



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 13, 2016

**Council District 3**

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** Overton Park

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 Overton Park neighborhood

**Site Location:** Generally bounded by Hulen, Arborlawn, Bellaire Dr. S, Ledgeview, Autumn, Trinity River, Westdale Mapsco: 89ABCEFGKL

**Proposed Use:** Single Family Residential

**Request:** From: "A-5" One-Family and "CR" Low Density Multifamily  
To: "A-21" One-Family and "A-10" One-Family

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

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

**Background:**

This area of the Overton Park neighborhood has been zoned "A-5" One-Family since its annexation in the mid-1950s. The "CR" Low Density Residential zoning covers the private lake of a clustered townhouse development built in the 1970s.

The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning. Six hundred and seventy-two parcels comprise the area to be rezoned. Owners representing 62.80% of the parcels and 59.76% of the land area signed a petition in favor of rezoning to larger lot sizes of "A-21" One-Family and "A-10" One-Family.

**Site Information:**

Owner: Various (see petition property owner list)  
Agent / Consultant: City of Fort Worth  
Acreage: 342.94 ac.  
Comprehensive Plan Area: TCU/Westcliff

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family and "B" Two-Family / Single family and duplexes  
East "A-43" One-Family and "A-5" One-Family / Single family uses  
South "B" Two-Family and "CR and C" Low and Medium Density Multifamily / Duplexes and multifamily uses  
West "A-10" One-Family and "PD 696" Planned Development for clustered single family uses / Single family uses

**Public Notification:**

The following Neighborhood Associations were notified:

Overton Park NA*	Riverhills HOA
Foster Park NA	Westcliff West NA
Overton South NA	Streams and Valleys Inc
Overton Woods HA Inc	Trinity Habitat for Humanity
Fort Worth ISD	

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-06-079, west of subject, from R1 and G to PD/SU for single family, approved PD 696; ZC-06-211, east of subject, Council-initiated from A-5 to A-21 and A-10, approved; ZC-07-222, west of subject, Council-initiated from A-5 and B to A-10, approved; and ZC-11-048, southwest of subject, from A-5 to CF, approved.

Platting History: Commercial area west of subject, PP-06-001, Edwards Ranch.

**Transportation/Access**

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Hulen Street	6 lanes divided	Arterial NCO (E)	none

**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 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.

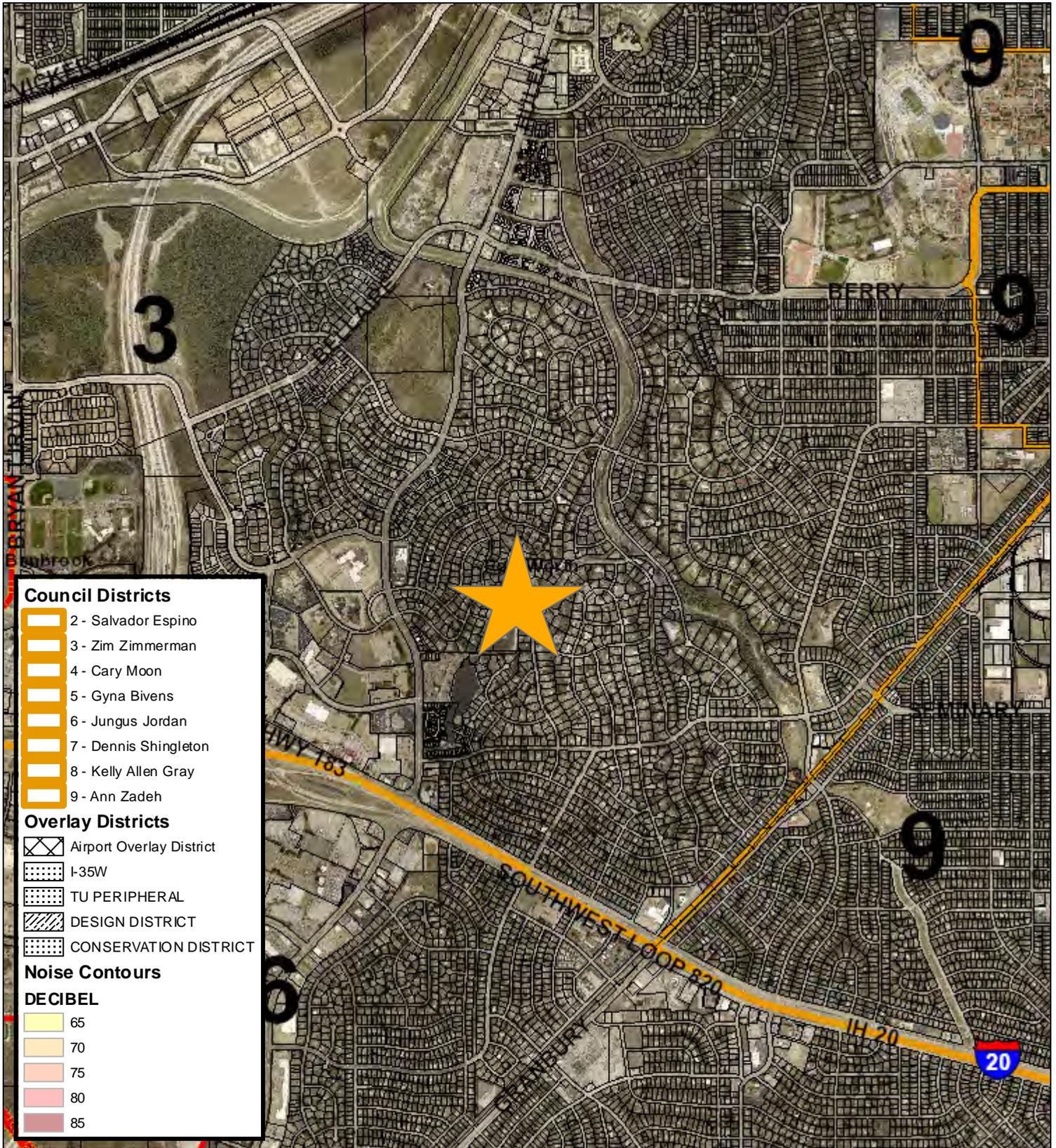
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2016 Comprehensive Plan.

**Attachments:**

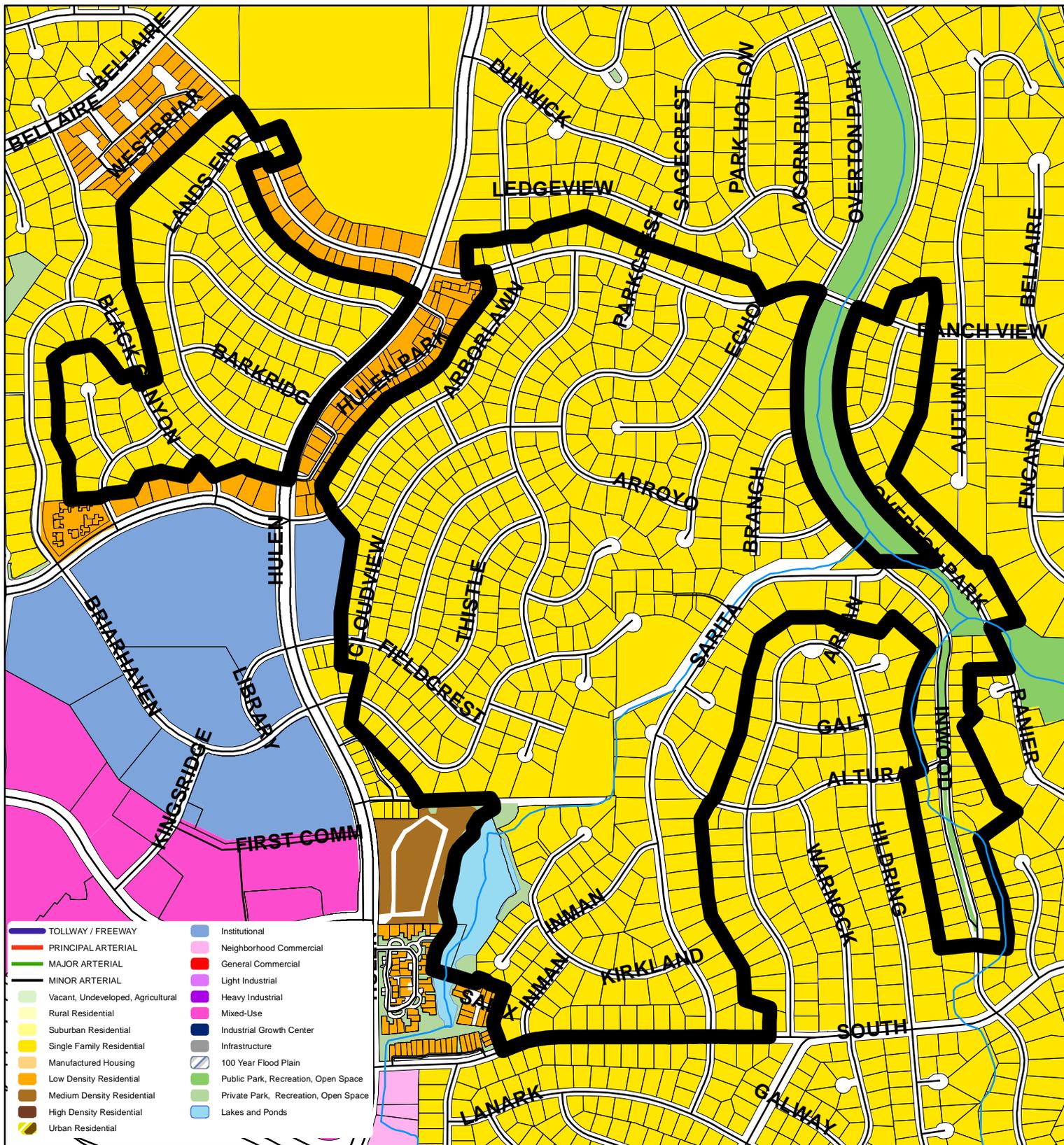
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Petition Verification
- Minutes from the Zoning Commission meeting



## Area Map



## Future Land Use



820 410 0 820 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 Photograph





**13. ZC-16-141 Quik Trip Corporation (CD 6) – 5300 block and 5401 Lubbock, 2704 Southgate Drive (John Jennings Survey, Abstract No. 851 being all of lots 10-14, Block 67, all of Lot 4, Block 67-A and the remainder of Lots 2 and 3, Block 67-A, South Hills Addition, 2.89 Acre): from “A-5” One-Family and PD 1059 Planned Development for all uses in “E” Neighborhood Commercial convenience store with gas sales; site plan approved to add property to PD1059 for driveway alignment and minor amendments; site plan included**

J D Dudley, 1120 N. Industrial, Euless, Texas representing Quik Trip explained to the Commissioners this is an amendment to the PD based on feedback from TXDOT. They have requested to shift the drive that is on McCart, the old Southgate Road about 100 ft. for safety concerns.

Ms. Runnels thanked him for working with the neighborhood and relocating that drive.

Motion: Following brief discussion, Ms. Runnels recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

**14. ZC-16-142 Cook Children’s Health Care System (CD 9) – 900 and 904 Southland Avenue and 901 and 909 8<sup>th</sup> Avenue (Southland Subdivision of Block 10, Fields Welch Addition, 0.97 Acre): from “NS-T5P” Near Southside/Urban Center to “G” Intensive Commercial**

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Cook Children’s Health Care explained to the Commissioners they are requesting “G” zoning for the expansion of the Cook Children’s Campus.

Mike Brennan, 1606 Mistletoe, Fort Worth, Texas representing Near Southside, Inc. spoke in support.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-142
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Mike Brennan/Near Southside Inc.	1606 Mistletoe	Out		Support	Spoke at hearing

**15. ZC-16-143 City of Fort Worth Planning & Development: petition Overton Park Neighborhood (CD 3) – Generally bounded by Hulen Street, Arborlawn, Bellaire Drive S., Ledgewood, Autumn, Trinity River and Westdale (see addresses in case file, 342.94 Acre):**

**from “A-5” One-Family and “CR” Low Density Multifamily to “A-10” One-Family and “A-21” One-Family**

Ms. Burghdoff, Deputy Director, City of Fort Worth explained to the Commissioners this is a petition based zoning request where owners of at least 50% of the parcels and 50% of the land area signed a petition in support of a zoning change.

Joanne Viola, President of the Overton Park NA spoke in support and explained to the Commissioners they are requesting “A-10” and “A-21” zoning to preserve the neighborhood.

Motion: Following brief discussion, Mr. Cockrell recommended Approval of the request, seconded by Ms. Runnels. The motion carried unanimously 9-0.

<b>Document received for written correspondence</b>					<b>ZC-16-143</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Joanne Viola/ Overton Park NA	3913 Overton Park E.	In		Support	Spoke at hearing
Roy Renfro III	3717 Arborlawn	In		Opposition	Sent letter in
Jonathan Perkins	4458 Kirkland	In		Support	Sent letter in
Terri/Fred Willoughby	3901 Summercrest	In		Support	Sent letter in
Betty Ganther	3757 Arroya	In		Support	Sent letter in
John Richards	3749 Arroya	In		Support	Sent letter in
Marianne Levines	Summercrest	In		Support	Sent letter in
Marilyn Blinderman	NA			Support	Sent letter in
Curtis Cochran	4159 Inman	In		Support	Sent letter in
Joan Abernathy	3859 Black Canyon	In		Support	Sent letter in
William.Donna Leeman	3800 Arborlawn	In		Support	Sent letter in
Rob/Amy Jacobs	3721 Fox Hollow	In		Support	Sent letter in
George/Victoria Jackson	3765 Arroya	In		Support	Sent letter in
Jean Lucas	4608 Boulder Run	In		Support	Sent letter in
Lea/Joby Lewis	4700 Springwillow	In		Support	Sent letter in
Mark/Cara Jones	4400 Summercrest	In		Support	Sent letter in
Victoria Peloubet	3813 Trails Edge	In		Support	Sent letter in
Bret/Amy Cochran	4450 Kirkland	In		Support	Sent letter in
Janice Jones	4209 Kirkland	In		Support	Sent letter in

Gordan Appleman	3855 Bellaire Cir	In		Support	Sent letter in
David/Margaret Motheral	3950 Summercrest	In		Support	Sent letter in
Edward Casper	4800 Boulder Run	In		Support	Sent letter in
Kent/Margaret Lisenby	3808 Candlelite	In		Support	Sent letter in
Dan Daggett	3921 Thistle	In		Support	Sent letter in
Bill Purdue	3804 Overton Park	In		Support	Sent letter in
Richard/Sara Williams	4717 Spring Willow	In		Support	Sent letter in
Ellen Arena	3781 Arroya	In		Support	Sent letter in
H T/Anna Stucker	3817 Arroya	In		Support	Sent letter in
Hunter Allen	3800 Overton Park	In		Support	Sent letter in
Graham Marsh	3700 Summercrest	In		Support	Sent letter in
Randall Schmidt	4451 Kirkland	In		Support	Sent letter in
Jeremy Dietrich	3912 Stonehendge	In		Support	Sent letter in
Amy Barker	3700 Echo Tr	In		Support	Sent letter in

**16. ZC-16-144 Jennifer Neil Farmer/City of Fort Worth Planning & Development (CD 8) – 808, 816 Kentucky and 821 E. Terrell Avenue (Alford & Veals Addition, Block 5, Lots 10R 1.02 Acre): from PD 833 “PD/MU-1/HC” Planned Development for all uses in “MU-1” Low Intensity Mixed Use/Historic and Cultural Overlay excluding alcohol sales for on-premises consumption and funeral home; site plan waived to PD 833 “PD/MU-1/HSE” Planned Development for all uses in “MU-1” Low Intensity Mixed Use/Highly Significant Endangered Overlay excluding alcohol sales for on-premises consumption and funeral home; site plan waiver requested**

Ms. Burghdoff, Deputy Director explained to the Commissioners this is in the Evans and Rosedale Urban Village and is an upgrade to the historic designation.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-144
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Gerald Villarreal	800 S. Kentucky	In		Support	Sent letter in