



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 21, 2016

Council District 4

Zoning Commission Recommendation:
Approval by a vote of 7-2

Opposition: None submitted
Support: Woodhaven NA

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: 1050 Woodhaven Boulevard Mapsco: 65T

Proposed Use: Vacant land

Request: From: "D" High Density Multifamily

To: "R2" Townhouse/Cluster

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The property consists of vacant land, designated for low density residential in the 2016 Comprehensive Plan. This multifamily zoning district is located outside a growth center or area designated for transit-oriented development where higher density is encouraged. Councilmember Moon mailed a letter to the affected property owner regarding the proposed zoning changes in November 2015.

A response from the property owner was noted to be in opposition equaling 100% opposition. Approval of the request will require a supermajority vote for approval by the City Council.

Site Information:

Applicant: City of Fort Worth Planning & Development Dept.
1000 Throckmorton Street
Fort Worth, TX 76102
Owner: Vahid Zohrehvandi Etal.
Acreage: 6.89 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North "D" High Density Multifamily / Multifamily
- East "D" High Density Multifamily, "CF" Community Facilities, and "E" Neighborhood Commercial / Golf course, fire station, and retail uses
- South "D" High Density Multifamily and "E" Neighborhood Commercial / Multifamily and commercial uses
- West "A-5" One-Family and "FR" General Commercial Restricted / Vacant land and TV station

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-224, west of subject site, Council-initiated, to be in conformance with the Comprehensive Plan, approved.

Platting History: None.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Woodhaven Boulevard	4 lanes undivided	Minor Arterial	none
Boca Raton Boulevard	2 lanes undivided	Residential	none

Public Notification:

The following Neighborhood Associations were notified:

Neighborhoods of East Fort Worth	Central Meadowbrook NA
Woodhaven NA	Southeast FW Inc.
East Fort Worth Business Assn	Eastside Sector Alliance
Woodhaven Community Development	Trinity Habitat for Humanity
East Fort Worth, Inc.	Streams & Valleys, Inc
White Lake Hills NA	Fort Worth ISD

Development Impact Analysis:

1. **Land Use Compatibility**

This council-initiated zoning change request aligns the future land use designation and zoning district. Based on the zoning classification that is appropriate for the vacant land, the proposed zoning to "R2" Townhouse/Cluster **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the site as Low Density Residential. 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 2016 Comprehensive Plan.

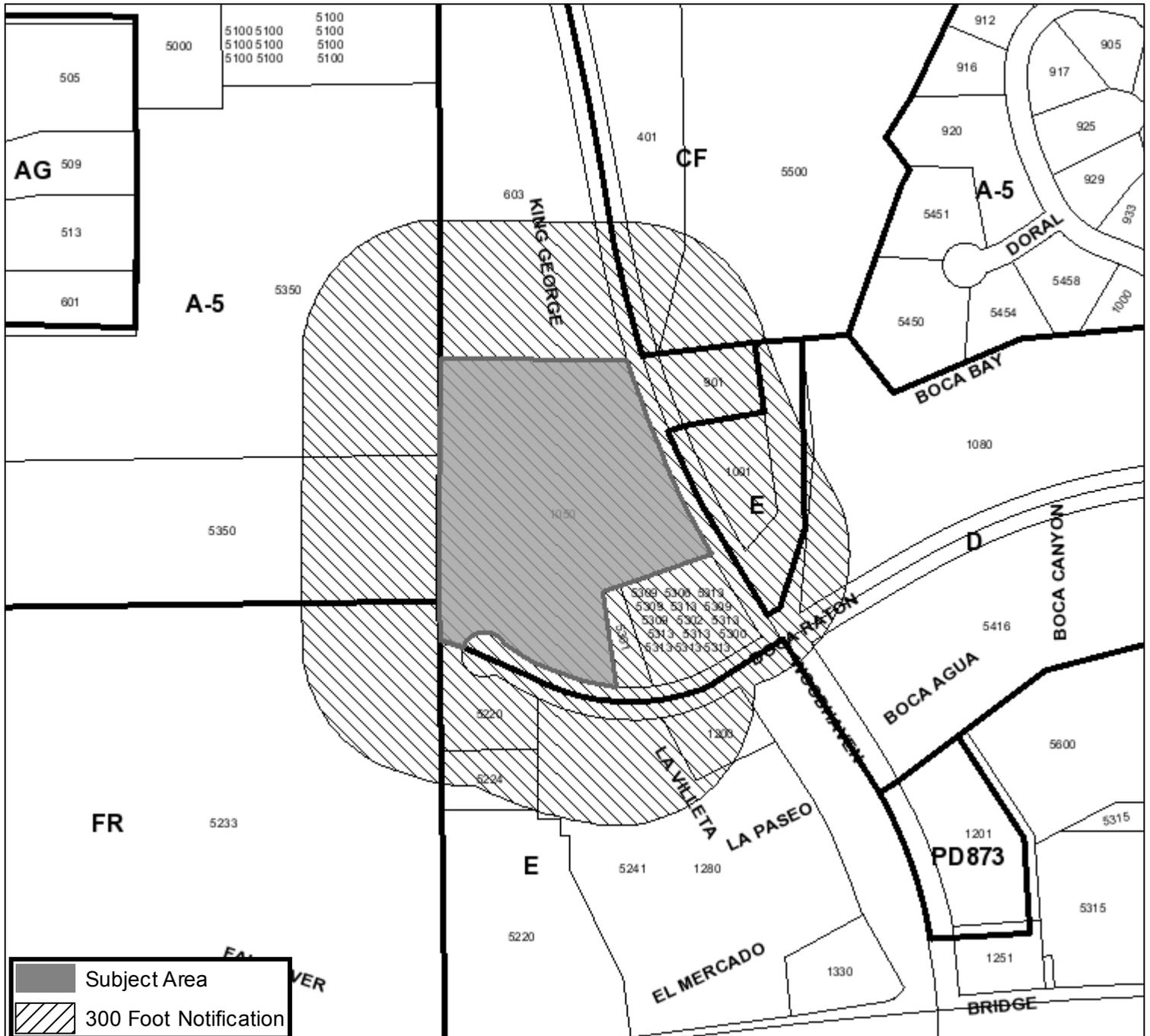
Attachments:

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



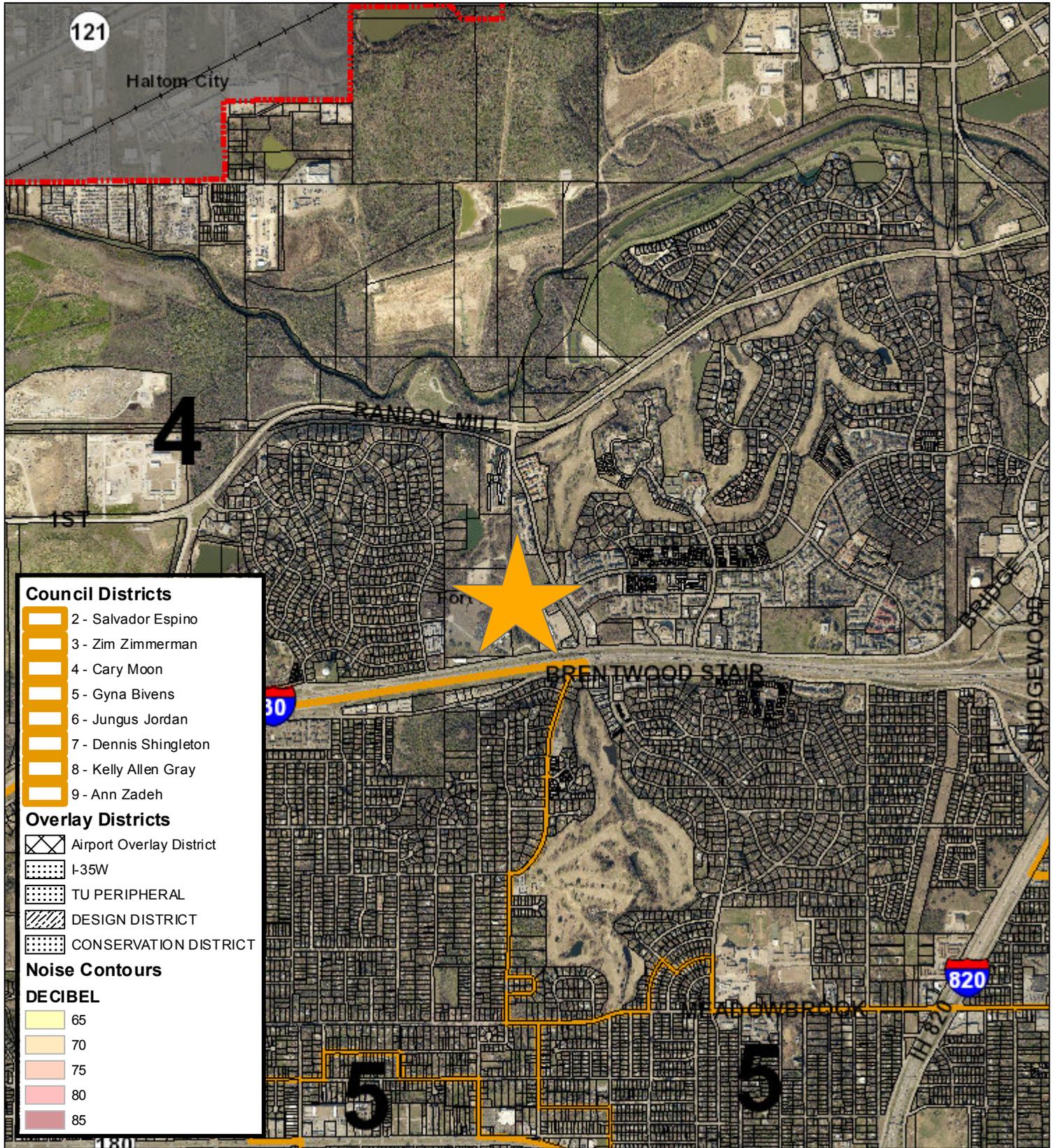
Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: 1050 Woodhaven Boulevard
 Zoning From: D
 Zoning To: R2
 Acres: 6.89445364
 Mapsco: 65T
 Sector/District: Eastside
 Commission Date: 5/11/2016
 Contact: 817-392-8190



0 155 310 620 Feet

Area Map



Council Districts

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

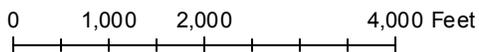
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

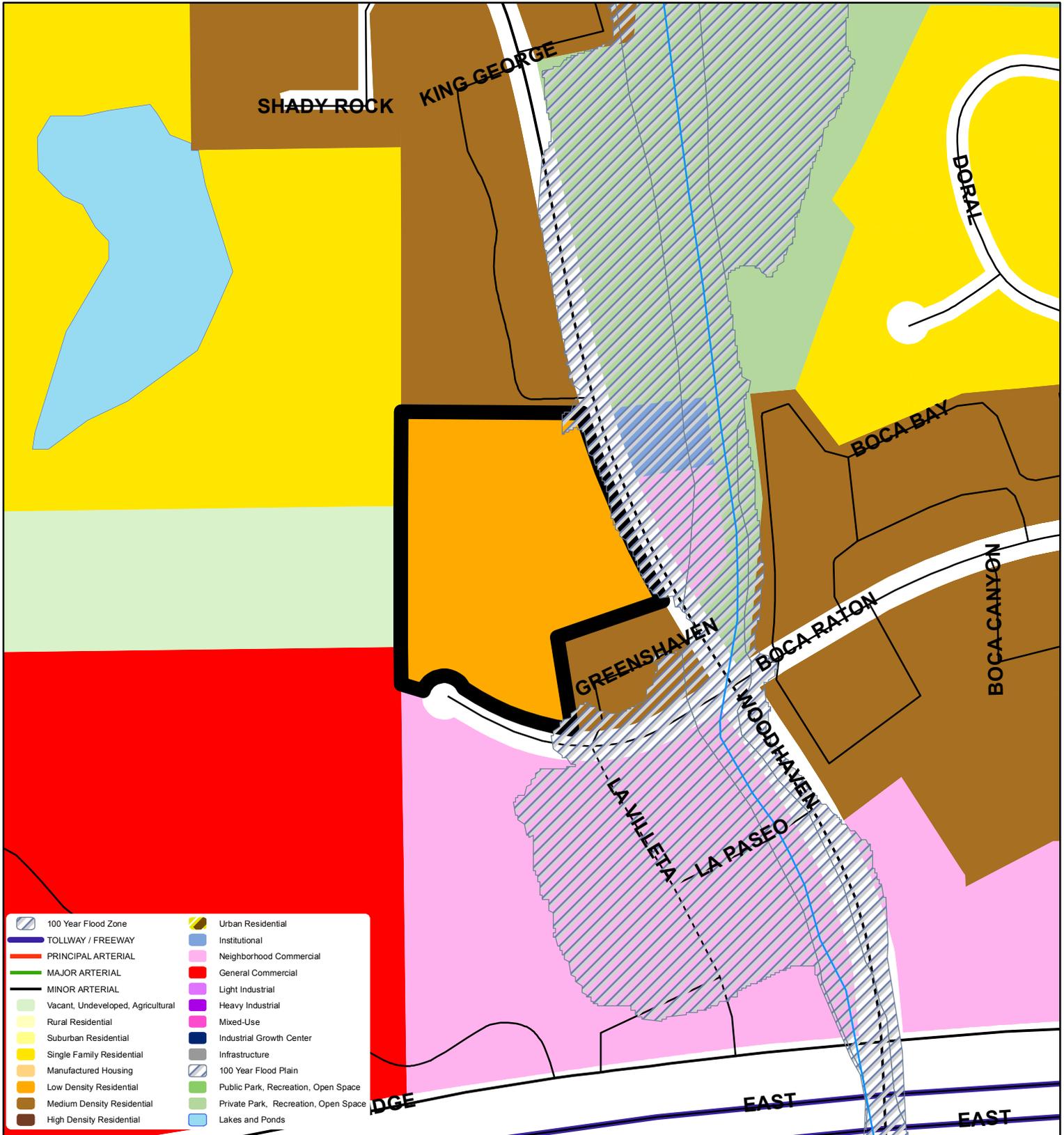
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



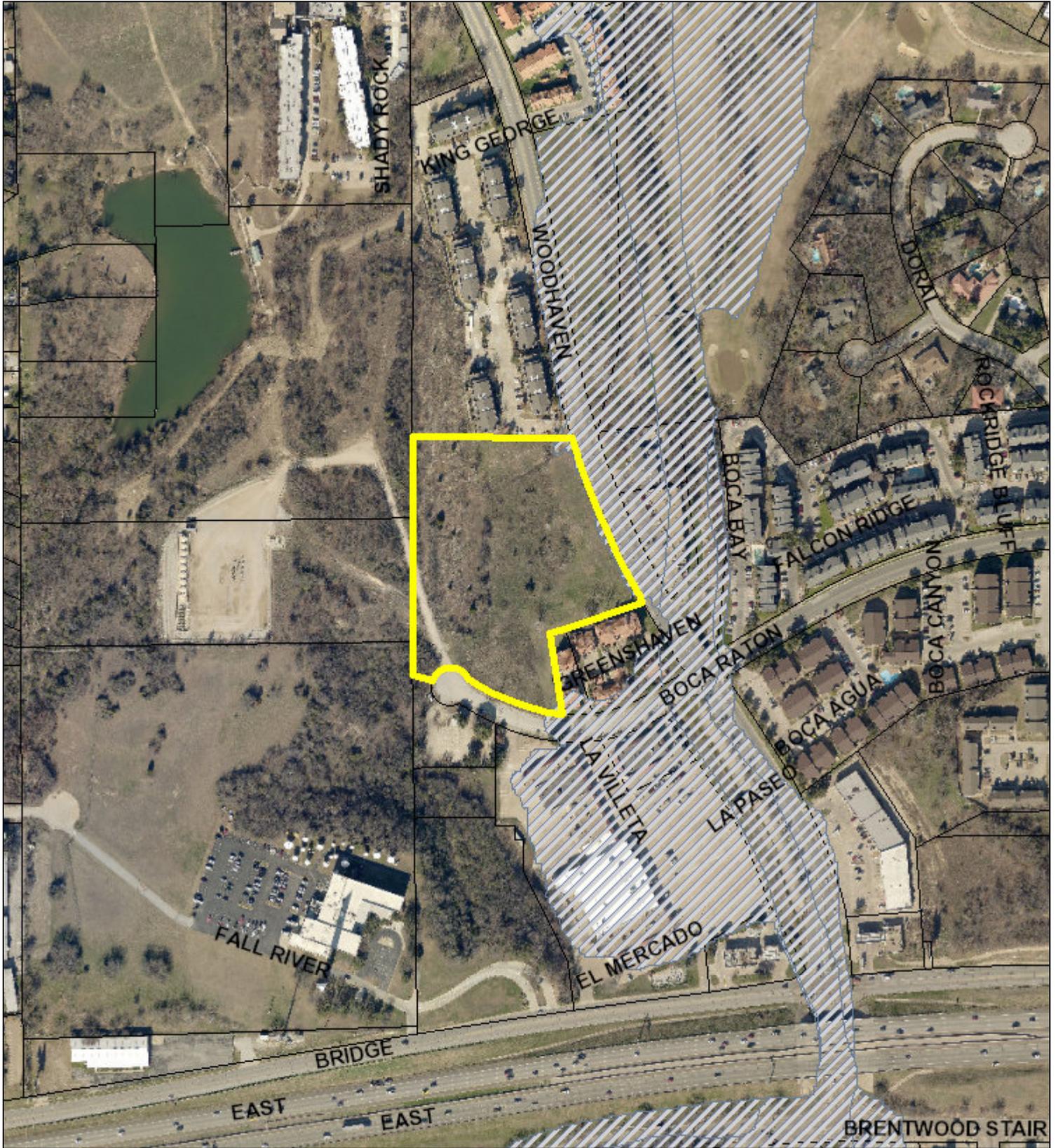
Future Land Use



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 29, 2016.



Aerial Photo Map



0 220 440 880 Feet



determine the number of spaces required but based on the information proved they would need 12 parking spaces.

Ernest Hedgcoth, 5701 C Midway Road, Haltom City, Texas explained the fifth structure was torn down due to a fire. Buildings 1 and 2 are duplexes and building 4 is a garage apartment with the bottom part being used for storage the other buildings are single-family, a total of 6 habitable structures.

Mr. Flores asked if they could use the alley as an approach. Ms. Murphy said they would have to meet City standards to use the alley.

Mr. Corbin asked for clarification on whether he needs to change the duplexes to single-family or allow them. Ms. Murphy explained the zoning request is for the six residential units on one lot but they could amend the request for four units on one lot.

Mr. Corbin asked if they were required to meet with the neighborhoods. Mr. Flores said it's not a requirement but since the applicant did not reach out to them they can choose to support or deny the request. The neighborhood is keeping an open mind and would like to be approached.

Mr. Hedgcoth asked if the duplexes were converted to single-family what would the parking requirement be. Ms. Murphy said you would be required to have two spaces per unit, so a total of eight spaces.

Motion: Following brief discussion, Mr. Flores recommended a 30 day Continuance of the request, seconded by Ms. Runnels. The motion carried unanimously 9-0. Mr. Flores wants to see a revised site plan and the applicant to reach out to the neighborhood.

<i>Document received for written correspondence</i>				ZC-16-099	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Tressa Hilburn/ Northside NA	NA	Out		Opposition	Sent letter in

16. ZC-16-100 City of Fort Worth Planning & Development (CD 4) – 1050 Woodhaven Boulevard (Woodhaven Country Club Estates, Block 35, Lot 1, 6.89 Acres): from “D” High Density Multifamily to “R2” Townhouse/Cluster

Ms. Murphy called the case.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried 7-2 with Ms. Dunn and Mr. Northern against.

<i>Document received for written correspondence</i>				ZC-16-100	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary

Claitita Porter/ Woodhaven NA	NA	Out		Support	Sent letter in
----------------------------------	----	-----	--	---------	----------------

17. ZC-16-101 City of Fort Worth Planning & Development (CD 4) – Generally bounded by Western Center, N. Beach, Fossil Creek, and the North Freeway (see addresses in case file, 174.10 Acres): from “R1” Zero Lot Line/Cluster, “R2” Townhouse/Cluster, “D” High Density Multifamily, “D-HR1” Multifamily High-rise, and “G” Intensive Commercial to “R2” Townhouse/Cluster

Ms. Murphy called the case.

Justin Light, 500 W. 7th Street, Suite 600, Fort Worth, Texas spoke in opposition. Mr. Light is representing Fossil Creek Development Partners explained to the Commissioners his client owns the parcel zoned “D” in which they have submitted plans to the City for development. Mr. Light said this will be a nice upscale apartment community.

Mr. Edmonds asked about the single-family he pointed out. Mr. Light said the golf course provides a buffer.

Ms. Burghdoff mentioned a recent zoning case just to the south that changed from “G” to “A-5”. She also asked Mr. Light if there had been a Pre-Development meeting for the multifamily development. Mr. Light said yes and the downzoning would affect issues in the future such as funding, improvements, insurance, etc.

Mr. Edmonds stated he does have a vested interest and can proceed with building the apartments. Mr. Light said that is correct but if something happened to the property they would not be able to rebuild. Mr. Edmonds asked staff to explain legal non-conforming. Ms. Burghdoff said the percentage of destruction is more than 75% of the value. Mr. Edmonds went on to mention the Councilmember and the neighborhood associations have all met and want some assurance if the golf course discontinues its use. Mr. Light said his client’s property is not within the golf course.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion failed 2-7 with Mr. Genua, Mr. Flores, Mr. Cockrell, Ms. McDougall, Ms. Runnels, Mr. Northern and Ms. Dunn against.

<i>Document received for written correspondence</i>					<i>ZC-16-101</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
Justin Light representing a subject property owner	6432 Travertine	In	ft	Opposition	Spoke at hearing
Tim/Kim Rice	6416 Stone Creek Trl	In		Opposition	Sent letter in
Byron Stewart	NA	Out		Opposition	Sent letter in
Rosemary Cross	4153 Shores Ct	In		Opposition	Sent letter in