



# Zoning Staff Report

Date: January 14, 2025

Case Number: ZC-24-147

Council District: 5

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Ivan Gonzalez, Place Strategies, Inc. / Wood Haven, Concerto No. 1, LP Golf Course

**Site Location:** South of Randol Mill Road, east of Woodhaven Boulevard, north of Boca Raton Boulevard, and west of High Woods Trail (former golf course only)

149.50 acres

**Acreage:** +/-

### Request

**Proposed Use:** Mixed-use, varies residential types, and an agricultural portion

**Request:** From: "CF" Community Facilities and "A-5" One Family

To:

1. Tract A: "UR" Urban Residential 21.7 acres
2. Tract B: "MU-1" Low-Intensity Mixed Use 41 acres
3. Tract C: "UR" Urban Residential 2.1 acres
4. Tracts D: "A-21" One Family 7.4 acres
5. Tract E: "A-21" One Family 8.5 acres
6. Tract F: "A-21" One Family 46.5 acres
7. Tract G: "AG" Agricultural 22.2 acres

### Recommendation

<b>Land Use Compatibility:</b>	Requested change <b>is compatible</b>
<b>Comprehensive Plan Map:</b>	Requested change <b>is not consistent</b>
<b>Comprehensive Policy Consistency for</b>	Requested change <b>is consistent</b>
<b>Staff Recommendation:</b>	<b>Approval</b>
<b>Zoning Commission Recommendation</b>	<b>Approval 10-0</b>

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7. Area Map



# Zoning Staff Report

8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject properties encompass approximately 149.50 acres and are situated south of Randol Mill Road, east of Woodhaven Boulevard, north of Boca Raton Boulevard, and west of High Woods Trail. The area proposed for rezoning was previously utilized as a golf course that served the community for over 45 years but is no longer in operation. The applicant intends to divide the property into multiple tracts, each corresponding to specific zoning districts being requested (**Figure 1**). While the tract exhibits are provided for ease of communication, the metes and bounds descriptions provided align with these exhibits to ensure precise delineation of each tract.

The surrounding area reflects a diverse mix of residential zoning districts, highlighting the community's varied character. Adjacent parcels are zoned as follows: “A-5” One-Family Residential, “CR” Low-Density Multifamily Residential, “D” High-Density Multifamily Residential, and “E” Neighborhood Commercial.

	From	To	Total Acres
<b>Tracts A &amp; C</b>	“CF” Community Facilities	“UR” Urban Residential	23.8
<b>Tract B</b>	“CF” Community Facilities	“MU-1” Low-Intensity Mixed Use	41
<b>Tracts D-F</b>	“A-5” One Family	“A-21” One Family	62.4
<b>Tract G</b>	“CF” Community Facilities	“AG” Agricultural	22.2

The total acreage designated for form-based districts is 64.8 acres, while the total acreage allocated for non-form-based districts is 84.6 acres.

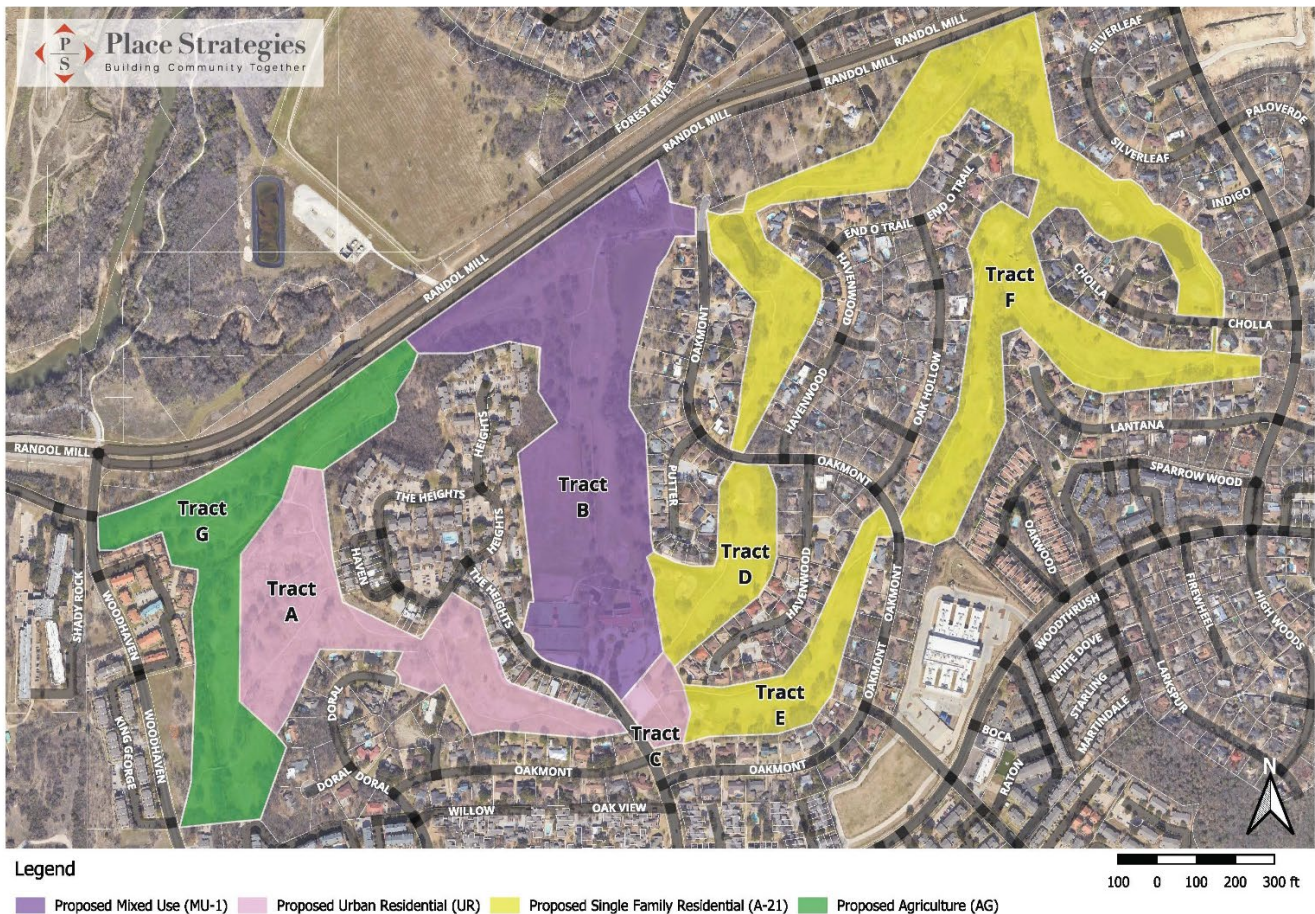


Figure 1: Zoning Exhibit Site Plan Exhibit A

The applicant has proposed a development plan that includes a mix of low-density and high-density residential areas, as well as commercial uses. This approach aims to create a mixed-use community that caters to various housing and business needs. A preliminary site plan has been submitted, illustrating the proposed conceptual layout of the area (**Figure 2**).

While this conceptual layout offers the overall vision of the project, a formal site plan submission will be required later in the development process. The absence of this requirement at this point allows the applicant to focus on securing zoning approval, with the understanding that detailed site planning and compliance with development standards will follow in subsequent stages of the process.

An economic development plan is currently being created for this project. The Zoning Change is in one of the steps in achieving this goal.

### **Applicant's Proposal**

The applicant has provided a detailed project description to understand the reason for the request. The applicant has written, *“The development project is a rezoning from Community Facilities (CF) to a mix of different base zoning districts that include Urban Residential (UR), Low-Intensity Mixed Use (MU-1), and Single-Family Large Lots (A-21). Historically this property had operated as a golf clubhouse and course but has subsequently failed to continue to operate. The development vision for this property intends to revitalize the area by providing a variety of different uses but protecting the existing fabric of the neighborhood.*

*The development team has had multiple engagement meetings with the neighborhood to bring forward the community needs through the vision. Establishing a clear transition between the neighborhood but also providing some much-needed investment through mixed use development that will perform in the long term is essential.*

*Providing large lot residential development on the eastern portion of the development was a decision based directly from the neighborhood feedback. With existing multi-family adjacent to the western portion of the development there is an opportunity to create a mixed-use central area that can provide appropriate commercial to support the neighborhood. The urban residential zoning district also creates a natural transition from mixed-use and existing multifamily into single family residential.*

*Currently the Future Land Use Plan and Comprehensive Plan classify the property as Open Space which is consistent with the previous golf course designation. Surrounded by high intensity and low intensity residential, the proposed zoning districts are consistent with a natural transition between the two residential intensities.”*





Figure 2: Proposed Conceptual Plans, provided by applicant Exhibit B



## Site Photos



Figure 3: Site Photos taken by Staff on 12/18/2024; Left photo taken from 913 Country Club Lane; Right photo taken from Randol Mill Road

## Surrounding Zoning and Land Uses

### Tract A- 21.6993 acres

North	“CF” Community Facilities / Open Space
East	“D” High Density / Residential
South	“A-5” One-Family / Residential
West	“CF” Community Facilities / Open Space

### Tract B- 41.0540 acres

North	“A-5” One-Family / Residential
East- north	“A-5” One-Family / Residential
East- south	“CR” Low Density / Residential
South	“CR” Low Density / Residential
West	“D” High Density / Residential

### Tract C- 2.1443 acres

North	“CF” Community Facilities / Golf Club
East	“CR” Low Density / Residential
South	“A-5” One-Family / Residential
West	“A-5” One-Family / Residential

### Tract D- 7.4225 acres

North	“A-5” One-Family / Residential
East	“A-5” One-Family / Residential
South	“CR” Low Density / Residential
West	“CR” Low Density / Residential

### Tract E- 8.5418 acres

North	“A-5” One-Family / Residential
East	“A-5” One-Family / Residential

South "A-5" One-Family / Residential  
West "CR" Low Density / Residential

**Tract F- 46.4677 acres**

North "A-5" One-Family / Residential  
East "A-5" One-Family / Residential  
South "A-5" One-Family / Residential  
South- east "D" High Density / Residential  
West "A-5" One-Family / Residential

**Tract G- 22.1749 acres**

North "AG" Agricultural/ Vacant  
East "CF" Community Facilities / Open Space  
South "D" High Density / Residential  
West "D" High Density / Residential

## Zoning History

The zoning history pre-dates 2004

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on December 24, 2024.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were notified: (emailed December 24, 2024)

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
East Fort Worth Business Association	Woodhaven Community Development Inc
East Fort Worth, Inc	

*\* Located within a registered Neighborhood Organization*

## Development Impact Analysis

Land Use Compatibility- for the specific zoning districts

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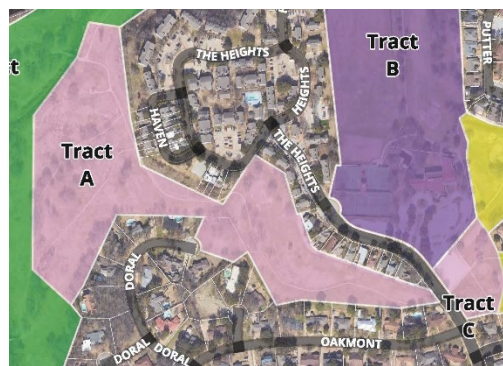
This section organizes land uses according to the four distinct zoning districts requested by the applicant. Given the significant differences between the proposed zoning districts, this approach facilitates a clearer analysis of their potential impacts on compatibility. Visuals included throughout the report are provided to enhance understanding and support the information presented. Please refer to these visuals for a comprehensive view of the proposed zoning districts and their implications.

The surrounding area is predominantly residential, as the former golf course was originally developed within a single-family residential community. Historically, this area functioned as part of a golf club community, contributing to the neighborhood's cohesive character and identity.

The proposed zoning districts will be evaluated comprehensively, considering all permitted uses within each district, as well as the minimum and maximum densities allowed for the associated uses. This review will focus on the total potential impact these zoning changes could have on this long-standing neighborhood.

It is important to note that the conceptual site plan submitted by the applicant does not illustrate the maximum allowable uses for the proposed zoning districts. Additionally, the submitted design does not fully adhere to the design standards required for some of the proposed zoning districts. These discrepancies will be carefully considered during the review process to ensure the proposed developments align with the area's established character and regulatory requirements.

### **“UR” Urban Residential- Tracts A & C- 23.8436 acres**



In accordance with CFW Ordinance 4.713, the purpose of the Urban Residential (UR) zoning district is to serve as a transitional zone between single-family residential areas and multi-family developments. Also according to the Ordinances, this district achieves its purpose by permitting single-family residential uses up to the higher-density multifamily. UR zoning is specifically designed to accommodate residential uses in mixed-use growth centers and urban villages, providing a seamless transition between mixed-use developments and one- or two-family residential neighborhoods.

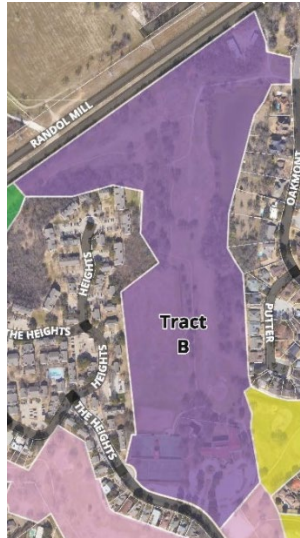
The UR district supports a maximum building height of three stories, with the potential to go higher with the height bonuses that allows development up to four stories. The allowed density for this district is 40 dwelling units per acre, enabling up to 953 units to be constructed if Tracts A and C are rezoned. If the developers utilize the height bonus, the allowable density increases to 60 units per acre, resulting in a total potential of 1,431 units. However, these calculations represent theoretical maximums and do not account for constraints such as buildable area, infrastructure, or site design considerations. The local infrastructure's capacity to accommodate the proposed number of units will be evaluated at the time of development, which will determine the ultimate density. The typical residential uses allowed within the Urban Residential (UR) zoning district include the following:



- Single-Family Detached
- Single Family Attached (Townhouse)
- Two-Family Attached (Duplex)
- Manor House
- Garden Apartment
- Cottage Court
- Apartments/Condominiums



## “MU-1” Low-Intensity Mixed Use: Tract B- 41.0540 acres



In accordance with CFW Ordinance 4.1300, the purpose of the Low-Intensity Mixed Use (MU-1) zoning district is to serve a variety of housing uses with neighborhood-serving commercial and institutional uses developments. This district achieves its purpose by permitting two-family residential uses to the higher-density commercial and multifamily. Also, according to the Ordinances, MU-1 zoning is specifically designed to accommodate higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages. Also, MU-1 is encouraged more for the central city.

The MU district supports a maximum building height of three stories, with the potential to go higher with the height bonuses that allow development up to five stories for single uses. However, if the uses are mixed the maximum allowed are five stories by right. The allowed density for single uses in this district is 40 dwelling units per acre, enabling up to 1,642 units to be constructed if Tract B are rezoned. If the developers utilize the height bonus, the allowable density increases to 70 units per acre, resulting in a total potential of 2,873 units. The allowed density for mixed uses in this district is 80 dwelling units per acre, enabling up to 3,284 units to be constructed. However, these calculations represent theoretical maximums and do not account for constraints such as buildable area, infrastructure, or site design considerations. The local infrastructure's capacity to accommodate the proposed number of units will be evaluated at the time of development, which will determine the ultimate density. These are uses allowed by right within the Low Intensity Mixed-Use (MU-1) zoning district include the following:

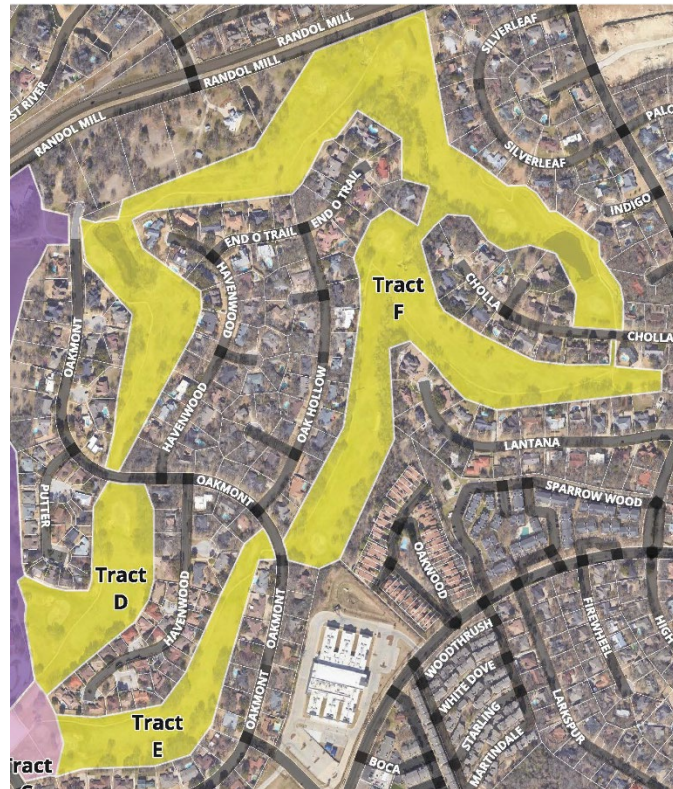
### Typical Residential Uses

- One-Family Attached (Townhouse)
- Two-Family Attached (Duplex)
- Manor House
- Apartment/Condominium

### Typical Commercial Uses

- Restaurant, café, cafeteria
- Offices
- Retail Sales and Services
- Auto Parts Sales
- Alcohol sales

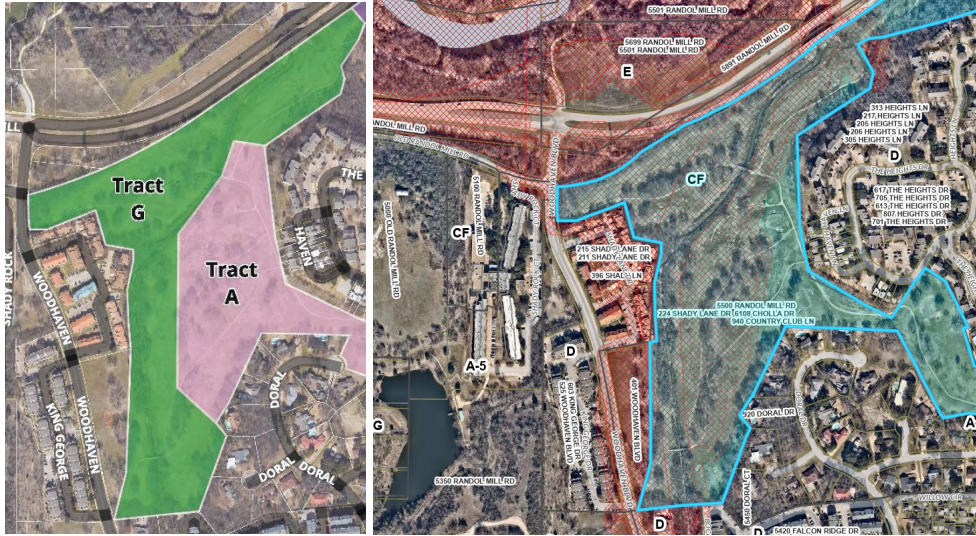
**“A-21” One Family: Tracts: D, E, & F- 62.432 acres**



In this zoning district, the permitted uses include single-family homes, aligning with what is currently allowed. This zoning change would be considered a "downzoning" due to the reduced density permitted in the proposed district. Under the current A-5 One-Family zoning, a minimum lot size of 5,000 square feet is required for development, allowing for a theoretical maximum of 544 single-family lots. In contrast, the proposed A-21 One-Family zoning requires a minimum lot size of 21,780 square feet, significantly reducing the potential density to a maximum of 125 single-family lots.

It is important to note that these calculations represent theoretical maximums and do not account for various practical constraints, such as buildable area, infrastructure requirements, and site design considerations, which may further limit the number of lots that can be developed. The lower density makes the A-21 zoning uses compatible with the surrounding land uses, providing consistency and alignment with the character of the area. This proposed zoning change supports larger lot sizes, which can maintain the neighborhood's existing feel and reduce the potential impact on local infrastructure and traffic.

## “AG” Agricultural: Tract: G- 22.1749 acres



This tract presents significant development challenges, as it is largely unbuildable due to the presence of a floodplain that restricts construction and development activities. As a result, the types of uses permitted in the Agricultural (AG) zoning district may be further limited by the site’s environmental conditions. The Agricultural (AG) zoning allows for uses such as farms, ranches, plant nurseries, and the raising of livestock. Additionally, public service facilities like churches, schools, and libraries are permitted. However, these uses may face considerable obstacles in this location, including the need for extensive site preparation, mitigation of flood risks, and compliance with environmental regulations, which could make such developments more difficult or costly to execute.

### **Stormwater Impact**

The site will require an accepted drainage study prior to platting, grading, infrastructure plan review, and building permit issuance. The site may require a Flood Study prior to final platting, infrastructure plan review, grading, and building permit issuance. FEMA Floodplain and deep potential high water that exceed 5 feet in depth on the roads were noted. However, the site is not located in a regulatory local City Flood Risk Area. High water incidents were reported in 2018 for multiple homes and roads on site.

Storm infrastructure were seen on and around the site per TPW Plan Sets W-0030, W-0031, W-0053, W-0064, W-0559, SD-1799-25, and K-1009.

### **Traffic Impact**

A Traffic Impact Analysis (TIA), accepted by Transportation Development Services (TDS), will be required prior to plat approval. The TIA will need to include all vehicular, bicycle, and pedestrian movements in accordance with the Transportation Engineering Manual. The tracts will be subject to a rough proportionality assessment and potential construction for roadway improvements based on the site’s impact on the roadway system prior to final platting of any phase.

The proposed rezoning is part of overall Economic Development plan for the area, which is currently being created. In addition, the site is located along Randolph Mill Road, which is considered an arterial. The applicant will be required to ensure that there are proper setbacks, buffers, height etc., near the existing residential. As a result, the proposed zoning **is compatible** with surrounding land uses.



## Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as an Open Space on the Future Land Use Map.

SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF

The proposed property's designation is consistent with the Open Space category as outlined in the Future Land Use (FLU) Map. While the rezoning request aligns with the FLU designation, the uses may or may not fully align with the broader goals of the FLU.

The Comprehensive Plan promotes the development of vibrant, mixed-use communities that effectively integrate residential and commercial activities. Preserving the neighborhood zoning is essential to maintaining this vision and supporting the area's character and quality of life. Key policies guiding this vision include:

- ***Preserve the character of rural and suburban residential neighborhoods.***
- ***Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.***
- ***Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.***
- ***Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.***
- ***Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.***
- ***Promote the use of Low-Impact Development techniques to reduce erosion and sedimentation of rivers, lakes, and streams.***
- ***Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.***
- ***To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.***

While the proposed zoning districts may technically be permissible within the Open Space designation, this does not imply that any zoning district can or should be applied indiscriminately. The underlying intent of the policies associated with Open Space is to protect the character and stability of existing neighborhoods while facilitating appropriate development that aligns with the community's needs and vision.

Careful consideration must be given to the compatibility of the proposed zoning districts with the surrounding area, particularly in terms of land use, density, and potential impacts on adjacent properties. Appropriate zoning

districts should be selected to prevent incompatible uses and to maintain the balance between development and preservation.

These proposals warrant thorough evaluation to ensure they align with the long-term vision for the area, support neighborhood integrity, and contribute positively to the community's character. This approach ensures that development is both sustainable and harmonious with the existing and anticipated land use patterns.

The proposed rezoning **is consistent** with the Comprehensive Plan policies above.



**Supplemental Information**  
**Site Photos taken by Staff on 12/18/2024**



**Taken from Country Club Lane at 913 Country Club Lane**



**Taken from Country Club Lane at 913 Country Club Lane**







**Taken from Country Club Lane at 913 Country Club Lane**



**Taken from Country Club Lane at 913 Country Club Lane**







**Taken from Country Club Lane at 913 Country Club Lane**

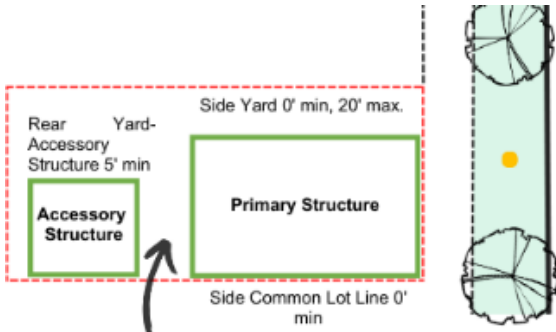


**Taken from Country Club Lane at 913 Country Club Lane**



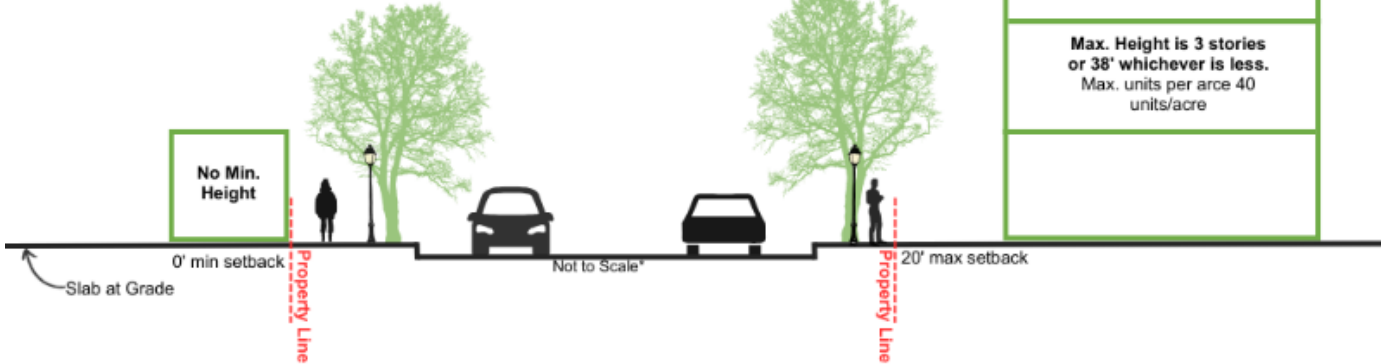
# MU/UR Additional Information

## UR SETBACKS, DENSITY & HEIGHT



Rear Yard 5' min  
Rear Yard 20' min- adjacent to one- or two-family districts with an existing one or two-family structure\*

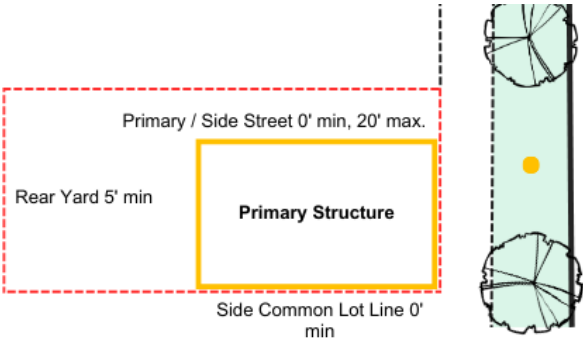
### Minimum Allowance



\*Width of adjacent alley, driveway access lot or access easement may be counted towards minimum



# MU-1 SETBACKS, DENSITY & HEIGHT



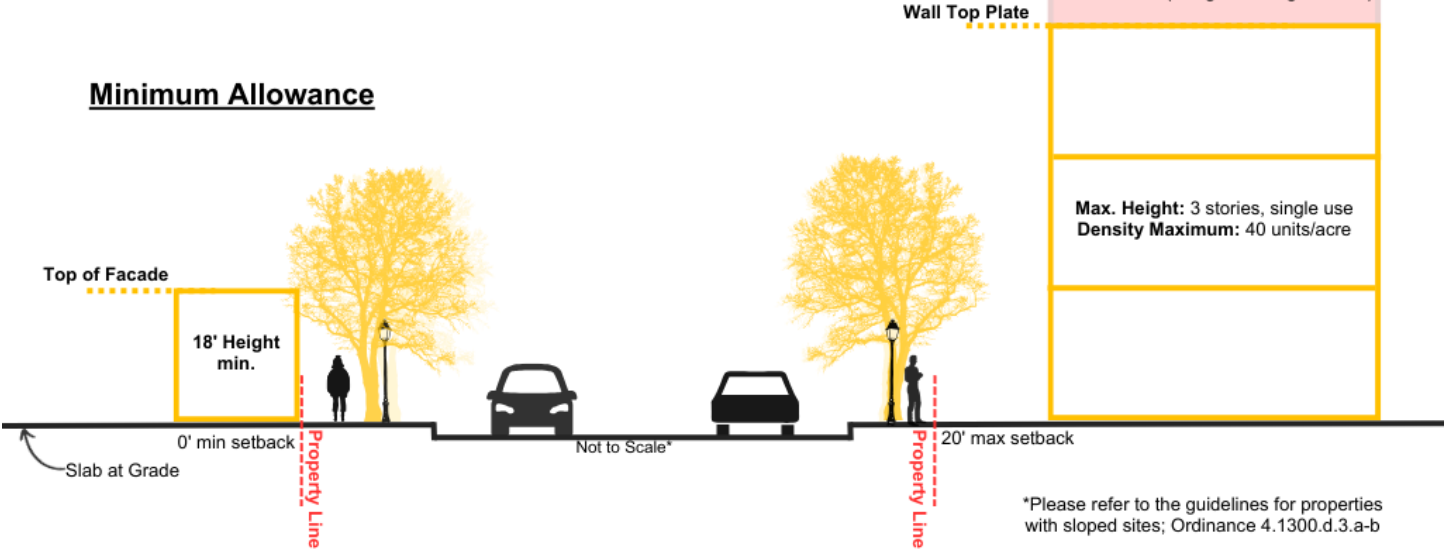
## Maximum Allowance

**Max. Height:** 5 stories, mixed-use.  
**Density Maximum:** 80 units/acre

**Bonus Height:** 5 stories, single use.  
**Density Maximum:** 70 units/acre (using both height bonus)

**Bonus Height:** 4 stories, single use.  
**Density Maximum:** 60 units/acre  
 -OR-  
 70 units/acre (using both height bonus)

## Minimum Allowance

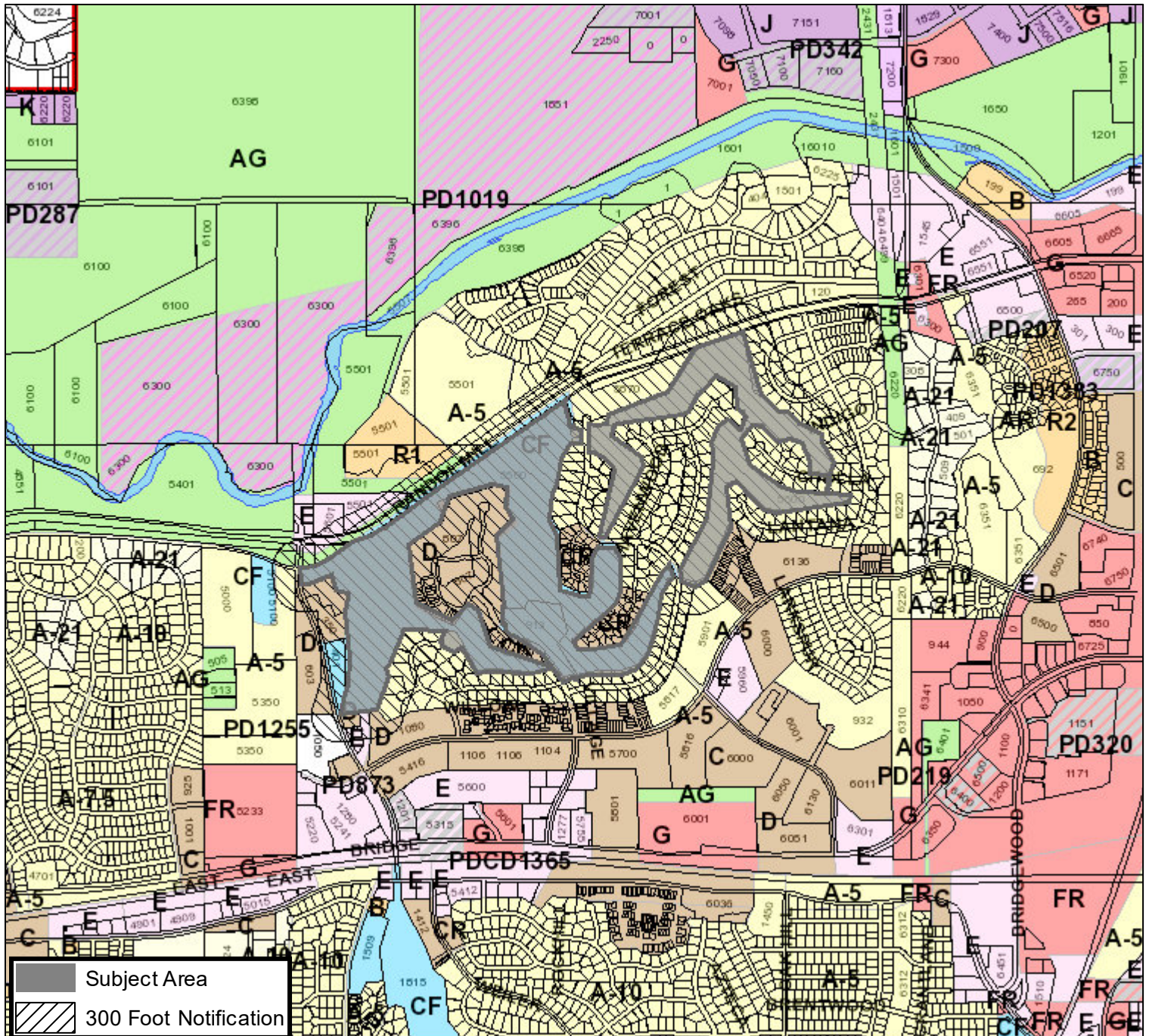


**Max. Height:** 3 stories, single use  
**Density Maximum:** 40 units/acre

\*Please refer to the guidelines for properties with sloped sites; Ordinance 4.1300.d.3.a-b

## Area Zoning Map

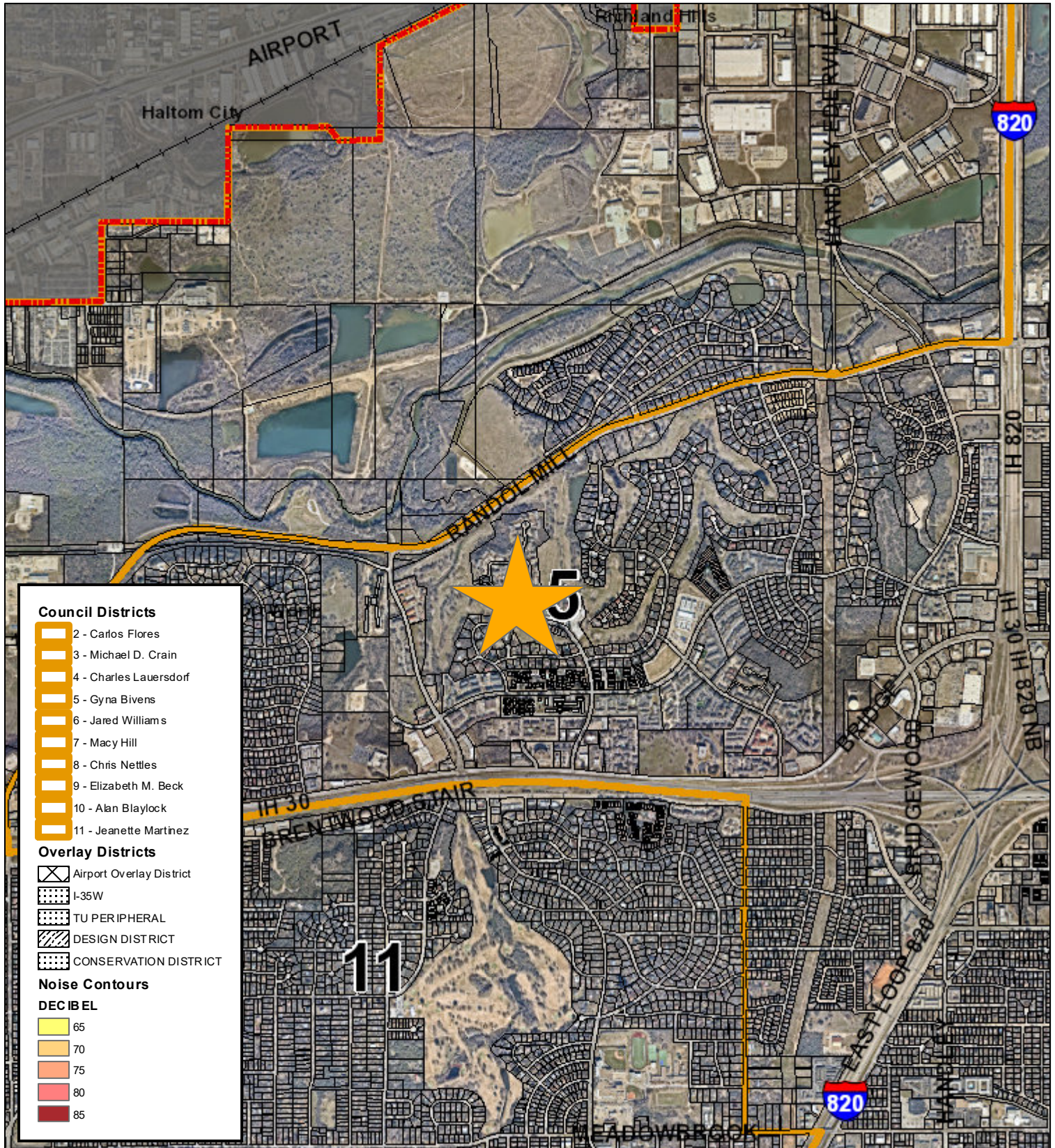
**Applicant:** Woodhaven Concerto No 1/Ivan Gonzalez  
**Address:** South of Randol Mill Rd, east of Woodhaven Blvd, north of Boca Raton Blvd, west of High Woods Trl (former golf course only)  
**Zoning From:** CF and A-5  
**Zoning To:** Tract A-UR; Tract B-MU-1; Tract C-UR; Tracts DthruF-A-21; Tract G-AG  
**Acres:** 149.04565335  
**Sector/District:** Eastside  
**Commission Date:** 1/8/2025  
**Contact:** 817-392-6226



0 750 1,500 3,000 Feet



## Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

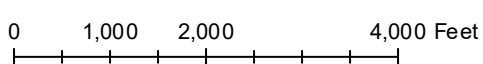
**Overlay Districts**

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

**Noise Contours**

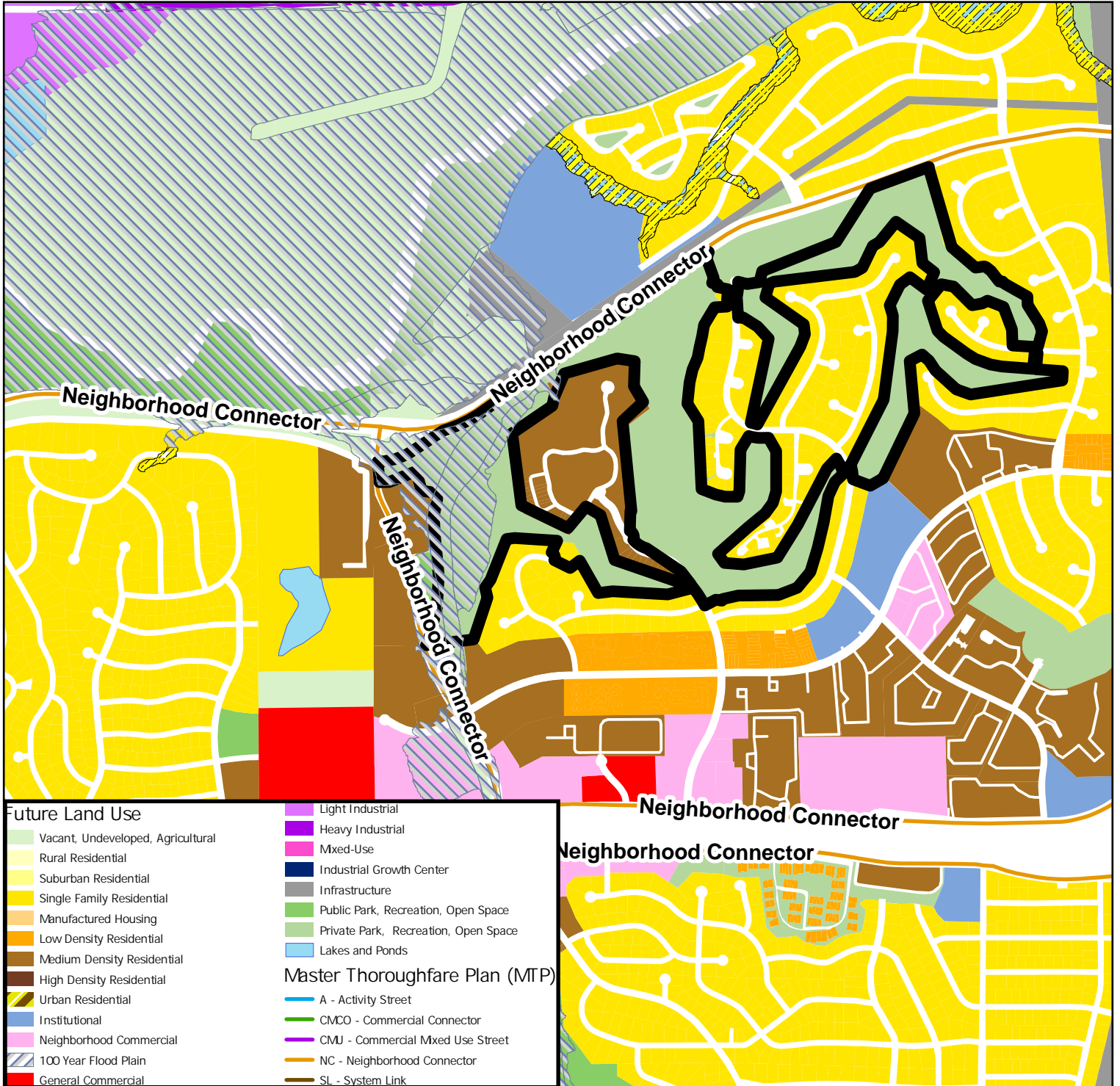
**DECIBEL**

- 65
- 70
- 75
- 80
- 85





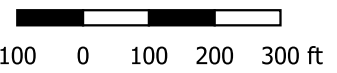
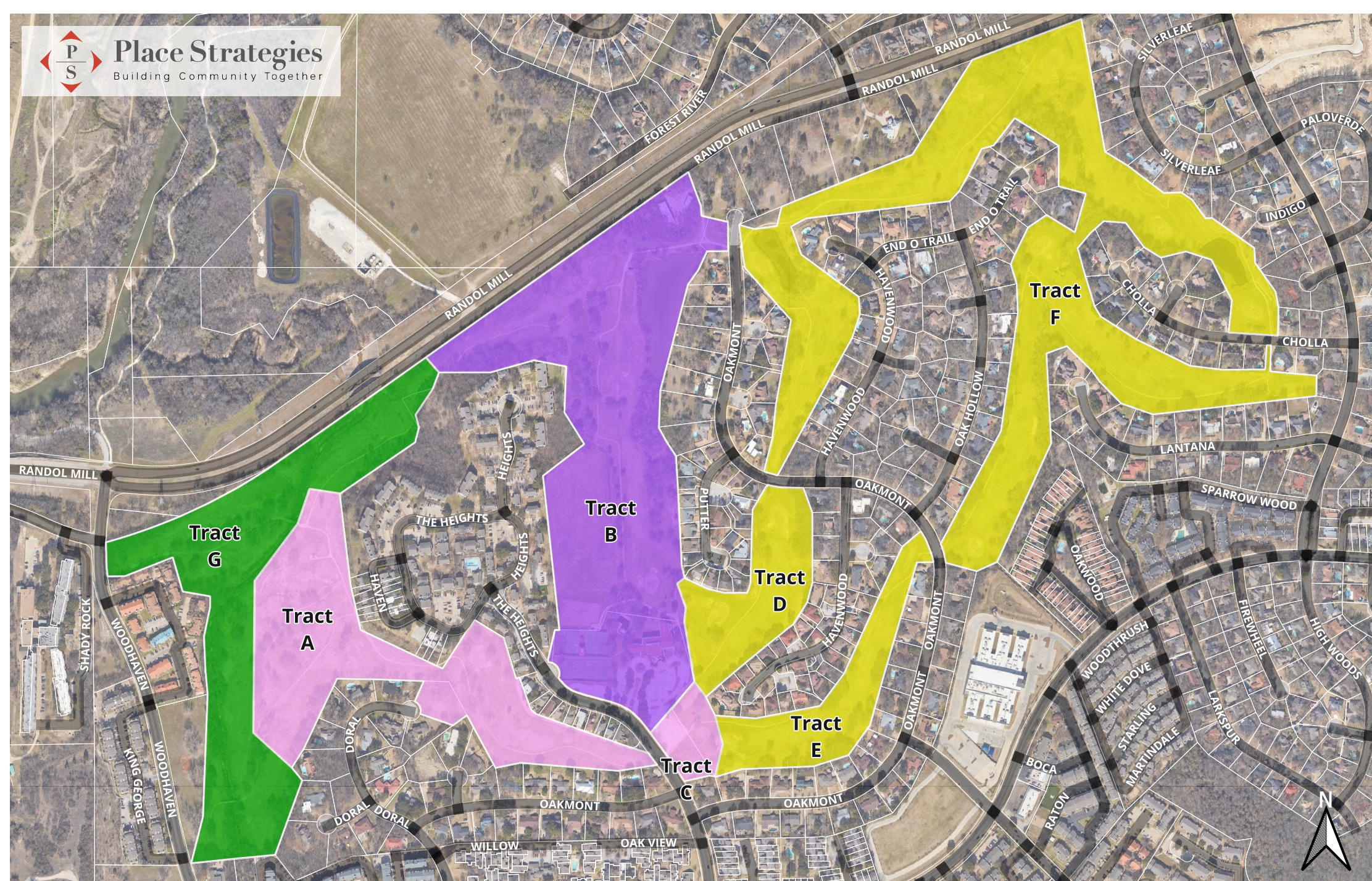
## Future Land Use











**Legend**

- Proposed Mixed Use (MU-1)
- Proposed Urban Residential (UR)
- Proposed Single Family Residential (A-21)
- Proposed Agriculture (AG)