



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 3, 2012

**Council District** 5

**Zoning Commission Recommendation:**

Approved as Amended to PD/R2 limited to six units per acre, site plan required by a vote of 9-0

**Opposition:** none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** Nicholas Martin Jr.

**Site Location:** 8913 Randol Mill Rd. Mapsco: 67U

**Proposed Use:** Townhomes

**Request:** From: "A-7.5" One-Family

To: "R2" Townhouse/Cluster

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

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

**Background:**

The applicant's original request was to rezone from "A-7.5" One-Family to "R2" Townhouse/Cluster for Townhouse development. The surrounding area consists primarily of multifamily, storage units and a multi-head gas well site. The closest single family residential development is to the north of John T. White Blvd.

Before the Zoning Commission meeting, the applicant met with representatives of the Bentley Village Water Chase Estates HOA who requested that the zoning allow six units per acres, instead of the 12 units that would be allowed by right in the R2 district. The applicant submitted a letter that he agreed to the reduction in density, therefore the request had to be amended to a PD to include the additional restriction.

**Site Information:**

Owner:	Nicholas Martin Jr. 6100 Southwest Blvd. Fort Worth, Texas 76109
Agent:	Anton Mireiter
Acreage:	5.61
Comprehensive Plan Sector:	Eastside

Standard	A-7.5	R2
Front Yard	20 ft. min.	None
Rear/side yard	5 ft./5 ft.	No rear, side 5 ft. and 10 ft. adj. to both streets with a 20 ft. projected along Randol Mill Road
Units per acre/per building	none	Max. of 12 per acre/10 per building
Lot coverage/open space	45% max. lot coverage	15% min. open space
Height	35 ft. maximum	35 ft. maximum

**Surrounding Zoning and Land Uses:**

North "PD-353" Planned Development for public golf course and related retail uses / golf course  
 East "C" Medium Density Multifamily, "F" General Commercial / multifamily, mini storage  
 South "C" Medium Density Multifamily, "F" General Commercial / multifamily, mini storage  
 West "F" General Commercial / golf course

**Recent Relevant Zoning and Platting History:**

Zoning History: PD-353 Planned Development for golf course related uses approved by Council 02/18/08 subject property to the north and west.

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Randol Mill Rd.	Minor Arterial	Minor Arterial	No
Creek Run	Residential	Residential	No

**Public Notification:**

The following Neighborhood Associations were notified:

Bentley Village-Waterchase  
 NE FW Mineral Leasing Task Force  
 Fort Worth ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "R2" Townhouse/Cluster. Potentially 67 units could be built under the requested zoning change compared to 29 units based on the A-7.5 zoning.

Surrounding land uses consist of the Links at Waterchase golf course to the north and west, multifamily, mini warehouse storage units to the east and south, a multi-head gas well facility less than 100 feet from the subject property.

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

**2. Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as one family residential. Townhouse/Cluster R2 is designated as low density residential. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small, are compatible in scale to abutting residential developments. A significant increase in units per acre or reduction in lot size should be discouraged for new development immediately adjacent to existing development or platted and zoned property. (pg. 39)

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

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

**Attachments:**

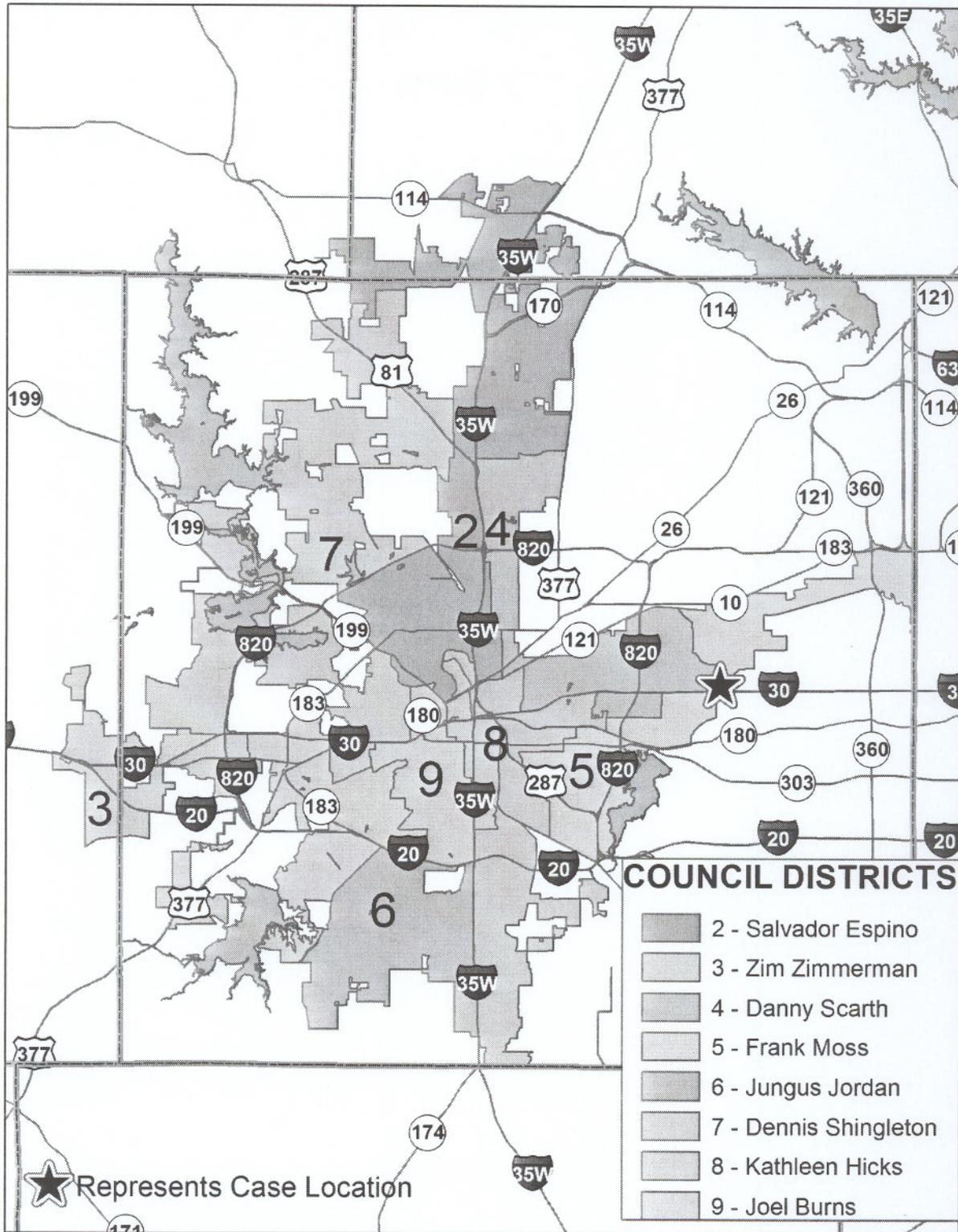
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

# FORT WORTH



ZC-12-025

## Location Map





ZC-12-025

## Area Zoning Map

Applicant: Nicholas Martin, Jr.  
Address: 8913 Randol Mill Road  
Zoning From: A-7.5  
Zoning To: R2  
Acres: 5.61432197  
MapSCO: 67U  
Sector/District: Eastside  
Commission Date: 03/14/2012  
Contact: 817-392-2495

 300 Ft. Buffer



200 100 0 200 Feet



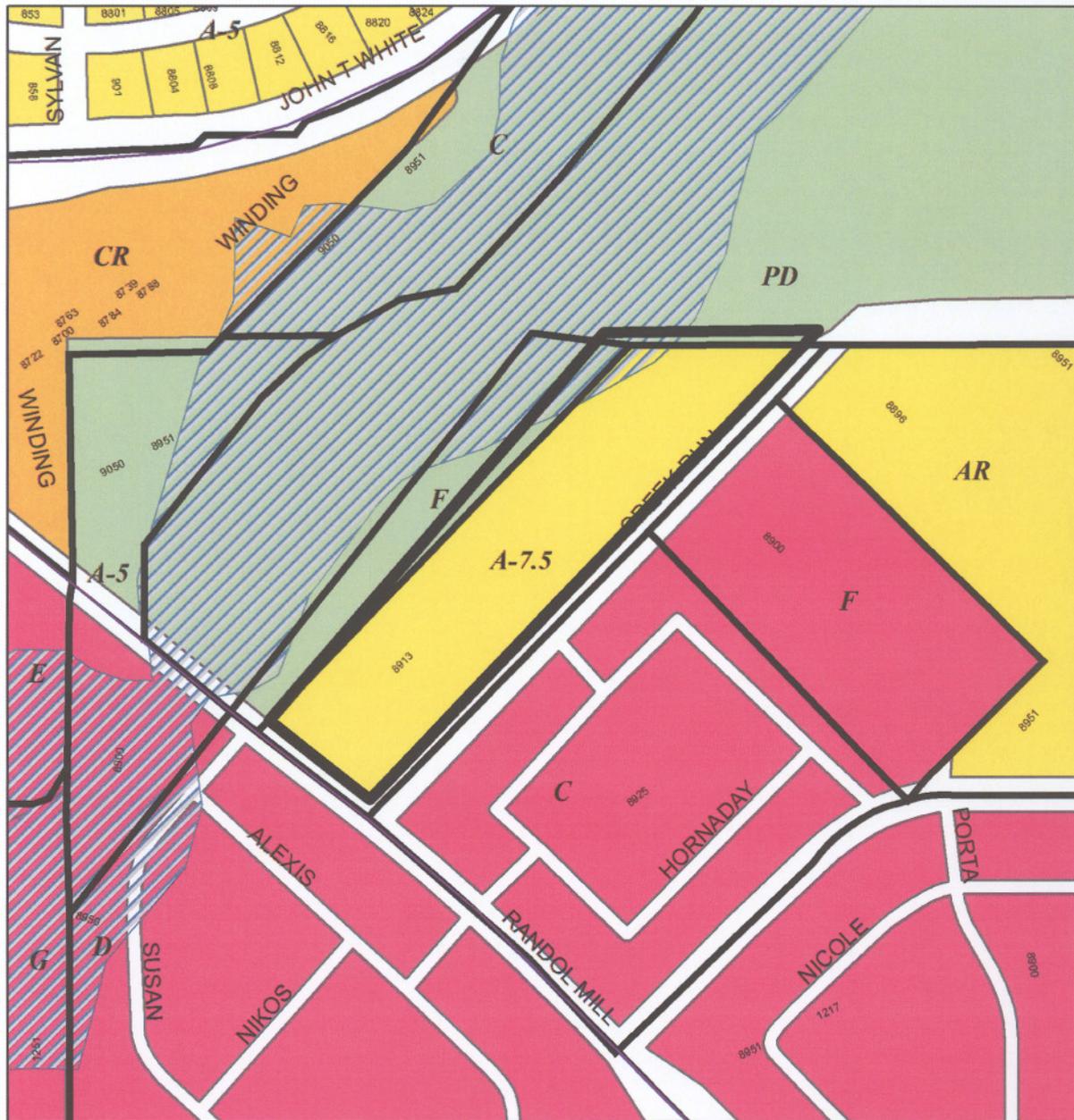
# FORT WORTH



8913 Randol Mill Road

## Future Land Use

ZC-12-025



- 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



Veronica Johnson	2701 Lee Ave.			Support	
Daniel Delgado	2119 Lee Ave.			Support	Turned speaker form in
Rose Gonzales	2934 Ridgeline Dr.			Support	Turned speaker form in
Burl Hampton/ Far Greater Northside	2902 Lulu St.			Support	Spoke at hearing
Celia Escamilla	2616 NW 29 <sup>th</sup> St	Yes		Support	Sent letter in
Emmanuel Alvarado	2115 Clinton Ave.			Support	Spoke at hearing

**8. ZC-12-025 Nicholas Martin Jr. (CD 5)- 8913 Randol Mill Road (Cottonwood Village, Block 1, Lot A & B, 5.06 Acres): from "A-7.5" One-Family to "R2" Townhouse/Cluster**

Anton Mireiter, 14 Avenue Twenty, Trophy Club, Texas representing Nicholas Martin Jr. explained to the Commissioners they are requesting to rezone to PD/R2 limited to six units per acre to develop townhomes. He stated it is not feasible to develop single-family homes on this site.

Mr. West asked what is located in the very right hand corner of the aerial displayed overhead. Mr. Mireiter explained it is a maintenance facility for the golf course. He also asked about the drill site.

Mr. Ferrell explained there is a gas well site next to the storage facility and is heavily wooded.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request as amended for PD/R2 limited to six units per acre; site plan required, seconded by Mr. Genua. The motion carried 9-0.

Document received for written correspondence				ZC-12-025	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Bill Buehler/ Bentley Village Water Chase Estates HOA	8721 Raquet Club Dr.			Support	Sent letter in for PD/R2

**9. ZC-12-026 Allied Laidlaw Waste Systems (CD 4)- 6100 and 6101 Elliott Reeder Road (William R. Reeder Survey, Abstract 1303, Henry P. Tuggle Survey, Abstract 1513, and portion of Block 1, Lot 1, Fort Worth Transfer Station Addition, 22.05 Acres): from "AG" Agricultural and "PD-287" Planned Development for all uses in "K" Heavy industrial plus transfer station and materials recovery facility to amend "PD-287" Planned Development for all uses in "K" Heavy Industrial plus transfer station and materials recovery facility; site plan included.**