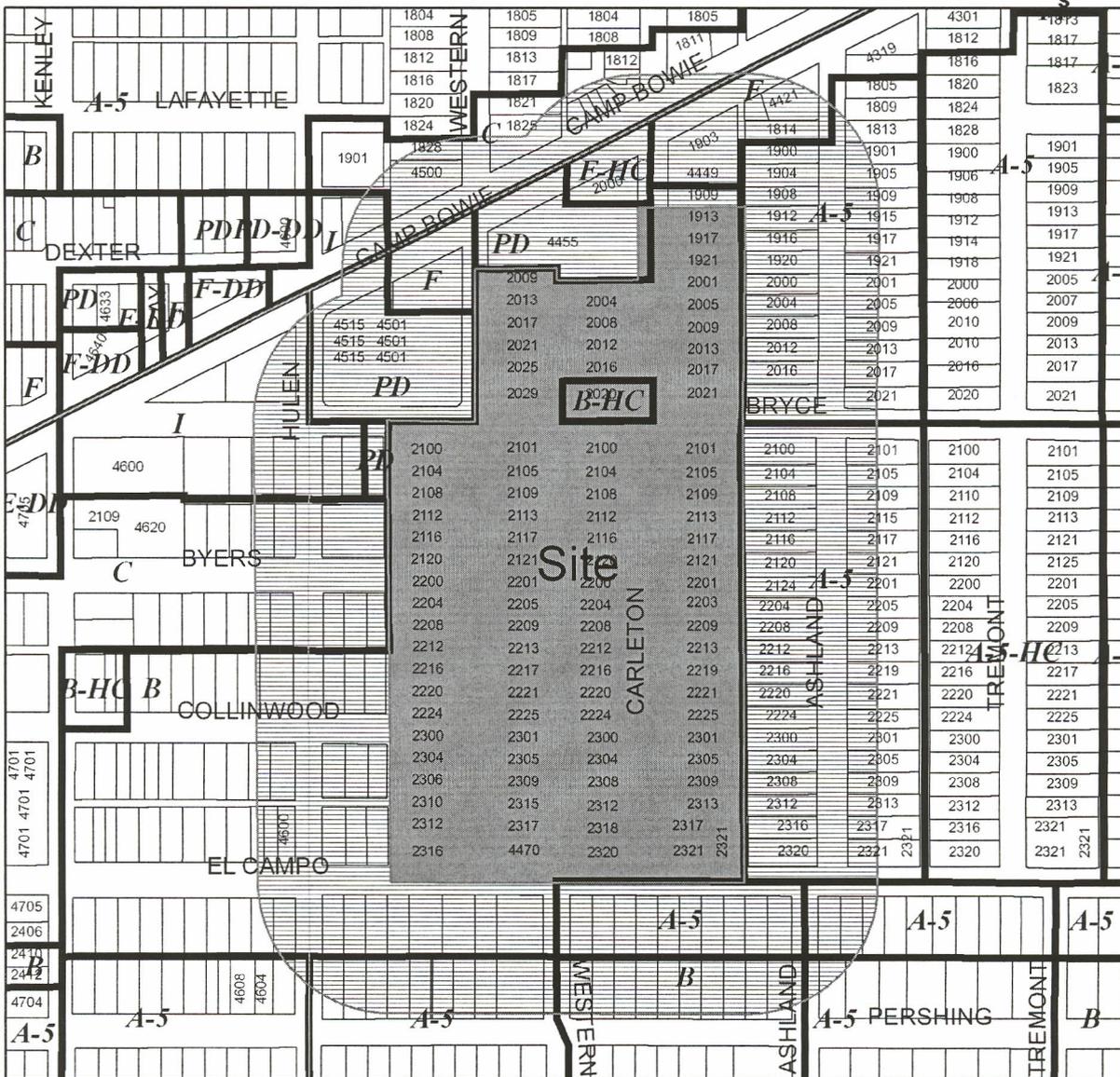
ZC-13-180

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 1900 - 2300 blocks Carleton and Western Avenues  
 Zoning From: B, B/HC  
 Zoning To: A-5, A-5/HC  
 Acres: 24.74202246  
 Mapsco: 75G  
 Sector/District: Arlington Heights  
 Commission Date: 12/11/2013  
 Contact: 817-392-8190



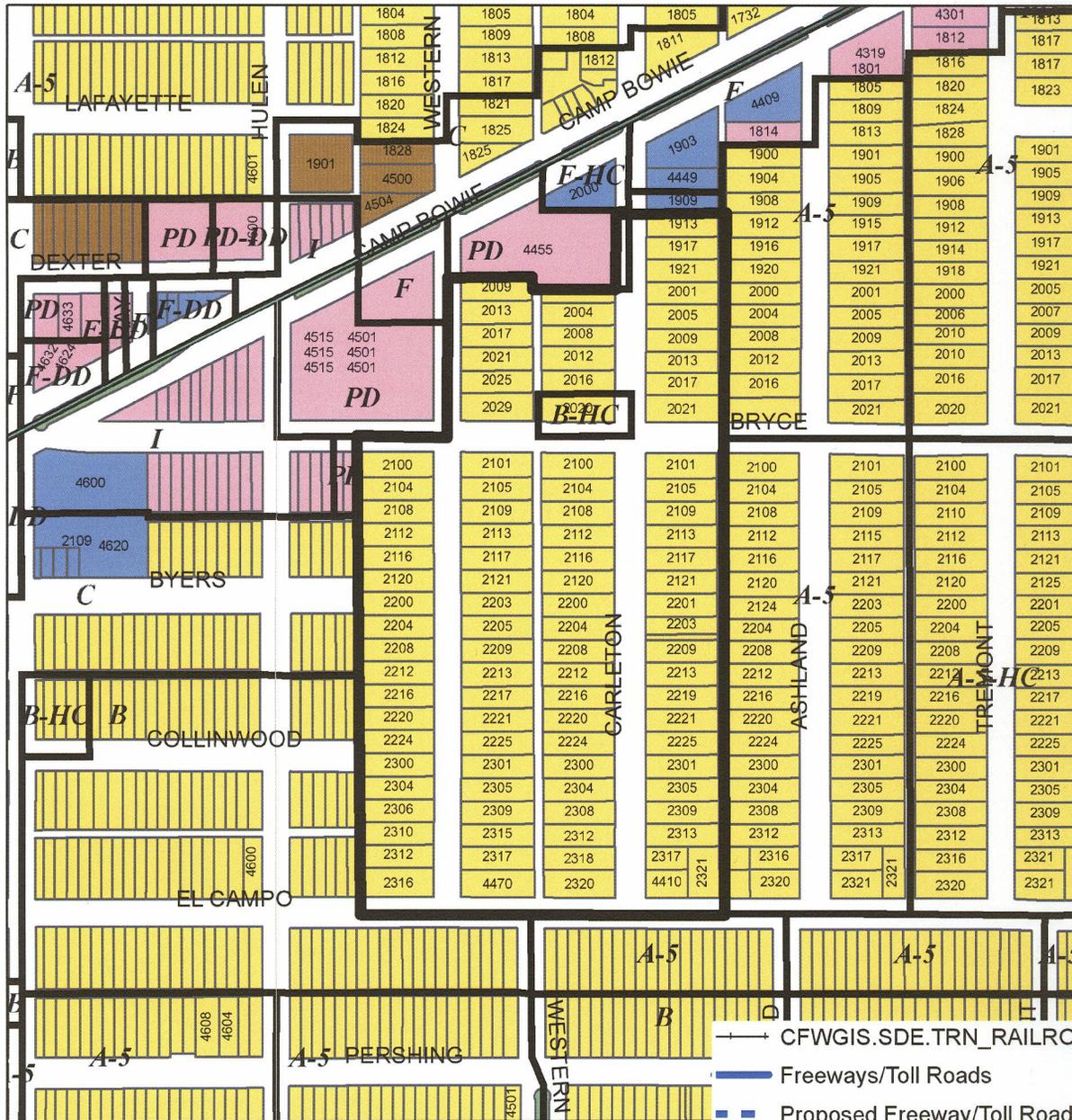
300 Ft. Buffer





- 2300 blocks Carleton and Western Avenues Future Land Use

ZC-13-180



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road

- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

- FLD\_ZONE**
- Floodplain



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 5, 2013.





## Aerial Photo Map



# 1900 - 2300 blocks Carleton and Western Avenues

EXHIBIT A



## Legend

-  Current Zoning District
-  Rezoning Boundary

## As of December 10, 2013

-  Yes 69.39% Parcels 69.54% Land
-  No 30.61% Parcels 30.46% Land



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ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND  
SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY  
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Richard Smith, 9523 Hillview Drive, Dallas, Texas explained to the Commissioners they support the continuance.

Motion: Following brief discussion, Mr. Edmonds recommended a 30 day continuance of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

**10. SP-13-010 Great Dane Holdings LLC (CD 9) – 3300 Hulen Street (Chamberlain Arlington Heights 2<sup>nd</sup> Addition, Block 13, Lot 1R, 1.72 Acres): to Amend “PD-805” site plan to add a new commercial building and parking**

Jim Schell, 500 W. 7<sup>th</sup> Street, Fort Worth, Texas representing Great Dane Holdings LLC explained to the Commissioners there is an existing convenience store and two rent houses. The owner is ready to move forward to demolish the structures and develop this as a retail site. He is seeking a waiver to the 20 ft setback within the block.

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

<i>Document received for written correspondence</i>				<i>SP-13-010</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Peter Jacobson	3319 Hulen St	In		Support	Sent letter in

**11. SP-13-011 Town Center Mall LP (CD 9) – 4200 South Freeway, 250 E. Bolt and 220 W. Seminary Drive (Fort Worth Town Center Addition, Block 1, Lot 1, 77.03 Acres): to Amend “PD-369” site plan to remove the arena and add two pad sites**

Jose Legaspi, 4200 South Freeway, Fort Worth, Texas representing Town Center Mall explained to the Commissioners they had plans to build a rodeo arena and there was no need for this use. They are replacing it with two lots for some type of retail or restaurant use.

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

**12. ZC-13-180 City of Fort Worth Planning & Development Petition: Hillcrest Addition (CD 7) – 1900 – 2300 Blocks Carleton and Western Avenues (see case file for addresses, 24.74 Acres): from “B” Two-Family and “B/HC” Two-Family/Historic & Cultural Overlay to “A-5” One-Family and “A-5/HC” One-Family/Historic & Cultural Overlay**

Andy Jones, 2213 Western Avenue, Fort Worth, Texas explained to the Commissioners he is representing the 68 property owners who signed the petition to rezone to A-5. Mr. Jones said Chamberlain Arlington Heights supports the request.

Andrew Yanez, 2209 Western Avenue, Fort Worth, Texas spoke in opposition. He owns property at 2209 and 2211 Western Avenue which is currently a duplex with a detached structure. He has concerns about the flooding issues occurring on Western Avenue. There are several duplexes in the neighborhood. Mr. Yanez doesn't believe the property owners are aware what the zoning does to their property. He said there have been no plans to deal with the flooding on his property. He said he received this notice late and has not had enough time to get signatures from the neighborhood. Mr. Yanez is asking the case be denied without prejudice until the flooding issues can be dealt with so he can redevelop his property.

Mr. Flores asked how long he has owned these properties. Mr. Yanez said since 2005. Mr. West asked staff what the City's plans are for this area. Ms. Burghdoff said there is a study but she doesn't know the details.

David Claire, 2301 6<sup>th</sup> Avenue, Fort Worth, Texas spoke in opposition. Mr. Claire asked if Mr. Jones has authorization to represent all the 68 property owners. Ms. Burghdoff said the City of Fort Worth is the applicant. Mr. Claire asked if you are a renter can you initiate the request. Ms. Burghdoff said yes. Mr. Claire continued to read into the record the history of this area which dates back to the 1940's. He mentioned about four years ago the a few neighbors attempted to rezone all of Arlington Heights. Some property owners stopped it because homeowners may be unaware of the value B zoning offers. Predominate uses are single-family, duplexes, and a few multifamily. Mr. Claire stated property zoned B two-family is more appealing to a buyer or investor than A-5 because it can be redeveloped into a townhouse or other large residential structure. Mr. Claire is asking for a 30 day continuance stating he was not notified of the request till late last week.

Justin Harris, 4309 Tamworth Road, Fort Worth, Texas property owner at 2312 Western Avenue spoke in support.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. Hollis. The motion carried 8-1 with Ms. Conlin against.

<i>Document received for written correspondence</i>					ZC-13-180
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Andrew Yanez	2209 Western Ave	In	Opposition		Spoke at hearing
David Claire	2316 Western Ave	In	Opposition		Spoke at hearing
Justin Harris	2312 Western Ave	In		Support	Spoke at hearing
Christina Patoski/Arlington Heights	NA	Out		Support	Sent letter in
Ruth Grable	2317 Western Ave	In		Support	Sent letter in
John Copeland	2113 Western Ave	In		Support	Sent letter in
SI Rowlett	2220 Carleton Ave	In		Support	Sent letter in
James & Judy Story	2108 Western Ave	In		Support	Sent letter in

Gwen Brandholder	2308 Carleton Ave	In	Opposition		Sent letter in
James Walker	4528 Pershing Ave	Out	Opposition		Sent letter in

**13. SP-13-012 FW River Plaza LP/West Bend (CD 9) – 1701 River Run (River Plaza Complex, Block 1, Lot 3R, 6.79 Acres): to Amend “PD-798” site plan to change the location, size and type of buildings proposed**

Michael Bennett, 2429 Rogers Avenue, Fort Worth, Texas representing FW River Plaza/West Bend explained to the Commissioners the parking garage south of the existing office building is planned for a high end grocery store about 20,000 square feet with three levels of office above. Mr. Bennett mentioned the fire lane that runs along the back property adjacent to the river will be eliminated to allow more area for restaurants. They have an agreement with Streams and Valleys that there has to be a certain percentage of transparency along the river. Mr. Bennett mentioned they reached out to Mistletoe Heights neighborhood.

Mr. West asked about the parking situation. Mr. Bennett mentioned the building houses about 750 parking spaces which is a parking deck above the retail. When the grocer is built there will be an additional 80 parking spaces.

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

**14. ZC-13-181 City of Fort Worth Planning & Development (CD All) –Text Amendment: Fairmount Southside Historic District Standards (CD All) An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (1986), by amending:**

- **Chapter 4 “Zoning Districts” Article 4 “Overlay Districts”, Section 4.401, “Historic Preservation Overlay Districts (“HSE”, “HC”, “DD”) to revise in its entirety the design guidelines for the Fairmount Southside Historic District**

Sevanne Steiner, Senior Planner, City of Fort Worth explained to the Commissioners the changes to the text amendment for the proposed Fairmount Southside Historic District.

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

**Meeting adjourned: 12:58 p.m.  
12/11/13**

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Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

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Nick Genua, Chair