

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 10, 2013

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

Continued Yes X No \_\_\_  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** La Frontera Capital Properties

**Site Location:** 9340 Boat Club Road Mapsco: 31C

**Proposed Use:** One-family

**Request:** From: "A-7.5" and "A-10" One-Family

To: "A-7.5" One-Family

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

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

**Background:**

The applicant is requesting a zoning change from "A-10" One-Family Residential to "A-7.5" One-Family north of Boat Club Road. The applicant currently has a plat being processed for approximately 410 minimum 7,500 square foot single family residential lots. The majority of the subdivision is currently zoned A-7.5. The property that is the subject of this zoning case is a small section that covers the western edge of the subdivision and includes a floodplain and a minimal number of residential lots.

The case was continued from the August 6, 2013 City Council hearing upon request by the neighborhood. Subsequent meetings and discussions have been held concerning the traffic in the area and the possible future reconstruction of Boat Club Road/FM 1220, a state highway.

**Site Information:**

Owner: La Frontera Capital Properties  
1000 Texan Trail  
Suite 200  
Grapevine, TX 76051

Agent: Al Burton  
Acreage: 19.70 ac.  
Comprehensive Plan Sector: Far Northwest

**Surrounding Zoning and Land Uses:**

North ETJ / vacant  
East "A-7.5" One-Family / vacant  
South "PD-350" Planned Development / vacant  
West ETJ / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-03-086 approved by City Council 07-08-03 from AG to A-10, subject property; "PD-350" approved by City Council 02-15-00 from AG to PD/ F uses plus assisted living with exclusions, property to the south.

Platting History: n/a

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Boat Club Rd	Two-Way County	Major Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
The Landing HOA	Eagle MT-Saginaw ISD
Eagle Mountain Alliance	

**Development Impact Analysis:**

**1. Land Use Compatibility**

Surrounding land uses to the west and north are in the ETJ with large single-family lots and vacant, to the east and south are within the City limits and vacant as well.

As a result, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as single-family. The proposed "A-7.5" zoning is consistent with the following Comprehensive Plan policy:

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

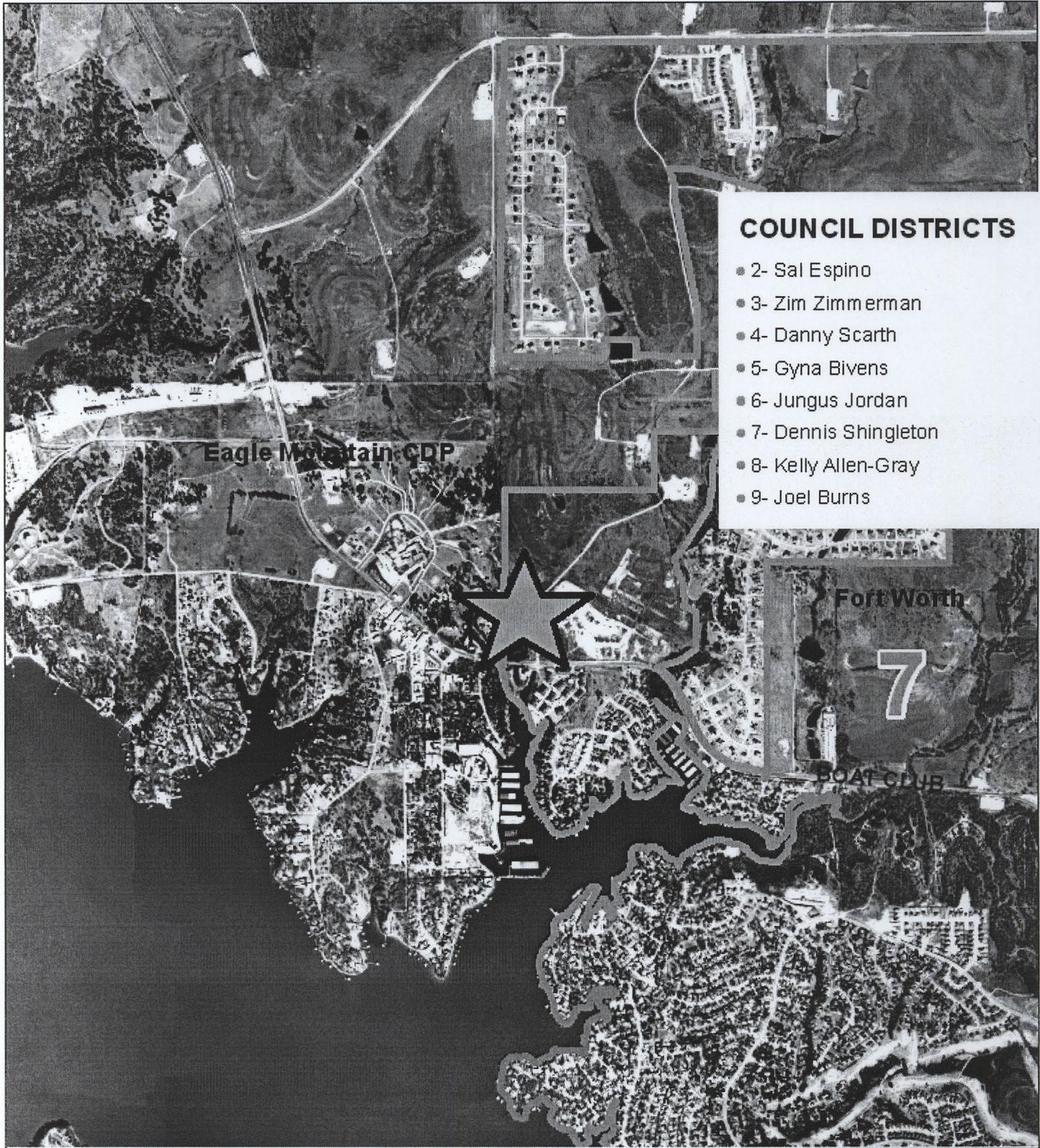
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

**Attachments:**

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

## Location Map



### COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns

Eagle Mountain CDP

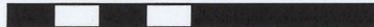
Fort Worth

7

BOAT CLUB

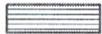


2,000 1,000 0 2,000 Feet

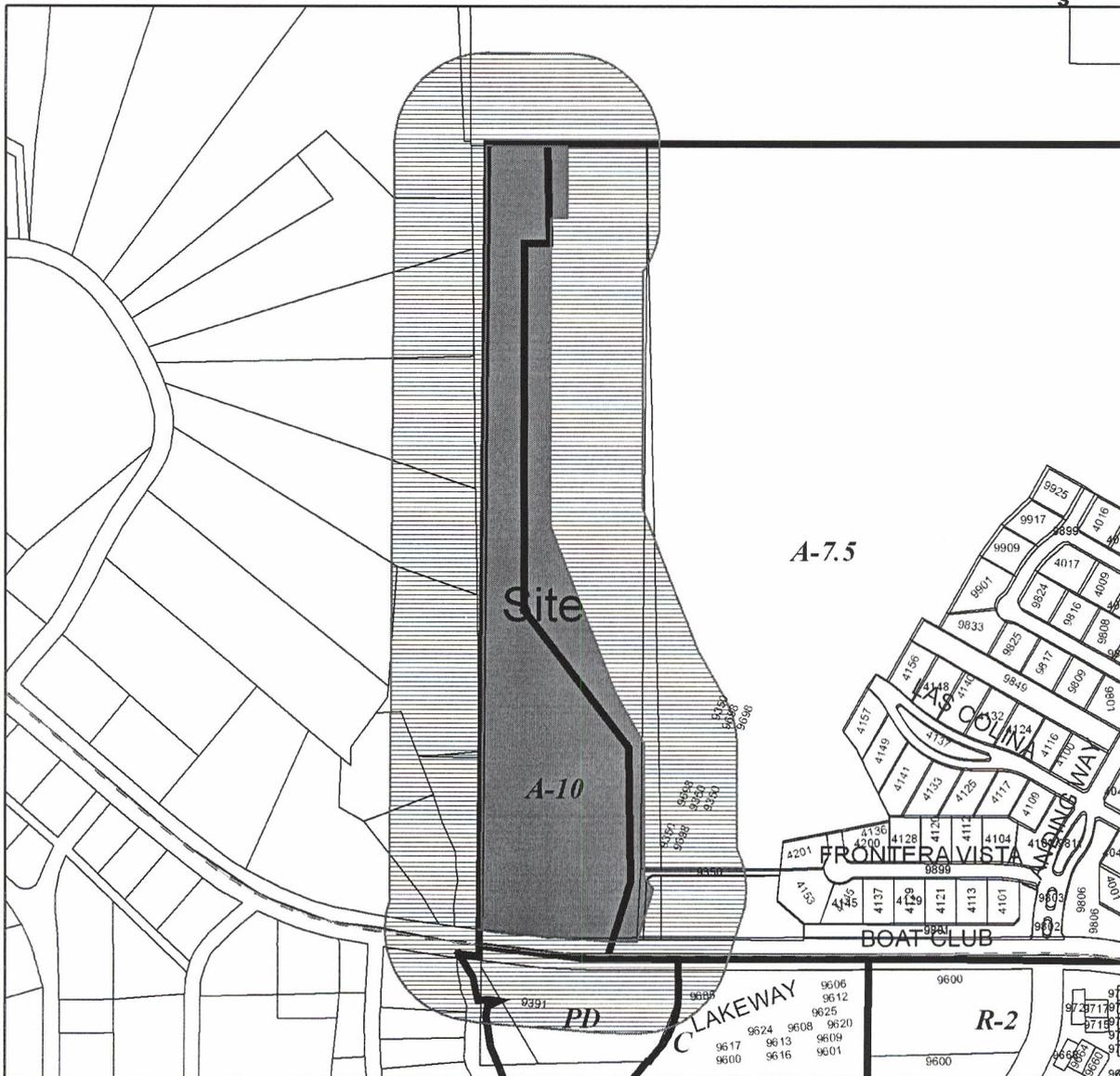


## Area Zoning Map

Applicant: La Frontera Capital Properties  
 Address: 9340 Boat Club Road  
 Zoning From: A-10, A-7.5  
 Zoning To: A-7.5  
 Acres: 19.70730265  
 Mapsco: 31C  
 Sector/District: Far Northwest  
 Commission Date: 7/10/2013  
 Contact: 817-392-2495



300 Ft. Buffer

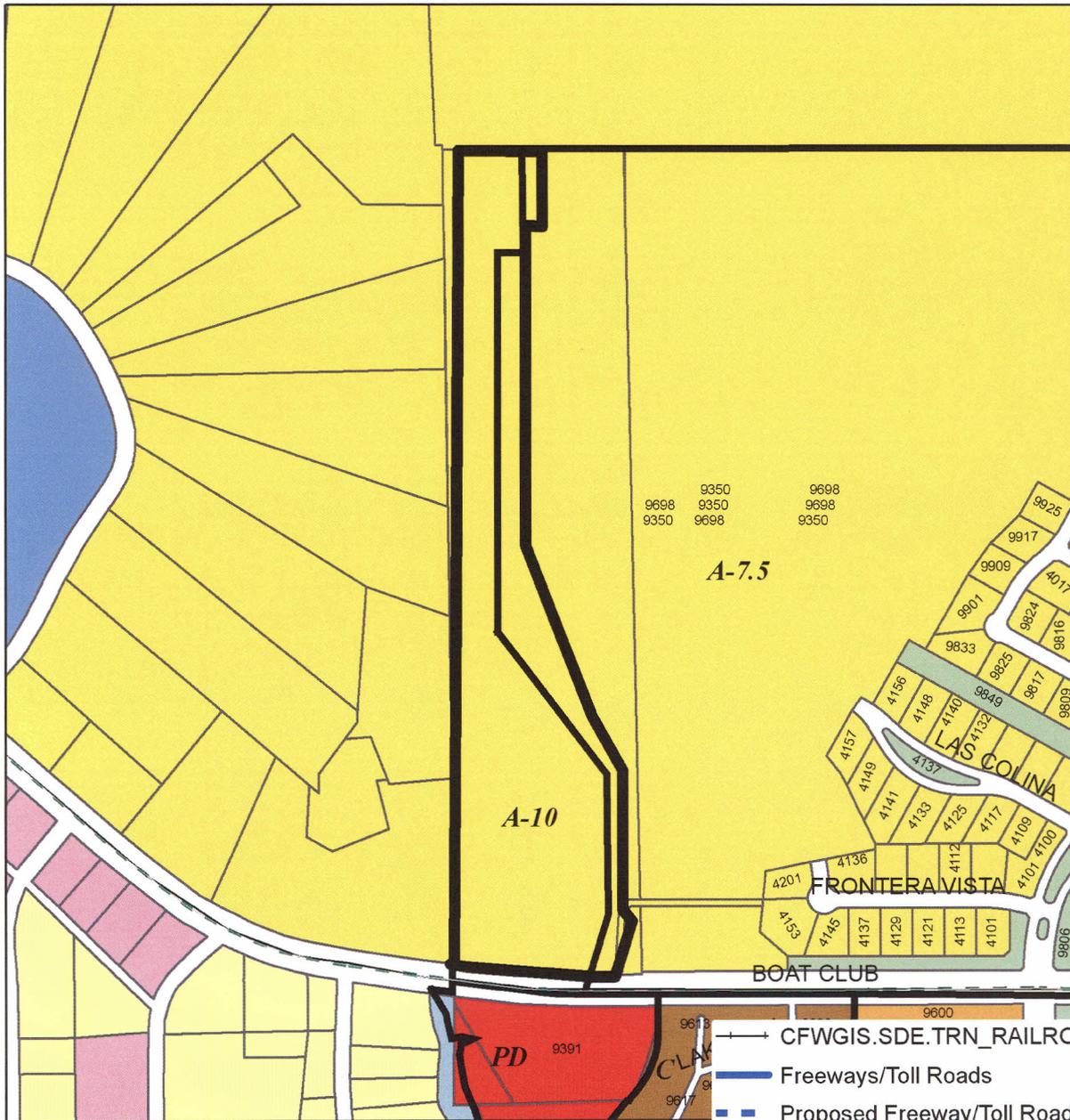




9340 Boat Club Road

# Future Land Use

ZC-13-089



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

- FLD\_ZONE**
- Floodplain



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 5, 2013.





## Aerial Photo Map



200 100 0 200 Feet



**CITY OF FORT WORTH, TEXAS  
REGULAR CITY COUNCIL MEETING  
AUGUST 6, 2013  
Page 18 of 34**

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The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896 and that notice of the hearing had been given by publication in the Fort Worth Star-Telegram, the official newspaper of the City of Fort Worth, on July 19, 2013.

Mayor Price opened the public hearing.

**5. ZC-13-086 - (CD 9) - First Financial Bank, 1000 Forest Park Boulevard; from: "I" Light Industrial to: "G" Intensive Commercial (Recommended for Approval by the Zoning Commission)**

Motion: Council Member Burns made a motion, seconded by Council Member Scarth, that Zoning Docket ZC-13-086 be approved. The motion carried unanimously 9 ayes to 0 nays.

**6. ZC-13-087 - (CD 3) - LPM Holdings, LLC 3101 Merrick Avenue; from: "B" Two-Family to: "C" Medium Density Multifamily (Recommended for Approval by the Zoning Commission)**

Ms. Patti Lyerla, 6801 Saint Andrews Court, completed a speaker card in support of Zoning Docket ZC-13-087, but did not wish to address the Council.

Motion: Mayor Pro tem Zimmerman made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-13-087 be approved. The motion carried unanimously 9 ayes to 0 nays.

**7. ZC-13-089 - (CD 7) - La Frontera Capital Properties, 9340 Boat Club Road; from: "A-7.5" and "A-10" One-Family to: "A-7.5" One-Family (Recommended for Approval by the Zoning Commission)**

The following individuals completed a speaker card in support of Zoning Docket ZC-13-089 and were recognized by Mayor Price but were not present in the Council chamber.

Mr. Timothy Welch, 1308 Norwood Drive, Suite 200, Bedford, Texas, 76022  
Mr. Al Burtin, 1000 Texan Trail, Suite 200, Grapevine, Texas, 76051

Mr. Michael Peck, 9608 Lea Shore Street, completed a speaker card in opposition of Zoning Docket ZC-13-089, but did not wish to address the Council.

Motion: Council Member Shingleton made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-13-089 be continued to the September 10, 2013, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

Mr. West asked if she had talked to any of her surrounding neighbors. Ms. Franklin mentioned she tried to contact the people that were noticed by the city but the number was disconnected. Mr. West said staff received a letter of opposition from the property owner to the south. She said they were originally going to build a four plex but are scaling it down to three to accommodate for parking. All parking will be on-site.

Motion: Following a brief discussion, Mr. West recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-13-087	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Roberta McAllister	5113 Curzon	In		Opposition	Sent letter in

**3. ZC-13-088 Frances Clark and Phillip Sotel (CD 7) --3295 Keller Haslet Road (J. Mathews Survey, Abstract 1021, 35.33 Acres): from Unzoned to “C” Medium Density Multifamily**

Dennis Hopkins, P. O. Box 637, Arlington, Texas representing Frances Clark and Phillip Sotel explained to the Commissioners on June 28, he sent a letter out to the President of the North Fort Worth Alliance Association and on July 2, he received an email requesting the case be continued to the August 14 meeting. He stated they are officially requesting to continue the case to the August 14, 2013 meeting.

Motion: Following brief discussion, Mr. Genua recommended a 30 day continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-13-088	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Rusty Fuller/ North Fort Worth Alliance	NA	Out		Opposition	Sent letter in

**4. ZC-13-089 La Frontera Capital Properties (CD 7) – 9340 Boat Club Road (Williams McCowen Survey, Abstract 999, Tract 12A04, 19.71 Acres): from “A-7.5” and “A-10” One-Family to “A-7.5” One-Family**

Tim Welch, 1308 Norwood Drive, Suite 200, Bedford, Texas representing La Frontera Capital explained to the Commissioners they are cleaning up the zoning to A-7.5 for future development.

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