



P.O. Box 3088 Fort Worth, Texas 76113

August 10, 2010

Mr. Nef Ortiz, Chairman, and Members
Fort Worth Zoning Commission
Fort Worth City Hall
1000 Throckmorton
Fort Worth, TX 76102

RE: ZC-10-108 COCKRELL REALTY INC. 3117-3121 Cockrell 0.28 ac. (CD 9)

Dear Chairman Ortiz and Members:

On behalf of the Board of Directors of the Fort Worth League of Neighborhoods, I write to encourage you to deny ZC-10-108, the proposal to rezone two lots adjacent to Old Rip's Tex-Mex Restaurant on Cockrell Avenue from A-5 one-family residential to PD/SU for a parking lot.

Rarely does the League of Neighborhoods express an opinion on an individual zoning case. However, when the case involves an overarching, citywide issue, it is appropriate for us to comment. The citywide issue at stake is the encroachment of commercial businesses into the neighborhoods. If approved, the rezoning on Cockrell would encourage commercial expansion into and encroachment upon, a single family neighborhood. Its noise and crowd impact would affect residents in several single family neighborhoods.

Our organization has supported the more than 10 year long effort of the City of Fort Worth to assist single family neighborhoods to rezone to ensure that their zoning matches their single family uses on the ground. If approved, this proposal could set a tremendously negative precedent and would begin to undo much of the positive rezoning work the City and neighborhoods have done.

We agree with comments of the Berry Street Initiative that this potential loss of single-family neighborhood fabric for surface parking is serious and is not in keeping with their vision of revitalization of the commercial or residential areas. It is significant that in this case, established business interests in the area, the surrounding neighborhoods, and the League of Neighborhoods share the same view of the application. ZC-10-108 should be denied because it will cause 1) commercial encroachment into the neighborhood; 2) the loss of valuable housing stock in the neighborhood; and 3) the potential of more parking space on formerly single family lots in the neighborhood.

Sincerely,

Libby Willis, President

