



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 1, 2015

**Council District** 5

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Holdaray Partners, LTD

**Site Location:** 1700 Eastchase Parkway, 8312 Brentwood Stair Road, 8350 Ederville Road  
Mapsco: 67X,81B

**Proposed Use:** Single-family Residential

**Request:** From: "G" Intensive Commercial

To: "A-5" One-Family

**Land Use Compatibility:** Requested change is not compatible.

**Comprehensive Plan Consistency:** Requested change is not consistent (Significant Deviation).

**Background:**

The applicant is requesting a zoning change from "G" Intensive Commercial to "A-5" One-Family. The property is located on the corner of Ederville Rd and Eastchase Pkwy. The applicant intends to construct approximately 120 single-family residences between commercially zoned properties including the new DPS Mega Center. A small commercial corner will remain for future development and will be subject to screening and setbacks adjacent the proposed single-family.

The proposed site is located within the Eastchase Mixed-Use Growth Center. Mixed-use, multifamily, and commercial zoning classifications are the most desirable because they provide the density of jobs and residential units needed to create a vibrant urban sense of place. Townhouse, duplex, and similar residential zoning classifications are usually acceptable in appropriate locations on the periphery of the mixed-use core.

**Site Information:**

Owner: Holdaray Partners, LTD  
1655 Eastchase Pkwy  
Fort Worth, TX 76112  
Agent: Mark Allen  
Acreage: 23.44 acres  
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / vacant, commercial  
 East "G" Intensive Commercial / vacant, commercial  
 South "G" Intensive Commercial / Department of Public Safety Center  
 West "G" Intensive Commercial / church, vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

| Street/Thoroughfare | Existing           | Proposed           | In Capital Improvements Plan (CIP) |
|---------------------|--------------------|--------------------|------------------------------------|
| Ederville Rd        | Minor Arterial     | Minor Arterial     | No                                 |
| Eastchase Pkwy      | Principal Arterial | Principal Arterial | No                                 |

**Public Notification:**

The following organizations were notified:

| Organizations Notified                       |                              |
|--|------------------------------|
| Neighborhoods of East Fort Worth             | Eastside Sector Alliance     |
| Historic Randol's Mill Valley Alliance, Inc. | Trinity Habitat for Humanity |
| Far East Fort Worth HA                       | Streams And Valleys Inc      |
| John T White NA of East Fort Worth           | East Fort Worth, Inc.        |
| Hollow Hills NA                              | Fort Worth ISD               |
| East Fort Worth Business Assn                |                              |

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" One-Family. Surrounding land uses vary with vacant land and commercial, including a movie theater and shopping center with a liquor store and grocery store to the north and east, a Department of Public Safety office building to the south, and a church and vacant industrially platted land to the west. The proposed site is on the corner of two arterials and near a large commercially developed area that has frontage along IH 30.

The proposed zoning is **not compatible** with the overall plans for this area.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as the Mixed Use and within the Eastchase Mixed Use Growth Center. The requested zoning change is not consistent with the Comprehensive Plan.

The goal of a Mixed-Use Growth Center is to encouraging higher intensity residential and commercial uses. Most single-family zoning districts, however, are not appropriate within mixed-use growth centers. While mixed-use growth centers may contain some single-family dwellings, this low-density land use should not predominate where the City seeks to generate a high level of economic and pedestrian activity. The proposed zoning is also inconsistent with the following Comprehensive Plan policies:

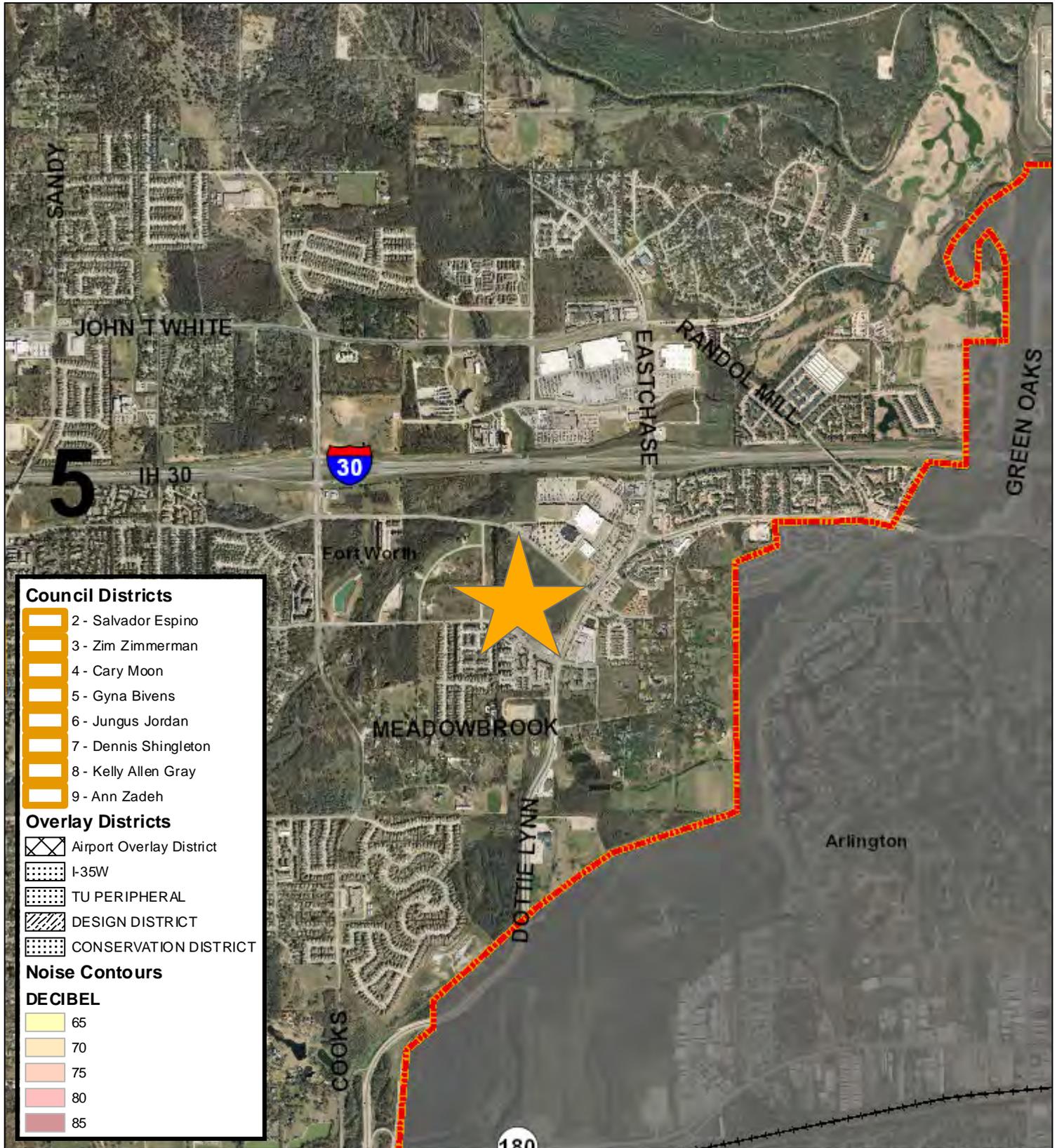
- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps (pg.38).
- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (pg. 39).

Based on lack of conformance with the future land use map and the policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

***Attachments:***

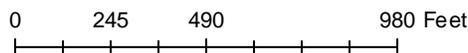
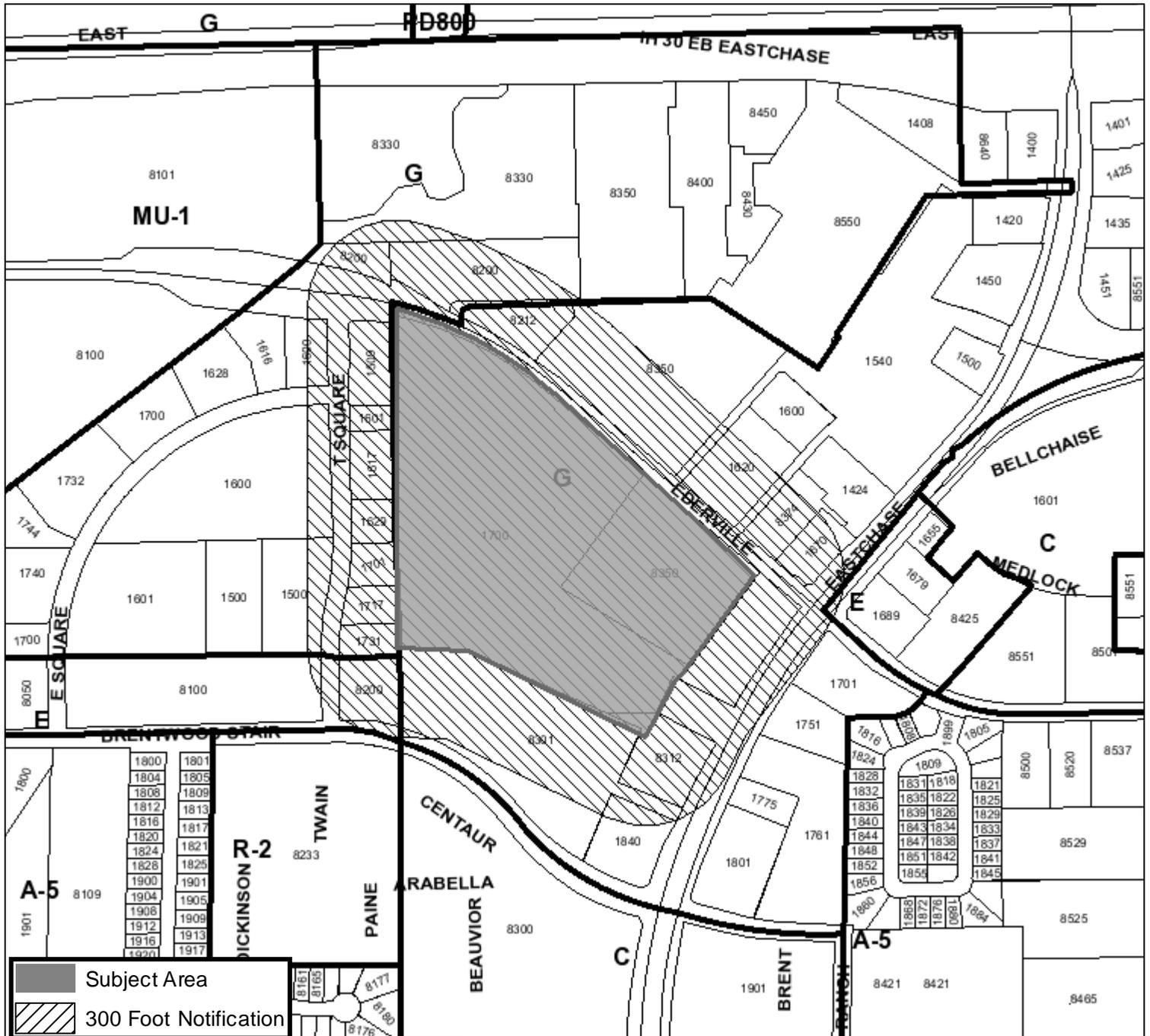
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Map

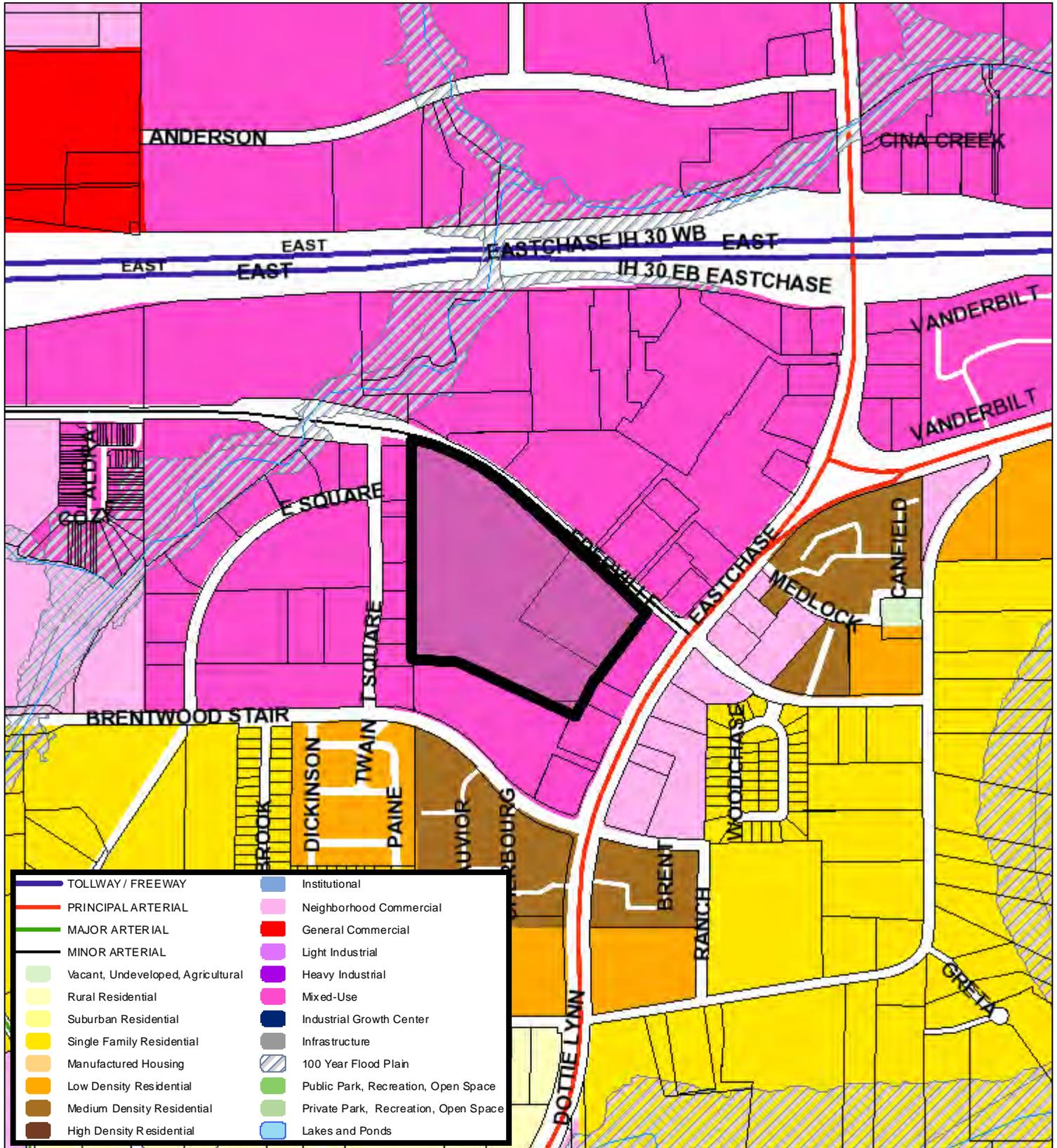


### Area Zoning Map

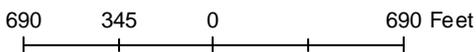
Applicant: Holdaray Partners, LTD  
 Address: 1700 Eastchase Parkway, 8312 Brentwood Stair Road, 8350 Ederville Road  
 Zoning From: G  
 Zoning To: A-5  
 Acres: 23.44568293  
 Mapsco: 67X,81B  
 Sector/District: Eastside  
 Commission Date: 8/12/2015  
 Contact: 817-392-8043



### Future Land Use



|  |                                   |  |                                      |
|--|-----------------------------------|--|--------------------------------------|
|  | TOLLWAY / FREEWAY                 |  | Institutional                        |
|  | PRINCIPAL ARTERIAL                |  | Neighborhood Commercial              |
|  | MAJOR ARTERIAL                    |  | General Commercial                   |
|  | MINOR ARTERIAL                    |  | Light Industrial                     |
|  | Vacant, Undeveloped, Agricultural |  | Heavy Industrial                     |
|  | Rural Residential                 |  | Mixed-Use                            |
|  | Suburban Residential              |  | Industrial Growth Center             |
|  | Single Family Residential         |  | Infrastructure                       |
|  | Manufactured Housing              |  | 100 Year Flood Plain                 |
|  | Low Density Residential           |  | Public Park, Recreation, Open Space  |
|  | Medium Density Residential        |  | Private Park, Recreation, Open Space |
|  | High Density Residential          |  | Lakes and Ponds                      |



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photograph



Aerial Photography Date February 2015

