



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 26, 2016

Council District 3

| | | |
|--|-------------------|---|
| Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: One person spoke | Continued | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| | Case Manager | <u>Beth Knight</u> |
| | Surplus | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| | Council Initiated | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

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.

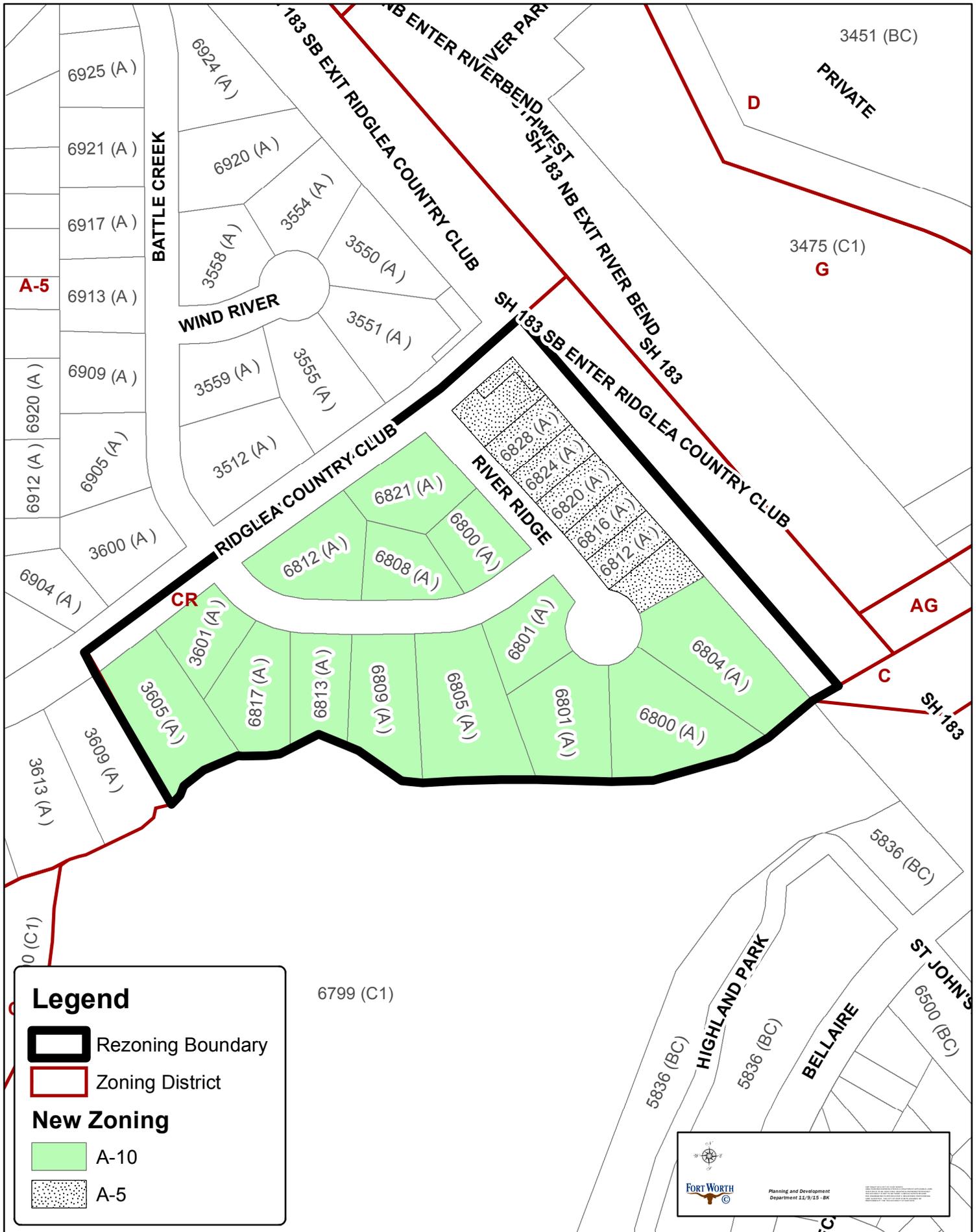
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2015 Comprehensive Plan.

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

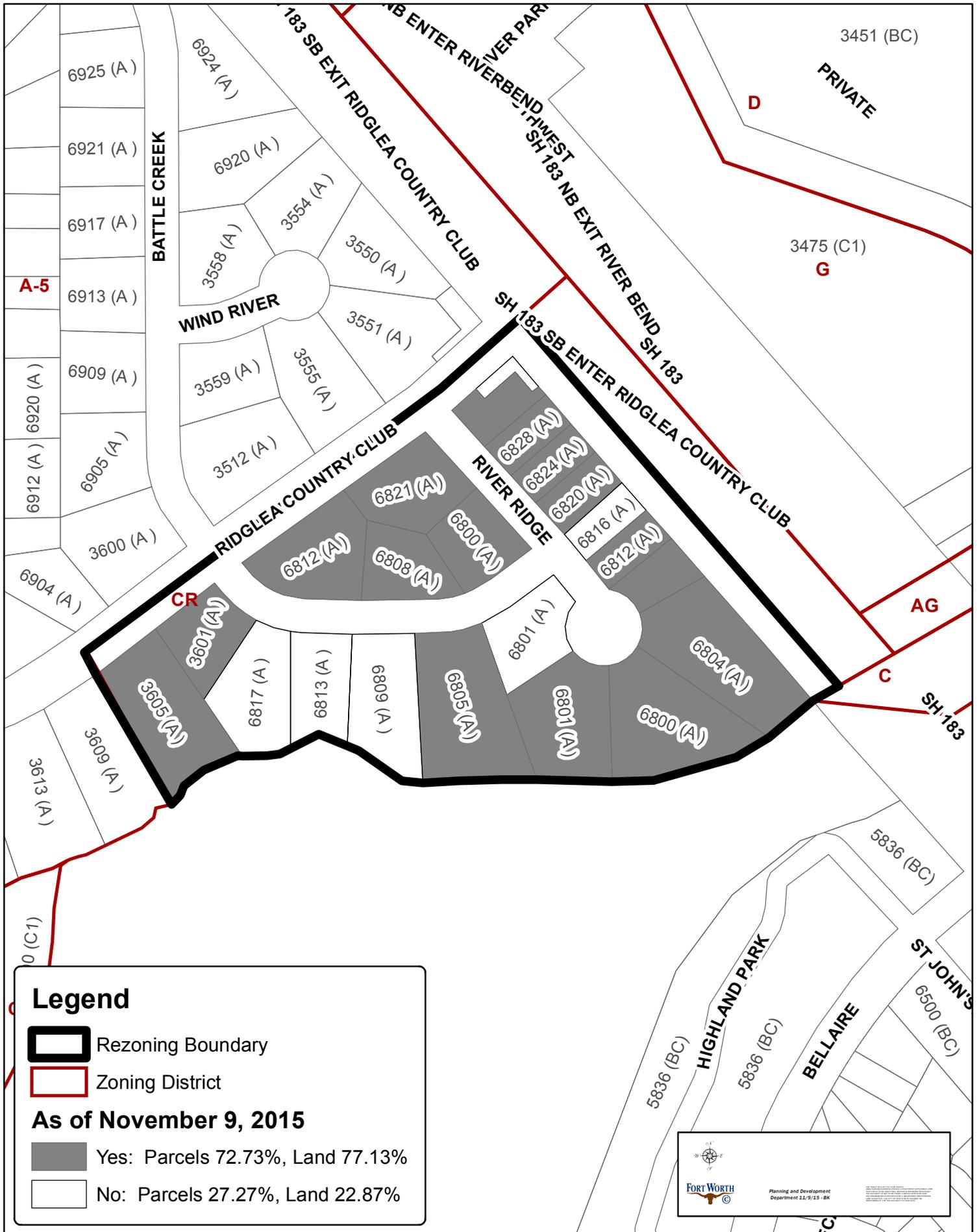
Ridglea Country Club Estates, Block 1

EXHIBIT A

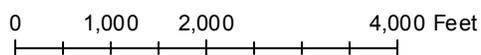
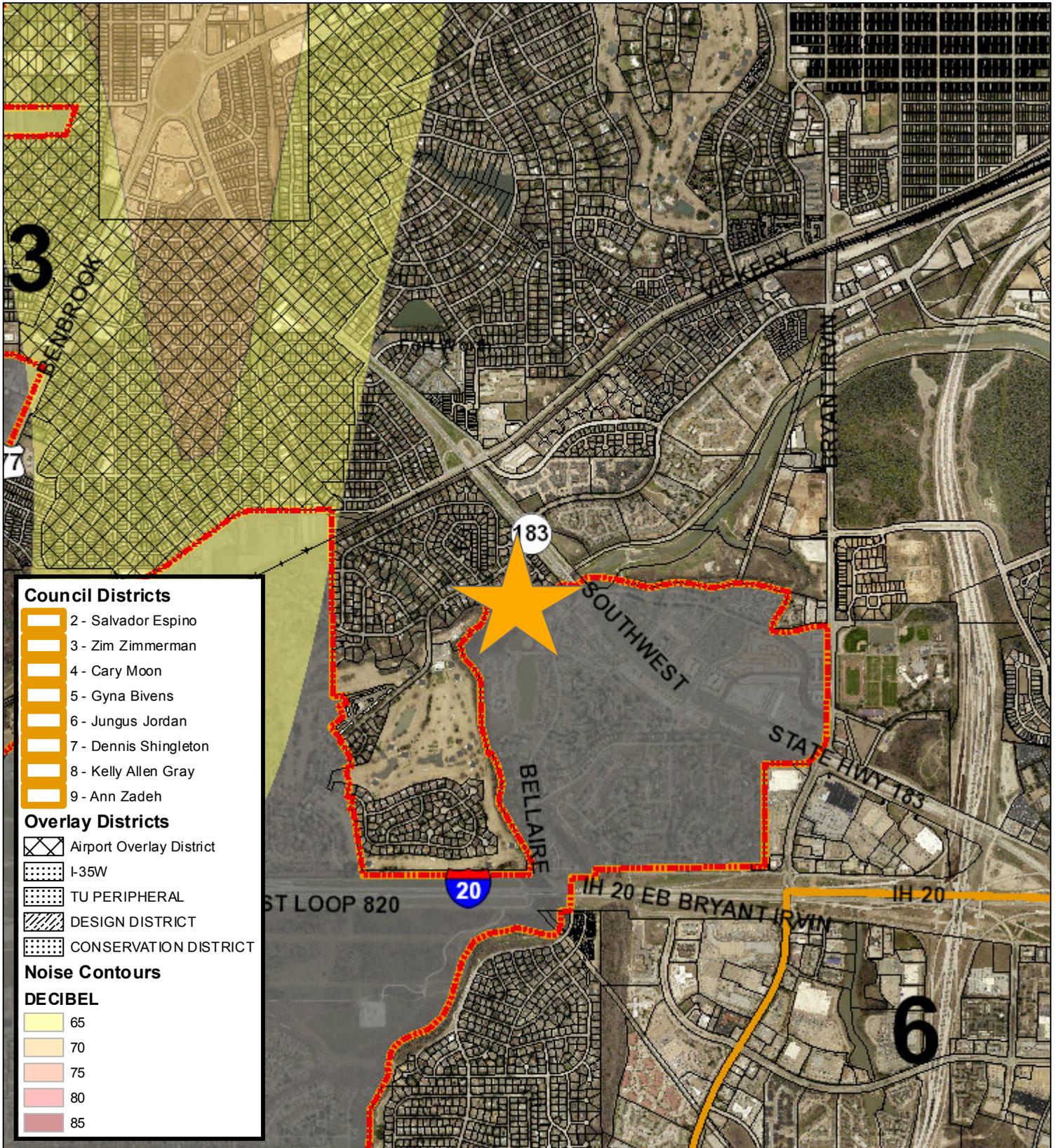


Ridglea Country Club Estates, Block 1

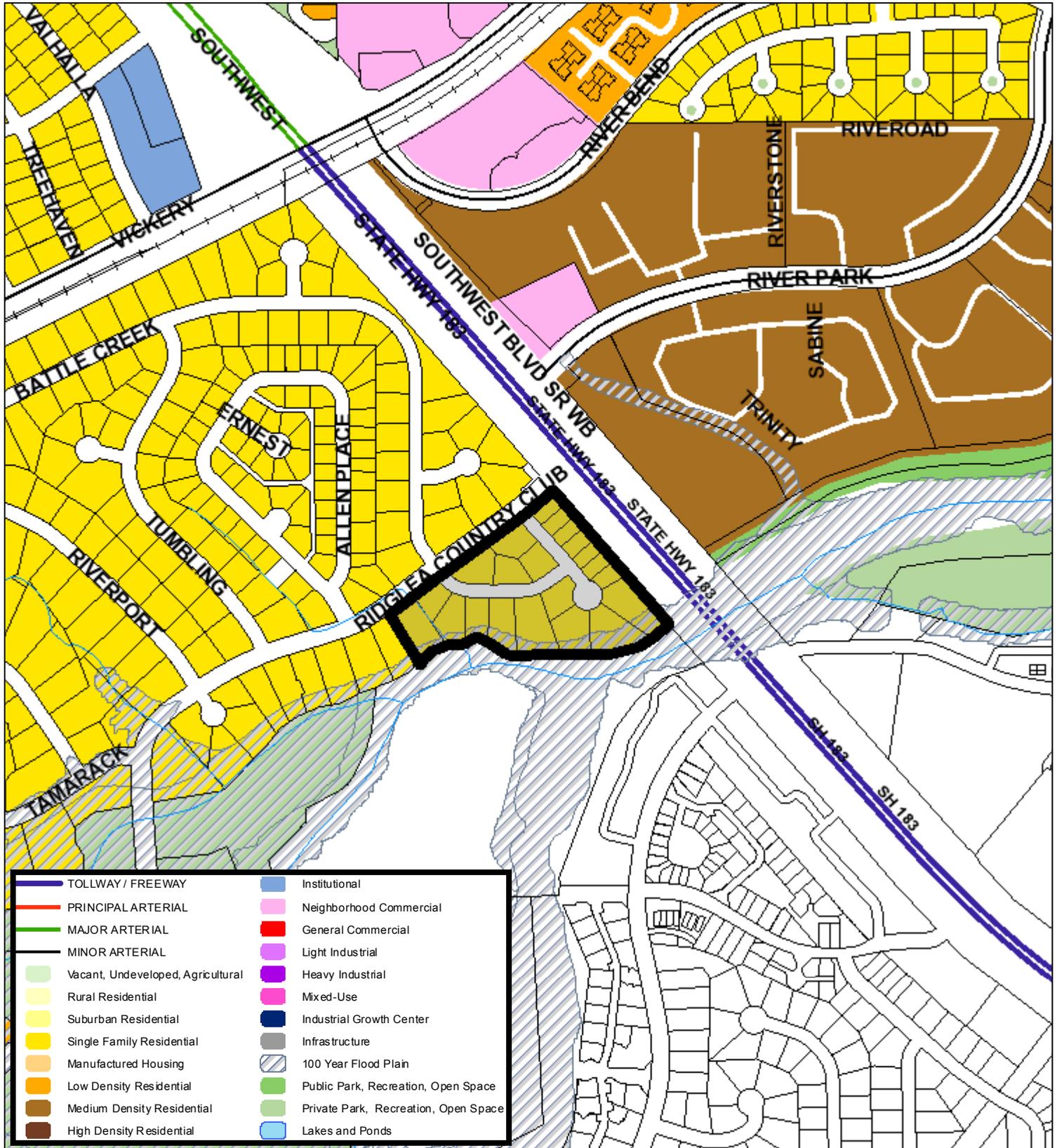
EXHIBIT A



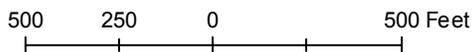
Area Map



Future Land Use



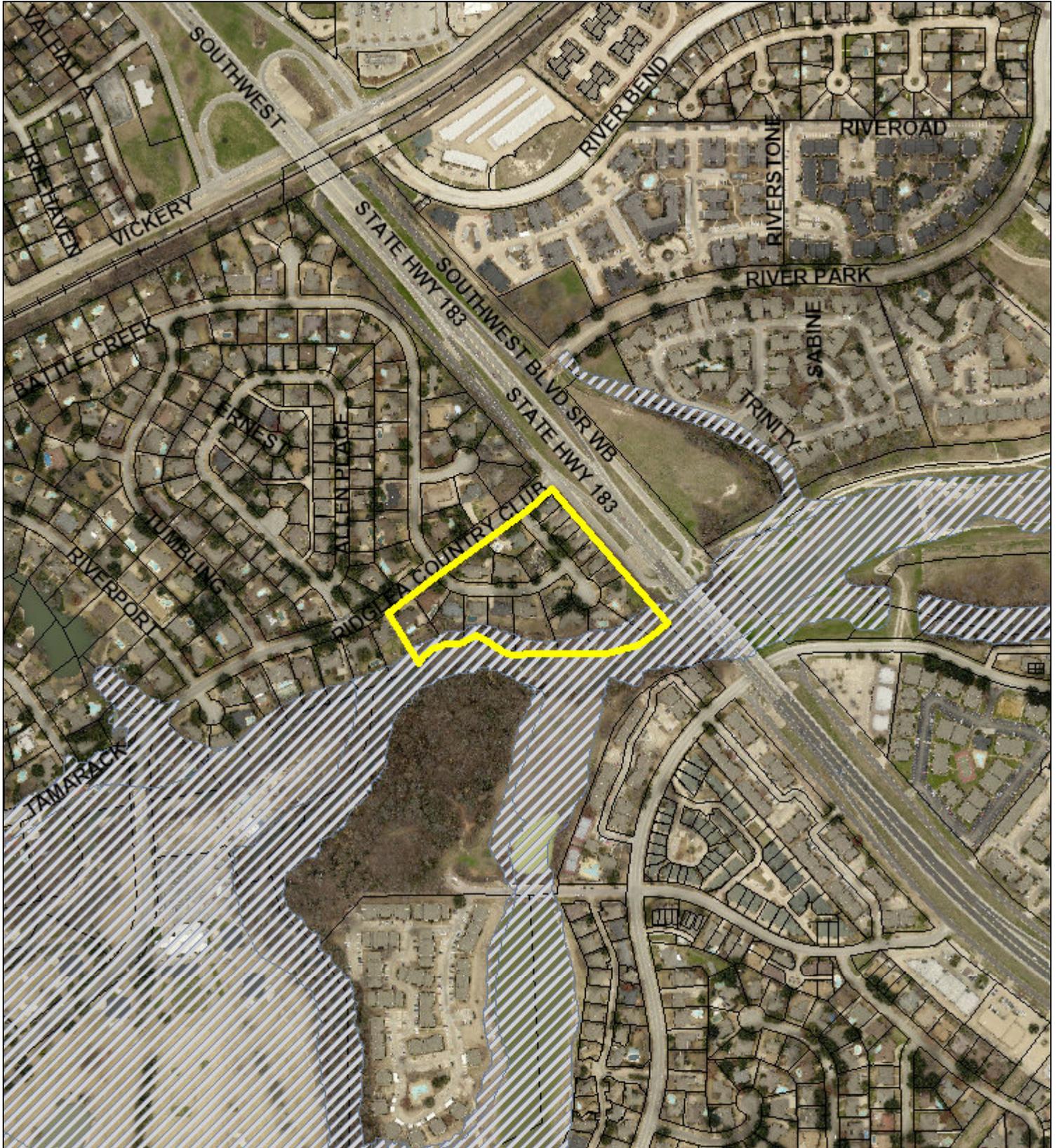
500 250 0 500 Feet



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

