



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 13, 2015

**Council District** 7

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

**Opposition:** One submitted  
**Support:** One person spoke, Arlington Heights NA

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 4500 block El Campo Avenue

**Site Location:** Generally 4500 block El Campo Ave. Mapsco: 75G

**Proposed Use:** Single Family Residential

**Request:** From: "B" Two-Family

To: "A-5" One-Family

**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. Eleven parcels comprise the area to be rezoned. Owners representing 72.72% of the parcels and 73.73% 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: 2.97 ac.  
Comprehensive Plan Area: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family, "B" Two-Family / Single family and 2 duplexes  
East "A-5" One-Family / Single family  
South "A-5" One-Family / Single family  
West "B" Two-Family / Single family

**Public Notification:**

The following Neighborhood Associations were notified:

Arlington Heights NA\*  
Alamo Heights NA  
Crestline Area NA  
Streams and Valleys Inc

Westside Alliance  
Camp Bowie District, Inc.  
Fort Worth ISD  
Trinity Habitat for Humanity

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-06-206; east of petition area, petition, from B to A-5, approved;  
ZC-06-212, southwest of petition area, petition, from B to A-5, approved; and  
ZC-09-116, surrounding and including subject, Council-initiated, to be in conformance with the Comprehensive Plan, withdrawn;  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-13-180, north of rezoning area, petition, from B to A-5, approved.

Platting History: FS-15-121 Chamberlain Arlington Heights.

**Transportation/Access**

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
El Campo 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 proposed “A-10” One-Family district **is 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:

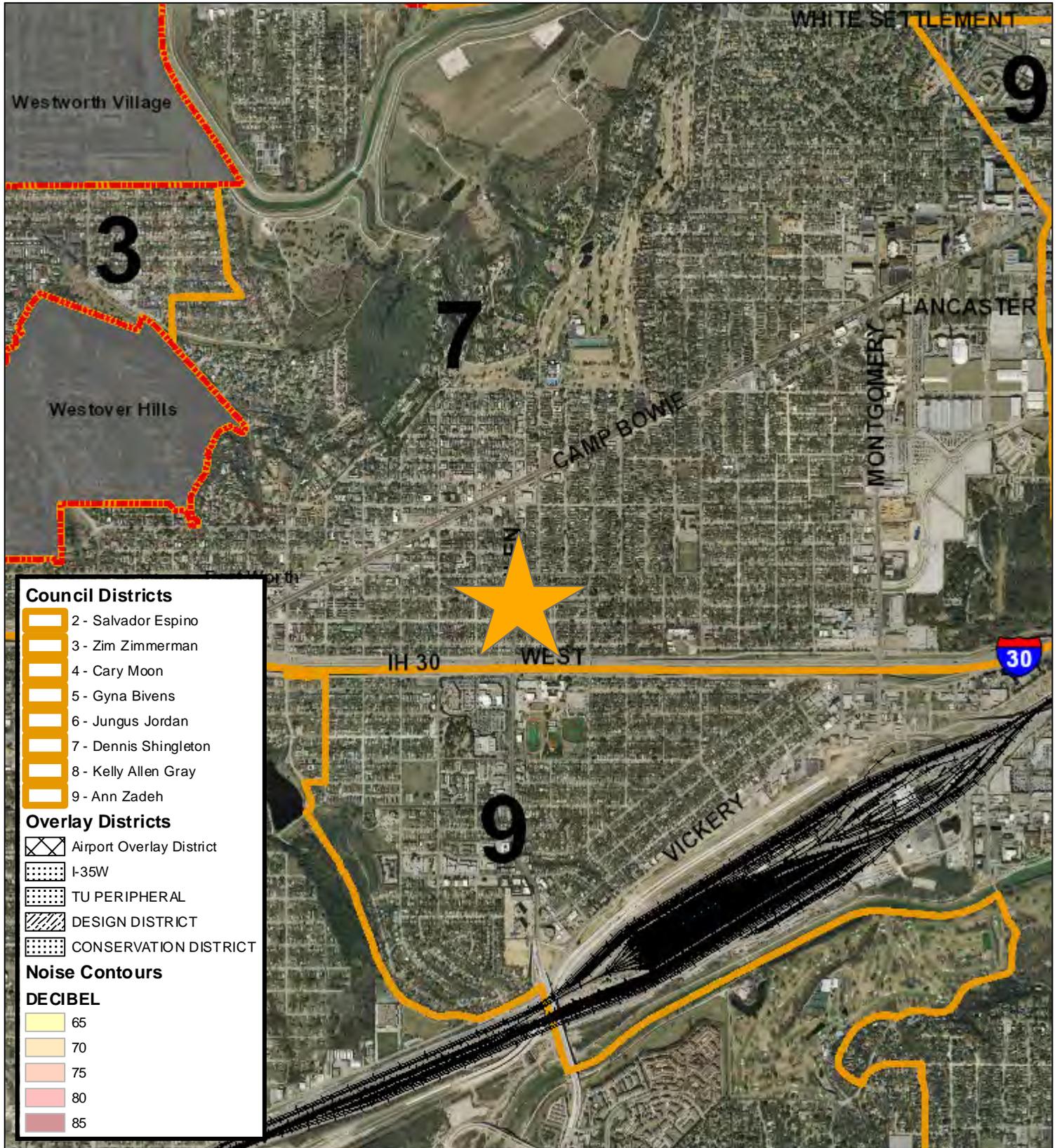
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are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

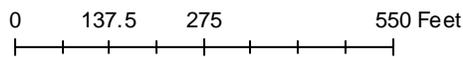
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Petition Verification
- Minutes from the Zoning Commission meeting

## Area Map



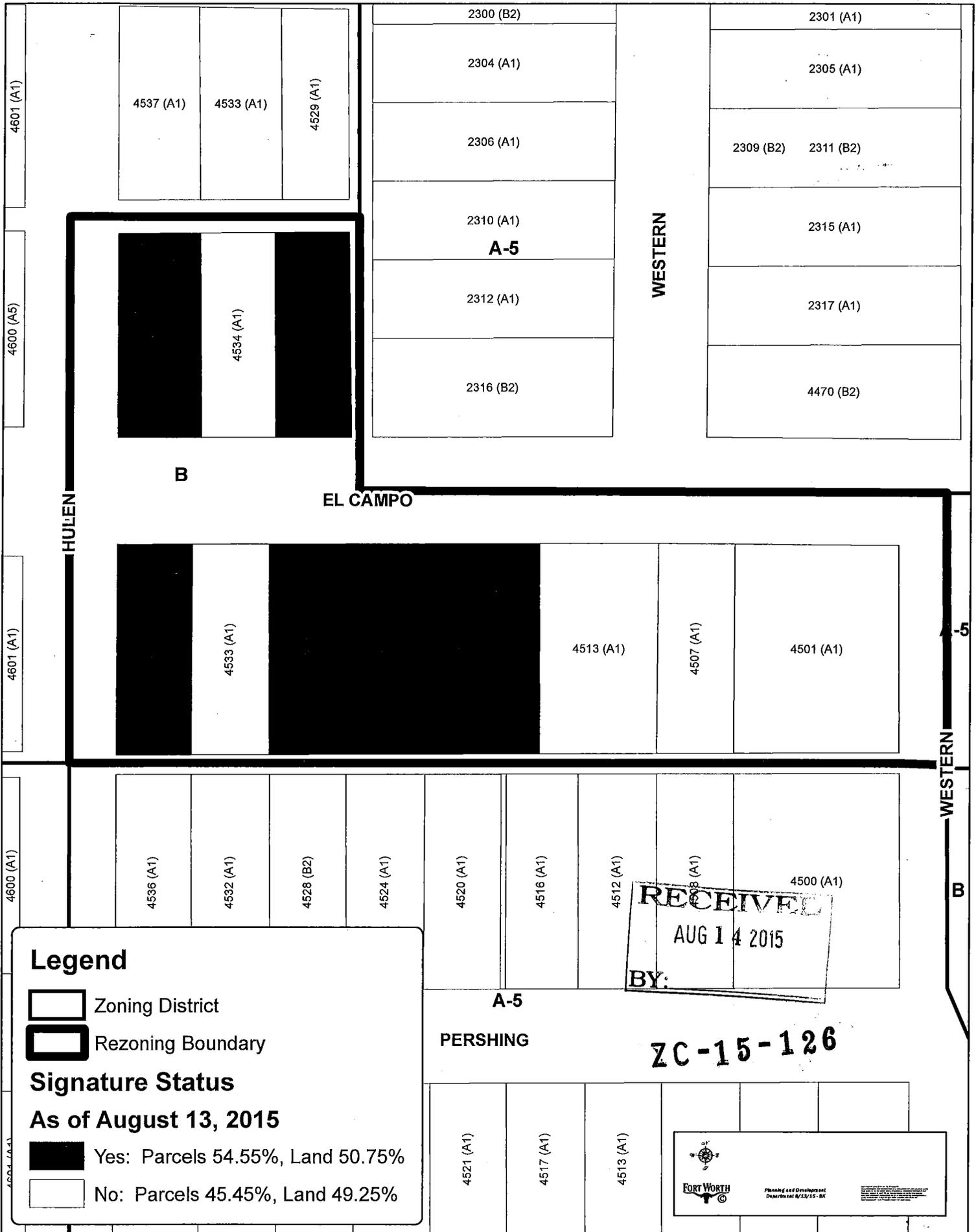
### Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
 Address: 4500 block El Campo Avenue  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 2.968876  
 Mapsco: 75G  
 Sector/District: Arlington Heights  
 Commission Date: 9/9/2015  
 Contact: 817-392-8190

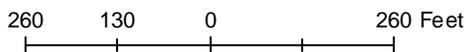


# 4500 block El Campo Avenue

EXHIBIT A



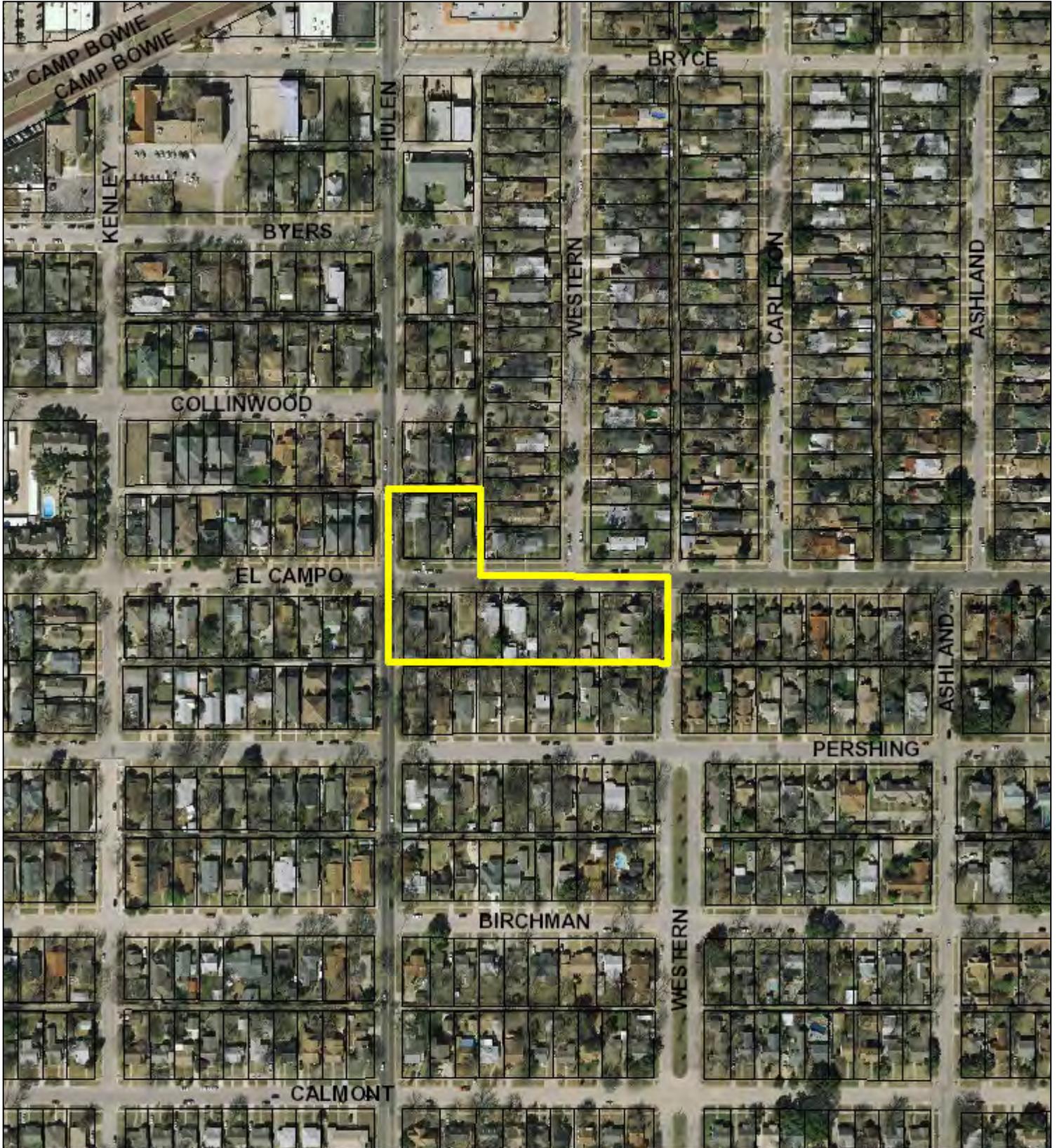
### Future Land Use



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 17, 2015.



**Aerial Photo Map**



0 170 340 680 Feet



**shading/glazing or other thermal light heat energy measure, metal, porcelain, spandrel panels or curtain walls for masonry requirement and utilize landscaping architectural elements for screening parking garage façade; site plan included**

Hal Fairbanks, 394 Audubon Street, New Orleans, LA representing Whitehead Equities JV explained to the Commissioners the request to rezone to “PD/MU-2” for a hotel will support the new arena and Will Rogers Coliseum. The PD language is to provide for flexibility in height and facade.

Mr. Genua reopened the hearing to ask Mr. Fairbanks to explain the elevation drawing they received. Mr. Fairbanks said this was prepared by Dunaway to provide an illustration of what the approximate height would look like and the view line to downtown.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

**12. ZC-15-126 City of Fort Worth Planning & Development (CD 7) 4500 Block El Campo Avenue (Chamberlain Arlington Heights 1<sup>st</sup> Addition, Block 6, Lots 1-6; Block 68, Lots 21-26 and Block 69, Lots 10-20, 2.97 Acres): from “B” Two-Family to “A-5” One-Family**

Kathy Bergkamp, 4525 El Campo, Fort Worth, Texas representing the property owners explained to the Commissioners they filed a petition in order to rezone their property to “A-5”.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<b>ZC-15-126</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Brenda Helmer/ Arlington Heights NA	NA	Out		Support	Sent letter in
Janice Bergkamp	4525 El Campo	In		Support	Sent letter in

**13. ZC-15-103 City of Fort Worth Planning & Development: Text Amendment: Definitions (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 9 “Definitions”, to amend Section 9.101, “Defined Terms” to revise the definitions of “Family”, “Boarding House”, “Community Home”, and “Restaurant”, and;**