



North "AR" One-Family Restricted & "CF" Community Facilities / elementary school & vacant  
 East "A-10" One-Family / mobile home park  
 South "G" Intensive Commercial / vacant  
 West "CF" Community Facilities / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-179 approved by City Council 12/07/10 to various zoning districts subject properties to the south and west

Platting History: PP-011-013 North Beach Street Addition to be heard by the City Planning Commission on 9-28-11

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Golden Triangle Blvd.	2 lane local	principal arterial	under construction
Alta Vista Road	2 lane county	collector	no
North Beach St	one way local	principal arterial	2012

Considerations: The single-family development will have access to North Beach Street, a proposed principal arterial which is currently not under construction, and Alta Vista a collector which is adequate for the proposed use.

**Public Notification:**

The following Neighborhood Associations were notified:

Villages of Woodland Springs

North Fort Worth Alliance  
 Keller ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "AR" One-Family Restricted as a condition of plat approval. The subject area is included within the plat that provides 77 single-family detached units.

Surrounding land uses consist of an elementary school with vacant land to the north, mobile home park to the east, commercial and outside storage to the south, and vacant to the west.

Based on surrounding land uses, the proposed zoning for this lot is **compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as primarily institutional and single-family residential. The requested zoning change is consistent with the following Comprehensive Plan policy.

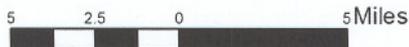
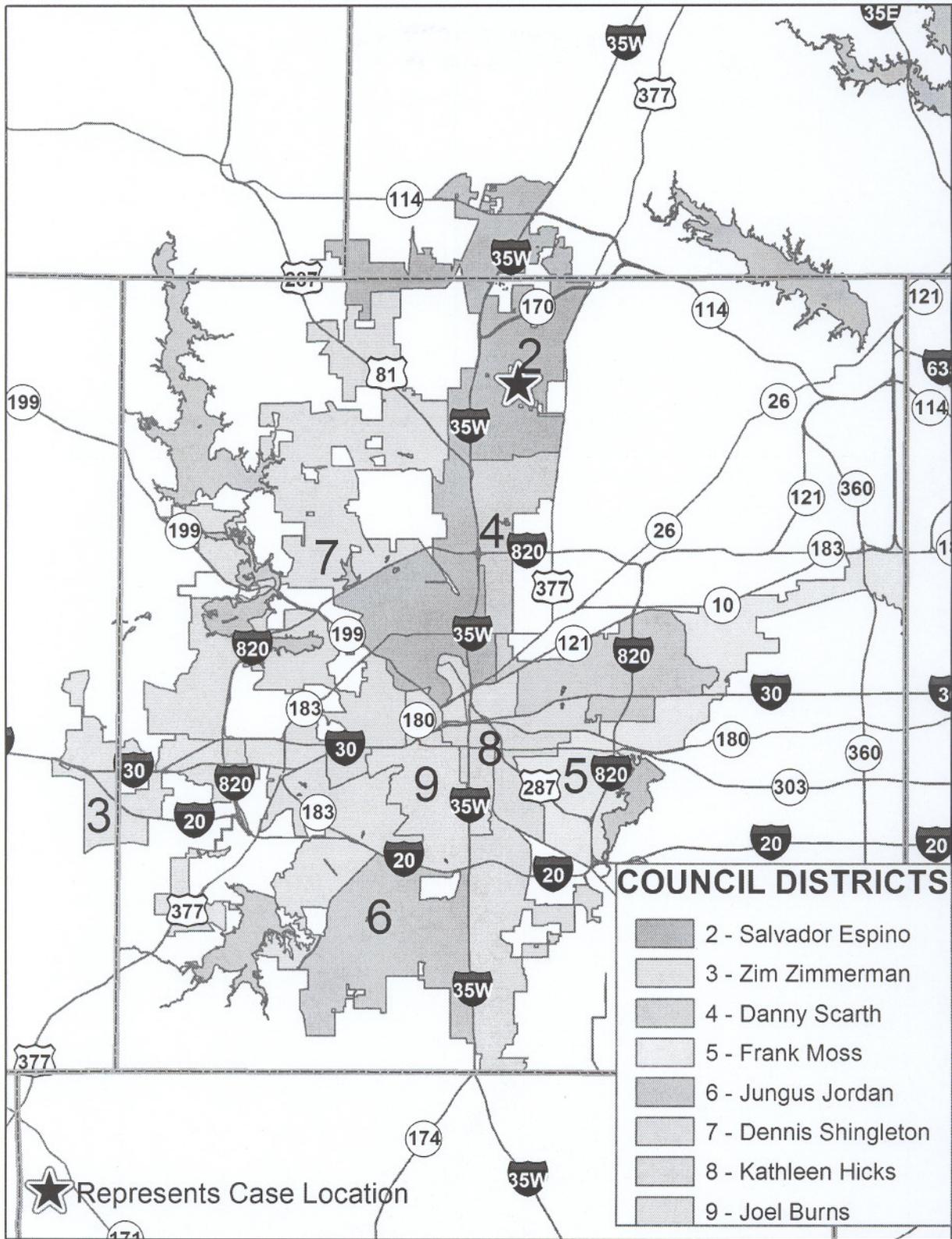
- Locate single-family homes adjacent to local or collector streets. (pg. 37)

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

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Preliminary Plat
- Minutes of the Zoning Commission meeting

## Location Map



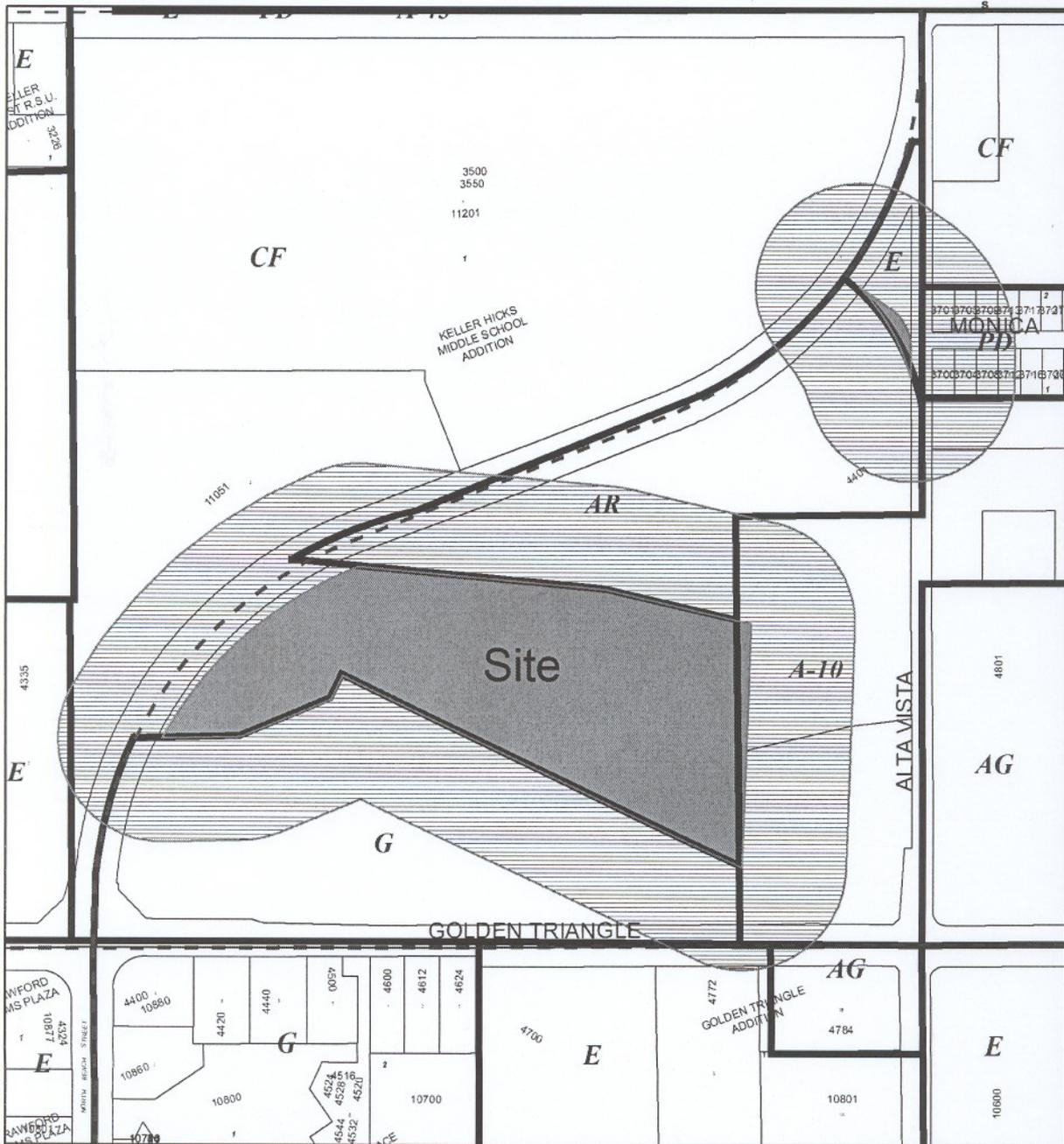


ZC-11-108

# Area Zoning Map

Applicant: Realty Capital Golden Beach, Ltd.  
 Address: 4401 Golden Triangle Boulevard  
 Zoning From: CF, E  
 Zoning To: AR  
 Acres: 17.65707664  
 Mapsco: 22K  
 Sector/District: Far North  
 Commission Date: 10/12/2011  
 Contact: 817-392-2495

 300 Ft. Buffer



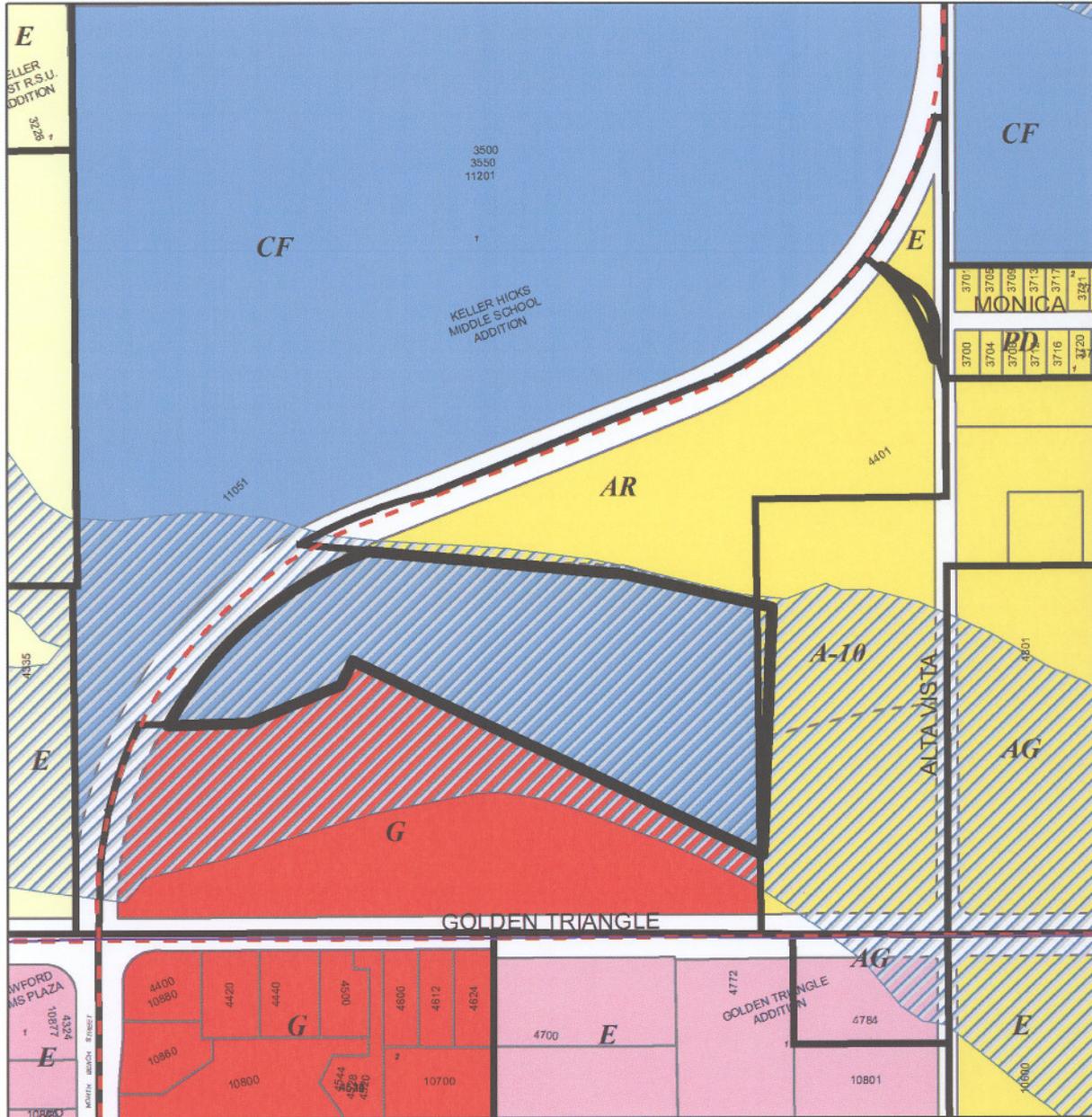
200 100 0 200 Feet



4401 Golden Triangle Boulevard

# Future Land Use

ZC-11-108



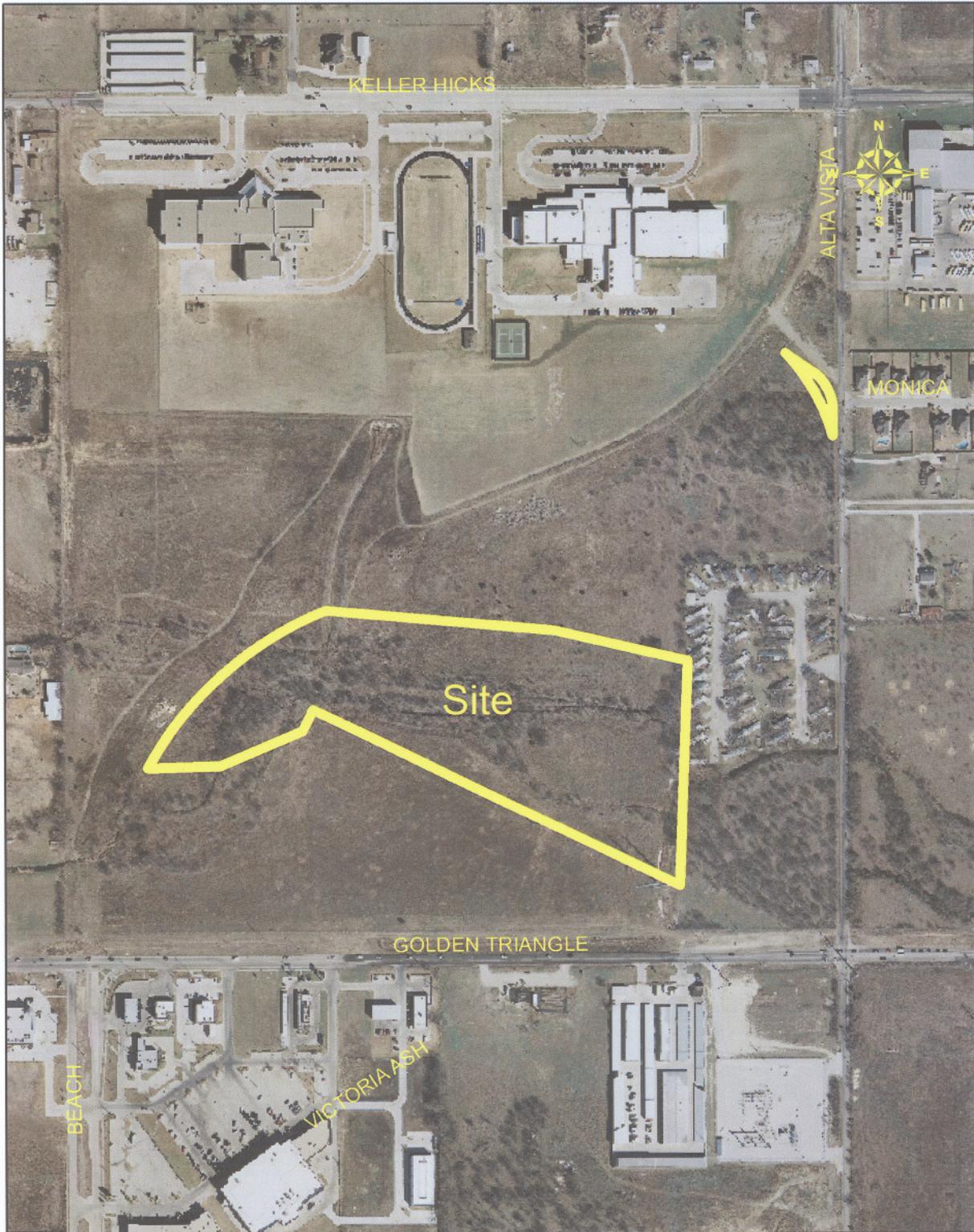
- |                                   |                          |                             |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial  | CFWGIS.SDE.TRN_RAILROADS    |
| Rural Residential                 | General Commercial       | CFWGIS.SDE.CAD_addresses    |
| Suburban Residential              | Light Industrial         | Freeways/Toll Roads         |
| Single Family Residential         | Heavy Industrial         | Proposed Freeway/Toll Road  |
| Manufactured Housing              | Mixed-Use Growth Center  | Principal Arterial          |
| Low Density Residential           | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential        | Infrastructure           | Major Arterial              |
| High Density Residential          | Lakes and Ponds          | Proposed Major Arterial     |
| Institutional                     | Public Park, Open Space  | Minor Arterial              |
|                                   | Private Park, Open Space | Proposed Minor Arterial     |
|                                   |                          | Flood Plain                 |



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 01, 2011



## Aerial Photo Map





VICINITY MAP  
N.T.S.

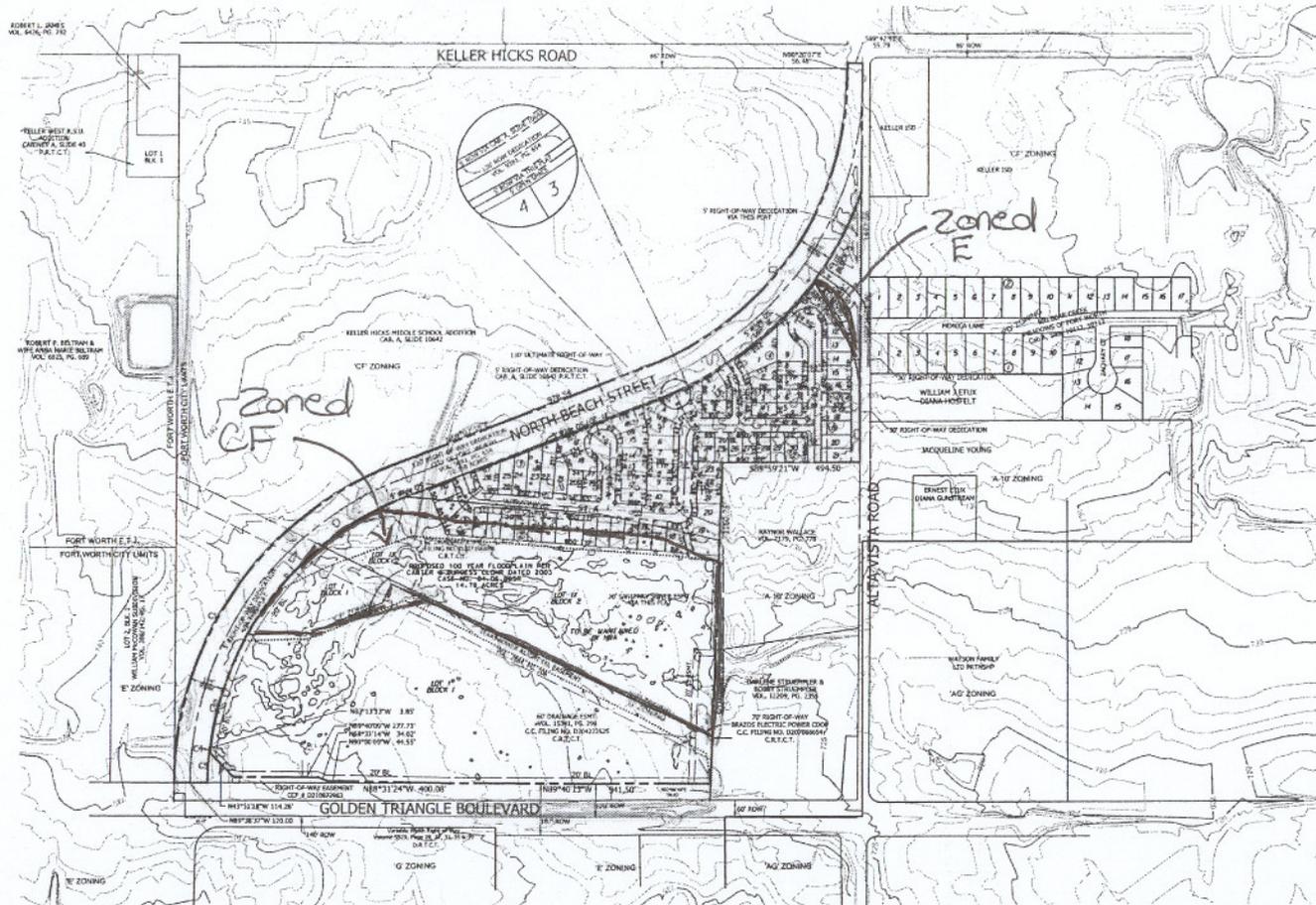
LAND USE TABLE		
RESIDENTIAL	ACRES	LOTS
RESIDENTIAL	13.4 AC.	77
OPEN SPACE	14.8 AC.	3
RETAIL/COMMERCIAL	22.7 AC.	2
ROW DEDICATION	0.3 AC.	
NORTH BEACH STREET	10.2 AC.	
<b>TOTAL</b>	<b>61.8 AC.</b>	<b>82</b>

- NOTES:
- ROADS ARE CONSISTENT WITH CITY OF FORT WORTH MTP.
  - CITY OF FORT WORTH WATER AND SANITARY SERVICE PROPERTY IS IN CITY OF FORT WORTH.
  - ALL SINGLE FAMILY LOTS TO BE DEVELOPED SIMULTANEOUSLY.
  - PRIVATE OPEN SPACE WILL BE MAINTAINED BY HOA.
  - THIS PRELIMINARY PLAN REQUIRES THE APPROVAL OF THE FOLLOWING VARIANCES:
    - A) LONG BLOCK FOR LOTS 1-30, BLOCK 2
    - B) SHORT BLOCK FOR LOTS 1-2, BLOCK 3
    - C) SHORT BLOCK FOR LOTS 1-4, BLOCK 4
    - D) DOUBLE FROM FACE OF LOTS 10-21, BLOCK 4

CHISEL DATA	MEASUREMENT	LENGTH	LONG CHORD
C1	SP12121	126.00	126.00
C2	SP12121	112.00	112.00
C3	SP12121	189.00	189.00
C4	SP12121	114.40	114.40
C5	SP12121	110.00	110.00

- LEGEND
- BL BUILDING LINE
  - ~ TREE LINE

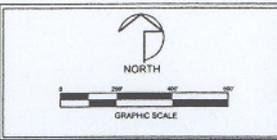
RESIDENTIAL BLOCK LENGTH TABLE		
BLOCK #	LOTS	LENGTH (LF)
1	1-30	1566
2	1-2	188
3	1-10	211
4	1-26	222
5	1-4	216
6	1-21	229



RECEIVED  
Development Dept  
SEP 15 2011  
REVISIONS

PP-011-013

PROJECT NO	HWR11003
FILE PATH	Q:\JOB\HWR11003\ENT\PLAT
DRAWN BY	BCD
REVIEWED BY	RSP
DATE	JUNE 14, 2011
DATE	REVISIONS
AUGUST 29, 2011	ADDED NORTH BEACH STREET ROW; SINGLE FAMILY LOTS; ALTA VISTA
SEP 14, 2011	DRG COMMENTS



OWNER  
REALTY CAPITAL GOLDEN BEACH  
8333 DOUGLAS AVENUE  
SUITE 110  
DALLAS, TX 75225  
AND  
CITY OF FORT WORTH  
1000 THROCKMORTON STREET  
FORT WORTH, TX 76102

DEVELOPER  
GOLDEN BEACH, L.P.  
5430 LBJ FREEWAY  
SUITE 800  
DALLAS, TX 75240  
AND  
D. R. HORTON HOMES TEXAS, LTD.  
8751 NORTH FREEWAY  
FORT WORTH, TX 76131

PLANNER / ENGINEER  
PELTON LAND SOLUTIONS, LLLP  
5751 KROGER DRIVE  
SUITE 105  
KELLER, TX 76244  
PHONE: 817-962-3350

A PRELIMINARY PLAT FOR  
**NORTH BEACH STREET ADDITION**  
CONTAINING LOT 1, BK 1; LOTS 1X, 1-30, BK 2;  
LOTS 1X, 1-26, BK 3; LOTS 1X, 1-21, BK 4; LOT 1, BK 5  
EXISTING 'G', 'CF', 'AR' & 'E' ZONING  
BEING A 61.468 ACRE TRACT OF LAND LOCATED  
IN THE J.R. KNIGHT SURVEY A-902  
SITUATED IN CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**10. ZC-11-107 Eagle Mountain-Saginaw ISD (CD 7)- 6129 Texas Shiner Road (Eagle Mountain-Saginaw Middle School #5 Addition, Block 1, Lot 1, 27.40 Acres): from "R1" Zero Lot Line/Cluster to "CF" Community Facilities**

Mike Wilson. 1100 Macon Street, Fort Worth, Texas representing Eagle Mountain-Saginaw ISD explained to the Commissioners the request to rezone an existing middle school to CF to be more consistent with the use of the property.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

**11. ZC-11-108 Realty Capital Golden Beach, Ltd. (CD 2)- 4401 Golden Triangle Boulevard (J. R. Knight Survey, Abstract 902, 17.65 Acres): from "CF" Community Facilities and "E" Neighborhood Commercial to "AR" One-Family Restricted**

Gena Terrell, 5751 Kroger Drive, Suite 185, Keller, Texas representing Realty Capital Golden Beach explained to the Commissioners they are requesting to rezone certain properties to AR from CF and E for single-family development.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 8-0.

**12. ZC-11-109 Texas Christian University (CD 9)- 3501 and 3549 Bellaire Drive North (TCU Addition, Block 12, Lot 2R and Plaza Bellaire Condos, Lots 6 - 12, 5.90 Acres): from "PD-667" Planned Development for all uses in "C" Medium Density Multifamily plus parking for TCU, "PD-668" Planned Development for all uses in "D" High Density Multifamily plus parking for TCU, and "MU-1" Low Intensity Mixed Use to "CF" Community Facilities**

Barry Hudson. 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Texas Christian University explained to the Commissioners the request to rezone certain properties to CF to align with the main campus. The current plan is to build three residence halls for student housing. Two of the halls are already in CF with a portion of the third hall encroaching into the PD zoning.

Mr. Edmonds asked where the stadium is located. Mr. Hudson said to the north just off of the zoning map.

Terry Grisham, 3559 Grisham Way, Fort Worth, Texas property owner to the west of the existing parking lot spoke in opposition. He explained when he purchased his property it was all zoned multifamily. He wanted to know why they are rezoning the property if the dorms are not going to touch the boundary proposed. Mr. Grisham explained to the Commissioners a couple of incidences that happened to his property a few months ago one of them causing serious damage to the lower unit. The other was displayed through a video clip relating to the parking lot which