



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 2, 2015

**Council District** 3

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> None submitted <b>Support:</b> 1 person spoke, several present, 176 letters submitted	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 portion of Tanglewood Neighborhood

**Site Location:** Generally bounded by Overton Park Drive East, Autumn, Colonial Hills NA, and Villages of Stonegate HOA  
Mapsc0: 75VYZ, 89C

**Proposed Use:** Single Family Residential

**Request:** From: "A-5" One-Family  
To: "A-7.5" One-Family and "A-10" One-Family

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

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

**Background:**

This portion of the Tanglewood neighborhood was zoned "A" One-Family with the institution of zoning in 1940 or their annexations in 1946 and 1955. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. Five hundred and thirty-six parcels comprise the area to be rezoned. Owners representing 52.99% of the parcels and 52.60% of the land area signed a petition in favor of rezoning to "A-10" One-Family for the majority of the parcels and "A-7.5" One-Family on two blocks.

**Site Information:**

Owner: Various (see petition property owner list)  
 Agent / Consultant: City of Fort Worth  
  
 Acreage: 208.43 ac.  
  
 Comprehensive Plan Area: TCU/Westcliff

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family / Single family and golf course  
 East "A-5" One-Family / Single family  
 South "A-43", "A-21", "A-5" One-Family / Single family

West "A-5" One-Family, "R1" Zero Lot Line/Cluster / Single family and park

**Public Notification:**

The following Neighborhood Associations were notified:

Tanglewood NA*	Villages of Stonegate Phase I HA
Colonial Hills NA	Villages of Stonegate Phase II HA
Hartwood Circle RA Inc	Westcliff West NA
Overton Park NA	Fort Worth ISD
University West NA	Streams And Valleys Inc
	Trinity Habitat for Humanity

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-06-211, south of subject, Council-initiated, from A-5 to A-21 and A-10, approved for A-21 and A-43; and ZC-14-138, subject area and eastward, Council-initiated, addition of TCU Overlay, approved.

Platting History: None.

**Transportation/Access**

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
19 residential streets	2 lanes undivided	none – residential street	none
Bellaire Drive South	4 lanes divided	Major Arterial	none

**Development Impact Analysis:**

1. **Land Use Compatibility**

Based on retaining an established single-family development pattern, the proposed "A-10" and "A-7.5" One-Family districts **are compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the site as Single Family. The proposed zoning conforms to the following Comprehensive Plan policies:

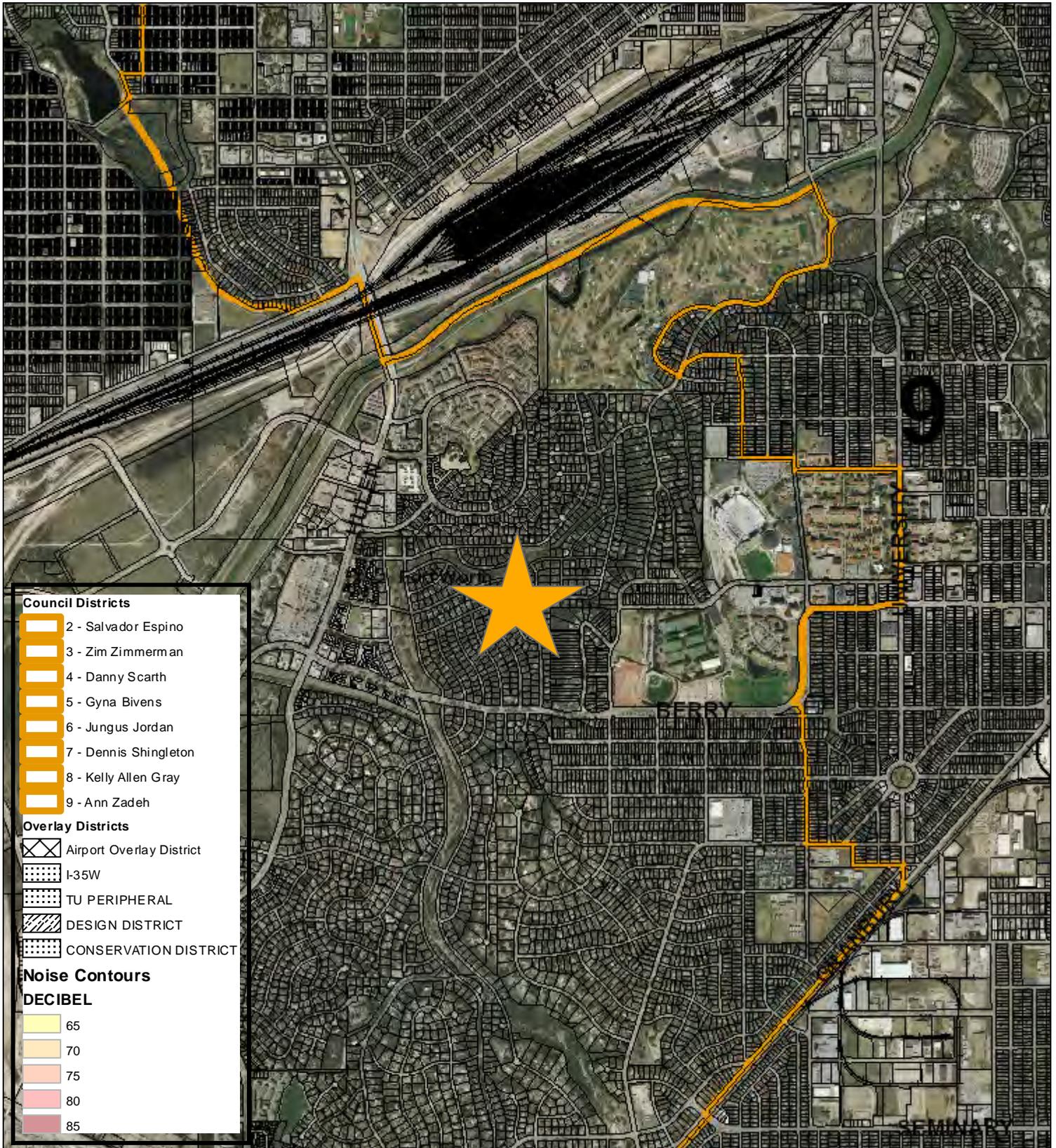
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are 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 2015 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 Map

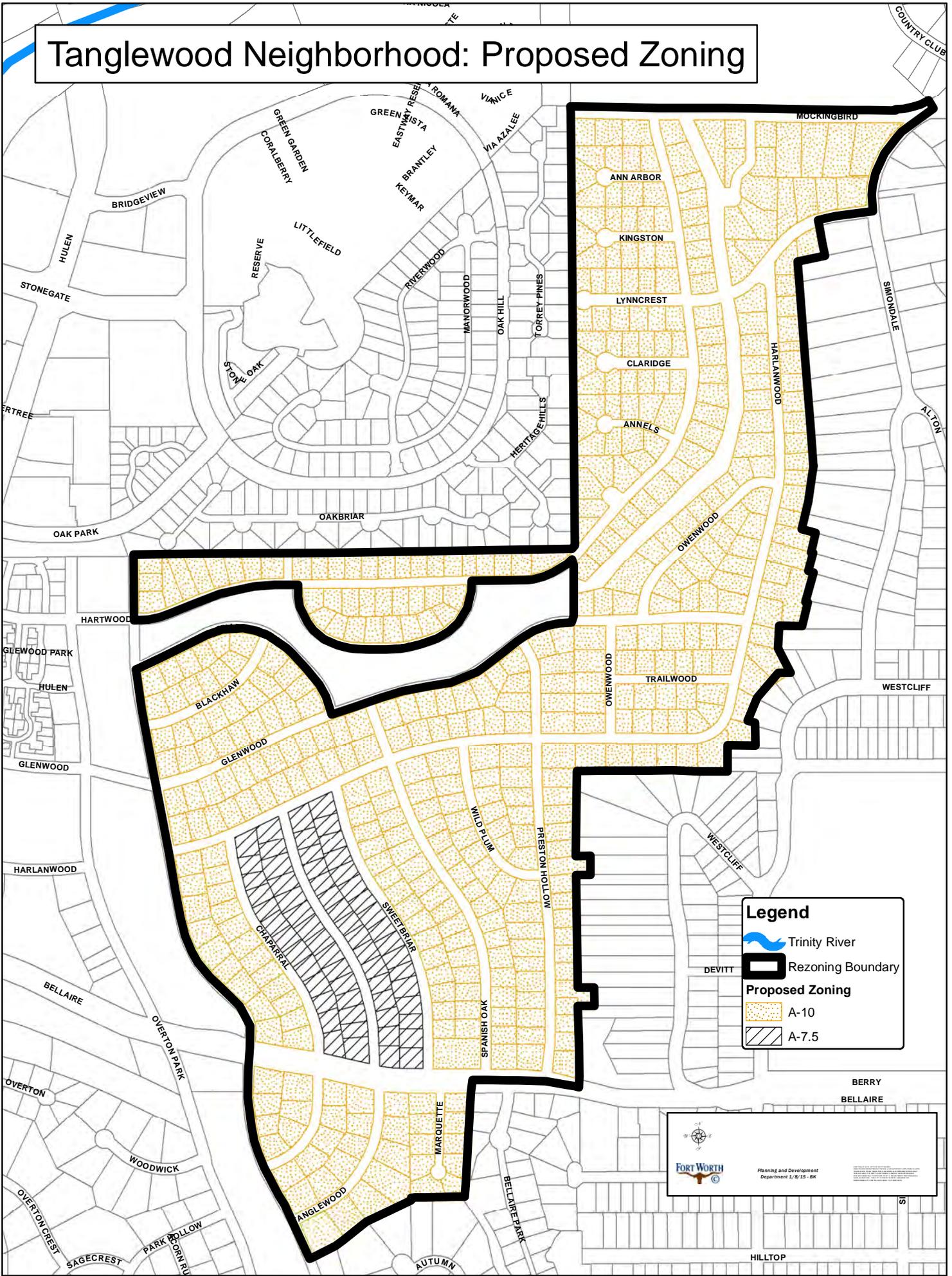


## Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
 Address: Generally bounded by Overton Park Drive East, Autumn, Colonial Hills NA, and Villages of Stonegate HOA  
 Zoning From: A-5  
 Zoning To: A-10, A-7.5  
 Acres: 208.425944  
 Mapsco: 75VYZ, 89C  
 Sector/District: TCU/W.cliff  
 Commission Date: 05/13/2015  
 Contact: 817-392-8190



# Tanglewood Neighborhood: Proposed Zoning

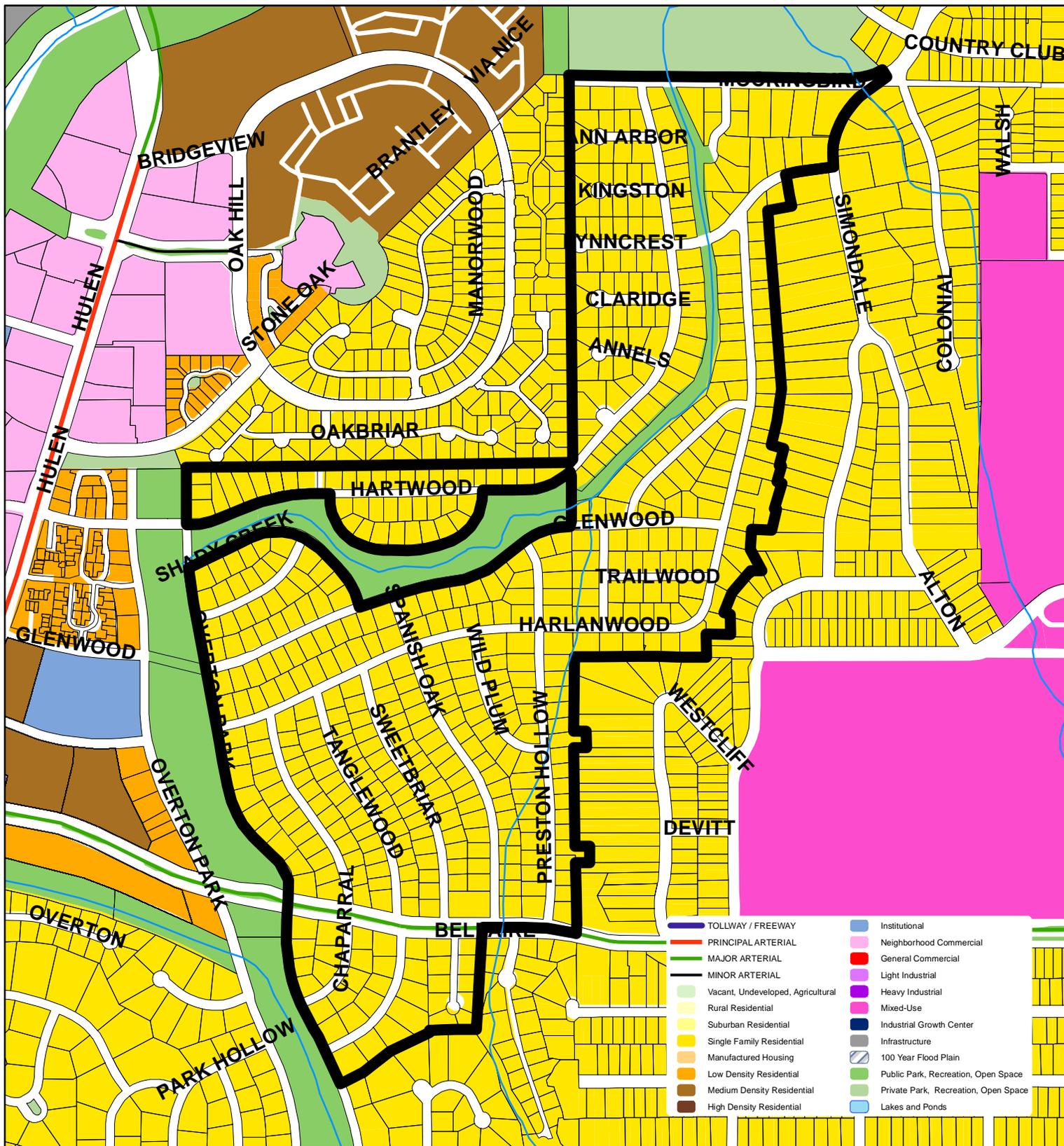


**Legend**

-  Trinity River
-  Rezoning Boundary
- Proposed Zoning**
-  A-10
-  A-7.5


 Planning and Development  
 Department 1/8/15 - BK

## Future Land Use



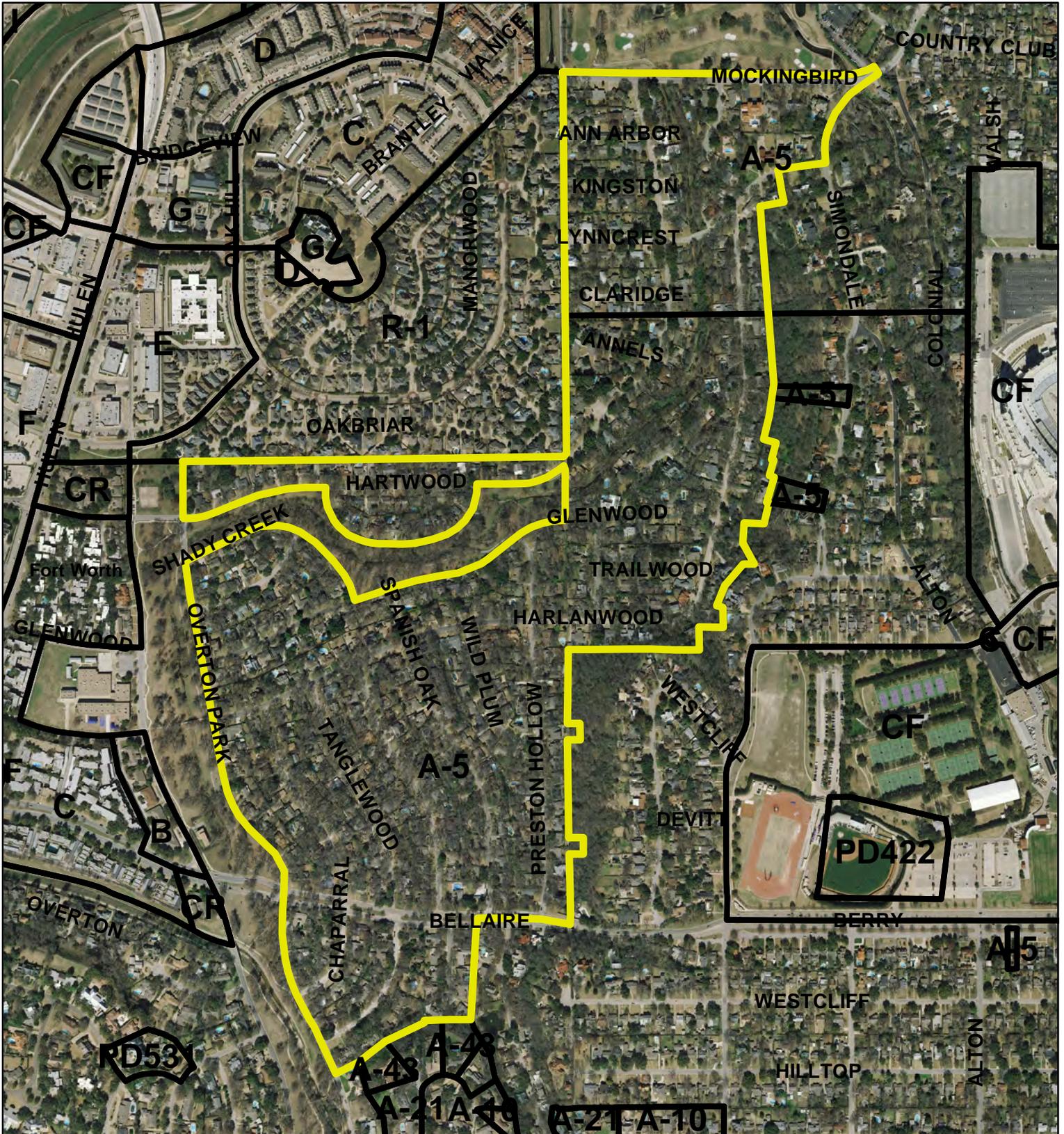
750 375 0 750 Feet



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 3, 2015.



## Aerial Photograph

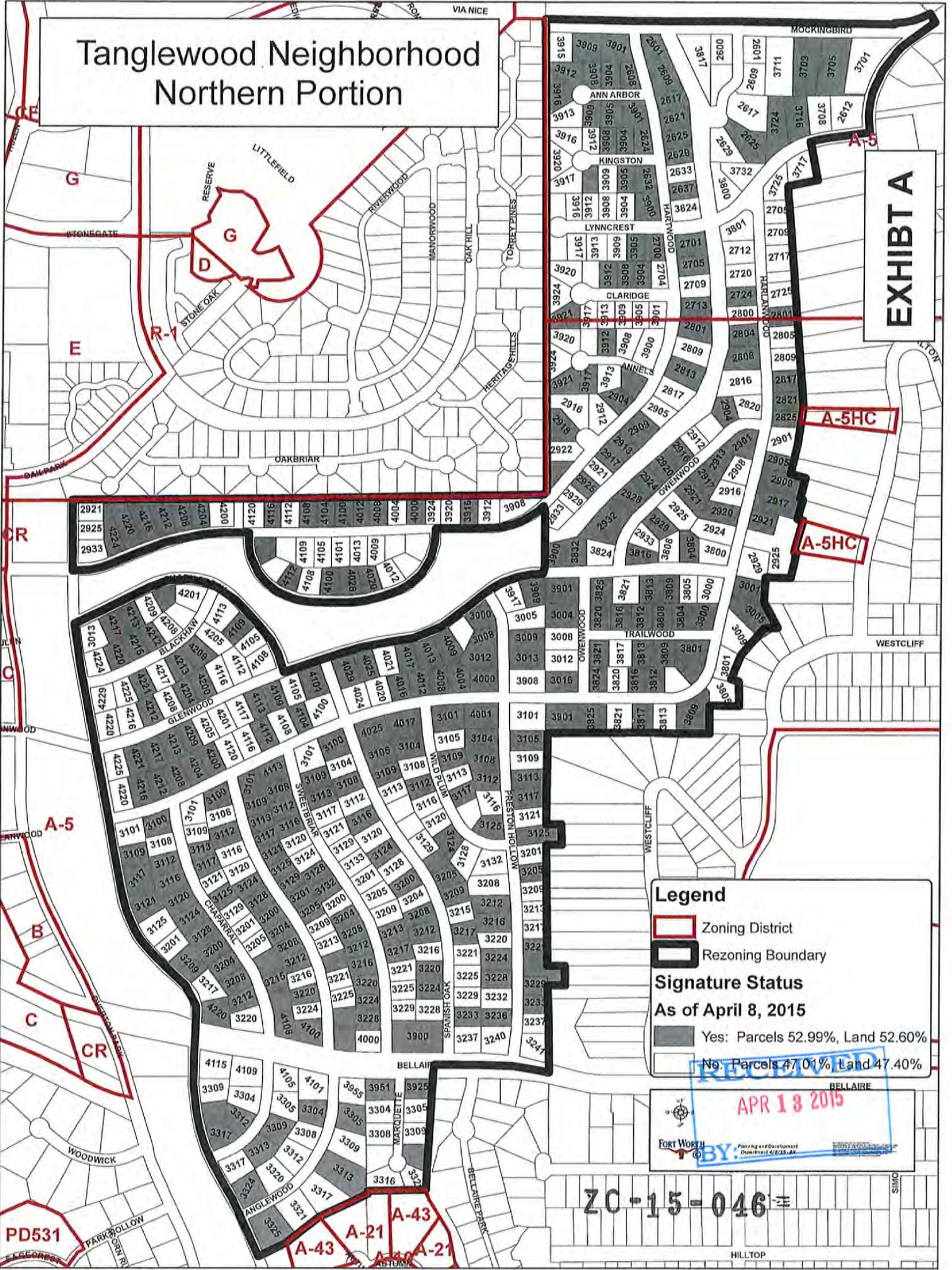


770 385 0 770 Feet

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 18, 2014.



# Tanglewood Neighborhood Northern Portion



**EXHIBIT A**

**Legend**

- Zoning District
- Rezoning Boundary

**Signature Status**  
As of April 8, 2015

- Yes: Parcels 52.99%, Land 52.60%
- No: Parcels 47.01%, Land 47.40%

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APR 13 2015

Planning and Development  
 Department 40015, 4th Floor

70-15-046

PD531

A-43 A-21 A-43 A-21

HILLTOP

Little Road, traffic, the business not having a sprinkler system and that access should be from Mansfield Hwy. Mr. Flores mentioned to Ms. Weston that the site is constricted and has poor ingress and egress to the site. Ms. Weston said she is concerned about traffic along Collette Little Road.

In rebuttal Ms. Kent said she work with TPW about access and they will share an exit on to Mansfield Hwy. with the VFW if needed.

Ms. Conlin asked about the landscaping. Ms. Kent said they have greenery around the front of building but cannot put trees in the easement.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-15-044</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Vicki Iliffe-Weston	4951 Collett Little	In	Opposition		Spoke at hearing

**8. ZC-15-045 Newport Holdings Inc. (CD 5) – 10731 Mosier Valley Road and 10650 Tube Drive (Valley Vista Addition, Block 3, Lot 2B, 5.09 Acres): from “AG” Agricultural and “C” Medium Density Multifamily to “C” Medium Density Multifamily**

Bryan Klein, 7075 Twin Hills Avenue, Dallas, Texas representing Newport Holdings Inc., explained to the Commissioners the property is vacant and land locked. Originally this area was proposed to be open space. They are proposing multifamily.

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

**9. ZC-15-046 City of Fort Worth Planning & Development (CD 3) Tanglewood & Overton Park NA – Generally bounded by Overton Park Drive East, Autumn, Colonial Hills NA and Villages of Stonegate HOA (see addresses in case file, 208.42 Acres): from “A-5” One-Family to “A-7.5” One-Family and “A-10” One-Family**

Cara Kennemer, 3208 Chaparral Lane, Fort Worth, Texas representing Tanglewood NA explained to the Commissioners they are requesting to increase the size of the lots to A-10 & A-7.5. She explained what prompted this request and that they gathered over 100 signatures to rezone the area.

Ted Lange, 3308 Bellaire Park Court, Fort Worth, Texas spoke in support and asked that their area be included in the rezoning. Mr. Genua explained they would have to file the same petition as Tanglewood in order to change the zoning.

Motion: Following brief discussion, Mr. Reeves recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-15-046
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Cara Kennemer	3208 Chaparral Ln	In		Support	Spoke at hearing
Ted Lange	3308 Bellaire Park Ct	Out		Support	Spoke at hearing
Deborah Freed/ Tanglewood NA	3225 Preston Hollow	In		Support	Present did not speak
Several letters in support were received see case file.					

**10. SP-15-005 Autobahn Realty Partners (CD 9) 116, 200 and 204 Adrian Drive (Linwood Addition, Block 2, Lots 1-4, 0.61 Acres): from “PD-234” PD/SU Planned Development for all uses in “FR” general Commercial Restricted; site plan required to Amend PD-234 site plan to expand the auto repair building**

Mitch Hanzik, 3904 W. 6<sup>th</sup> Street, Fort Worth, Texas representing Autobahn Realty Partners explained to the Commissioners the site plan is being revised to add onto the existing auto repair shop. Mr. Hanzik did reach out to Ms. Bonilla with Linwood NA who supported the site plan.

Ms. Reed asked what direction the bay doors face. Mr. Hanzik said they will face north and south.

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

**11. ZC-15-047 MF Advisory Services Inc. (CD 9) 4529 and 4533 Houghton Avenue (Sunset Heights, Block 3, Lots 5 & 6, 0.29 Acres): from “B” Two-Family to “E” Neighborhood Commercial**

No one was present for the meeting.

Motion: Following brief discussion, Ms. Reed recommended a 60 day Continuance of the request, seconded by Mr. Flores. The motion carried 8-1 with Ms. Conlin against.

<i>Document received for written correspondence</i>					ZC-15-047
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Jeanette Fitzpatrick	4513 Diaz	In	Opposition		Sent letter in
Michael Dimitri/ Sunset Heights	NA	Out	Opposition to E		Sent letter in