



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 29, 2017

Council District 7

Zoning Commission Recommendation:
Denial by a vote of 6-0

Opposition: Five persons spoke, 15 letters submitted
Support: Two persons spoke

Continued Yes X No ___
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Paul G. Hicks

Site Location: 529 Athenia Drive Mapsco: 61W

Proposed Use: Urban Residential

Request: From: "B" Two-Family
To: "UR" Urban Residential

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

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

Background:

The proposed rezoning is located south of Scott Road on the east side of Athenia Ln., in an area now identified as the River District. Several recent zoning cases have changed the zoning to Urban Residential in the River District, especially along Nursery, Athenia, and White Settlement Road. The applicant is proposing to rezone the area from "B" Two-Family to "UR" Urban Residential.

Transportation Public Works T/PW staff has been very engaged in the infrastructure needs of the area with the current redevelopment. A traffic report has been completed for the area. While the report appeared to be satisfactory, concerns remain with the capacity of the roadways within this area as there are only three streets that connect the entire development area to White Settlement.

At the Zoning Commission meeting, opposition was received from several owners of neighboring single family residential property with concerns about the adjacency and potential construction allowed in UR.

The case was continued from the August 1 Council hearing due to a proposal submitted by the applicant that had not been reviewed by the neighbors. Meetings and communications have been held during the continuance period concerning the proposed final use on the property, which is expected to be townhomes. The applicant has requested that 528 Athenia be withdrawn from this rezoning request; it will remain B zoning.

Site Information:

Owner: Paul G. Hicks
222 W Exchange Ave

Fort Worth, TX 76164
 Acreage: 3.81
 Agent: Fort Companies/Shana Crawford
 Comprehensive Plan Sector: Northside
 Surrounding Zoning and Land Uses:
 North "B" Two-Family / single family
 East "UR" Urban Residential / undeveloped
 South "B" Two-Family / single family
 West "B" Two-Family / Trinity River

Recent Relevant Zoning and Platting History:

Zoning History: ZC-17-071 approved by City Council for UR, effective 5/16/17 (subject property to the east);
 ZC-17-041 "A-5" to "MU-1"; effective 3/21/17 (northwest of the subject property)
 ZC-16-214 "B" to "UR"; effective 1/23/16 (southeast of the subject property)
 ZC-15-134 "MU-1" to "PD/UR"; effective 11/12/15 (northeast of the subject property)
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Athenia Drive	Residential	Residential	No
Scott Road	Residential	Residential	No

Public Notification:

300 foot Legal Notifications were mailed on June 19, 2017.
 The following organizations were notified: (emailed June 23, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations, INC.	Westside Alliance
Riverbend NA*	Burton Hill Trinity Trails NA
Crestline Area NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

**Located in Neighborhood Organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "UR" Urban Residential for low density residential/townhouse development. Surrounding land uses are primary undeveloped and single-family with the area experiencing the beginning of redevelopment into higher but still low density, urban residential redevelopment.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as Single-Family Residential. However, the use is consistent with a plan for the redevelopment of the area and the city's future land use map will be revised with the 2018 update to reflect the changes. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Based on the conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

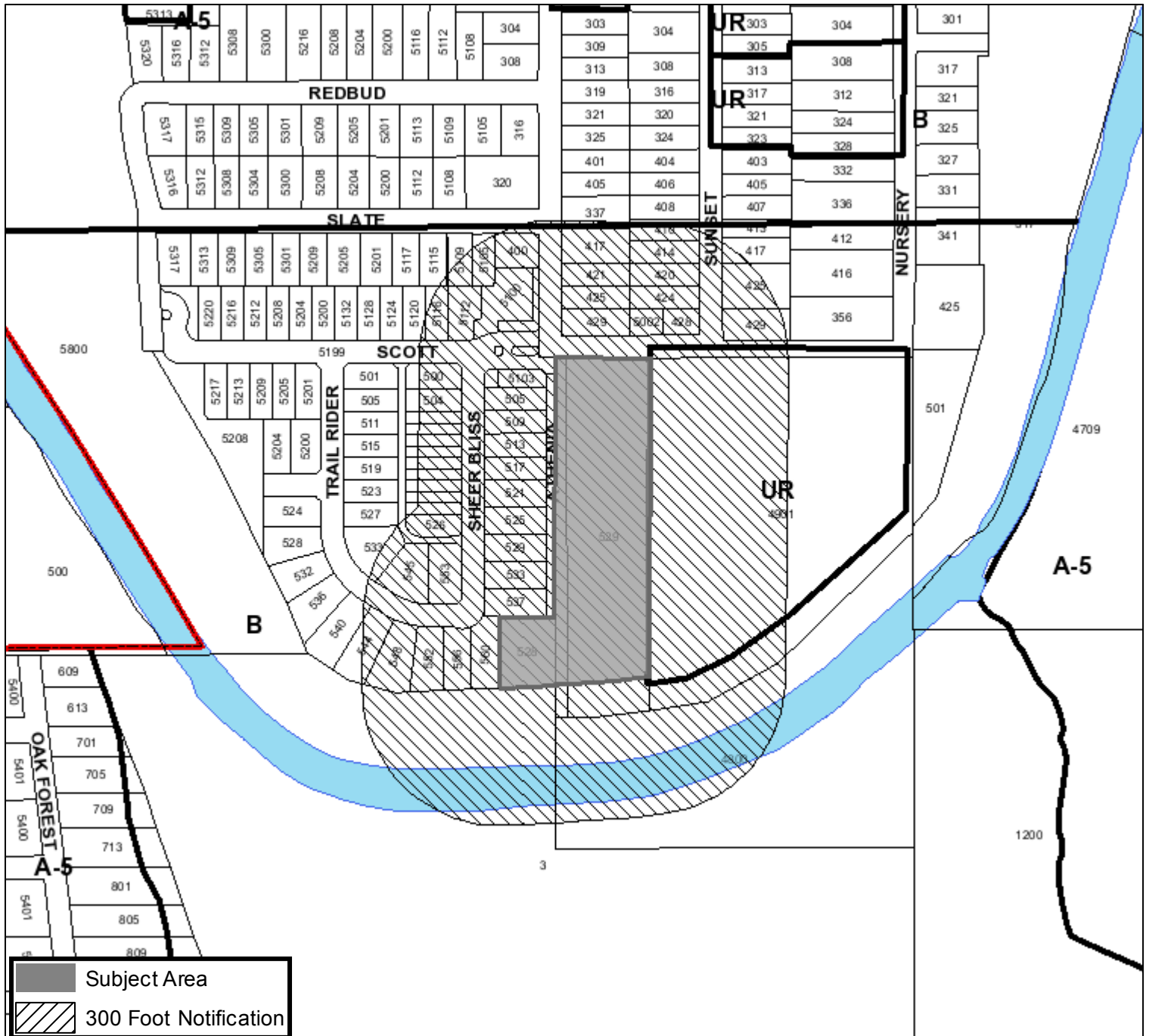
Attachments:

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

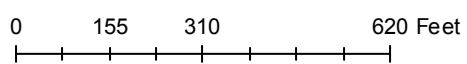


Area Zoning Map

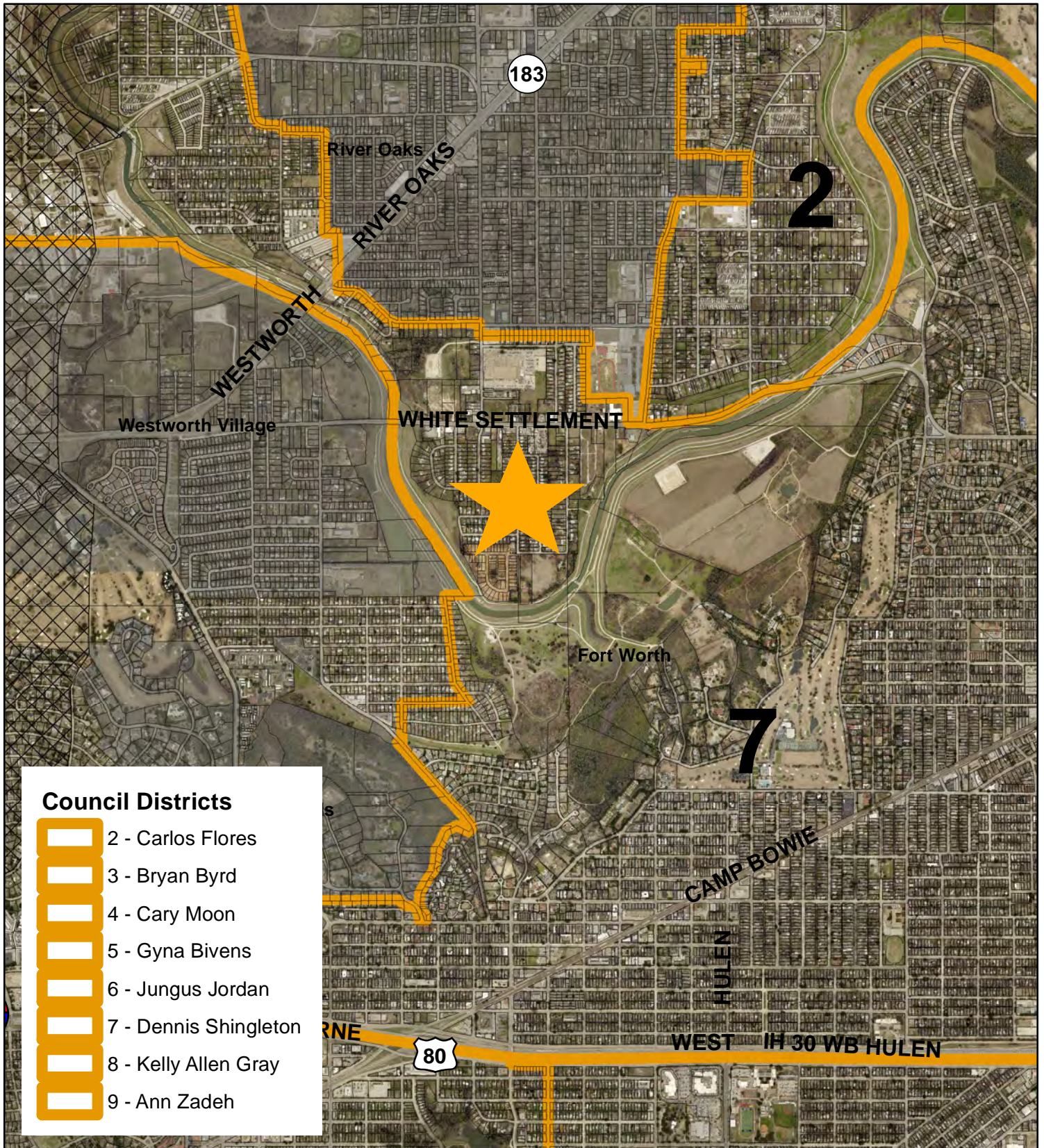
Applicant: Paul Hicks
 Address: 528 & 529 Athenia Drive
 Zoning From: B
 Zoning To: UR
 Acres: 3.81049026
 Mapsco: 61W. 75A
 Sector/District: Northside
 Commission Date: 7/12/2017
 Contact: 817-392-8043




Subject Area
 300 Foot Notification

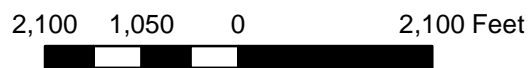


Area Map

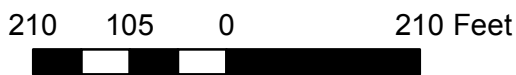
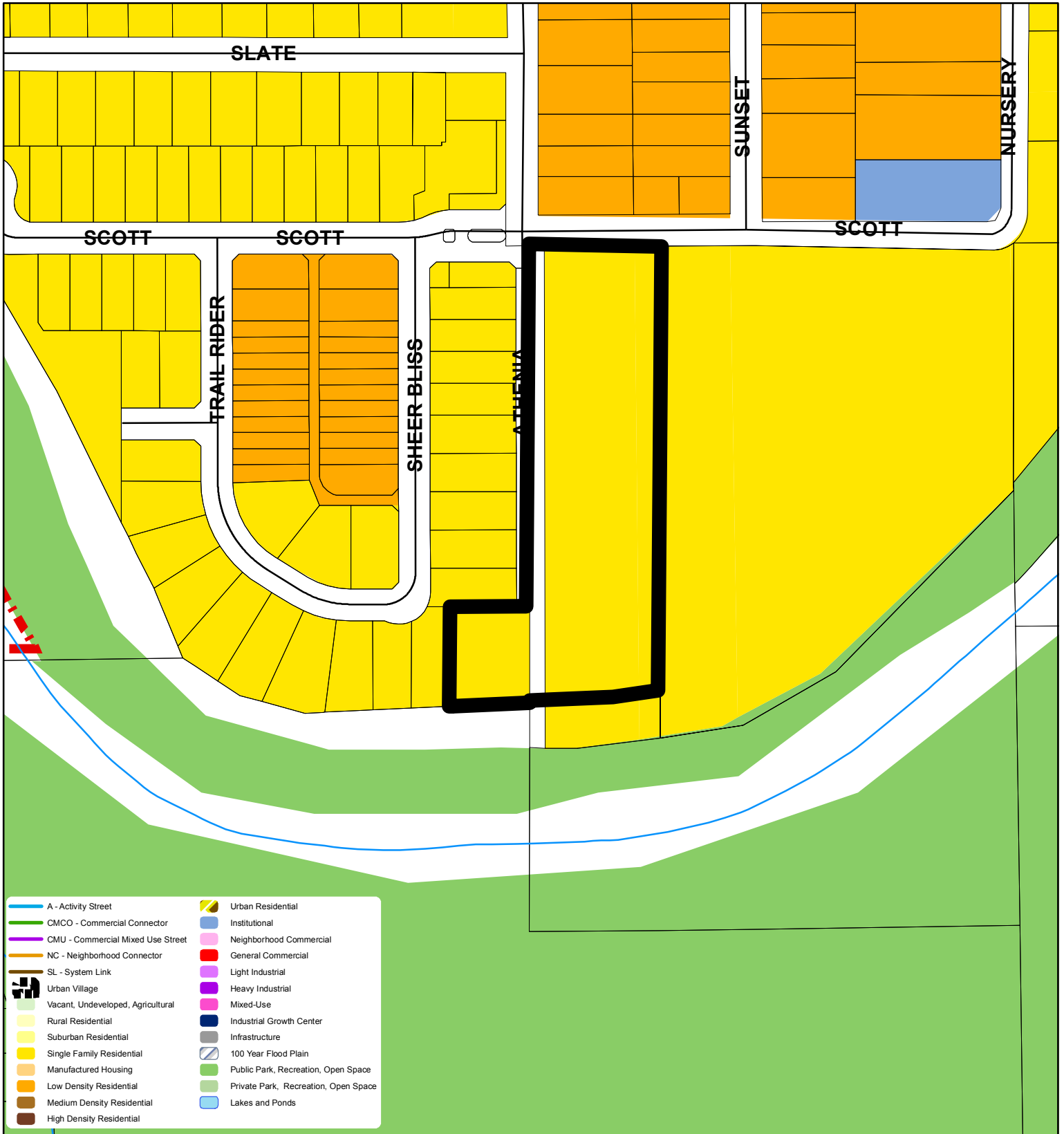


Council Districts

-  2 - Carlos Flores
-  3 - Bryan Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh



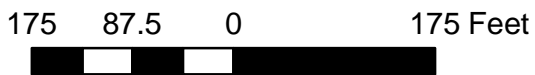
Future Land Use



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 7, 2017.



Aerial Photograph



Aerial Photography Date February 2015



- 15. ZC-17-102 - (CD 4) - City of Fort Worth Property Management, 8755 and 8795 Old Denton Road; From: "AG" Agricultural To: "E" Neighborhood Commercial (Recommended for Approval by the Zoning Commission)**

Ms. Elaine Pickering, 6300 Ridglea Place, Suite 700, appeared before Council in support of Zoning Docket ZC-17-102.

Motion: Council Member Moon made a motion, seconded by Council Member Byrd, that Zoning Docket ZC-17-102 be approved. Motion passed 9-0.

- 16. ZC-17-103 - (CD 7) - Paul Hicks, 528 & 529 Athenia Drive; From: "B" Two-Family To: "UR" Urban Residential (Recommended for Denial by the Zoning Commission)**

Ms. Shana Crawford, 105 Nursery Lane, Suite 200, appeared before Council in support of Zoning Docket ZC-17-103 and provided handouts.

The following individuals appeared before Council in opposition to Zoning Docket ZC-17-103:

Ms. Sarah Williams, 508 Sheer Bliss Lane
Ms. Meredith Henthorn, 545 Trailrider Road
Mr. Alan Goad, 537 Sheer Bliss Lane
Mr. Robert Carpman, 537 Manorwood Trail

The following individuals completed speaker cards in opposition to Zoning Docket ZC-17-103 and were recognized by Mayor Price but did not wish to address Council:

Mr. Clifton Hickman, 504 Sheer Bliss Lane
Mr. Brian Henthorn, 545 Trailrider Road

Mr. Tyler Arbogast, 5212 Wharton Drive, appeared before Council undecided relative to Zoning Docket ZC-17-103.

Mr. Kevin Stratton, 521 Sheer Bliss Lane, completed a comment card in opposition to Zoning Docket ZC-17-103.

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Byrd, that Zoning Docket ZC-17-103 be continued to the August 29, 2017, Council meeting. Motion passed 9-0.

- 17. ZC-17-104 - (CD 3) - FW Independent School District, 3060 Overton Park Drive West; From: "A-5" One-Family To: "CF" Community Facilities (Recommended for Approval by the Zoning Commission)**

Motion: Following brief discussion, Mr. Gober recommended Approval of the request, seconded by Ms. Conlin. The motion passed unanimously 6-0 with Mr. Northern absent.

<i>Document received for written correspondence</i>				ZC-17-102	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Elaine Pickering	6300 Ridglea Pl, Ste 700		Support		Representing Applicant

11. ZC-17-103 Paul G. Hicks (CD 7) – 528 & 529 Athenia Drive (Rivercrest Addition, Lot A, Block 10, 3.81 acres) From: “B” Two-Family To: “UR” Urban Residential

Shana Crawford, 105 Nursery Ln, representing the applicant, stated the tract the east was approved for UR in May.

Tyler Arbogast, 512 Wharton Dr, Representing River Heights NA, spoke in opposition of the request. He stated the three or four story structures would be inappropriate in such close proximity to a single-family neighborhood. They do not support 528 Athenia changing to UR at all, and they want to limit the height along Athenia to three stories.

Sarah Williams, 508 Sheer Bliss, spoke in opposition of the request. She does not believe UR zoning is not appropriate in this area because it is not a transitional area from commercial to residential.

TJ Hutchings, 533 Trail Rider, spoke in opposition of the request. He purchased a home in the area two weeks ago. He was unaware of the rezoning to the east of this request. He stated the infrastructure cannot support this development.

Jerry Rosenthal, 5128 Scott Rd, spoke in opposition of the request. He is a new resident of the area. He asked about the procedure for notification.

Travis Kennedy, 517 Sheer Bliss, spoke in opposition of the request. He wanted a home away from the hustle and bustle and believes a three or four story apartment will damage their property values.

During the rebuttal, Ms. Crawford stated the River District has been in the works for two years and this area has been part on their plan for UR since then. She also stated they will continue to work with the neighborhood like they have with the rest of their projects.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Denial of the request, seconded by Ms. Conlin. The motion passed unanimously 6-0, with Mr. Cockrell abstaining.

<i>Document received for written correspondence</i>				ZC-17-103	
Name	Address	In/Out 300 ft notification area	Position on case		Summary

Shana Crawford	105 Nursery Ln		Support		Representing Applicant
Tyler Arbogast	512 Wharton Dr	Out		Opposition	Spoke at hearing; Representing River Heights NA
Sarah Williams	508 Sheer Bliss	Out		Opposition	Spoke at hearing
TJ Hutchings	533 Trail Rider	Out		Opposition	Spoke at hearing
Jerry Rosenthal	5128 Scott Rd	Out		Opposition	Spoke at hearing
Travis Kennedy	517 Sheer Bliss	Out		Opposition	Spoke at hearing
Various				Opposition	15 Letters

12. ZC-17-104 FW Independent School District (CD 3) – 3060 Overton Park Drive West (Edwards Ranch School Subdivision, Lot 1, Block A, 6.21 acres) From: “A-5” One-Family To: “CF” Community Facilities

Mike Naughton, 432 Glenwood Terrace, Hurst, TX, representing the applicant, spoke to the reason for the request. The school would like to apply for a special exception for an electronic changeable copy sign, which is not allowed in the current zoning district.

Dan McKenzie, 2637 Boyd Ave, representing University West NA, spoke in favor of the request. He believes a new sign will be a great communication device for the community.

Motion: Following brief discussion, Mr. Cockrell recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0

<i>Document received for written correspondence</i>					ZC-17-104
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Mike Naughton	432 Glenwood Terrace, Hurst, TX		Support		Representing Applicant
Dan McKenzie	2637 Boyd Ave	Out	Support		Representing University West NA

13. ZC-17-105 TCRG Opportunity XIV, LLC (CD 3) – 6000 W Freeway (John A. Bowers Survey, Abstract No. 87, 0.60 acres) From: “B” Two-Family and “CR” Low Density Multifamily To: “E” Neighborhood Commercial

Mark Dabney, 4340 Winding Way, Benbrook, TX, representing the applicant, gave a presentation over the request as well as a project that is adjacent to the request. He mentioned that in the future he believes his entire site will become a planned development. He said he met with the neighbors with the site plan, and that the developer plans to be a good neighbor throughout the planning and construction of the project.