



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 15, 2019

**Council District** 4

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** 1 letter; Woodhaven NA  
**Support:** None submitted

Continued Yes \_\_\_ No \_\_\_  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** 1050 Woodhaven Partners LP  
**Site Location:** 1050 Woodhaven Boulevard Acreage: 6.89  
**Proposed Use:** Commercial

**Request:** From: "R2" Townhouse/Cluster  
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with waivers to paving, driveway location, parking location, fencing, and building orientation, site plan included

**Land Use Compatibility:** Requested change **is compatible.**  
**Comprehensive Plan Consistency:** Requested change **is not consistent (Significant Deviation).**  
**Staff Recommendation:** Denial

**Background:**  
The proposed site is located at the northwest corner of Woodhaven Boulevard and Boca Raton Boulevard. The applicant is proposing to rezone from "A-5" One Family to "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with waivers to parking, fencing, and building orientation, site plan included.

The site was previous rezoned from "D" High Density Multifamily to "R2" Townhouse/Cluster as part of a council-initiated rezoning in 2016.

The applicant is requesting three waivers from the newly adopted Multifamily Design Standards (MFD), which were put in place to increase the quality, improve layout, function, and accessibility for the residents and the public; and increase the long term viability of multifamily developments.

Below is a table that shows the MFD requirements and proposed PD/C standards.

	<b>MFD Standards</b>	<b>Proposed PD/C Standards</b>
<b>Paving</b>	<p>Paving shall not be permitted between the building face and street and must remain as open space</p> <p>No parking or driveways shall be provided between a building and a public or private street.</p>	<p>Paving, parking, and driveways are shown between buildings and streets <b>(Waiver required)</b></p>
<b>Fences</b>	<p>Fences shall not be located in the area between building facades and the property line.</p> <p>Perimeter security fencing is prohibited however security fencing is permitted on interior property lines.</p> <p>Solid screening fences area required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.</p>	<p>Fencing is shown along property line between the streets and buildings <b>(Waiver required)</b></p> <p>There is not a solid screening fence on the western property line adjacent to the A-5 zoned property <b>(Waiver required)</b></p>
<b>Building Orientation</b>	<p>Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. Where site constraints require, the building end (shortest length of the building) may face a public street only when the same exterior quality to the building facade is provided including architecture, masonry and fenestration proportion on the side of other buildings facing the public street.</p>	<p>There is parking and drives between the street and buildings, and most of the buildings shorter ends are facing the streets <b>(Waiver required)</b></p>

**Site Information:**

Surrounding Zoning and Land Uses:

- North "D" High Density Multifamily / multifamily
- East "D" High Density Multifamily; "E" Neighborhood Commercial / commercial & multifamily
- South "D" High Density Multifamily; "E" Neighborhood Commercial / commercial & multifamily
- West "A-5" One Family / gas well/compressor

Zoning History: ZC-16-100 from D to R2; effective 7/24/16; subject site  
 ZC-10-040 from G to E and PD/E; effective 4/13/10; south of subject site

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Paving shall not be permitted between the building face and street and must remain as open space **(Waiver required)**
2. No parking or driveways shall be provided between a building and a public or private street **(Waiver required)**
3. Fences shall not be located in the area between building facades and the property line **(Waiver required)**
4. Perimeter security fencing is prohibited however security fencing is permitted on interior property lines **(Waiver required)**
5. Solid screening fences area required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed **(Waiver required)**
6. Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. Where site constraints require, the building end (shortest length of the building) may face a public street only when the same exterior quality to the building facade is provided including architecture, masonry and fenestration proportion on the side of other buildings facing the public street **(Waiver required)**

**Compliance with the item noted above shall be reflected on the site plan or waivers are required.**

**Public Notification:**

300 foot Legal Notifications were mailed on August 22, 2019.  
 The following organizations were notified: (emailed August 20, 2019)

<b>Organizations Notified</b>	
Neighborhoods of East Fort Worth	Central Meadowbrook NA
Eastern Hills NA	Woodhaven NA*
White Lake Hills NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Eastside Sector Alliance	Woodhaven Community Development Inc
Southeast Fort Worth Inc	East Fort Worth Business Assn
Birdville ISD	Fort Worth ISD

*\*Closest registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change from “R2” Townhouse/Cluster to PD/C for a multifamily development. Surrounding land uses primarily multifamily and commercial with a gas well/compressor site to the west.

The proposed zoning **is compatible** at this site.

**2. Comprehensive Plan Consistency – Eastside**

The 2019 Comprehensive Plan designates the subject property as Low Density Residential. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.

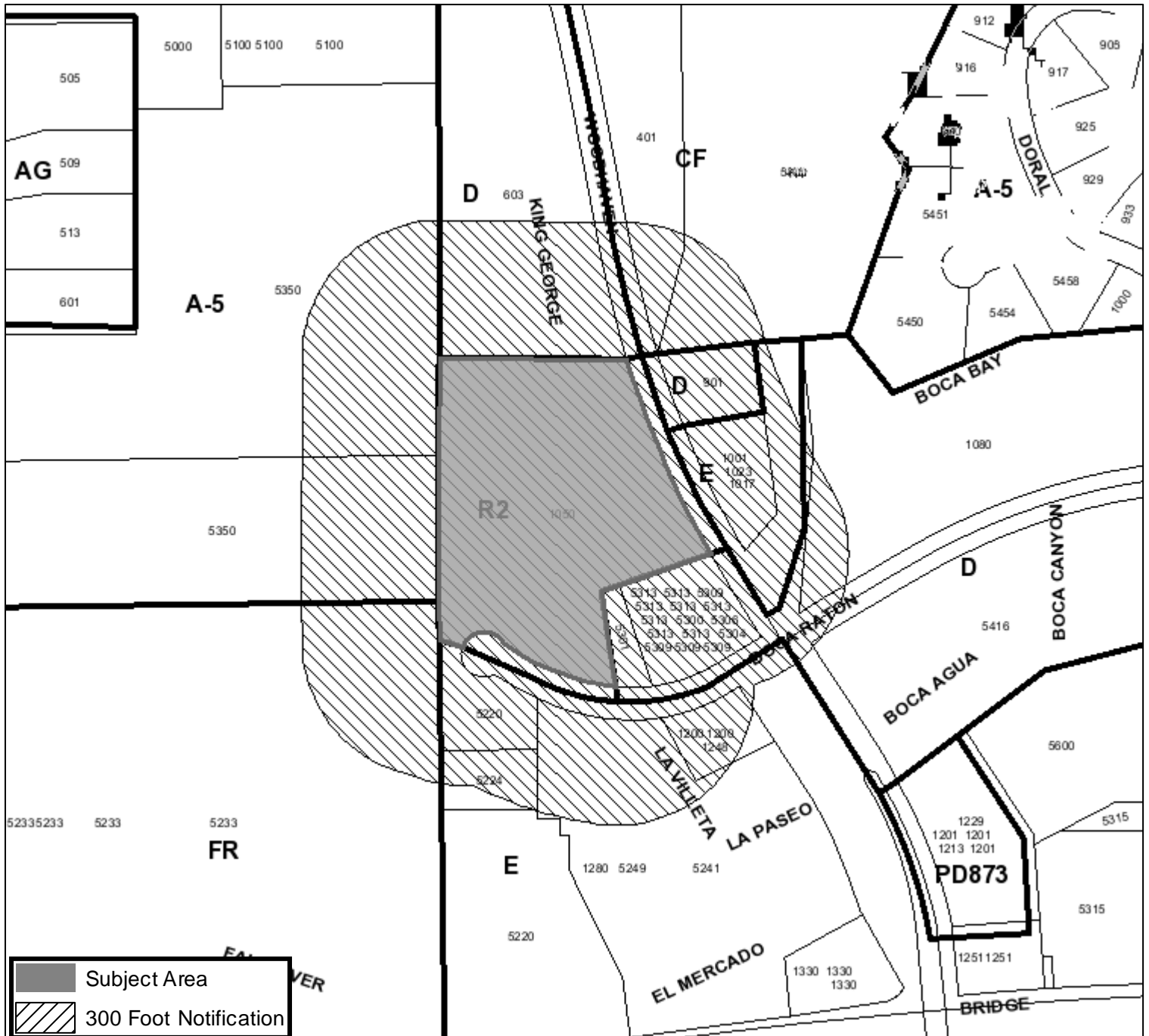
Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

***Attachments:***

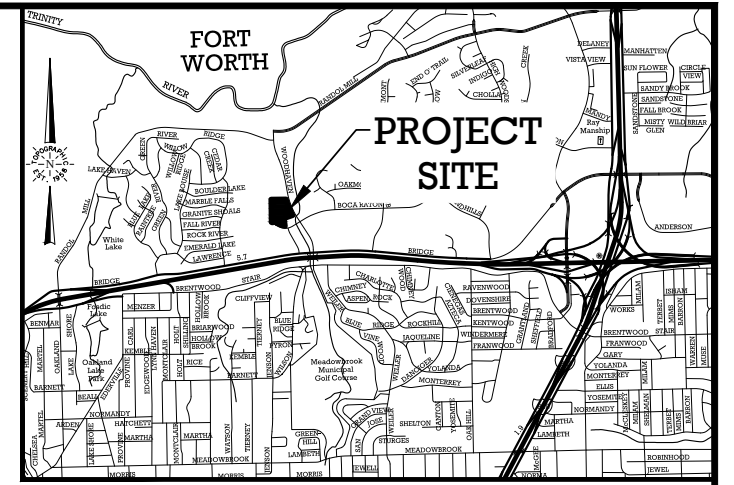
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Future Land Use Map
- Aerial Photograph

## Area Zoning Map

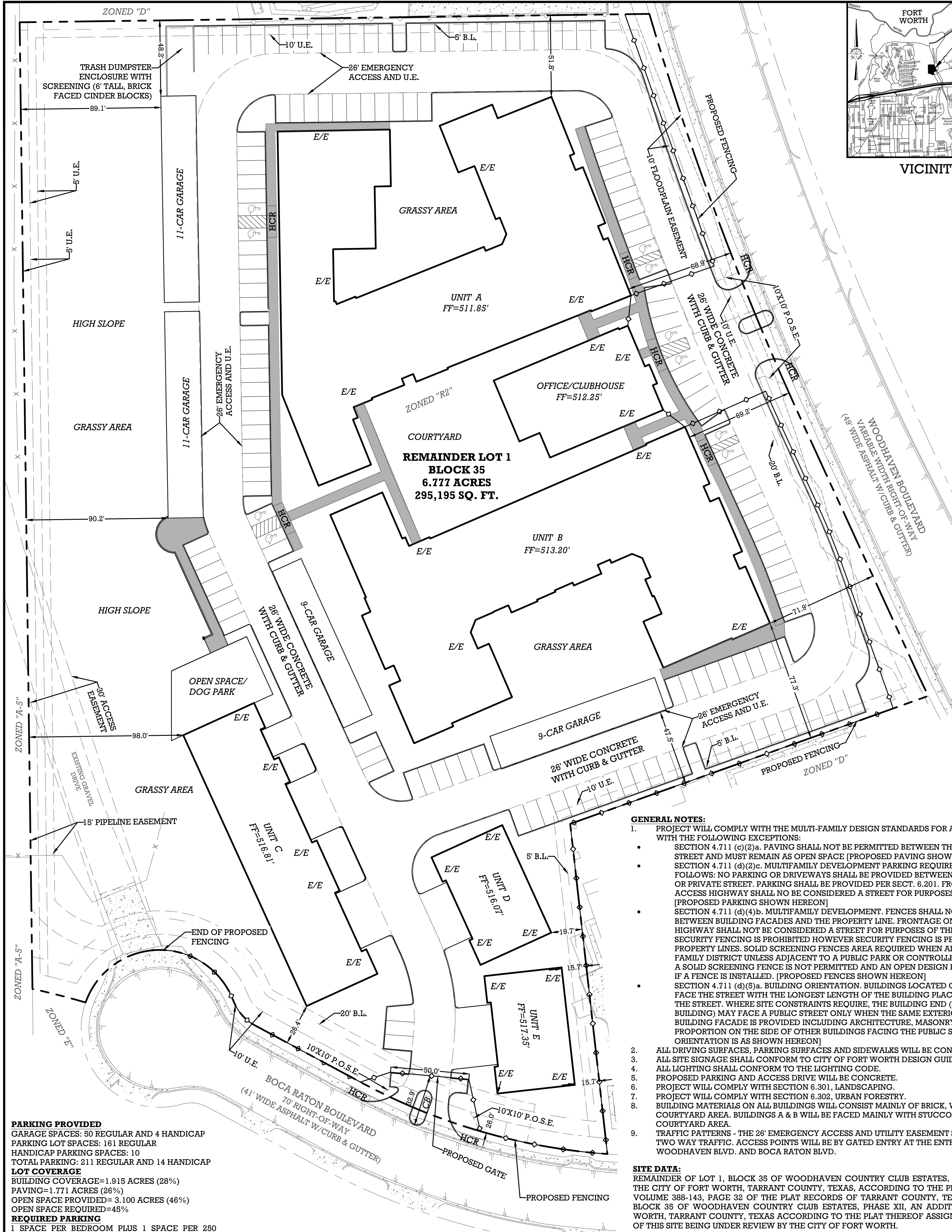
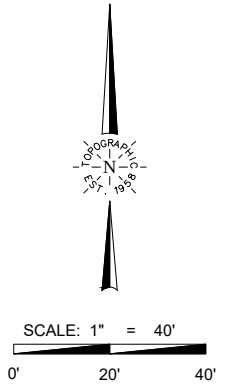
Applicant: 1050 Woodhaven Partners LP  
 Address: 1050 Woodhaven Boulevard  
 Zoning From: R2  
 Zoning To: PD for "C" Medium Density Multifamily w/ waivers to parking, fencing, and bldg orientation  
 Acres: 6.89445413  
 Mapsco: 65T  
 Sector/District: Eastside  
 Commission Date: 9/11/2019  
 Contact: 817-392-8043



0 155 310 620 Feet



VICINITY MAP (N.T.S.)



**PARKING PROVIDED**  
 GARAGE SPACES: 50 REGULAR AND 4 HANDICAP  
 PARKING LOT SPACES: 161 REGULAR  
 HANDICAP PARKING SPACES: 10  
 TOTAL PARKING: 211 REGULAR AND 14 HANDICAP

**LOT COVERAGE**  
 BUILDING COVERAGE=1.915 ACRES (28%)  
 PAVING=1.771 ACRES (26%)  
 OPEN SPACE PROVIDED= 3.100 ACRES (46%)  
 OPEN SPACE REQUIRED=45%

**REQUIRED PARKING**  
 1 SPACE PER BEDROOM PLUS 1 SPACE PER 250 SQUARE FEET OF COMMON AREAS, OFFICES AND RECREATION (LESS LAUNDRY ROOMS AND STORAGE); 2 SPACES MAY BE TANDEM IF ASSIGNED TO THE SAME UNIT AND RESTRICTED FROM STORAGE.  
 162 1 BEDROOM UNITS AND 7,641 SQUARE FEET OF COMMON AREAS, OFFICES AND RECREATION (LESS LAUNDRY ROOMS AND STORAGE)=192 SPACES REQUIRED.

BUILDING NO.	GROSS SQ. FT.	HEIGHT	STORIES
OFFICE/CLUBHOUSE	4,410	30'-1"	1
A	82,304	36'-1" (TOP OF PARAPET)	3
B	74,122	36'-1" (TOP OF PARAPET)	3
C	9,284	15'-7"	1
D	3,715	15'-7"	1
E	3,715	15'-7"	1
9 CAR GARAGE	2,307	15'-3"	1
11 CAR GARAGE	2,836	15'-3"	1

**GENERAL NOTES:**

- PROJECT WILL COMPLY WITH THE MULTI-FAMILY DESIGN STANDARDS FOR A "PD/C" ZONING DISTRICT, WITH THE FOLLOWING EXCEPTIONS:
  - SECTION 4.711 (c)(2)a. PAVING SHALL NOT BE PERMITTED BETWEEN THE BUILDING FACE AND STREET AND MUST REMAIN AS OPEN SPACE [PROPOSED PAVING SHOWN HEREON]
  - SECTION 4.711 (d)(2)c. MULTIFAMILY DEVELOPMENT PARKING REQUIREMENTS SHALL BE AS FOLLOWS: NO PARKING OR DRIVEWAYS SHALL BE PROVIDED BETWEEN A BUILDING AND A PUBLIC OR PRIVATE STREET. PARKING SHALL BE PROVIDED PER SECT. 6.201. FRONTAGE ON A CONTROLLED ACCESS HIGHWAY SHALL NOT BE CONSIDERED A STREET FOR PURPOSES OF THIS SECTION. [PROPOSED PARKING SHOWN HEREON]
  - SECTION 4.711 (d)(4)b. MULTIFAMILY DEVELOPMENT. FENCES SHALL NOT BE LOCATED IN THE AREA BETWEEN BUILDING FACADES AND THE PROPERTY LINE. FRONTAGE ON A CONTROLLED ACCESS HIGHWAY SHALL NOT BE CONSIDERED A STREET FOR PURPOSES OF THIS SECTION. PERIMETER SECURITY FENCING IS PROHIBITED HOWEVER SECURITY FENCING IS PERMITTED ON INTERIOR PROPERTY LINES. SOLID SCREENING FENCES AREA REQUIRED WHEN ADJACENT TO A ONE OR TWO FAMILY DISTRICT UNLESS ADJACENT TO A PUBLIC PARK OR CONTROLLED ACCESS HIGHWAY WHEN A SOLID SCREENING FENCE IS NOT PERMITTED AND AN OPEN DESIGN FENCE SHALL BE INSTALLED, IF A FENCE IS INSTALLED. [PROPOSED FENCES SHOWN HEREON]
  - SECTION 4.711 (d)(8)a. BUILDING ORIENTATION. BUILDINGS LOCATED ON PUBLIC STREETS MUST FACE THE STREET WITH THE LONGEST LENGTH OF THE BUILDING PLACED PARALLEL/ADJACENT TO THE STREET. WHERE SITE CONSTRAINTS REQUIRE, THE BUILDING END (SHORTEST LENGTH OF THE BUILDING) MAY FACE A PUBLIC STREET ONLY WHEN THE SAME EXTERIOR QUALITY TO THE BUILDING FACADE IS PROVIDED INCLUDING ARCHITECTURE, MASONRY AND FENESTRATION PROPORTION ON THE SIDE OF OTHER BUILDINGS FACING THE PUBLIC STREET. [PROPOSED BUILDING ORIENTATION IS AS SHOWN HEREON]
- ALL DRIVING SURFACES, PARKING SURFACES AND SIDEWALKS WILL BE CONSTRUCTED OF CONCRETE.
- ALL SITE SIGNAGE SHALL CONFORM TO CITY OF FORT WORTH DESIGN GUIDELINES, ARTICLE 4, SIGNS.
- ALL LIGHTING SHALL CONFORM TO THE LIGHTING CODE.
- PROPOSED PARKING AND ACCESS DRIVE WILL BE CONCRETE.
- PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- BUILDING MATERIALS ON ALL BUILDINGS WILL CONSIST MAINLY OF BRICK, WITH EXCEPTION OF COURTYARD AREA. BUILDINGS A & B WILL BE FACED MAINLY WITH STUCCO ON WALLS FACING THE COURTYARD AREA.
- TRAFFIC PATTERNS - THE 26' EMERGENCY ACCESS AND UTILITY EASEMENT SHOWN HEREON WILL BE TWO WAY TRAFFIC. ACCESS POINTS WILL BE BY GATED ENTRY AT THE ENTRANCES SHOWN ON WOODHAVEN BLVD. AND BOCA RATON BLVD.

**SITE DATA:**

REMAINDER OF LOT 1, BLOCK 35 OF WOODHAVEN COUNTRY CLUB ESTATES, PHASE XII AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-143, PAGE 32 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. PROPOSED AS LOT 1R, BLOCK 35 OF WOODHAVEN COUNTRY CLUB ESTATES, PHASE XII, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF ASSIGNED FS-19-084, AT THE DATE OF THIS SITE BEING UNDER REVIEW BY THE CITY OF FORT WORTH.

PROPOSED USE: SENIOR LIVING (162 UNITS)  
 TOTAL SITE AREA: 6.777 ACRES  
 SITE DENSITY: 24 UNITS/ACRE  
 MAX ALLOWED "PD/C": 24 UNITS/ACRE  
 CURRENT ZONING: "R2"

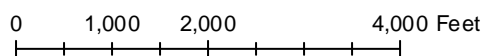
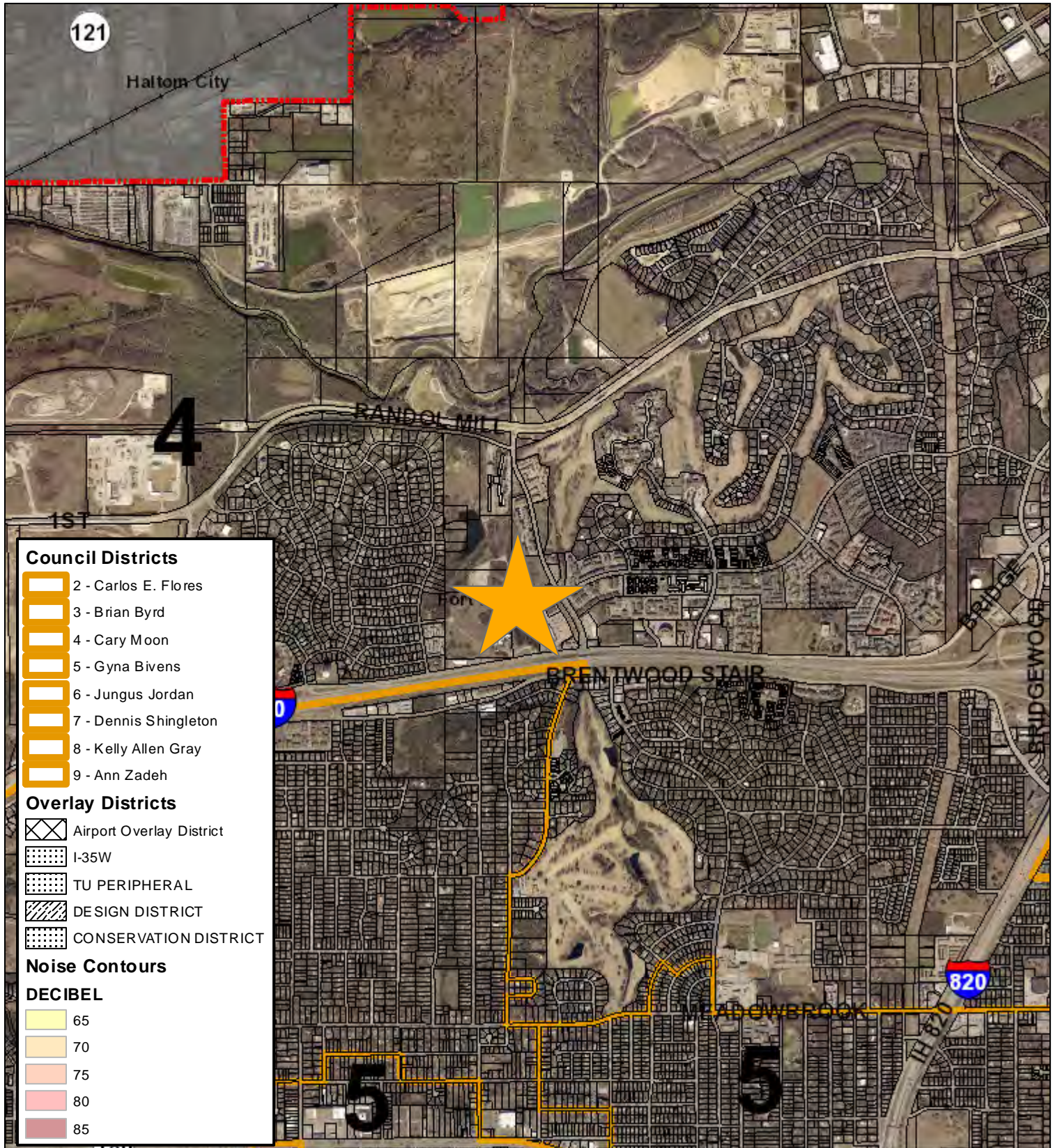
DIRECTOR OF DEVELOPMENT

DATE

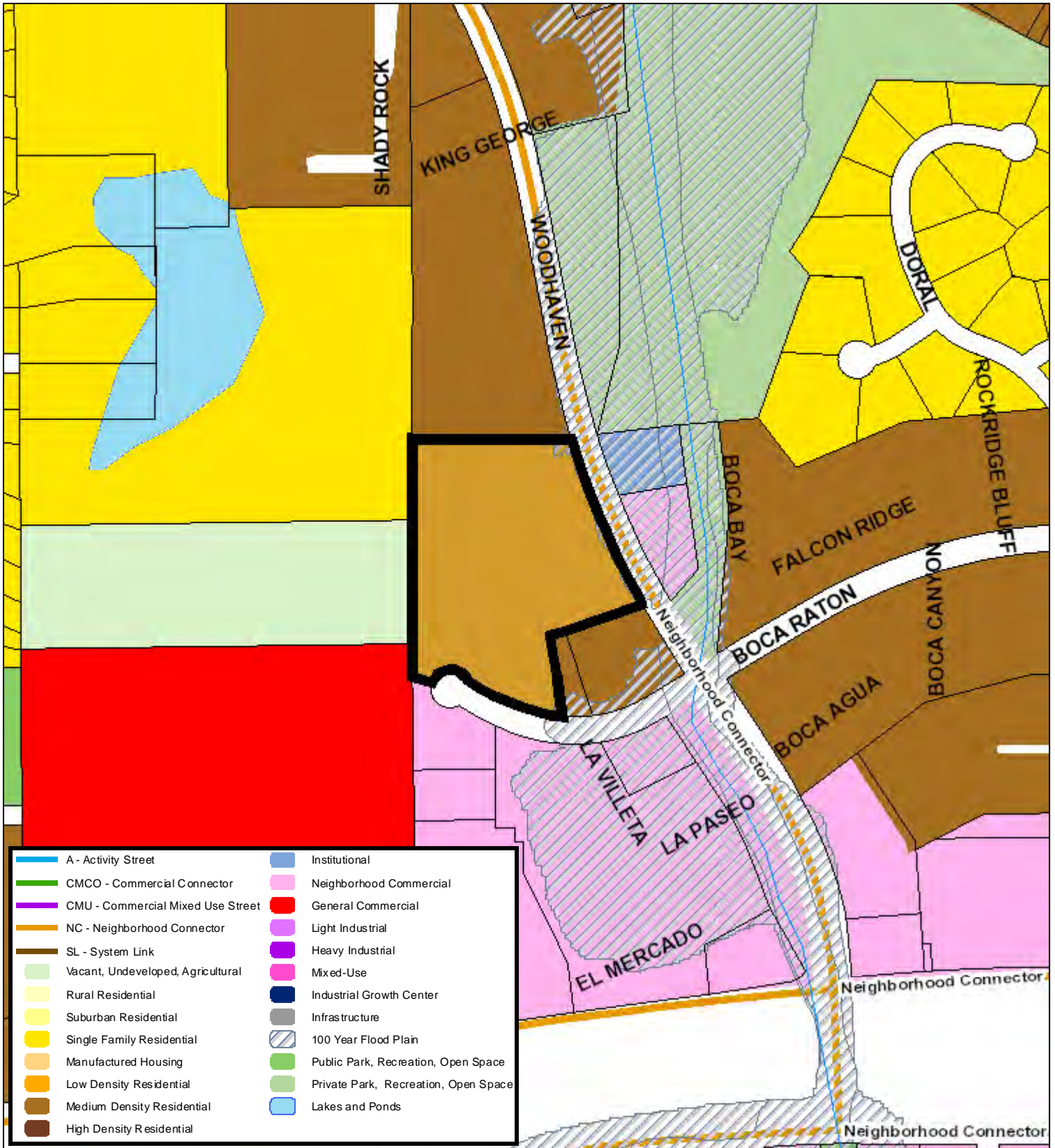
ZONING CASE NO.

<b>LEGEND</b> - - - - - SUBJECT PROPERTY LINE - - - - - EASEMENT - - - - - 8" WROUGHT IRON FENCE - - - - - PROPOSED CONCRETE WALK - - - - - EXISTING CONCRETE P.O.S.E. = PUBLIC OPEN SPACE EASMT. B.L. = BUILDING SETBACK LINES HCR = HANDICAPPED RAMP U.E. = UTILITY EASEMENT E/E = ENTRANCE/EXIT CB = CALL BOX	<b>ARCHITECT</b> DAVID KIRCH, DAVID KIRCH ARCHITECTS 401 BUSINESS PARKWAY, RICHARDSON, TX 75081 (972)333-1177	<b>SURVEYOR/ENGINEER</b> S. ERIK DUMAS, RPLS/COURTNEY COATES, PE	<b>SITE PLAN</b> <b>WOODHAVEN SENIOR LIVING CENTER</b> A PORTION OF LOT 1, BLOCK 35 WOODHAVEN COUNTRY CLUB ESTATES, PHASE XII VOLUME 388-143, PAGE 32, P.R.T.C.T.
	<b>OWNER/DEVELOPER</b> 1050 WOODHAVEN PARTNERS, LP 320 DECKER DR. SUITE 100, IRVING, TX 75062 (469) 404-3977	1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140 TELEPHONE: (817) 744-7512 • FAX (817) 744-7548 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM	FILE: SP-KDG_SENIOR LIVING_07302019_REV1_ALTERNATE SHEET: 1 OF 1

## Area Map



### Future Land Use



340 170 0 340 Feet

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 5, 2019.





## Aerial Photo Map



0 220 440 880 Feet

