



**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-03-206 A-5 approved by City Council 11/11/03 property to the north; "PD-599" Planned Development for E commercial uses plus mini-warehouses, approved by City Council 07/29/04, subject property and to the south;  
ZC-06-027 approved by City Council 05/09/06, subject property to the south

Platting History:

PP-05-030 Cheyenne Ridge Addition approved by the City Plan Commission on 03/25/03; subject property to the south;  
PP-03-051 Boswell Ranch Estates approved by the City Plan Commission on 07/23/03; subject property to the north

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
W J Boaz	County Rd/Two-way	Minor Arterial	No
Boat Club	Major Arterial	Major Arterial	No
Bowman Roberts	County Rd/Two-way	Collector	No

**Public Notification:**

Organizations Notified	
Stonehaven Ct HOA	Eagle Mountain Alliance
Lake Country Property Owners Assn.	Eagle Mt.- Saginaw ISD
Eagle Ranch Property Owners Assn.	

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing single-family development with one parcel going to neighborhood commercial along Boat Club Road. Surrounding land uses consist of vacant and single-family to the north, vacant land to the east and west with some commercial on the west side of Boat Club Road, and mini-warehouses and vacant land to the south.

The proposed zoning request is **consistent** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as single-family. The proposed "A-5" zoning request is consistent with the following Comprehensive Plan policies.

- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development.
- Locate single-family homes adjacent to local or collector streets.

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

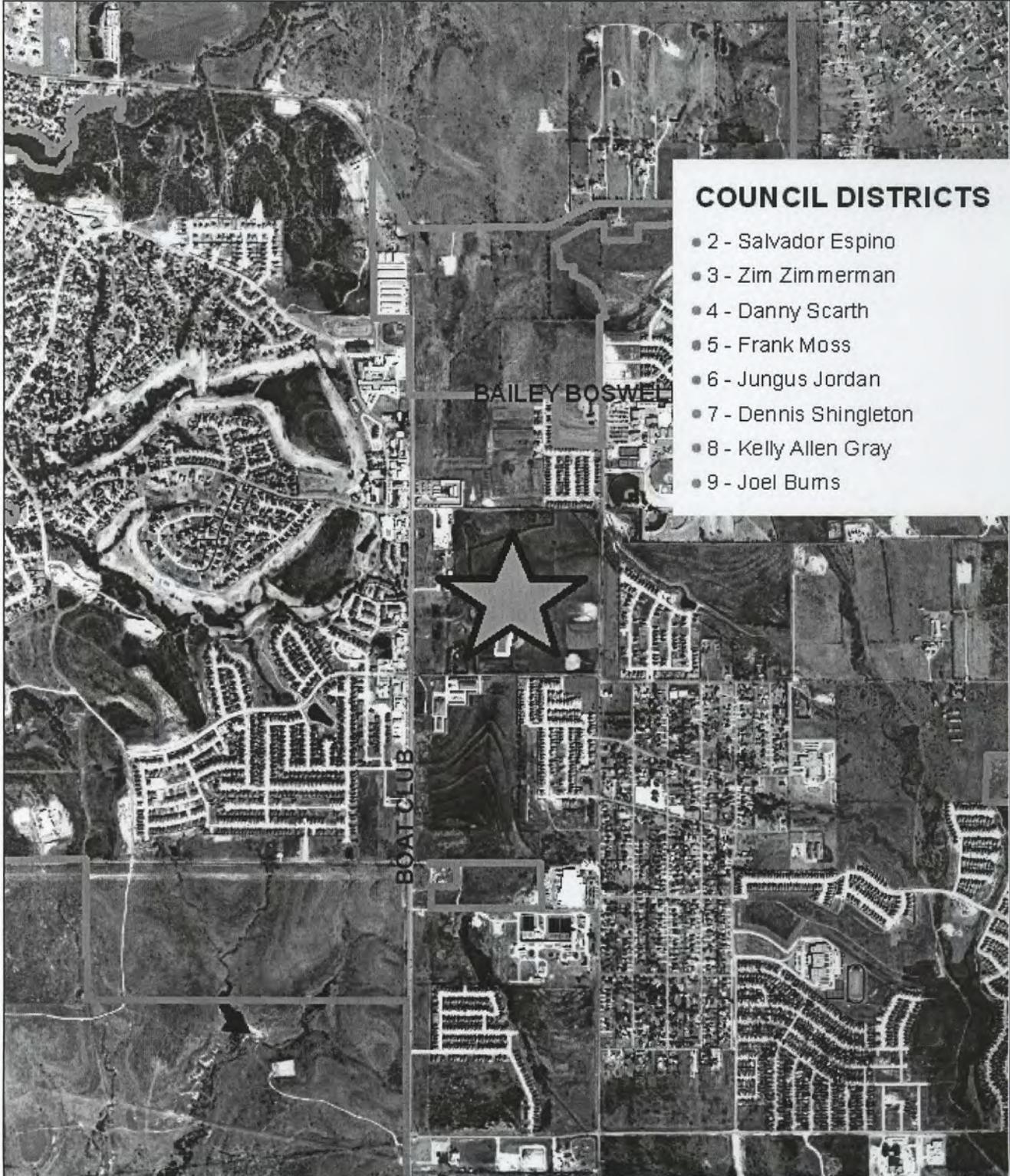
**Attachments:**

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



ZC-13-070

### Location Map



#### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet





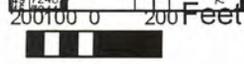
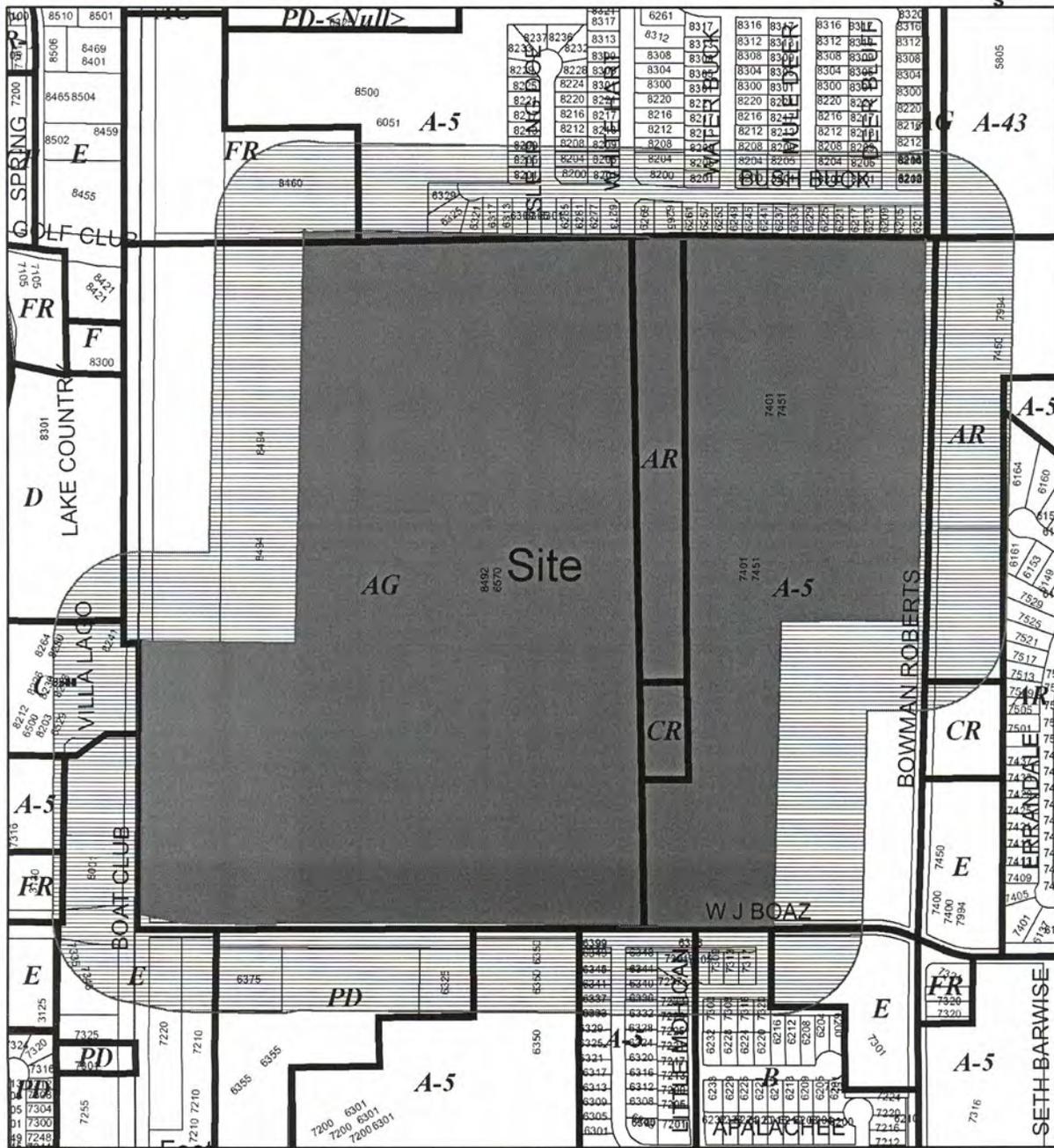
ZC-13-070

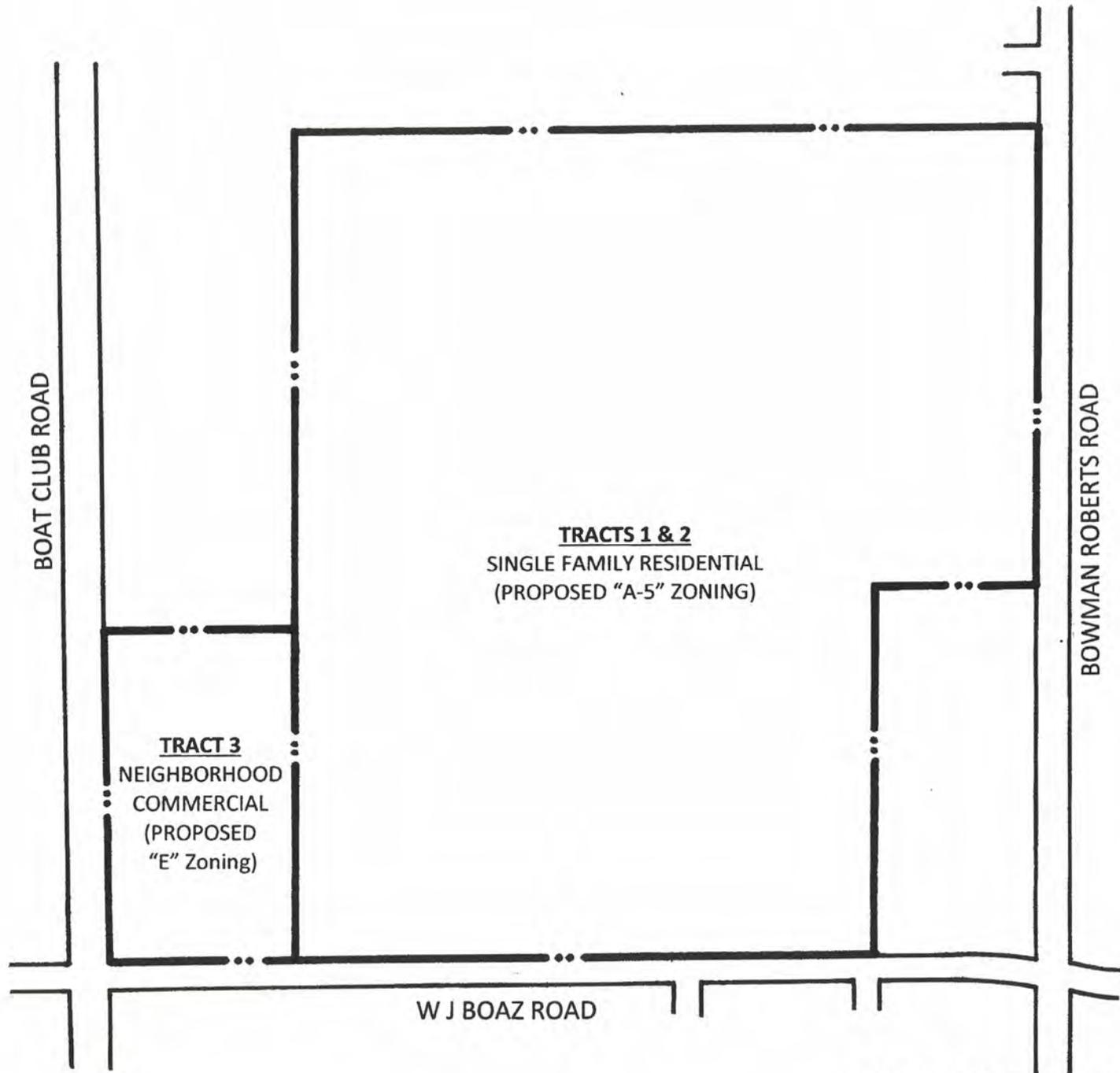
# Area Zoning Map

Applicant: Boaz Road LP  
 Address: 7401 Bowman Roberts Rd, 8000 Boat Club Rd, 6570 WJ Boaz Rd  
 Zoning From: AG, A-5, AR, CR  
 Zoning To: A-5, E  
 Acres: 113.07  
 Mapsco: 32QU  
 Sector/District: Far Northwest  
 Commission Date: 05/08/2013  
 Contact: 817-392-2495



300 Ft. Notification Buffer





BOAT CLUB ROAD

BOWMAN ROBERTS ROAD

TRACTS 1 & 2  
SINGLE FAMILY RESIDENTIAL  
(PROPOSED "A-5" ZONING)

TRACT 3  
NEIGHBORHOOD  
COMMERCIAL  
(PROPOSED  
"E" Zoning)

W J BOAZ ROAD

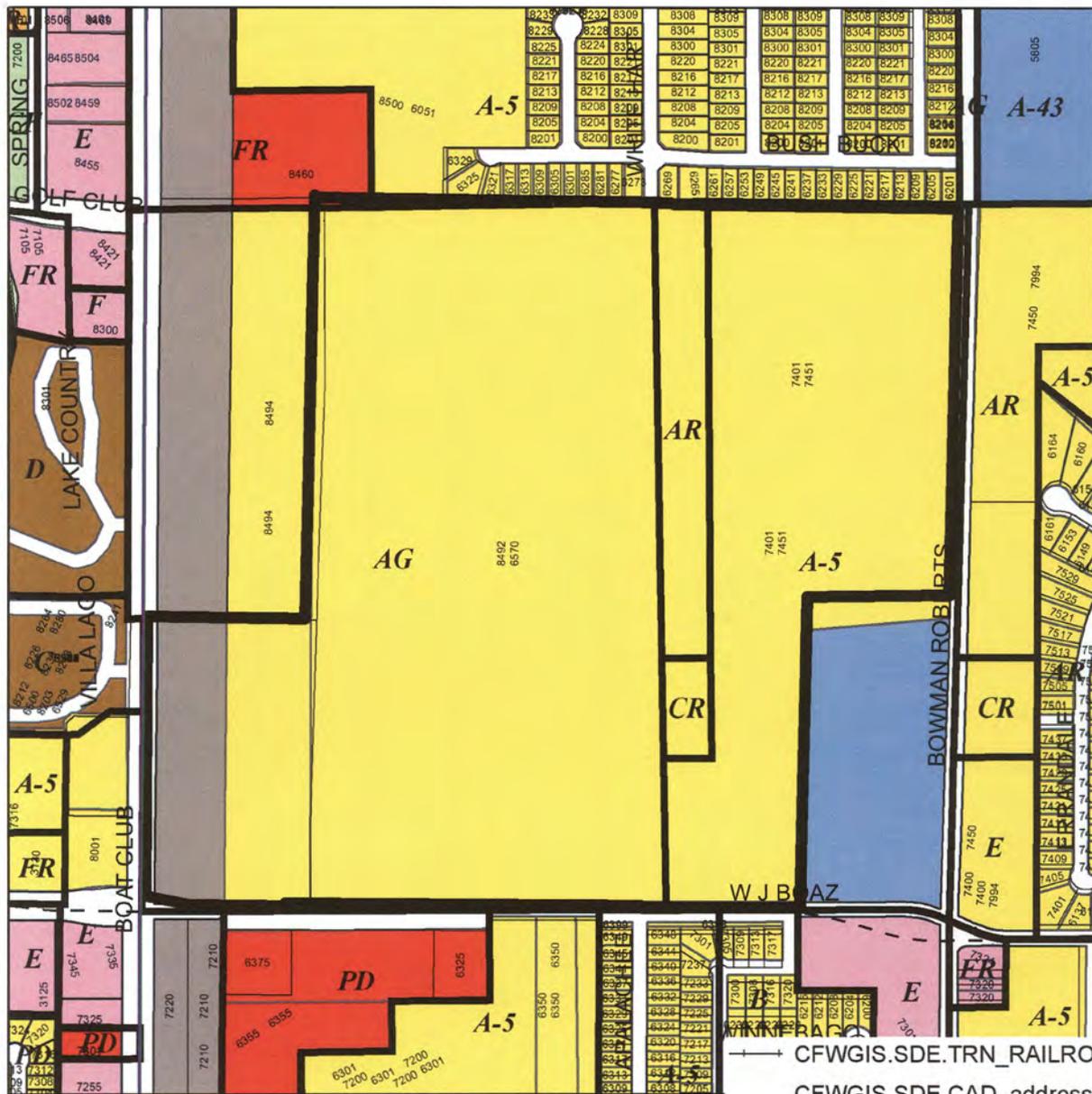


ZONING CASE NUMBER: ZC-013-070

# FORT WORTH

## Future Land Use

ZC-13-070



CFWGIS.SDE.TRN\_RAILROADS  
CFWGIS.SDE.CAD\_addresses

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.



## Aerial Photo Map



Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas, Fort Worth, representing LD Texas Investments explained to the Commissioners they are expanding an existing business and incorporating this lot into the overall site plan. They are requesting a waiver to the bufferyard requirement adjacent to residential since it is a fire station.

Motion: Following brief discussion, Mr. Flores recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-13-069	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Walter Barber/Sylvan Heights West NA	NA	Out		Support	Sent letter in

**13. ZC-13-070 Boaz Road L. P. (CD 7)- 7401 Bowman Roberts Road, 8000 Boat Club Road, and 6570 W. J. Boaz Road (E A Shultz Survey, Abstract 1439, Tract 1 and 1A, 111.57 Acres): from “AG” Agricultural, “AR” One-Family Restricted, “CR” Low Density Multifamily to “A-5” One-Family and “E” Neighborhood Commercial**

Rick Horn, 1100 Macon Street, Fort Worth, Texas representing Boaz Road L. P. explained to the Commissioners they are rezoning to single-family and neighborhood commercial.

Mr. Genua wanted staff to clarify Mr. Horn’s comment. Mr. Horn explained the property along Boat Club Road follows the land use designation for neighborhood commercial. Mr. Genua asked why not ER. Mr. Horn responded by saying E seems to be the most accommodating for retail uses. Ms. Murphy explained to the Commissioners ER zoning has size restrictions and the size of the parcel is too big for the intent of the ER district.

Mr. West asked if he had any contact with adjacent property owners. Mr. Horn said no and was not aware of any opposition. Mr. West said they did receive in their packets two letters of opposition. Mr. West asked if the proposed lots will be the same as what is in the general area. Mr. Horn said yes they will be 5,000 sq. ft. lots.

Motion: Following brief discussion, Mr. Flores recommended denial of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-13-070	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Stacey Amanda Childress &	6229 Bush Buck Run	In		Opposition	Sent letter in
Rickey & Yvette Jackson	7317 Mohican Dr. Little	In		Opposition	Sent letter in