



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 10, 2019

Council District 3

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

Opposition: None submitted
Support: Overton Woods HA

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 the area generally bounded by the Trinity River, Bellaire Drive, & Overton Woods Drive**

Site Location: Generally bounded by the Trinity River, Bellaire Drive, & Overton Woods Drive

Proposed Use: **Single Family Residential**

Request: From: "C" Medium Density Multifamily
To: "A-5" One-Family

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

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

Staff Recommendation: **Approval**

Background:

This portion of the Overton Woods neighborhood was originally zoned "B" Two-Family with the adoption of zoning in 1940. The area is developed with single family houses. The purpose of the petition is to zone land consistent with the predominant use and retain an established single family development pattern. A meeting for the affected property owners was held on July 15, 2019. The petition for City-Initiated rezoning was submitted under the requirements of M&C G-13003, petition-based rezoning.

Thirty-nine parcels comprise the area to be rezoned. Owners representing 84.62% of the parcels and 88.90% of the land area signed a petition in favor of rezoning to single family with lot sizes of "A-5" One-Family.

Site Information:

Owner: Various (see petition property owner list)
Agent / Consultant: City of Fort Worth
Acreage: 10.45 ac.
Comprehensive Plan Area: TCU/Westcliff

Surrounding Zoning and Land Uses:

- North "A-5" One-Family and "PD 630" Planned Development for MU-2 uses / Trinity River and vacant land
- East "A-5" One-Family and "CR" Low Density Multifamily / Trinity River and multifamily uses
- South "A-5" One-Family / Single family on acreage
- West "A-10" One-Family and "B" Two-Family / Single family uses and duplexes

Public Notification:

The following Neighborhood Associations were notified:

- Overton Woods HA Inc* Tanglewood NA
- Clearfork NA Tarrant Regional Water District
- Hartwood Circle RA Inc Streams and Valleys Inc
- Overton Park NA Trinity Habitat for Humanity
- Riverhills HOA
- Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-051, north of site, from MU-2 to PD 630 for MU-2 uses with revised development standards, approved; and
 ZC-07-222, west of subject, Council-initiated, from A-5 and B to A-10, approved.

Platting History: Edwards Ranch Clearfork, PP-14-021, for 18 non-residential lots.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Oak Trail	2 lanes undivided	None (Private Street)	none
Trail Bend Circle	2 lanes undivided	None (Private Street)	none

Development Impact Analysis:

1. **Land Use Compatibility**

Based on retaining an established single-family development pattern, the proposed "A-5" One-Family district **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the site as Low Density Residential and Private Open Space. The proposed zoning conforms to the following Comprehensive Plan policies:

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy.

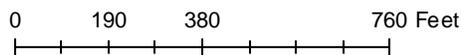
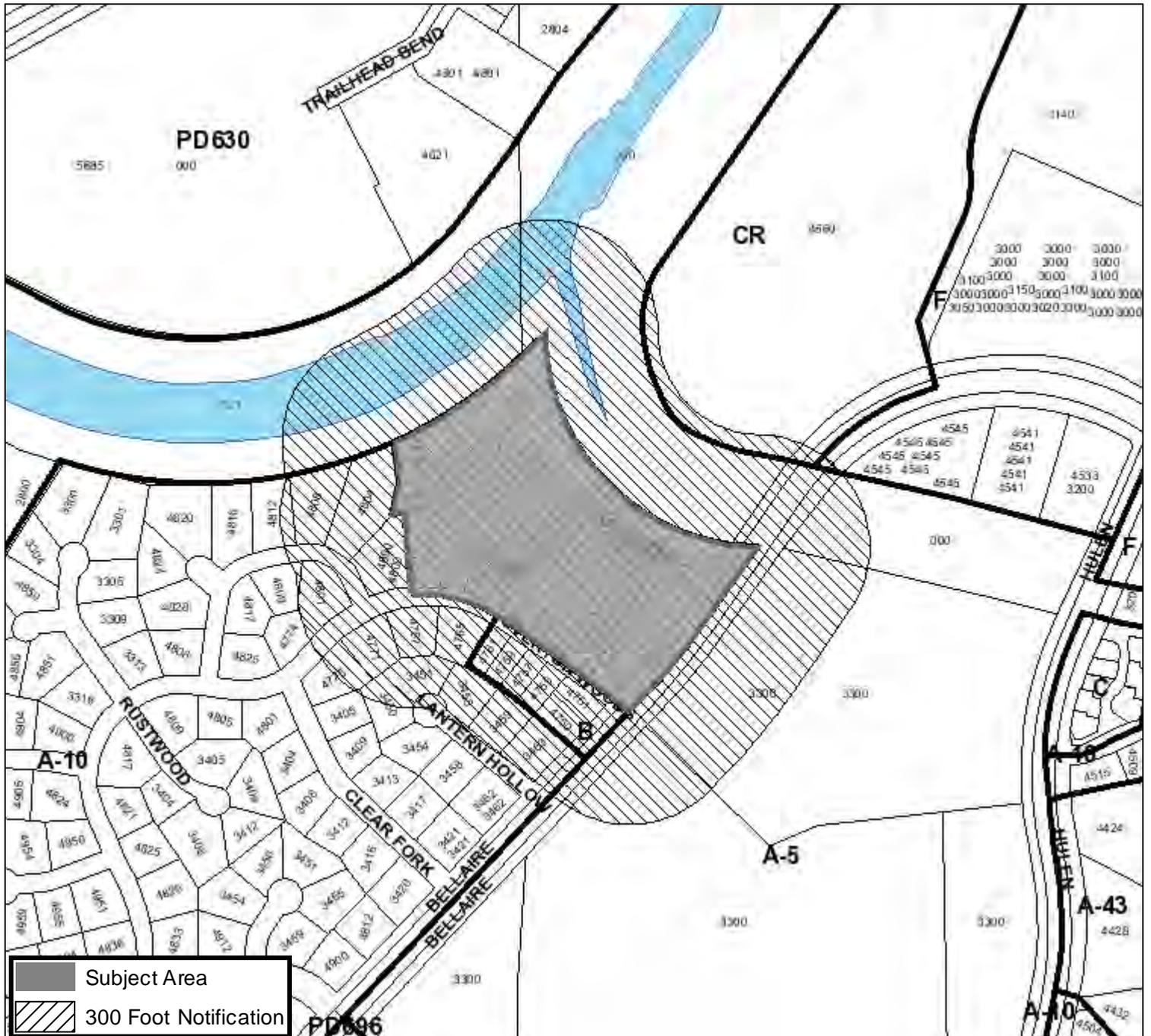
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2019 Comprehensive Plan.

Attachments:

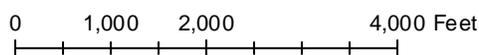
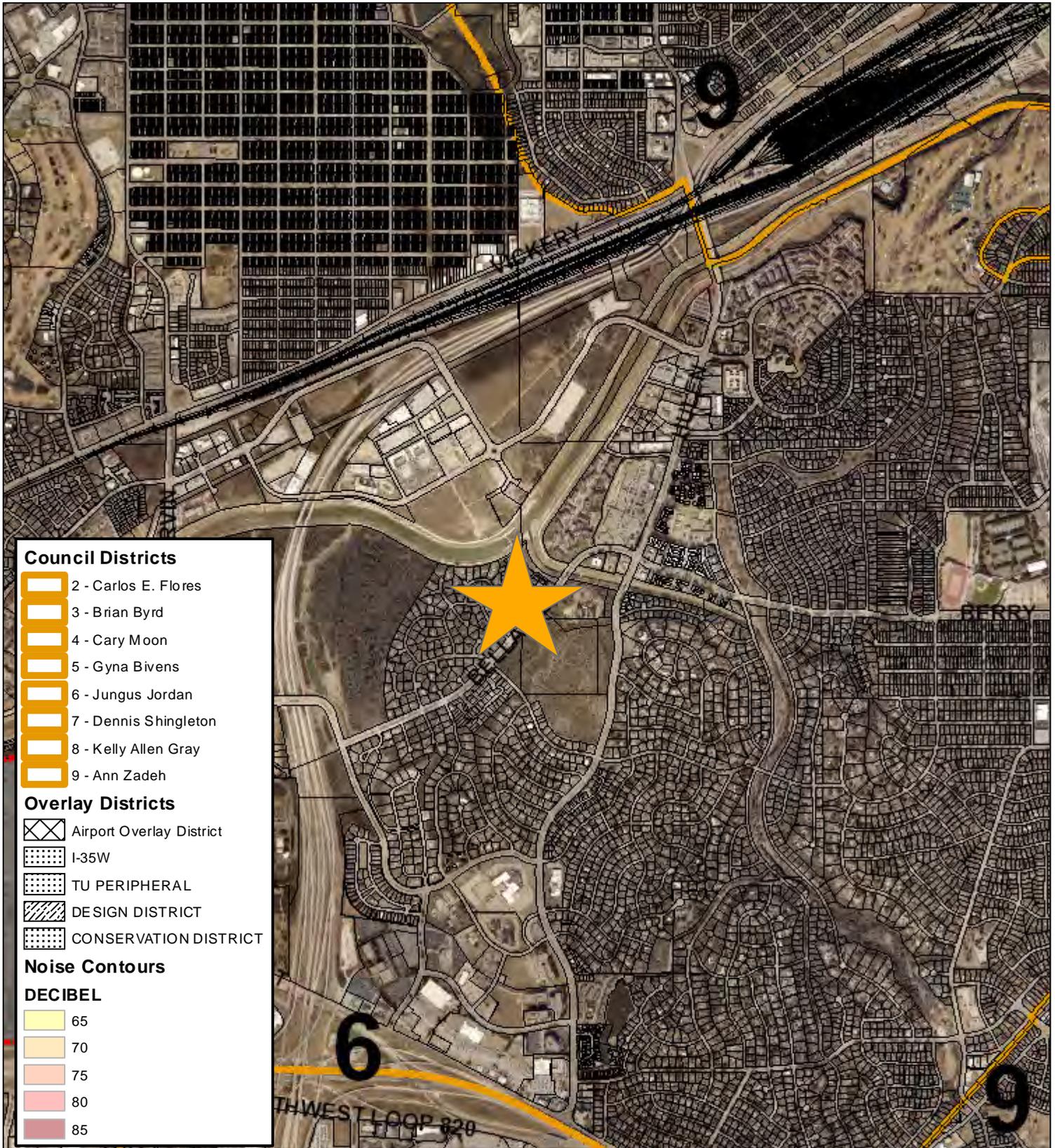
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Petition Verification

Area Zoning Map

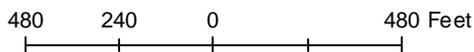
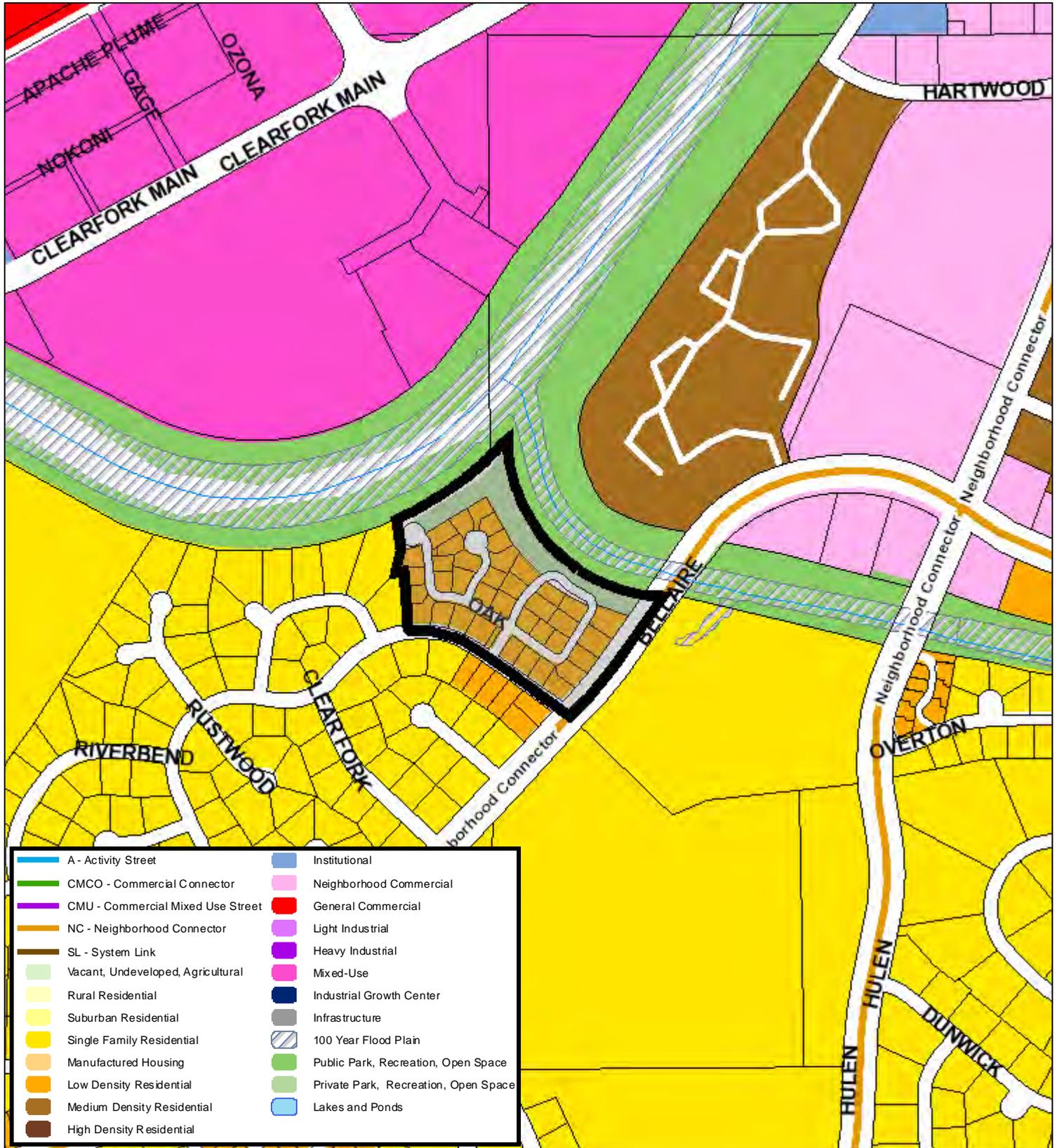
Applicant: City of Fort Worth Planning and Development
 Address: Generally bounded by the Trinity River, Bellaire Drive, & Overton Woods Drive
 Zoning From: C
 Zoning To: A-5
 Acres: 10.45450343
 Mapsco: 75X
 Sector/District: TCU/W.Cliff
 Commission Date: 8/14/2019
 Contact: 817-392-8190



Area Map



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 5, 2019.



Aerial Photo Map



0 300 600 1,200 Feet

