



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 18, 2011

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 8-1  
  
**Opposition:** Two people spoke from neighborhood

Continued Yes  No   
Case Manager Stephen Murray  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** Patriot Bank

**Site Location:** 6000 Cromwell Marine Creek Road Mapsco: 46CD

**Proposed Use:** Commercial

**Request:** From: "A-5" One-Family  
To: "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change is not consistent.

**Background:**

The applicant is requesting a zoning change from "A-5" One-Family to "E" Neighborhood Commercial for future commercial uses. The property extends along Cromwell Marine Creek Road to the intersections of Bob Hanger Street to Bowman Roberts Road, which are collector streets intended to move traffic to arterials. The applicant has indicated that there are no prospective tenants at this time.

**Site Information:**

Owner: Patriot Bank  
5430 LBJ Freeway #210  
Dallas, Texas 75240

Agent: CB Development, LLC  
Acreage: 26.71 acres  
Comprehensive Plan Sector: Far Northwest

**Surrounding Zoning and Land Uses:**

- North "A-5 One Family" / vacant, single-family
- East "R-1" Zero Lot Line/Cluster / single-family
- South "E" Neighborhood Commercial; "C" Medium Density Multifamily / vacant
- West "AG" Agricultural / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

| Street/Thoroughfare        | Existing           | Proposed       | In Capital Improvements Plan (CIP) |
|----------------------------|--------------------|----------------|------------------------------------|
| Cromwell Marine Creek Road | 2 way, County Road | Major Arterial | No                                 |
| Bowman Roberts Road        | 2 way, Collector   | Collector      | No                                 |
| Bob Hanger Street          | 2 way, Collector   | Collector      | No                                 |

**Public Notification:**

The following Neighborhood Associations were notified:

The Trails of Marine Creek  
Marine Creek Hills  
Marine Creek Ranch  
Lake Crest Estates

Fort Worth Stone Creek Ranch  
Eagle Mountain Alliance  
Eagle Mountain-Saginaw ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "E" Neighborhood Commercial. Surrounding land uses are primarily single-family and vacant. The proposed site extends along Cromwell Marine Creek and intersects with Bowman Roberts Road and Bob Hanger Street, both of which are considered collectors. Neighborhood commercial is intended to meet the needs of nearby residents and is compatible with surrounding uses.

As a result, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as single-family 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, speculation, demolition, neglect, and other negative forces. (pg. 37)
- Separate incompatible land uses with buffer 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 (pg. 38)

However, a neighborhood commercial classification could serve as a buffer between the residential uses to the north and major streets intersecting this location.

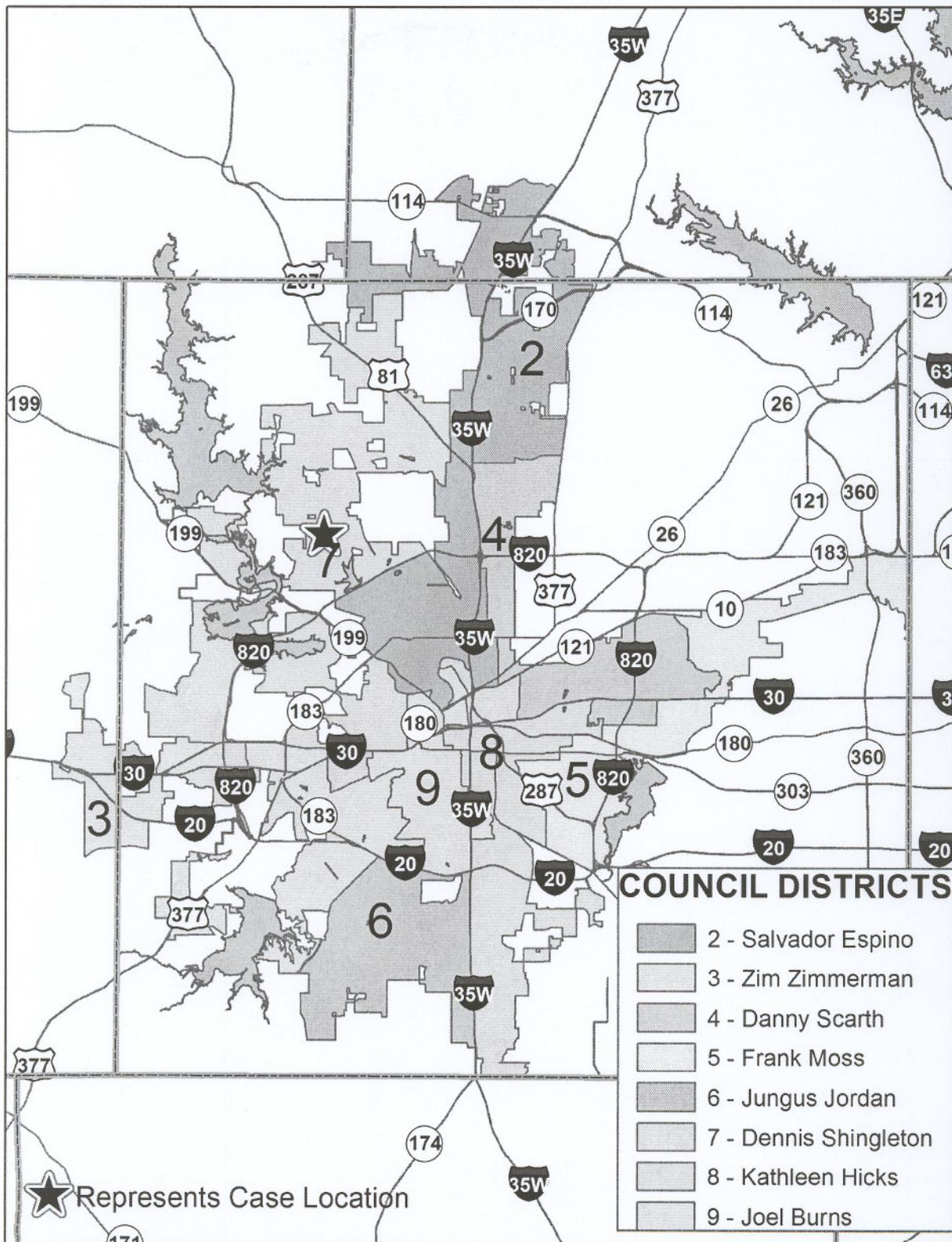
Based on non conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Zoning Commission minutes

## Location Map



 Represents Case Location





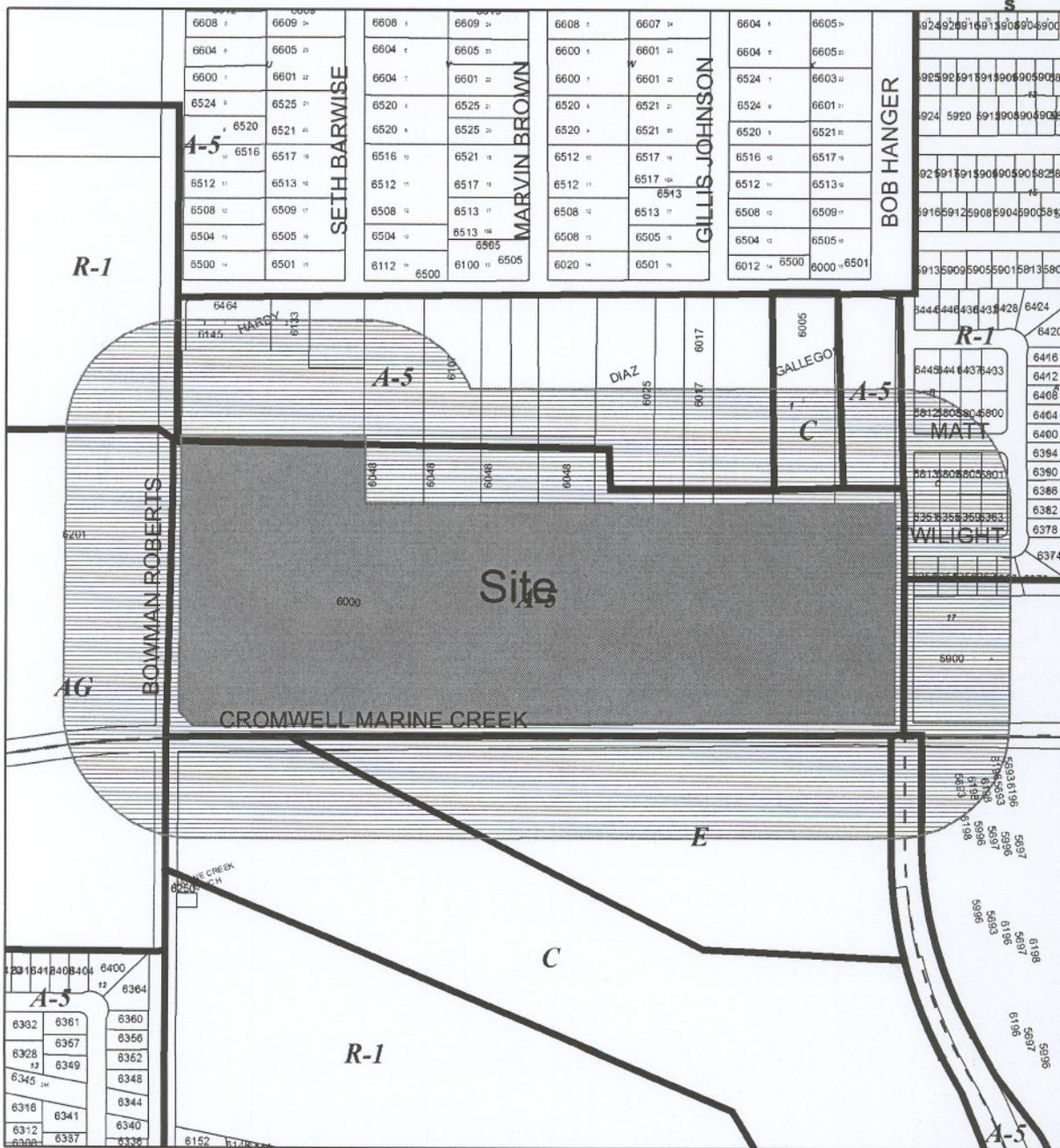
ZC-11-068

# Area Zoning Map

Applicant: Patriot Bank  
 Address: 6000 Cromwell Marine Creek Rd  
 Zoning From: A-5  
 Zoning To: E  
 Acres: 26.71141526  
 Mapsco: 46CD  
 Sector/District: Far Northwest  
 Commission Date: 09/14/2011  
 Contact: 817-392-8043



 300 Ft. Buffer



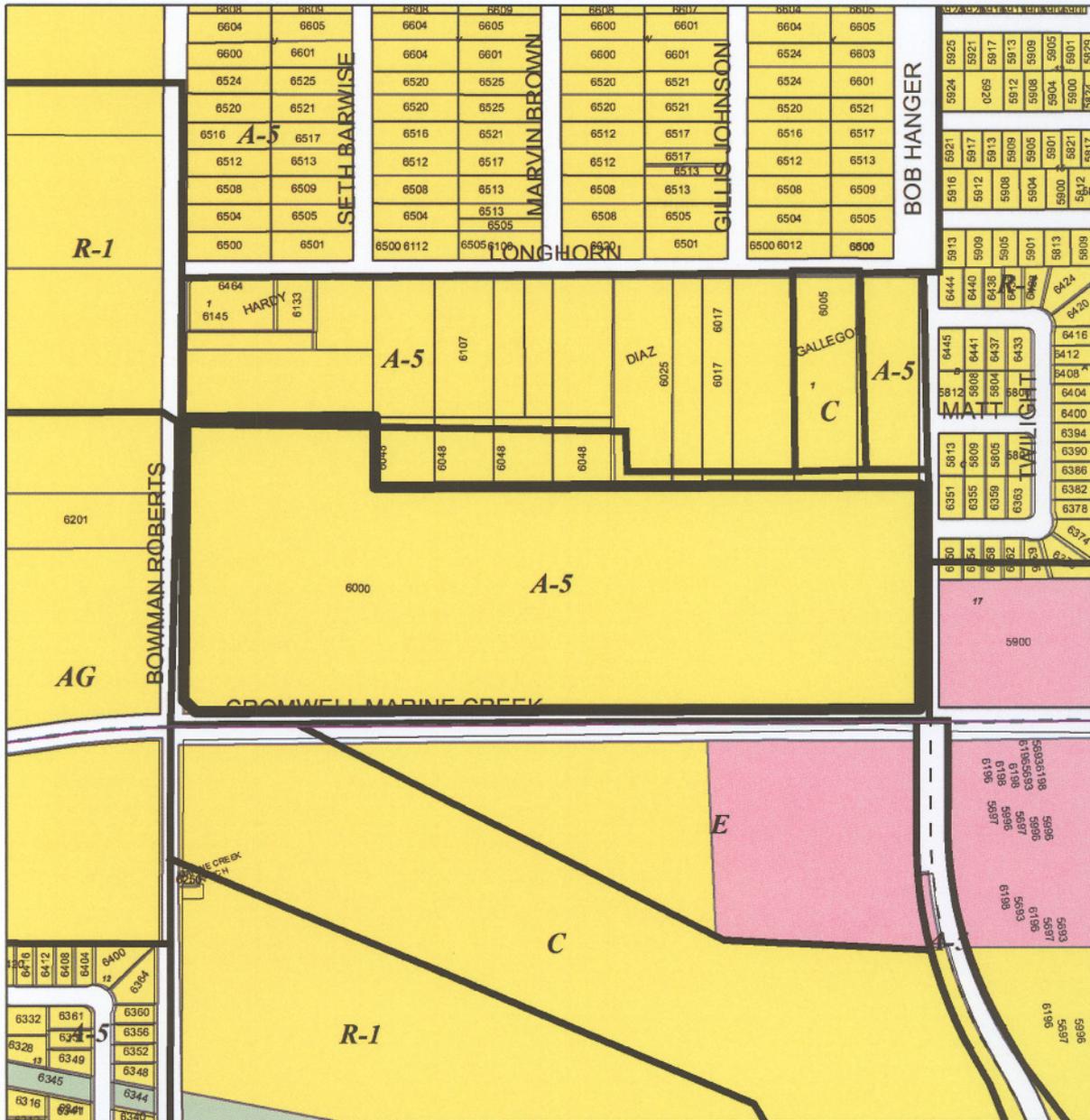
200 100 0 200 Feet



6000 Cromwell Marine Creek Rd

# Future Land Use

ZC-11-068



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

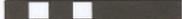


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011





## Aerial Photo Map



Ms. Zadeh asked about the items not being in compliance. Ms. Murphy mentioned items two and three have been addressed. Ms. Zadeh asked if they are providing an eight foot fence to indicate it on the site plan. She also asked if they could landscape above and beyond what's required.

Bryan Morland, 5605 N. MacArthur Boulevard, Irving, Texas, representing Cobalt Capital Partners mentioned the purchase agreement under contract and wanted to address the good stewardship for LKQ and being green in nature as to recycling and raising everything and raising the bar for future recyclers.

Motion: Following brief discussion, Mr. Romero recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

#### **IV. New Cases**

#### **4. ZC-11-067 Cassco Land Company/Edwards Geren LTD (CD 3)- 5200 Block of Arborlawn Drive and 3940 International Plaza (L. J. Edwards Survey, Abstract 464, BBB & C. R. R. Co Survey, Abstract 217, 26.82 Acres): from "A-5" One-Family & "G" Intensive Commercial to "A-5" One-Family**

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Cassco Land Company explained to the Commissioners this property is next to Chisholm Trail, the proposed 121 Tollway. They are proposing 59 single-family lots, averaging 10,000 square feet with the smaller lots to the south about 7, 133 square feet with rear access from the alley. Mr. Hudson mentioned the topography grade change from the 121 Tollway and the single-family; they would be saving a majority of the trees for buffering along that side.

Motion: Following brief discussion, Mr. Wilson recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

#### **5. ZC-11-068 Patriot Bank (CD 7)- 6000 Cromwell Marine Creek (A. S. Roberts Survey, Abstract 1262, 26.71 Acres): from "A-5" One-Family to "E" Neighborhood Commercial**

Jonathan Ragsdale, 5751 Kroger Drive, Keller, Texas, representing Patriot Bank explained to the Commissioners they are requesting to rezone to E for neighborhood commercial uses.

John Moe, 6351 Twilight Circle, spoke in opposition. He mentioned they tried to change this site several years ago.

Mr. Wilson asked what type of street is Cromwell Marine Creek. Mr. Moe mentioned it is a two lane road in need of repair.

Ellen Rainville, 6355 Twilight Circle also spoke in opposition. She mentioned Cromwell Marine Creek is heavily traveled and would create more traffic if it goes to commercial.

Ms. Zadeh asked about the Comprehensive Plan and how far east does the commercial go. Mr. Ragsdale mentioned it extends a little bit further to the east. She also asked how the City of Fort

Worth handles future improvements to roads. Ms. Burghdoff answered it's up to the developer they would be given the option to build the roadway, or enter into a community facilities agreement assuming the property is not platted.

Mr. Ortiz asked about the residents wanting to keep it A-5. Mr. Ragsdale mentioned there is no commercial up there yet. He explained to the Commissioners it would not be safe to have residential back out onto Cromwell Marine Creek a proposed minor arterial.

| <i>Document received for written correspondence</i> |                      |  |                  | <i>ZC-11-068</i> |                  |
|---|----------------------|--|------------------|------------------|------------------|
| Name  | Address              | In/Out<br>200 ft<br>notification<br>area | Position on case |                  | Summary          |
| John Moe  | 6351 Twilight Circle | In                                       | Opposition       |                  | Spoke at hearing |
| Ellen Rainville                                     | 6355 Twilight Circle | In                                       | Opposition       |                  | Spoke at hearing |

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Spann. The motion carried 8-1 with Mr. Wilson against.

**6. ZC-11-069 TBTX Holdings LLC (CD 7)- 12750 NW U. S. 287 ( MEP & P RR Co Survey #17, Abstract 1131 Tract 3, 14.99 Acres): from "AG" Agricultural to "I" Light Industrial & "PD/I" Planned Development for all uses in "I" Light Industrial plus shooting range; site plan included.**

Robert Wagner, 1817 Kingsbridge Lane, Keller, Texas owner of the property explained to the Commissioners they are proposing an indoor shooting range. Mr. Wagner mentioned he is working with TxDot on adequate access for the site.

Mr. Genua asked about access and noise. In response Mr. Wagner mentioned utilities and noise are his biggest concerns. He intends on heavy soundproofing of the building. Mr. Genua also asked about safety outside the building. Mr. Wagner said all firearms will be cased. There will be safety cameras on the building.

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

**7. ZC-11-070 Fellowship Church (CD 9)- 2716 – 2724 and 2725 – 2741 Merrimac Street (Linwood Addition, Block 14, Lots 11 – 15 & Block 16, Lots 16 - 18, 1.39 Acres): from "R2" Townhouse/Cluster and "PD-268" Planned Development/Specific use for additional parking for existing building with restrictions to "MU-1" Low Intensity Mixed Use**

David Young, 2201 West Royal Lane, Irving, Texas representing Fellowship Church explained to the Commissioners the request to rezone to MU-1 for additional parking of the church. Their