

THE CRESTWOOD NEWS

NOVEMBER 1, 2014 SPECIAL EDITION

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NOTICE OF REGULAR MEETING OF THE CRESTWOOD ASSOCIATION'S BOARD OF DIRECTORS

The next regular meeting of The Crestwood Association Board of Directors will be held at the following time and place:

DATE:	MONDAY, NOVEMBER 3, 2014
TIME:	7:00 PM
PLACE:	CENTRAL CHRISTIAN CHURCH, 3205 HAMILTON AVE

Lisa requests all officers, committee chairs, and block reps to attend this important meeting. This meeting is open to all members of the Association and residents of the Crestwood neighborhood and we encourage all Crestwood residents to attend.

UPDATE: PROPOSED REZONING OF 133 N BAILEY AVE FROM RESIDENTIAL TO COMMERCIAL

On October 25, The Crestwood Association, acting through its board, considered and adopted the following motion:

MOVED that The Crestwood Association be authorized to oppose the application for rezoning of the site at 133 N. Bailey and appear, through its representatives and counsel, before the City of Fort Worth's Zoning Commission and the City Council on behalf of the Crestwood Neighborhood and in the name of the Association.
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The reasons for the Board's decision are stated on the back page of this newsletter.

PETITION IN OPPOSITION TO THE APPLICATION TO REZONE THE PROPERTY AT 133 N. BAILEY AVE. FROM CR TO PD/ER

The Board would like as many Crestwood residents as possible to sign a petition in opposition to the application in time for the petition to be filed with the Zoning Commission no later than Wednesday, November 5. We will be conducting a door-to-door canvass to collect signatures. In addition, you can sign the petition at the following times and places:

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| <ul style="list-style-type: none">• <i>Halloween in the Park Before Dark, October 31, 4:30 PM to 6:00 PM, Crestwood Park</i>• <i>Parking Lot, Jo Kelly School, Saturday, November 1, 9:00 AM to 1:00 PM</i>• <i>Crestwood Park, Saturday, November 1, 1:00 PM – 3:00 PM</i>• <i>Board Meeting, Monday, November 3, 7:00 PM, Central Christian Church</i>• <i>Home of Holly & Bill Schur, 912 N Bailey Ave – call 817-625-2452</i>• <i>Other times and places to be announced via email distribution and posting on www.crestwoodfw.org</i> |
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**REASONS FOR THE BOARD'S DECISION TO OPPOSE THE PROPOSED
REZONING OF THE PROPERTY AT 133 N BAILEY AVE
FROM RESIDENTIAL TO COMMERCIAL**

Among the reasons cited by the board for taking this position were:

- The rezoning and the development described in the application for rezoning are not in the best interests of individuals residing and owning property in Crestwood and are contrary to the best interests of the broader west side Fort Worth residential neighborhood and the City as a whole.
- **Rezoning the property from a CR (low density multifamily) residential district to a Planned Development/ER commercial district for use as an office building would constitute an unprecedented commercial use of property within the exclusively residential Crestwood neighborhood.**
- The City's comprehensive plan favors the preservation of strong, healthy neighborhoods such as the Crestwood neighborhood. **This proposed rezoning would be detrimental to the cohesion of our neighborhood, which is a model of the kind of near-downtown neighborhood the City's comprehensive plan seeks to preserve.**
- **Creating an ER commercial district within Crestwood would create new legal opportunities and financial incentives for applicants to seek further commercial rezoning of properties within Crestwood and adjoining the rezoned property. Commercial rezoning within an island of residential property would create, for the first time, the argument that adjoining properties should be redeveloped as "buffers" between previously non-existent commercial districts and existing residential areas. ER zoning of this property would inspire applicants to seek other commercial uses and would establish a precedent for commercial use on White Settlement Road along the exclusively residential border between two important residential neighborhoods: Crestwood and Monticello.**
- Existing heavy traffic congestion at the intersection of White Settlement and Bailey should not be exacerbated by permitting, as contemplated by the rezoning applicant's site plan, the creation of a new curb cut permitting traffic to flow between White Settlement and N. Bailey Ave. through a driveway planned to serve tenants and business customers utilizing the proposed office building. **Permitting traffic to enter and exit the property at this point would not only increase congestion but create new, dangerous and entirely avoidable opportunities for life-threatening vehicular collisions.**
- **Inadequate parking on both sides of N. Bailey Ave. during daytime hours would be aggravated by a commercial office building requiring additional parking spaces for tenants, their employees, their customers, and other visitors to the premises - demands far greater than those resulting from low density multifamily residential use.**
- ER zoning uses are intended exclusively to support the needs of neighborhood consumers. The family office building proposed would not support the needs of consumers residing in the Crestwood neighborhood.
- The application requests variances from established requirements for setbacks in multiple places, and there is no justification for such deviations.
- 133 N. Bailey Ave. is the primary gateway to what has been and should remain an exclusively residential neighborhood. A commercial office building should not mark the primary entrance into Crestwood.
- The principals of the property's new owner are experienced in residential property development and management and well able, at modest cost, to improve the physical attractiveness of the present site as a residential property without rezoning the property and developing it as an office building.
- Rezoning the property is not a prerequisite to improving the site or maintaining it in compliance with well-established City of Worth code, design and landscaping requirements.