



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-060

Council District: 4

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Various / City of Fort Worth - Development Services

Site Location: Generally 300-700 blks Canyon Creek Trail, 700-800 blks Timberview Courts, extending west to Oncor line
Acres: 43.5 acres

Request

Proposed Use: Single Family Residential

Request: From: "A-5" One Family
To: "A-21" and "A-10" One Family

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The proposed site on the eastern side of the Woodhaven neighborhood, generally along Boca Raton Road, and in the southwest quadrant of Bridgewood and Randol Mill Roads. The area started being developed in the 1980s and still contains some vacant lots. Vacant land with significant topography surrounds the area to the north, east, and south, with limited adjacent residential development. An Ocor electrical transmission line forms the western boundary of the site. The rezoning case addresses the significantly larger lot sizes of the existing neighborhood. A meeting was held at the request of Council Member Cary Moon on January 12, 2022 regarding the proposed zoning change. Those present at the meeting voted unanimously to proceed with the rezoning case.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial and “FR” General Commercial Restricted / Vacant land
East “A-5” One-Family / Single family uses and vacant land
South “G” Intensive Commercial / Vacant land
West “AG” Agricultural and “A-5” One-Family / Ocor electrical transmission line

Recent Zoning History

ZC-16-044 southwest of subject area, Council-initiated rezoning from D to A-5, approved; and
ZC-19-094 northeast of subject area, from G to add CUP for overnight truck parking, denied.

Public Notification

300-foot Legal Notifications were mailed on March 29, 2022.
The following organizations were notified: (emailed March 29, 2022)

Organizations Notified	
Woodhaven NA*	Neighborhoods of East Fort Worth
Historic Randol's Mill Valley Alliance, Inc.	Sunset Oaks HOA, Inc.
Riverbend HOA of Fort Worth, Inc.	East Fort Worth, Inc.
Woodhaven Community Development Inc.	East Fort Worth Business Association
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Birdville ISD

* Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Council Member Moon is requesting to change the zoning of this area from “A-5” One Family with a 5,000 square foot lot minimum to “A-21” and “A-10” One Family with 21,780 and 10,000 square foot lot minimums,

respectively. This portion of the neighborhood is generally developed three cul-de-sacs, receiving limited traffic. The majority of the lots are significantly larger than surrounding subdivisions. The proposed zoning request is **compatible** with surrounding land uses, based on creating more compatible zoning districts for an established large-lot neighborhood.

Comprehensive Plan Consistency– Eastside Sector

The 2022 Comprehensive Plan currently designates the subject property as “Single Family” on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for this land use category, as detailed in the excerpt from the Comprehensive Plan below. Areas with less intensive suburban residential land uses are allowed in the more intensive single family category.

RESIDENTIAL		
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Preserve the character of rural and suburban residential neighborhoods.
- 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.

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

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

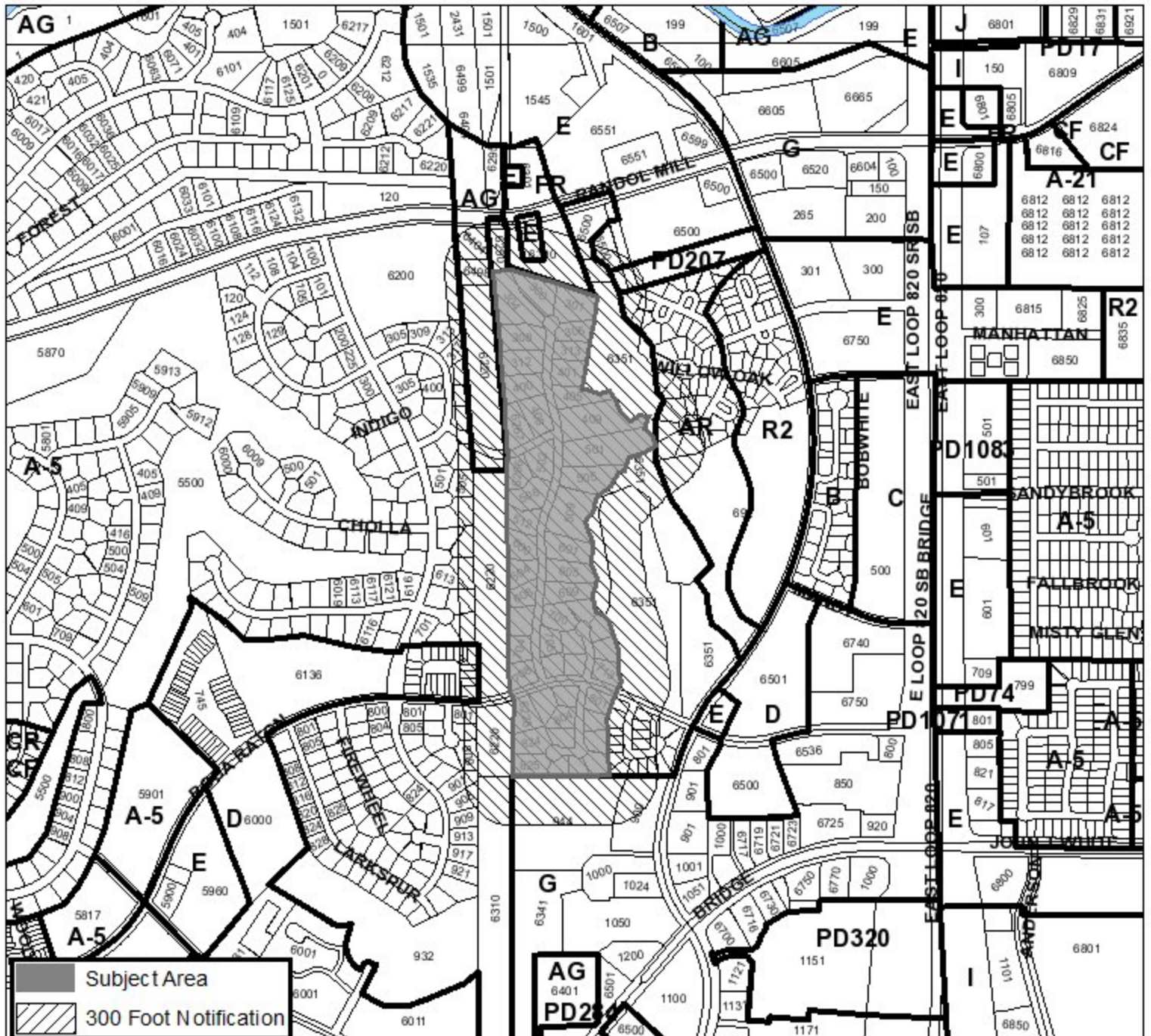
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but the new development will contribute to the quality of place.



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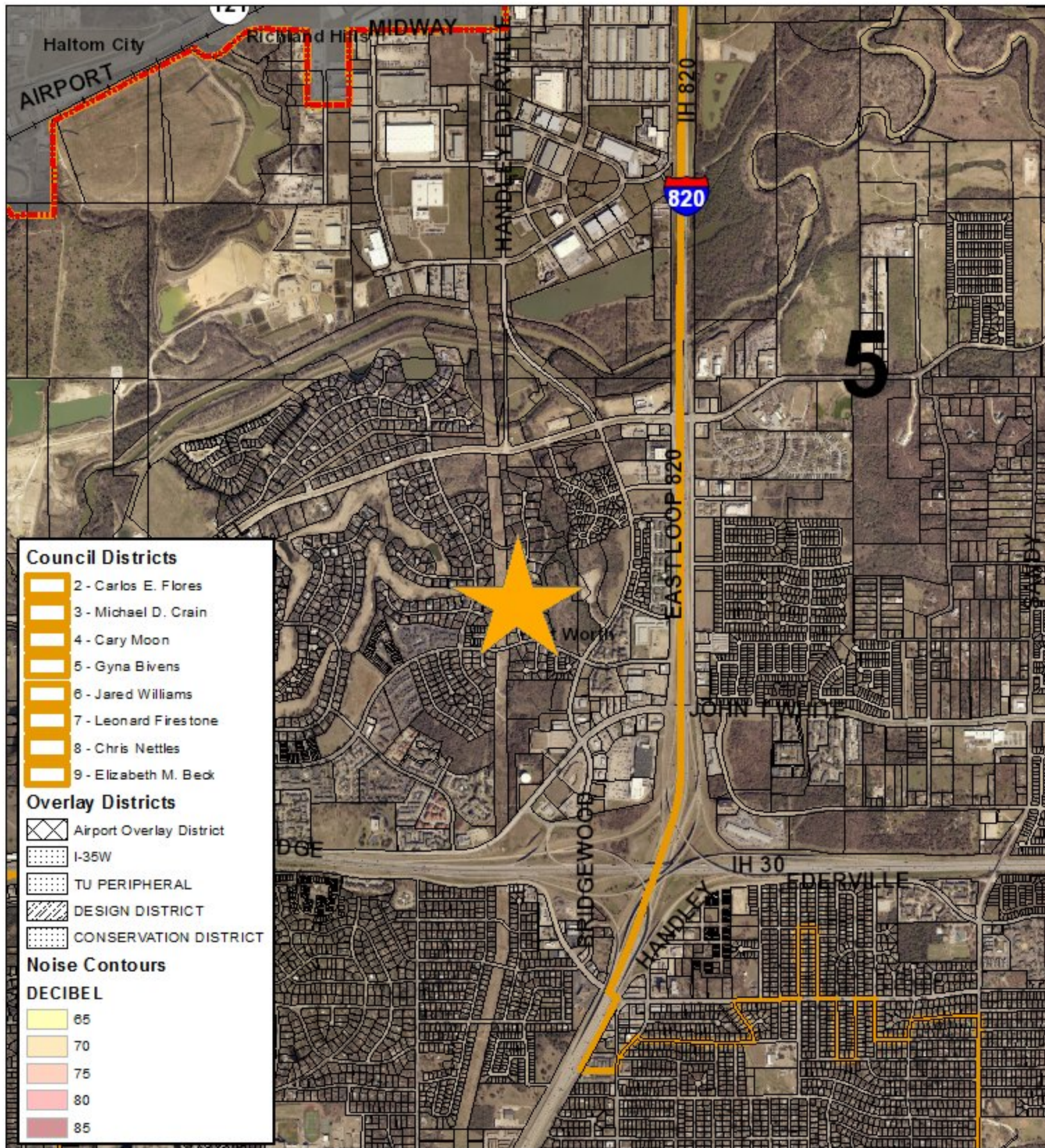
Area Zoning Map

Applicant: City of Fort Worth - Development Services
 Address: Generally 300-700 blks Canyon Creek Trail, 700-800 blks Timberview Courts, extending west
 Zoning From: A-5
 Zoning To: A-21, A-10
 Acres: 43.4537147
 Mapsco: 66N
 Sector/District: Eastside
 Commission Date: 4/13/2022
 Contact: 817-392-8190



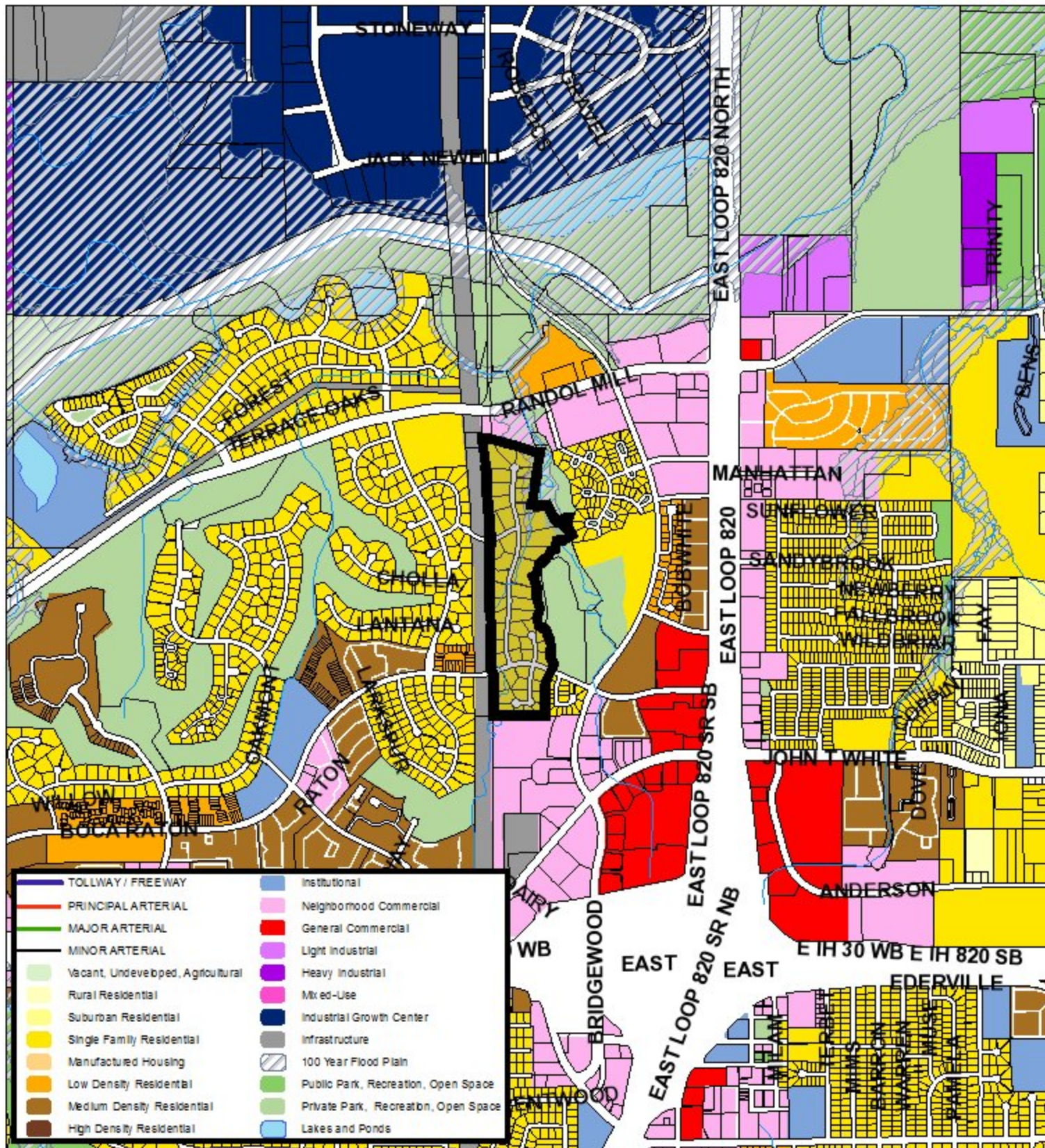
0 435 870 1,740 Feet

Area Map



0 1,000 2,000 4,000 Feet

Future Land Use



1,400 700 0 1,400 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 6, 2018.



Aerial Photo Map

