



Zoning Staff Report

Date: December 12, 2023

Case Number: ZC-23-166

Council District: 3

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Victoria Rubinson

Site Location: 3904 Claridge Ct.

Acreage: 0.24

Request

Proposed Use: Single Family Residential

Request: From: "A-10" One Family/TCU Overlay

To: "PD/A-10" One-Family minus government office, museum, and country club uses with a decorative wall/fence above 8ft; Site Plan included/TCU Overlay

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

The subject site is located on Claridge Court near the Hartwood Drive. The proposal to rezone on this lot would change the current “A-10” One-Family/TCU Overlay zoning to “PD/A-10” One-Family minus government office, museum, and country club uses with a decorative wall/fence above 8ft site plan included/TCU Overlay. The proposed rezoning is intended to accommodate construction of a single-family residence with a decorative wall above 8 ft. The property is currently under construction. A narrative from the application, provided by the applicant, is included below:

We are applying for a zoning change that would allow the construction of our single-family home to stay as the plans clearly showed and were passed during the permitting and zoning process by the city and our 3rd party inspection company. The issue we are facing is that the screen wall on the front right of the house is higher than 8’. We had all of these details on our plans and were only notified with weeks to completion that this was not permitted. A screen wall may only be 8’ tall or you must get a variance from the city.

Attached is the full set of permitted plans that were submitted and approved.

The first page is the project elevation obviously displaying this decorative side wall (screen wall):

CLARIDGE CT.



Surrounding Zoning and Land Uses

North “A-10” One-Family Residential/TCU Overlay / residential
East “A-10” One-Family Residential/TCU Overlay / residential
South “A-10” One-Family Residential/TCU Overlay / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 27, 2023.

The following organizations were emailed on October 27, 2023:

Organizations Notified	
Tanglewood*	Trinity Habitat for Humanity
Streams & Valleys Inc	Villages of Stonegate Phase II HA
Colonial Hills NA	University West NA
FWISD	Tarrant Regional Water District

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding land uses are primarily single-family. The proposed rezoning and fence would fit in to the fabric of the neighborhood.

The proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency

The adopted Comprehensive Plan currently designates the subject property as future single-family residential. The zoning types that would compatible with this future land use designation are “A-10”, “A-7.5”, “A-5” and “AR”

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

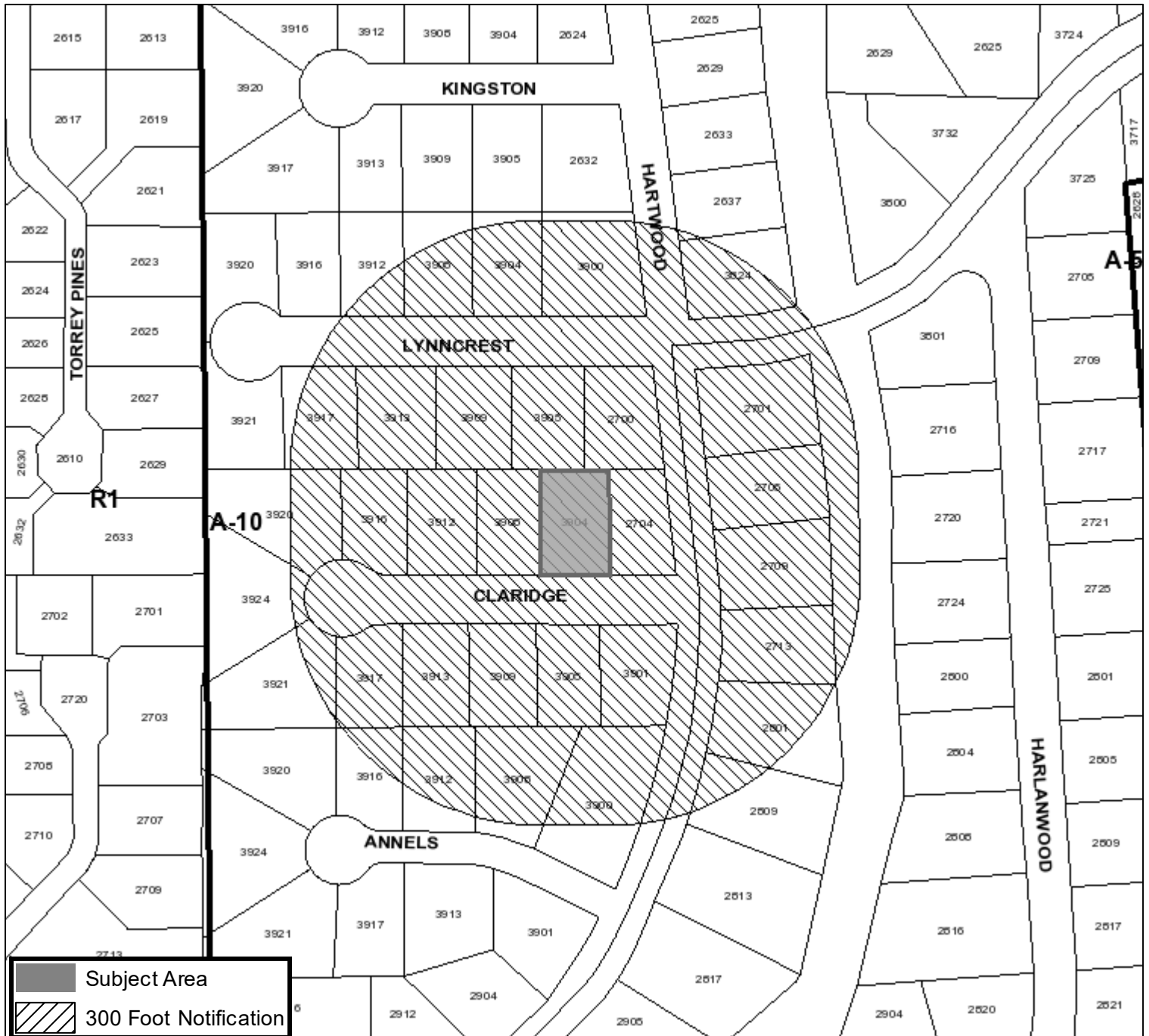
The proposed zoning **is consistent** with the Comprehensive Plan.





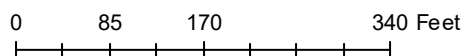
ZC-23-166

Area Zoning Map

Applicant: Victoria Rubinson
 Address: 3904 Claridge Court
 Zoning From: A-10
 Zoning To: PD/A-10 Planned Development for all uses in "A-10" One-Family minus certain uses with a
 Acres: 0.24117151
 Mapsco: Text
 Sector/District: TCU/Wescliff
 Commission Date: 11/8/2023
 Contact: null



 Subject Area
 300 Foot Notification



3904 CLARIDGE CT.
FORT WORTH, 76109

LOT SIZE	10,500 SF
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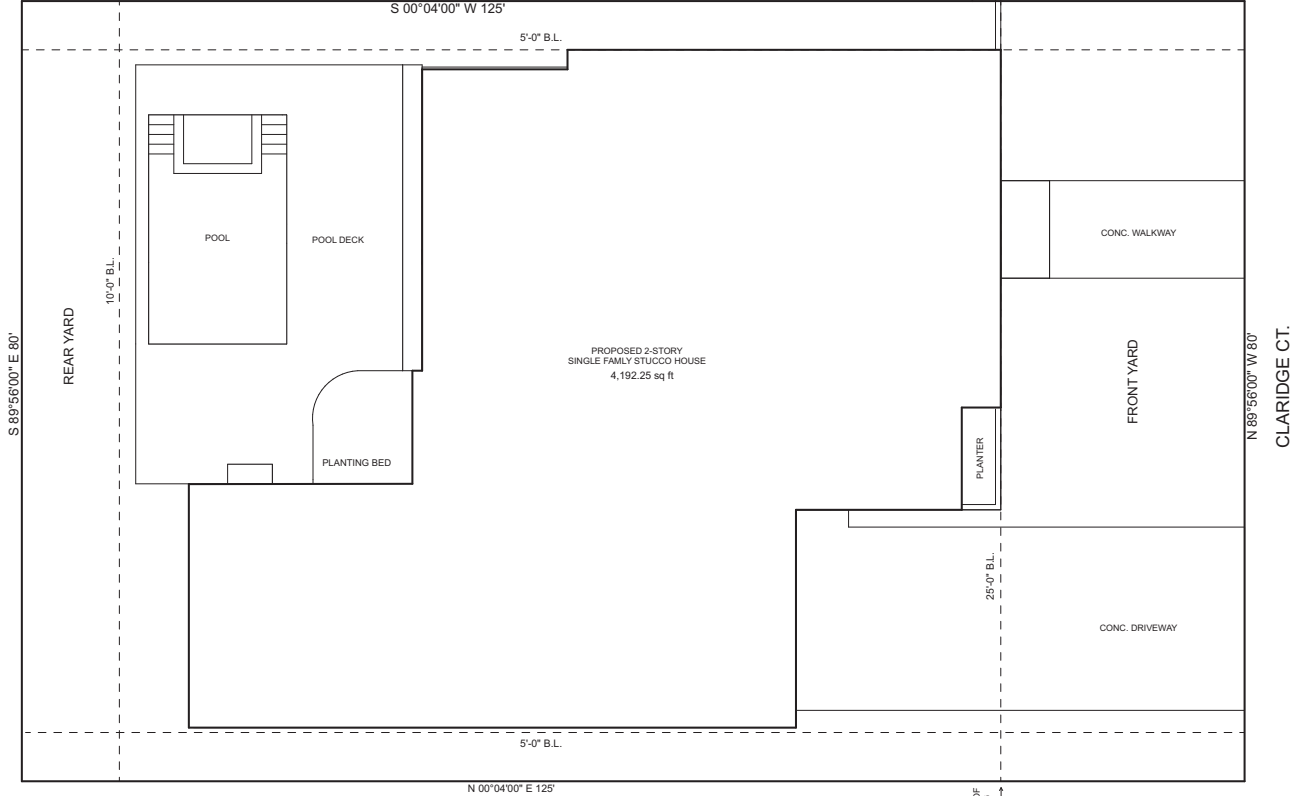
ZONING CLASSIFICATION	A-10/TCU
LOT SIZE	10,500 SF
ALLOWABLE LOT COVERAGE	40%
ALLOWABLE LOT COVERAGE	4,200 SF
ACTUAL LOT COVERAGE	4,192 SF
ALLOWABLE HEIGHT	35'-0"
FRONT YARD SETBACK	25'-0"
SIDE YARD SETBACK	5'-0"
REAR YARD SETBACK	10'-0"

FIRST FLOOR	4,192 SF
SECOND FLOOR	3,317 SF
TOTAL CONDITIONED	7409 SF

BALCONY	264 SF
GARAGE	514 SF
TOTAL UNCONDITIONED	778 SF

TOTAL AREA UNDER ROOF	8,275 SF
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MFFE: 570'



1 SITE PLAN
1" = 8'

FORT WORTH DEVELOPMENT DEPARTMENT

APPROVED

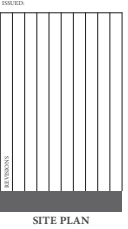
SUBJECT TO THE PROVISIONS OF SECTION 303 (I) ORDINANCES NO. 25383/25383-03-2022

Validity of Permits: The issuance or granting of a permit is subject to the provisions of the applicable code and regulations. A permit shall not be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit is intended to give authority to violate or cancel the provision of any code or other ordinance of this jurisdiction. The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from reviewing and enforcing the provisions of the applicable code or any other ordinance of this jurisdiction. All approvals are subject to the inspection by a building inspector.

DATE 07/29/2022 Gisselle Gonzalez
BUILDING OFFICIAL



PROJECT: **CLARIDGE CT.**
3904 CLARIDGE CT.
FORT WORTH, TX 76109
Project Number: 001
PRINTED: 9/19/22



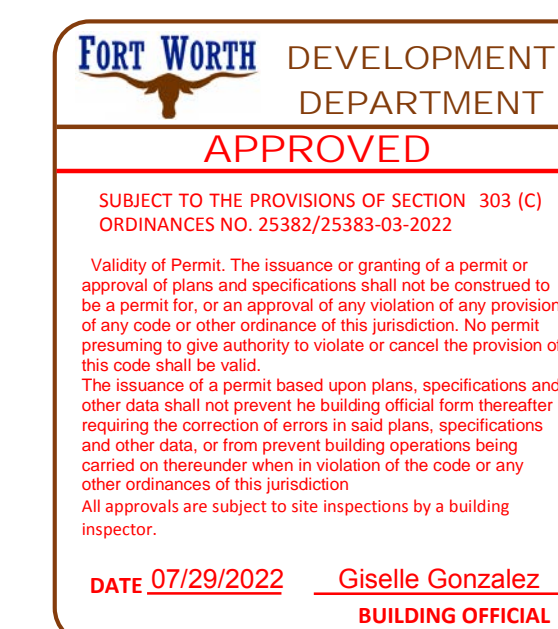
A0.1
PERMIT SET

CLARIDGE CT.



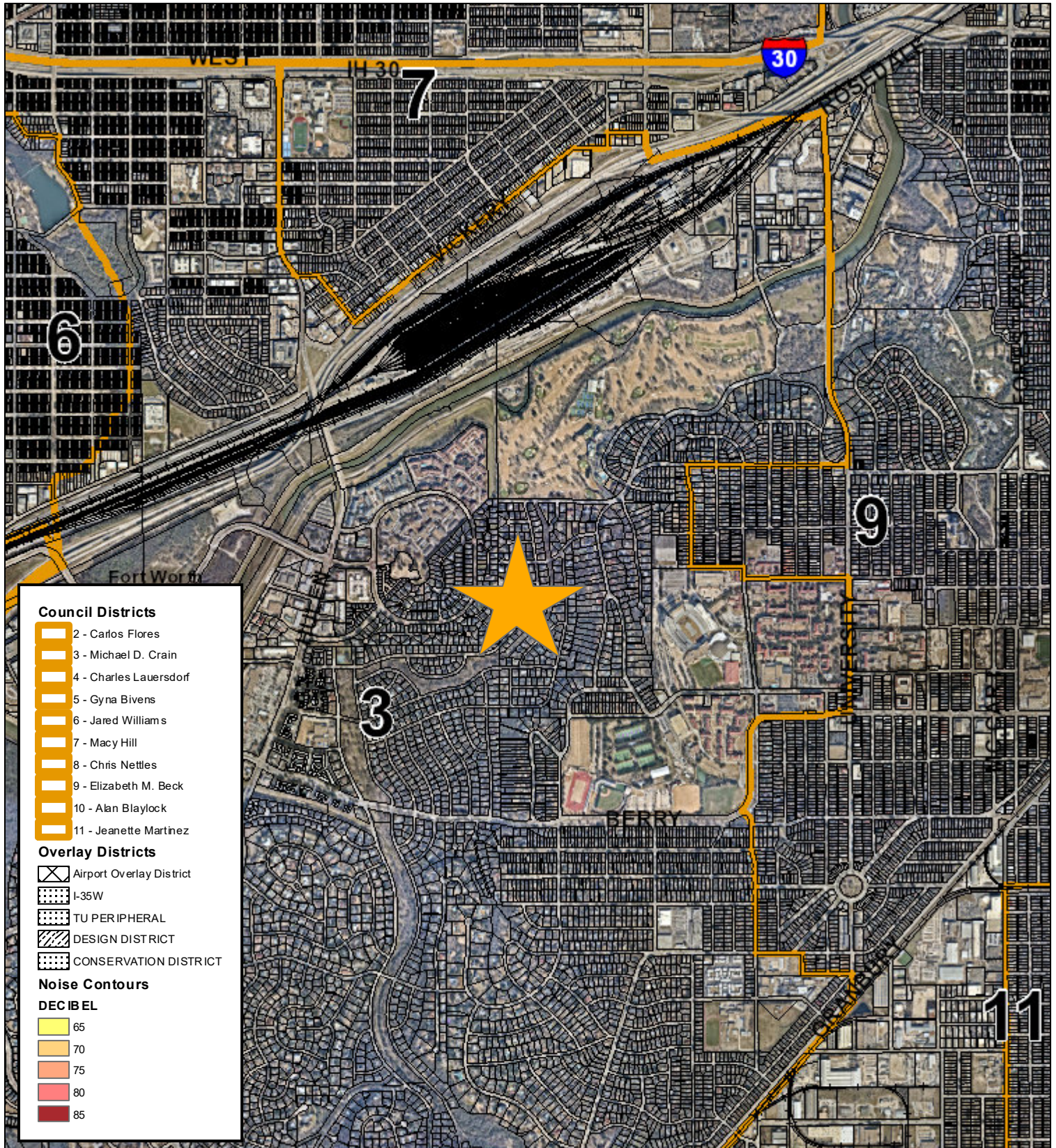
DRAWING INDEX

A0.0	COVER SHEET
A0.1	SITE PLAN
A0.2	SCHEDULES
A1.0	FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN
A1.2	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A4.1	INTERIOR ELEVATIONS-
A4.2	INTERIOR ELEVATIONS-
E1.1	FIRST FLOOR PLAN-ELECTRICAL
E1.2	SECOND FLOOR PLAN-ELECTRICAL



ISSUED:

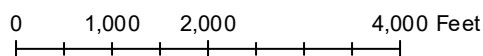
Area Map



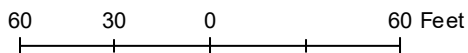
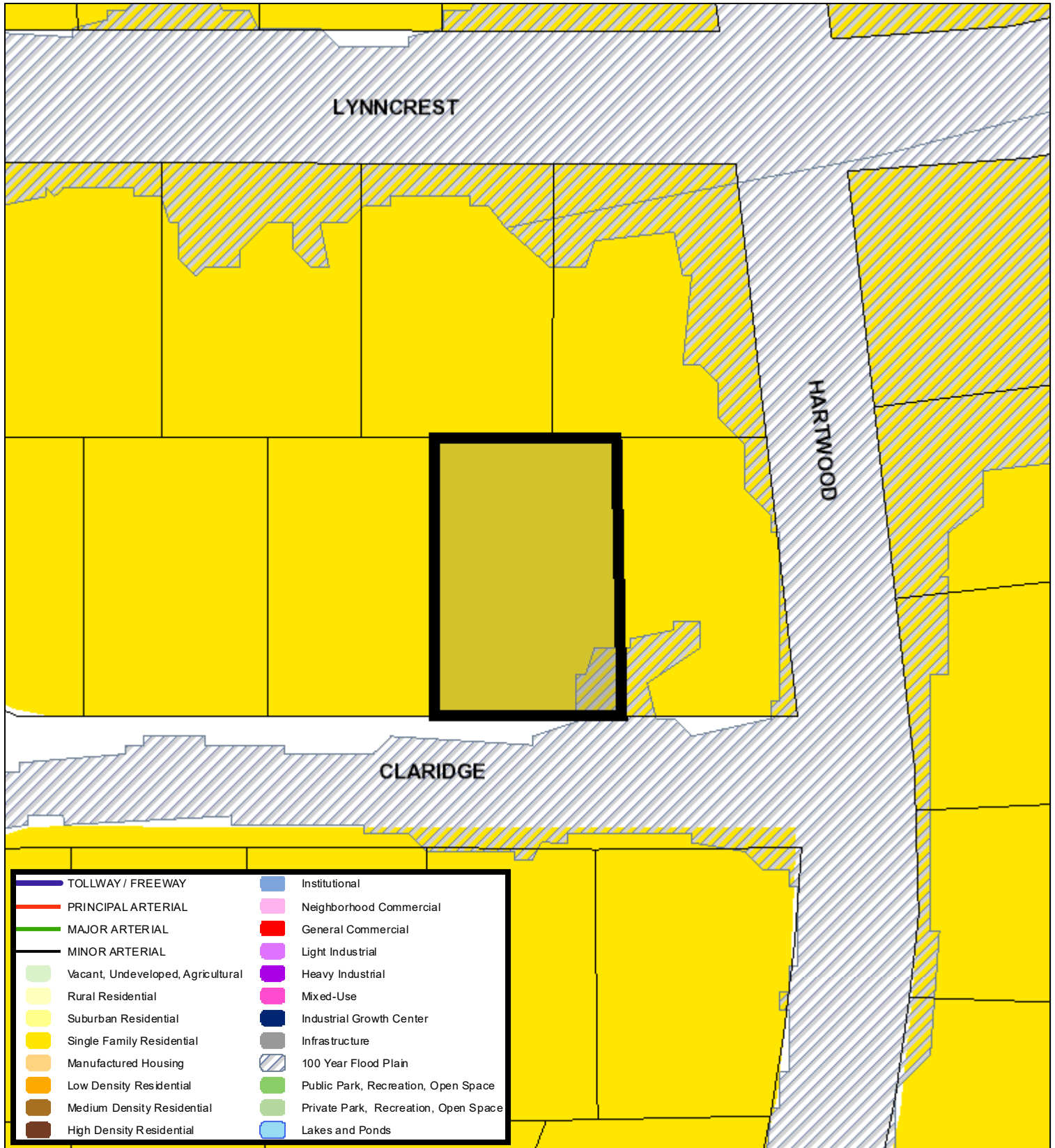
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



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 6, 2018.



Aerial Photo Map



0 37.5 75 150 Feet

