



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 12, 2016

Council District 3

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

Opposition: None submitted
Support: One person spoke

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 a portion of the Ridglea Country Club Estates Addition**

Site Location: Generally bounded by SH 183, the Trinity River, and Ridglea Country Club Drive
Mapsco: 88B

Proposed Use: **Single Family Residential**

Request: From: "CR" Low Density Multifamily
To: "A-10" One-Family and "A-5" One-Family

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

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

Background:

This area of the Ridglea Country Club Estates has been zoned "CR" Low Density Multifamily for a number of years. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. Twenty-two parcels comprise the area to be rezoned. Owners representing 72.73% of the parcels and 77.13% of the land area signed a petition in favor of rezoning to "A-5" One-Family. The majority of the parcels have lot sizes that exceed 10,000 square feet, so the larger parcels are proposed to be rezoned to "A-10" One-Family to preserve the current lot sizes.

Site Information:

Owner: Various (see petition property owner list)
Agent / Consultant: City of Fort Worth
Acreage: 8.59 ac.
Comprehensive Plan Area: Western Hills/Ridglea

Surrounding Zoning and Land Uses:

North "A-5" One-Family / Single family
East "G" Intensive Commercial / Vacant land
South Benbrook / Trinity River and vacant land in City of Benbrook
West "A-5" One-Family / Single family

Public Notification:

The following Neighborhood Associations were notified:

Ridglea Country Club Estates HA *
Streams and Valleys Inc

Fort Worth ISD
Trinity Habitat for Humanity

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-178; north of petition area, from D to PD for E uses, approved; and ZC-06-212, southeast of petition area, from Lockheed Recreation area to G and PD for MU-2 uses, approved.

Platting History: None.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Battle Creek Road	2 lanes undivided	none – residential street	none
Ridglea Country Club	2 lanes undivided	none – collector street	none
River Ridge Road	2 lanes undivided	none – residential street	none
SH 183	6 lanes divided	freeway	TXDoT

Development Impact Analysis:

1. **Land Use Compatibility**

Based on retaining an established single-family development pattern, the proposed “A-10” One-Family and “A-5” 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:

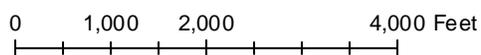
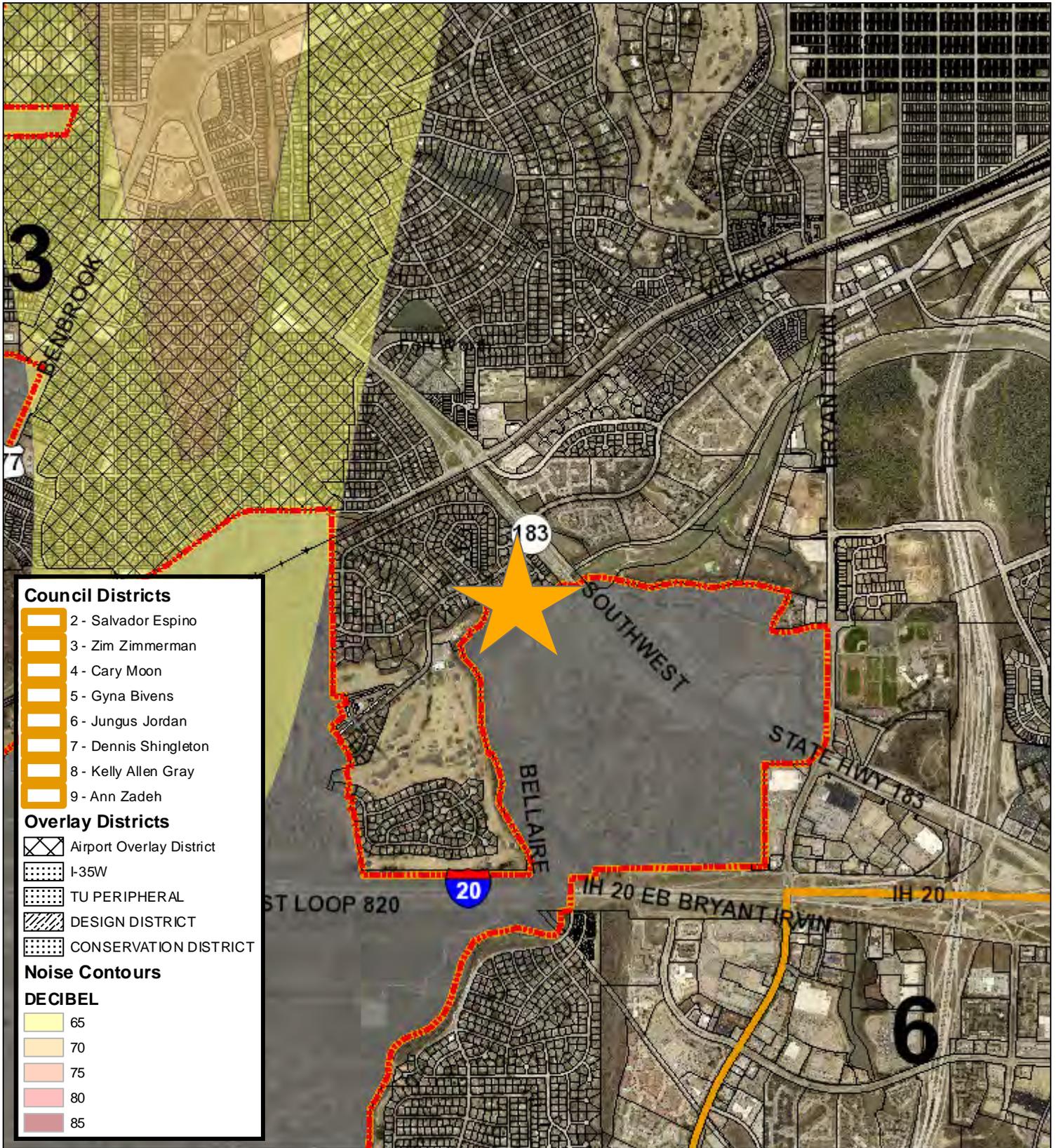
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are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

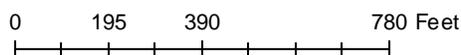
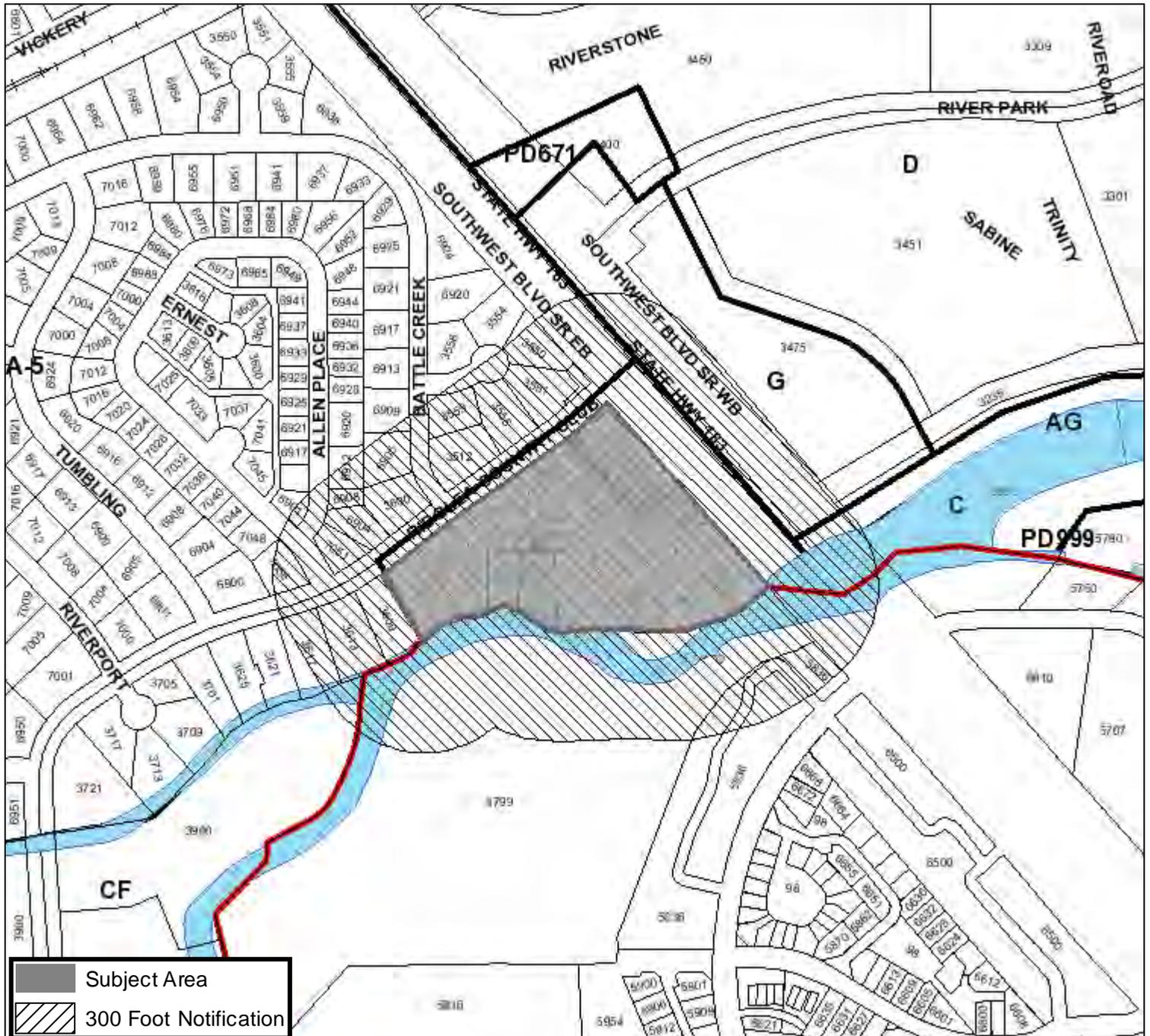
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Petition Verification
- Minutes from the Zoning Commission meeting

Area Map



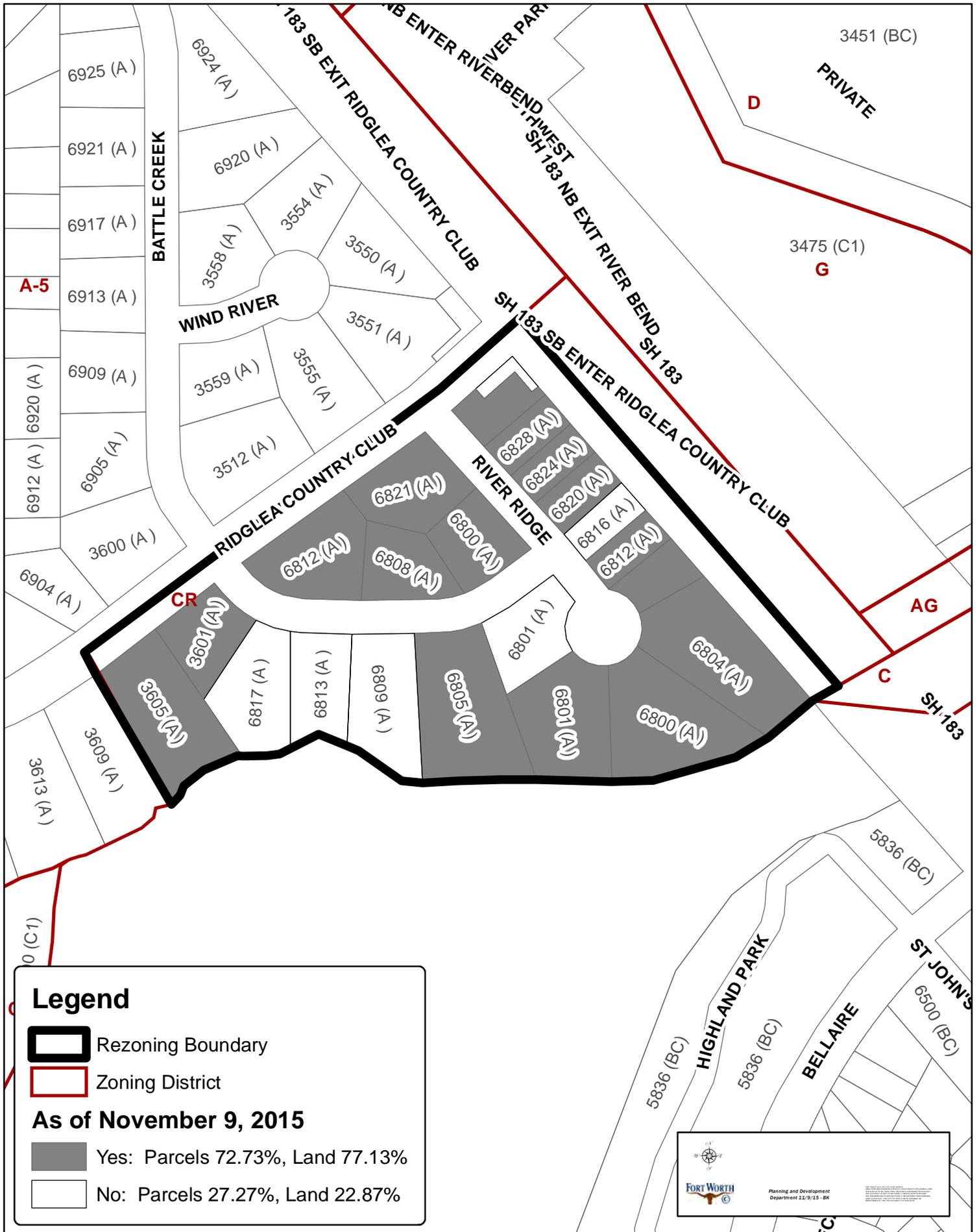
Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: Generally bounded by SH 183, the Trinity River, and Ridgela Country Club Drive
 Zoning From: CR
 Zoning To: A-10, A-5
 Acres: 8.59404678
 Mapsco: 88B
 Sector/District: W.hills/Ridgela
 Commission Date: 12/9/2015
 Contact: 817-392-8190



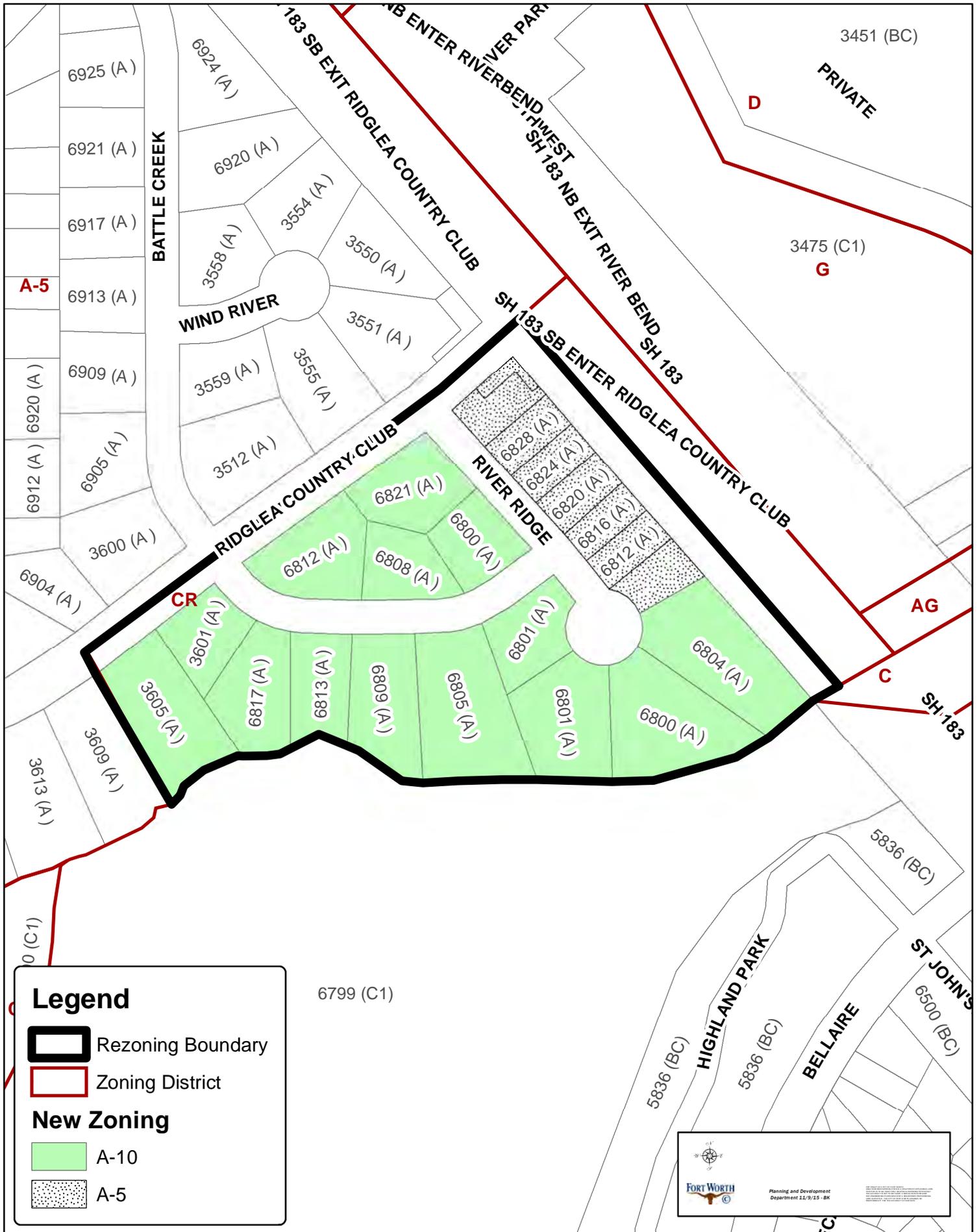
Ridglea Country Club Estates, Block 1

EXHIBIT A

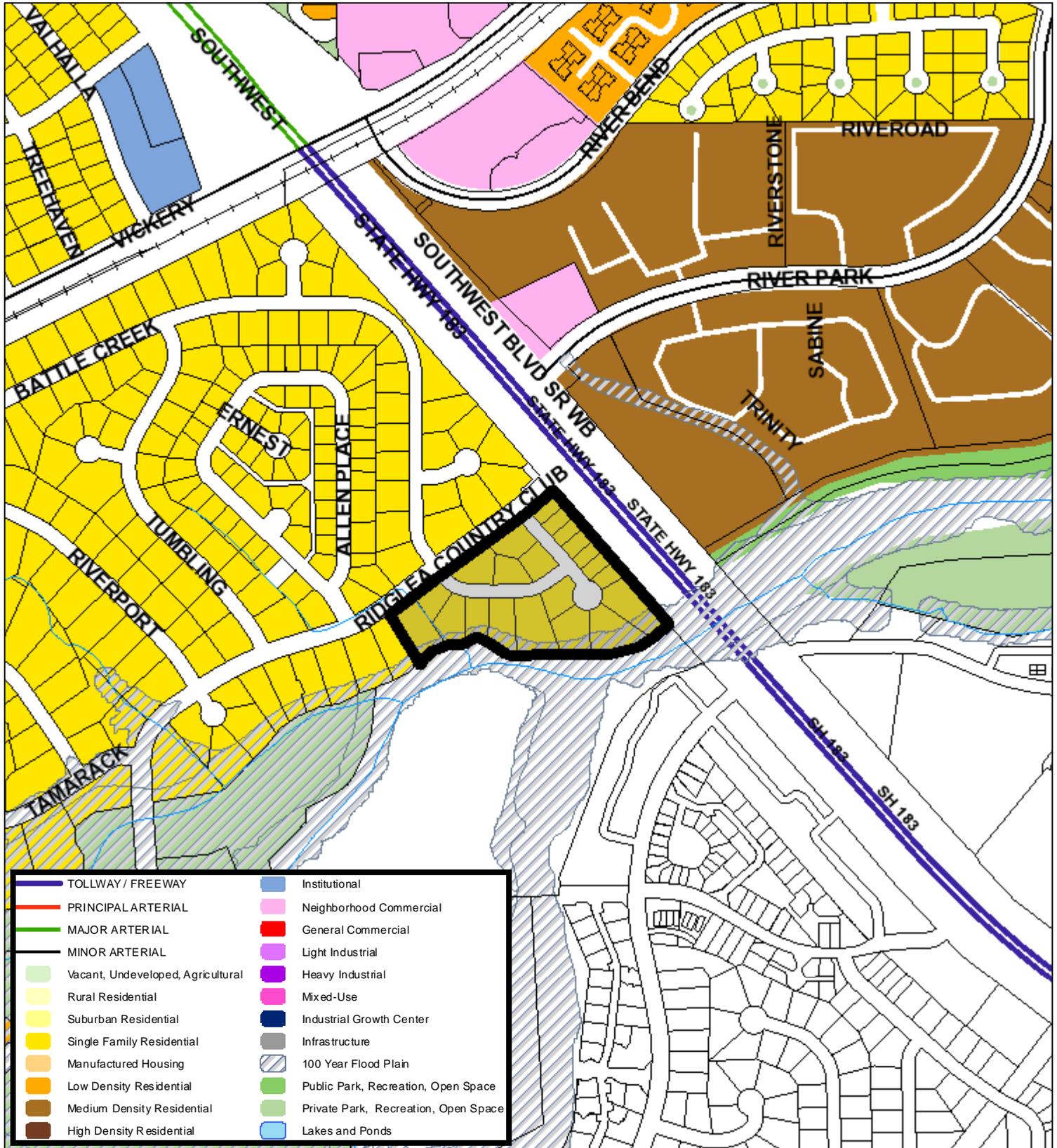


Ridglea Country Club Estates, Block 1

EXHIBIT A



Future Land Use

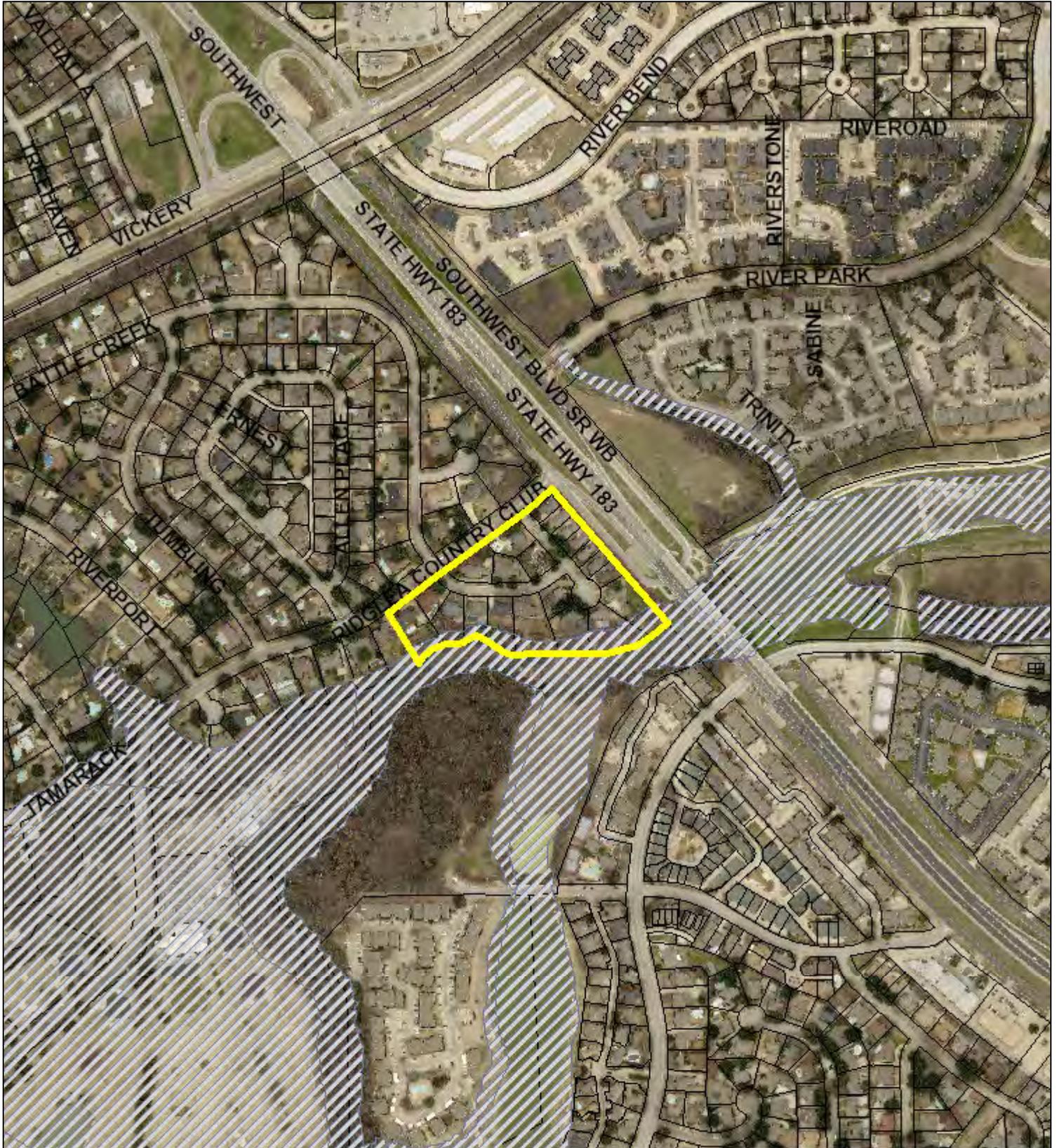


500 250 0 500 Feet

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



0 315 630 1,260 Feet



Kyle Salzman, 777 Main Street, Fort Worth, Texas representing Ellesmere Corporation explained to the Commissioners they are requesting “I: zoning to be consistent with the remainder of the property.

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

11. ZC-15-159 Texas Christain University (CD 9) 2903-2913 (odds) W. Cantey Street (University Place Addition, Block 6, Lots 12-15, 0.71 Acres): from “C” Medium Density Multifamily to PD Planned Development for all uses in “MU-1” Low Intensity Mixed Use excluding ambulance dispatch station, blood bank, electric power substation probation or parole office, auto repair, paint & body shop, boat rental or sales, cold storage or ice plant, gunsmithing, repair or sales, mini-warehouses, newspaper distribution center, assembly of pre-manufactured parts except for vehicle trailers, airplanes, mobile homes, bottling works, milk or soft drinks, manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning or polishing preparations, small boats, novelties and clothing, monument works stone, paper box manufacture, rubber stamp manufacture, sheet metal shop, warehouse or bulk storage, welding shop, custom work (not structural); with the following waivers to the MU-1 standards: 1) front yard setback on Cantey Street greater than 20 feet, 2) to not meet façade or fenestration requirements, 3) to not meet building material masonry requirements, 4) to not provide building entries to the public street, and 5) provide main entrances interior to the property; site plan waiver requested/TCU Overlay

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Texas Christain University explained to the Commissioners they are proposing to build a Fine Arts Building. The PD is base “MU-1” zoning and they are requesting waivers to the front yard setback greater than 20 ft., not to meet façade fenestration requirements, not to meet building material masonry requirements and to provide building entries to the public street. He said they hosted a neighborhood meeting and about 50 neighbors participated from University North NA, University West NA, and Frisco Heights NA. Mr. Hudson presented his power point to the Commissioners and explained the building is oriented back to the campus, not to the neighborhood as requested, and that is why they are requesting waivers to the “MU” requirements.

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

<i>Document received for written correspondence</i>				ZC-15-164	
Name	Address	In/Out 300 notification area	Position on case		Summary
Tammy/Deanna Defferies	2714 Waits	Out	Opposition		Sent letter in

12. ZC-15-160 City of Fort Worth Planning & Development Petition: Ridglea Country Club (CD 3) Generally bounded by SH 183, the Trinity River and Country Club Drive

(See addresses in case file, 8.59 Acres): from “CR” Low Density Residential to “A-5” One-Family and “A-10” One-Family

Bert Franks, 6812 River Ridge Road, Fort Worth, Texas representing Ridglea Country Club Neighborhood Association explained to the Commissioners the request to rezone to “A-5” and “A-10’ One-Family to protect their lot sizes.

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

13. ZC-15-161 American National Bank & Trust (CD 9) 1500, 1518 W. 7th Street and 605 Penn Street (Van Zandt Addition, Block 2, Lots 2-6, 0.64 Acres): from “J/DUDD” Medium Industrial/Downtown Urban Design District and PD321/DUDD Planned Development/Specific Use for multifamily and office/retail; site plan approved to “H/DUDD” Central Business District/Downtown Urban Design District

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing American National Bank & Trust explained to the Commissioners they are proposing a two story bank and office building as indicated on the conceptual site plan. Parking will be located behind the building with an ATM on the east side. Mr. Hudson explained there are two existing driveways they will be using; one off Penn Street and the other off of 7th St. There will be no drive access to Summit.

Mr. Genua mentioned this area has a lot of traffic with a middle turning lane. Mr. Hudson mentioned the drive on 7th will be right-in, and right-out access.

Ms. Dunn asked if the curb cut was on the crest of the hill and expressed concerns about the turn lane and the right hand turn going into the parking lot. Mr. Hudson said the elevation continues to climb in this area and that traffic backs up in the turn lane on Summit.

Mr. Genua asked staff if there could be a sign placed saying no left turn. Mirian Spencer with Transportation and Public Works said they could design the driveway approach where you create a right in-right out. Mr. Hudson said they would be alright with that kind of approach. Ms. Dunn asked if there was a reason why they didn’t do an entrance on Summit. Mr. Hudson said because of the grade difference: it is about six or eight feet lower than Penn Street. They were trying to utilize the two existing approaches.

Mr. Flores wanted to clarify the modification.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern with consideration to limited access on W. 7th Street. The motion carried unanimously 8-0.

14. ZC-15-162 701 Hampton LLC (CD 9) 600-700 blocks N. Hampton, 1205 Delores and 1305 Johnson Street (see legal description in case file, 10.69 Acres): from “J” Medium