



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 19, 2016

**Council District** 4

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

Continued Yes X No \_\_\_  
Case Manager Beth Knight  
Surplus Yes \_\_\_ No X  
Council Initiated Yes X No \_\_\_

**Owner / Applicant:** City of Fort Worth Planning and Development

**Site Location:** 5817 & 5901 Boca Raton Boulevard Mapsco: 65V

**Proposed Use:** Vacant land

**Request:** From: "D" High Density Multifamily

To: "A-5" One-Family

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

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

**Background:**

The property consists of vacant land, designated for private open space in the 2015 Comprehensive Plan. The properties on Boca Raton Boulevard were acquired by the City of Fort Worth in 2007 for repeated code violations in multifamily buildings. The multifamily buildings were subsequently demolished, but the land was not rezoned at that time.

The site is not in a growth center or area designated for transit-oriented development where higher density is encouraged. The City of Fort Worth currently owns the property, having acquired it through a tax foreclosure in 2007 for repeated code violations in multifamily buildings. The multifamily buildings were subsequently demolished, but the land was not rezoned at that time. Councilmember Moon mailed a letter to the affected City department regarding the proposed zoning changes in November 2015.

**Site Information:**

Owner/Applicant: City of Fort Worth Planning & Development Dept.  
1000 Throckmorton Street  
Fort Worth, TX 76102  
Acreage: 14.45 acres  
Comprehensive Plan Sector: Eastside

**Surrounding Zoning and Land Uses:**

- North "B" Two-Family / Single family and golf course
- East "D" High Density Multifamily / Townhouse and multifamily uses
- South "D" High Density Multifamily and "E" Neighborhood Commercial / Multifamily and limited commercial uses
- West "D" High Density Multifamily / Townhouse and multifamily uses

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-040, south of subject, Council-initiated to be in conformance with the Comprehensive Plan, from G to E, approved.

Platting History: None.

**Transportation/Access**

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Boca Raton Boulevard	4 lanes undivided	Collector	none
Oakland Hills Drive	4 lanes undivided	Collector	none

**Public Notification:**

The following Neighborhood Associations were notified:

Woodhaven NA *	Eastside Sector Alliance
Fairway Meadows Neighborhood Association Inc	Neighborhoods of East Fort Worth
Woodhaven Community Development Inc	Trinity Habitat for Humanity
East Fort Worth Business Assn	Streams & Valleys, Inc
East Fort Worth, Inc.	Fort Worth ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

This council-initiated zoning change request aligns the future land use and the zoning district. Based on the zoning classification that is appropriate for the vacant land, the proposed zoning to "A-5" One-Family with development standards **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the site as private open space. The proposed zoning conforms to the following Comprehensive Plan policies:

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces. (pg. 38)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

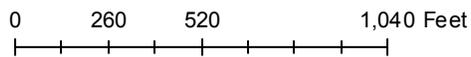
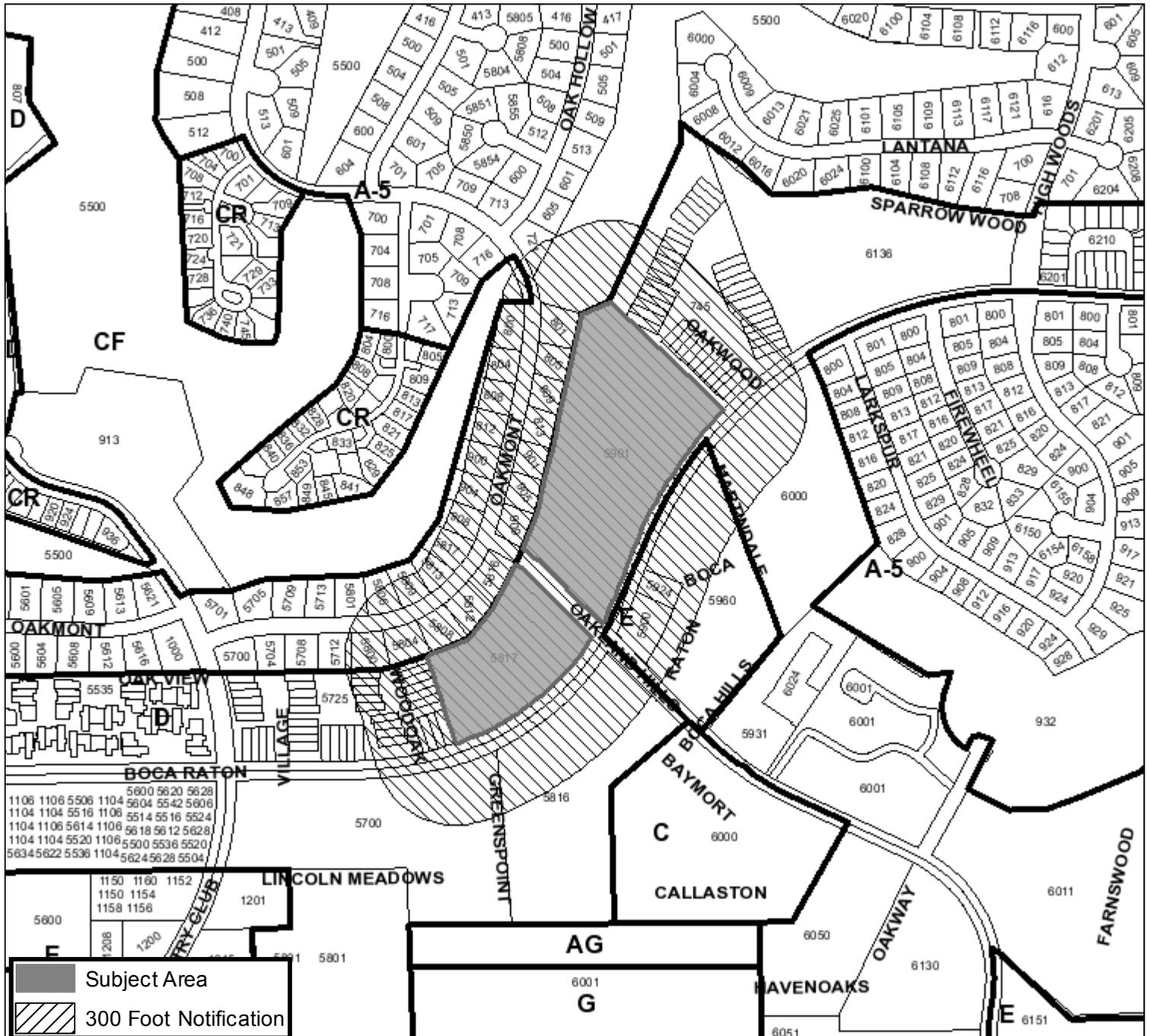
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2015 Comprehensive Plan.

**Attachments:**

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

### Area Zoning Map

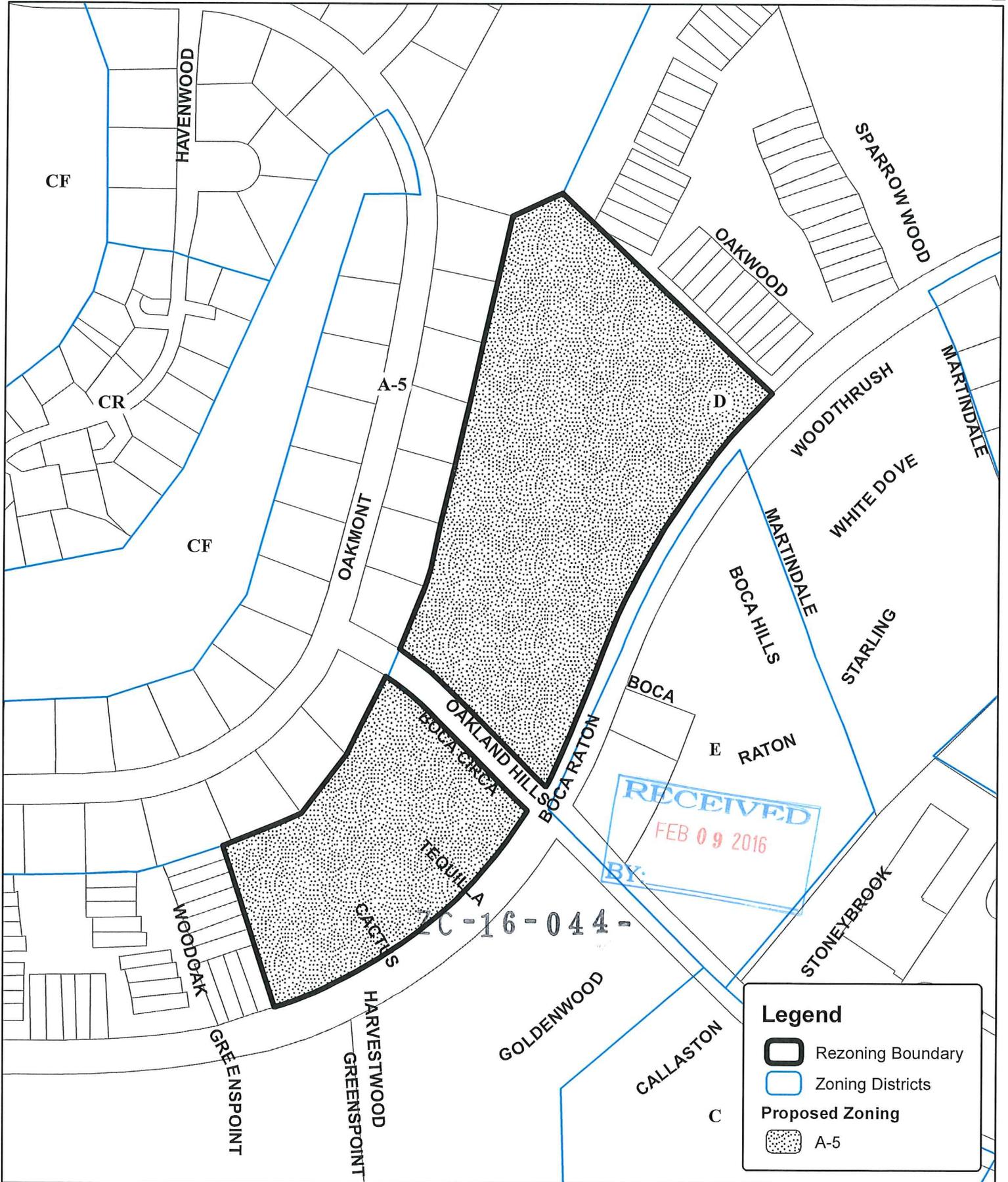
Applicant: City of Fort Worth Planning & Development  
 Address: 5817 & 5901 Boca Raton Boulevard  
 Zoning From: D  
 Zoning To: A-5  
 Acres: 14.44956079  
 Mapsco: 65V  
 Sector/District: Eastside  
 Commission Date: 3/9/2016  
 Contact: 817-392-8190



# 5817 and 5901 Boca Raton Boulevard: Proposed Zoning

From "D" High Density Multifamily to "A-5" One-Family

ATTACHMENT E



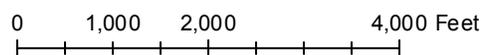
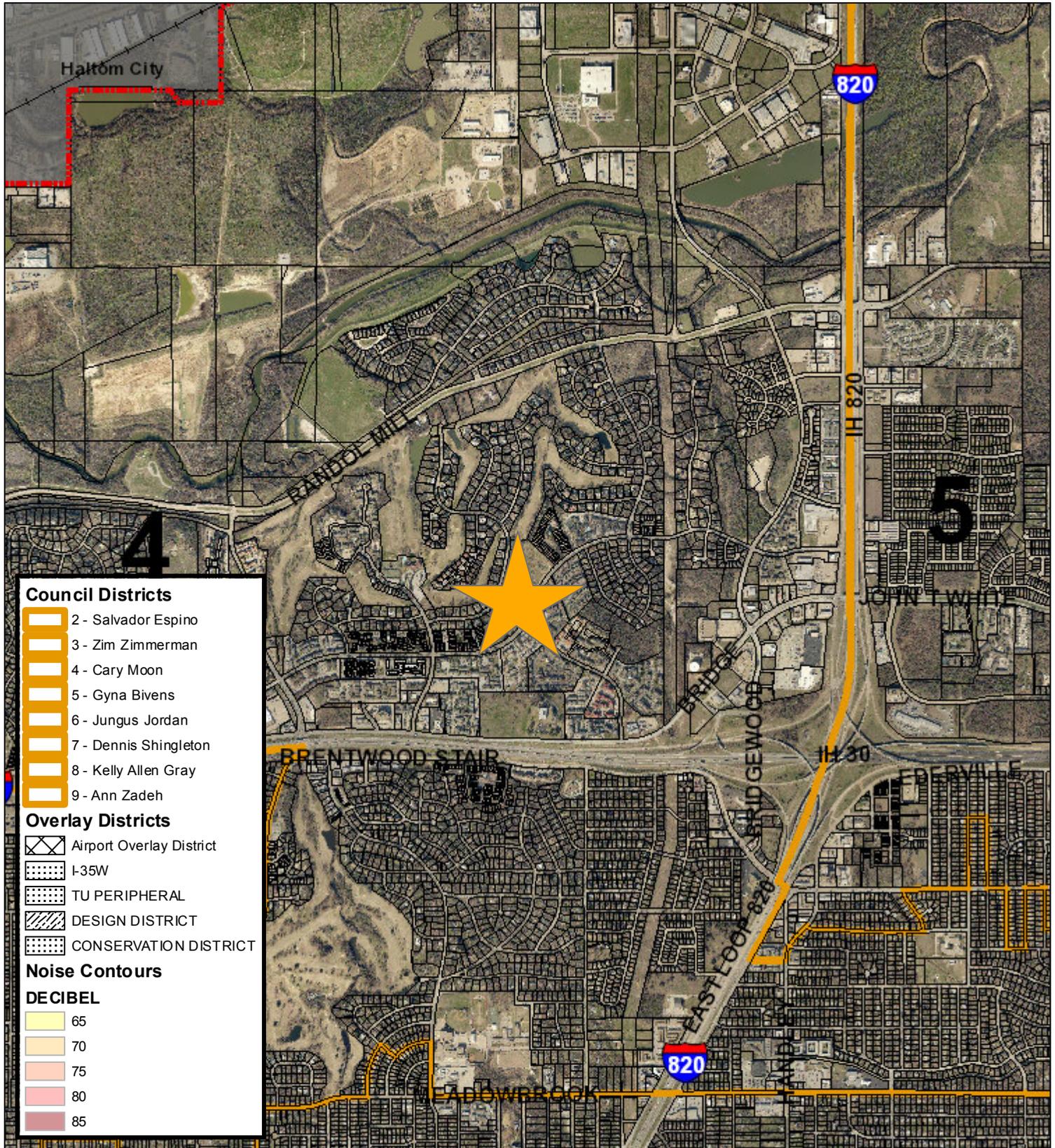
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Planning and Development  
Department 1/8/16 - BK

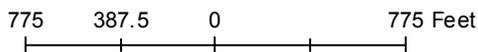
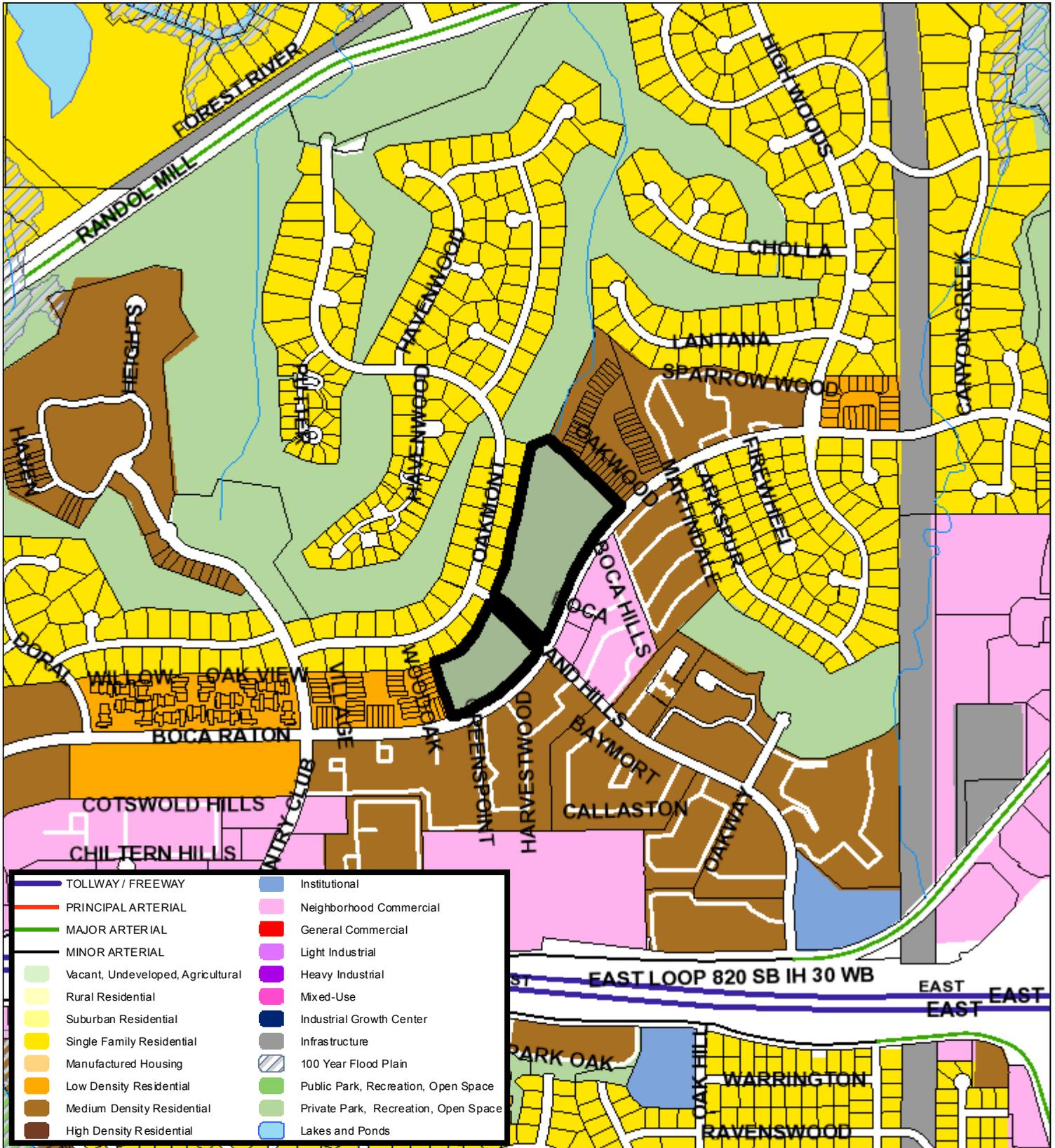
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## Area Map



### Future Land Use



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 Photo Map



0 485 970 1,940 Feet



Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

**14. ZC-16-044 City of Fort Worth Planning and Development (CD 4) 5817 and 5901 Boca Raton (Spanish Oaks Apartments, Block 1, Lot 1 & Woodhaven Country Club Estates, Block 14A, Lot 1, 14.45 Acres): from “D” High Density Multifamily to “A-5” One-Family**

Ms. Burghdoff explained to the Commissioners this is a Council-initiated zoning case

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

Document received for written correspondence				ZC-16-044	
Name	Address	In/Out 300 notification area	Position on case		Summary
John Johnson	1004 Woodoak Ct	In		Support	Sent letter in

**15. ZC-16-045 City of Fort Worth Planning and Development Text Amendment (CD All): Fresh Market Mobile Vendors An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (1986), by Amending Article 1 “Standards For Selected Uses”, Of Chapter 5, “Supplemental Use Standards,” Section 5.406 “Mobile Vendors” to**

- Provide Standards and Regulations for Fresh Market Mobile Vendors;
- Amend Section 4.602 “Residential District Use Table”, Section 4.802 “Nonresidential District Use Table” and Section 4.1202 “Form-Based District Use Table” to provide for the zoning districts where Fresh Market Mobile Vendors are allowed; and
- Amend Chapter 9 “Definitions” to add a definition for Fresh Market Mobile Vendors

**To review the proposed amendment:**

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

Jocelyn Murphy, Planning Manager explained the text amendment and this being part of the Blue Zones effort to bring fresh produce to neighborhoods.

Brandy O’Quinn, 2810 Willing Avenue, Fort Worth, Texas with Blue Zones spoke in support. She did mention there were several present in support of the request.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.