



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 3

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

Opposition: None submitted
Support: Eight letters submitted

Continued Yes ___ No X
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes X No ___

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: Generally bounded by Bellaire, Hulen, Ranchview, and Bellaire Circle
Mapsc0: 89BC

Proposed Use: Single family uses and vacant land

Request: From: "A-5" One-Family, "C" Medium Density Multifamily, and "PD 531" Planned Development for A-5 uses plus perimeter fencing and gates; site plan approved

To: "A-43" One-Family, "A-21" One-Family, "A-10" One-Family, and Amend "PD 531" Planned Development for A-43 uses plus perimeter fencing and gates; site plan waiver requested

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The property consists of single family residential uses and park land, designated for single family and public park in the 2016 Comprehensive Plan. This area is the southern portion of the Tanglewood neighborhood. The northern portion of the neighborhood was rezoned in mid-2015 to reflect the lot sizes that were developed.

A meeting was held at the request of Council Member Zimmerman for the affected property owners regarding the proposed zoning changes on June 27, 2016. At that meeting, the neighborhood voted to proceed with the zoning, as proposed.

Site Information:

Applicant: City of Fort Worth Planning & Development Dept.
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 138.1 acres

Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "A-10" One-Family and "C" Medium Density Multifamily / Single family, clustered single family, and public park

East "A-21" One-Family and "A-10" One-Family / Single family uses

South "A-5" One-Family and "B" Two-Family / Single family and duplexes
West "A-5" One-Family / Single family and vacant land

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-193 and ZC-06-211, east and south of subject site, Council-initiated, to be in conformance with the Comprehensive Plan, approved;
ZC-14-138, inside and east of rezoning boundary, addition of TCU overlay, approved;
ZC-15-046, between and north of subject sites, petition-based from A-5 to A-10 and A-7.5, approved; and
ZC-16-143, south of rezoning area, petition-based from A-5 and CR to A-21 and A-21, ZC recommended approval 8/10/2016, Council decision scheduled 9/13/2016.

Platting History: None

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
S. Hulen Street	4 lanes divided	Major Arterial	none
Overton Park Drives	2 lanes undivided	Collector	none

Public Notification:

The following Neighborhood Associations were notified:

Tanglewood NA*	Trinity Habitat for Humanity
Overton Park NA	Streams & Valleys, Inc
Overton Woods HA Inc	Fort Worth ISD
Westcliff West NA	

Development Impact Analysis:

1. **Land Use Compatibility**

Based on retaining an established single-family development pattern, the proposed "A-21" One-Family and "A-10" One-Family district **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the site as Neighborhood Commercial. 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 2016 Comprehensive Plan.

Attachments:

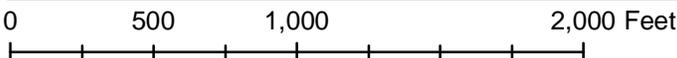
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Proposed zoning map
- Minutes of September 14, 2016 Zoning Commission hearing



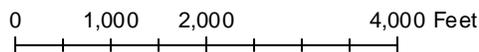
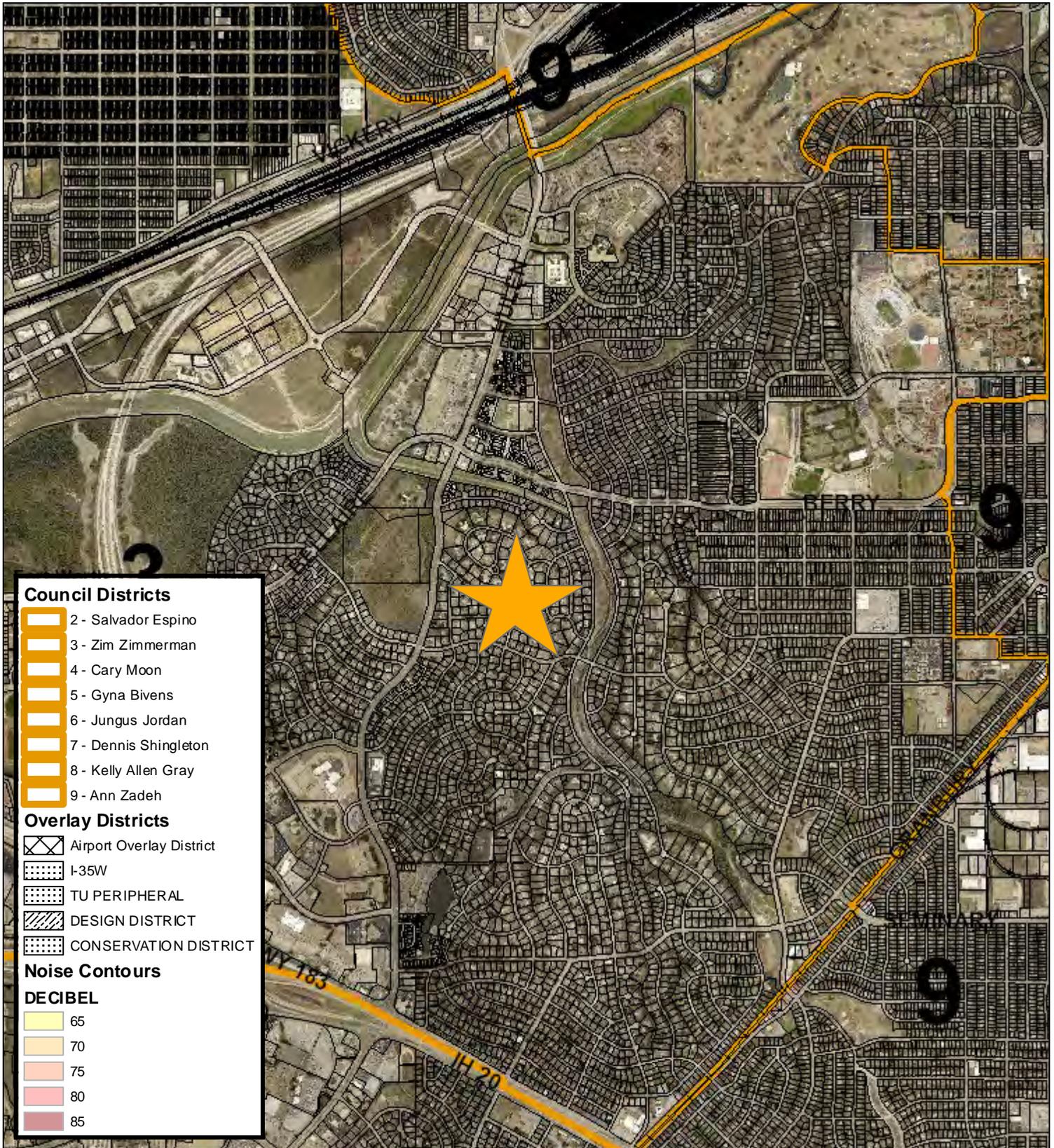
Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: Generally bounded by Bellaire, Hulen, Ranchview, and Bellaire Circle
 Zoning From: A-5, C, and PD 531 for A-5 uses plus perimeter fencing
 Zoning To: A-43, A-21, A-10, and PD 531 for A-43 uses plus perimeter fencing
 Acres: 138.104161
 Mapsco: 89BC Sector/District: TCU/W.cliff
 Commission Date: 09/14/2016 Contact: 817-392-8190

A map of proposed zoning districts is attached.



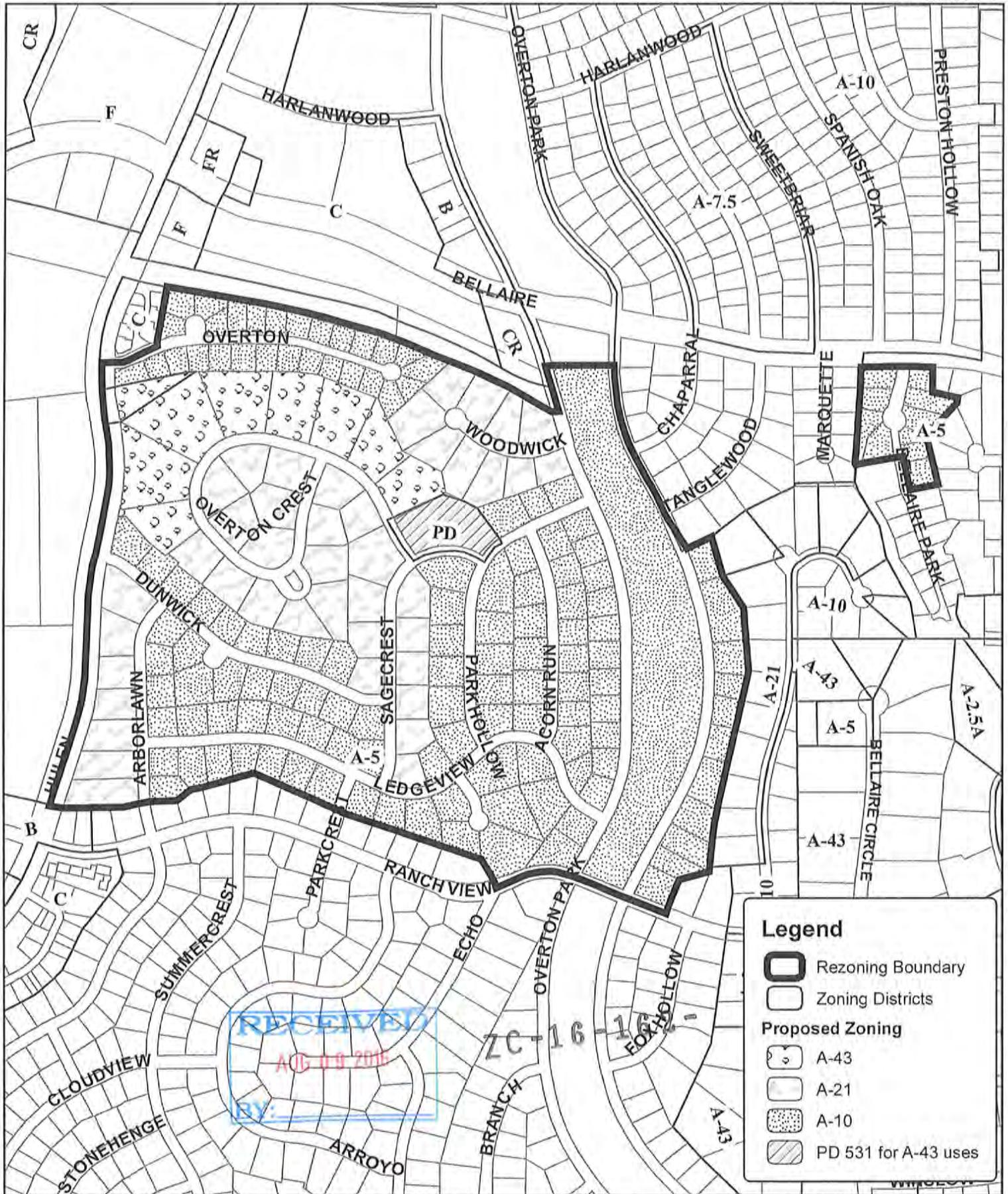
Area Map



Portion of Tanglewood Neighborhood: Proposed Zoning

From "A-5" One-Family, "C" Medium Density Multifamily, and "PD 531" Planned Development for A-5 uses to "A-43" One-Family, "A-21" One-Family, "A-10" One-Family, and "PD 531" Planned Development for A-43 uses

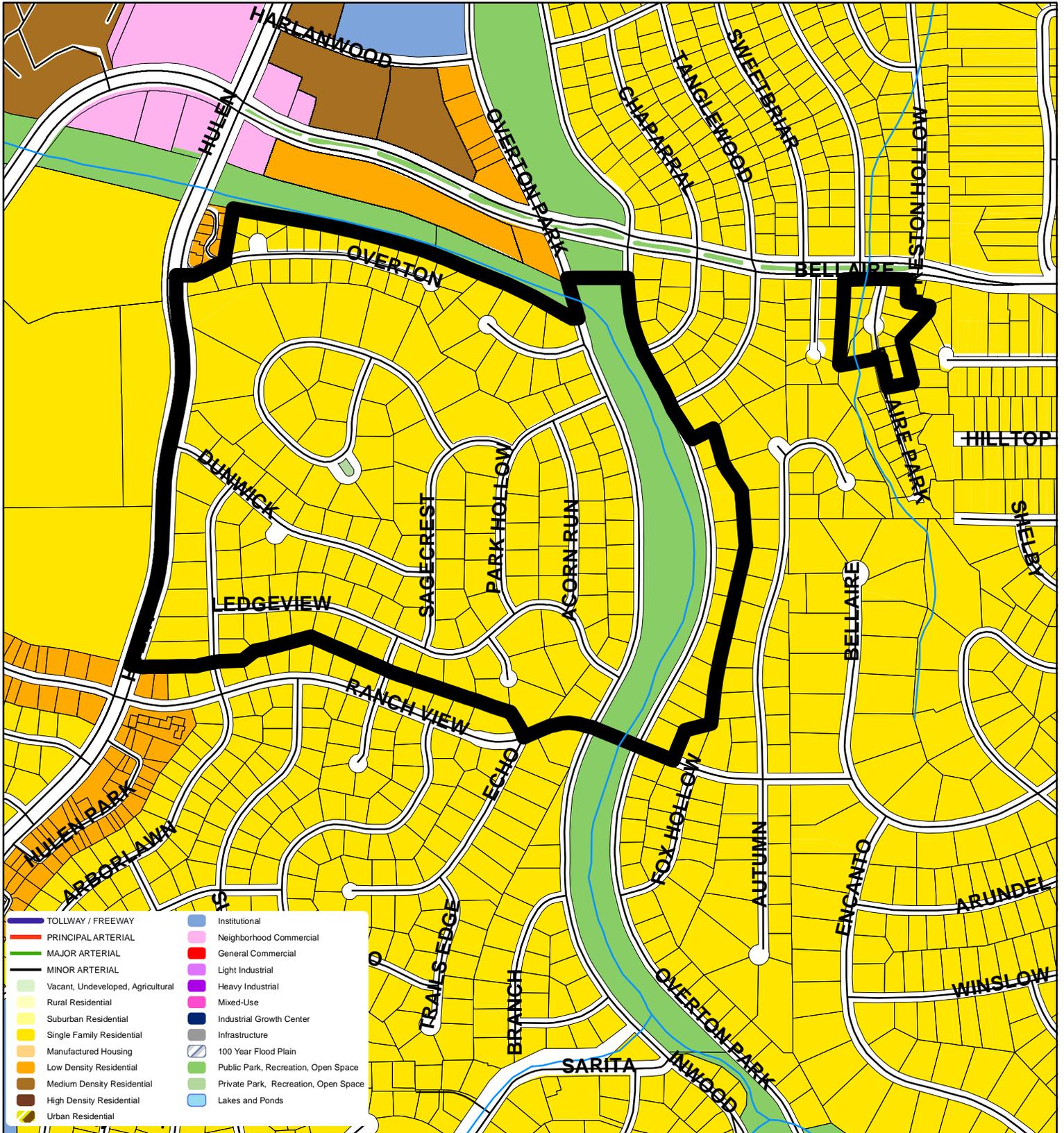
ATTACHMENT A



RECEIVED
AUG 10 2016
BY: [Signature]



Future Land Use



675 337.5 0 675 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 29, 2016.



Aerial Photo Map



0 1,200 2,400 4,800 Feet



Benny Tucker	3408 Fite St.	Out		Support	Signed petition
Allen Tucker	11500 Valley Mosier	In		Support	Signed petition
Oscar Trujillo	11701 Valley Mosier	Out		Support	Signed petition

15. ZC-16-161 Golden Beach LP (CD 7) – 4401 Golden Triangle Boulevard (J. R. Knight Survey, Abstract 902, 2.09 Acre): from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini warehouse; site plan waiver requested

Marcella Olson, 500 Main Street, Suite 800, Fort Worth, Texas representing Golden Beach LP explained to the Commissioners the request is to rezone to PD/G plus mini warehouse with a waiver to the site plan. She presented renderings of what the area could look like, including the buffering from the residential neighborhood to the north. Staff received a letter of support from the Woodland Enclave Owners Association. Ms. Olson also stated the height would be capped at three stories with lighting to be directed away and downward from the residential district.

Mr. Northern asked about the public access easement. Ms. Olson said when they plat the property they will address access and flag lots.

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

<i>Document received for written correspondence</i>					ZC-16-161
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Mark Allen/Woodland Enclave Owners Assoc.	NA	Out		Support	Sent letter in

16. ZC-16-162 City of Fort Worth Planning and Development: Petition Tanglewood Neighborhood Phase II (CD 3) – Generally bounded by Bellaire, Hulen, Ranchview and Bellaire Circle (see addresses in case file, 138.10 Acre): from “A-5” One-Family, “C” Medium Density Multifamily, and PD 531 "PD/SU Planned Development/Specific Use for all uses in “A-5" One-Family plus perimeter fencing and gates; site plan approved to “A-10” One-Family, “A-21” One-Family, “A-43” One-Family, and Amend PD531 for A-43 One-Family plus perimeter fencing and gates; site plan waiver requested

Deborah Freed, 3225 Preston Hollow, Fort Worth, Texas, President for Tanglewood Neighborhood Association spoke on behalf of the petition. The zoning request is to appropriately zone the properties based on the size of the lots.

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

<i>Document received for written correspondence</i>	ZC-16-162
-----------------------------------------------------	-----------

Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Janet Wright	4300 Ledgview	In		Support	Sent letter in
David Nolet	3404 Acorn Run	In		Support	Sent letter in
Cynthia Prince	4309 Woodwick	In		Support	Sent letter in
Bill Campbell	4420 Overton Terrace	In		Support	Sent letter in
George Gilbert	4509 Overton Terrace	In		Support	Sent letter in
Steven/Melissa Schultz	4428 Overton Crest	In		Support	Sent letter in
Nona Cobden	3313 Overton Park Dr E.	In		Opposition	Sent letter in

Mr. Genua asked Ms. Murphy to call ZC-16-163 through ZC-16-168 together.

17. ZC-16-163 Mary Byrd/City of Fort Worth Planning & Development (CD 9) – 1320 Bluebonnet Drive (Oakhurst Addition, Block 24, Lot 17, 0.22 Acre): from “A-10” One-Family to Add Historic and Cultural Overlay

Doyle Willis spoke in support of all the historic cases.

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

<i>Document received for written correspondence</i>					ZC-16-163
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Doyle/Libby Willis	2300 Primrose	Out		Support	Spoke at hearing

18. ZC-16-164 Nila Riddle/City of Fort Worth Planning & Development (CD 9) – 1601 Bluebonnet Drive (Oakhurst Addition, Block 27, Lots 5 S 40’ 5 and N 20’ 6, 0.32 Acre): from “A-10” One-Family to Add Historic and Cultural Overlay

Doyle Willis spoke in support of all the historic cases.

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

<i>Document received for written correspondence</i>					ZC-16-164
Name	Address	In/Out 300 notification area	ft	Position on case	Summary