



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 4, 2014

**Council District** 5

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> none	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

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

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

**Proposed Use:** Multifamily/Senior Living

**Request:** From: PD 933 "PD/R2" Planned Development for "R2" Townhouse Cluster use limited to six units per acre; site plan required.

To: Amend PD 933 to "PD/CR" Planned Development for "CR" Planned Development to allow 6 fourplexes plus clubhouse for senior housing; site plan included

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

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

**Background:**

The applicant is requesting a zoning change from "PD/R2" Planned Development for "R2" Townhouse/cluster use limited to six units per acre to "PD/CR" Low Density Multifamily to allow six (6) fourplexes plus clubhouse for senior housing. 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.

The site has numerous trees and the applicant will have to comply with Urban Forestry in order to develop the site. Additionally, during the initial review of the site plan, Transportation and Public Works (TPW) had issues with the multiple access drives along Creek Run. The applicant has subsequently met with TPW and has obtained tentative approval for the access drives.

**Site Information:**

Owner: Nicholas Martin Jr.  
6100 Southwest Blvd.  
Fort Worth, Texas 76109

Agent: Anton Mireiter  
Acreage: 5.61  
Comprehensive Plan Sector: Eastside

Standard	CR	Current Site Plan
Front Yard	20 ft. min.	25 ft
Rear/side yard	5 ft./5 ft.	Meets the standards
Units per acre/per building	12	Roughly 5 units per acre
Lot coverage/open space	60% percent minimum	Not available – need further information
Height	32 ft. maximum	32 ft. maximum
Parking	1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation. Two spaces may be tandem if assigned to the same unit and restricted from use for storage	The site has 24 dwelling units (48 bedrooms) The applicant meets the requirements

**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-933 "PD/R2" Planned Development for "R2" Townhouse Cluster use limited to six units per acre; site plan required, approved 4/18/12 (subject property).

Platting History: None

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations. The key deficiencies are:

1. Provide location of open space. 60 percent required in CR district
2. Provide supplemental surfaces (grass, gravel, pavement)
3. Provide surrounding zoning districts

**Compliance with the item noted above shall be reflected on the site plan or a waiver is required.**

**Transportation/Public Works (TPW) site plan comments**

1. 0351 – Gated Entrances - Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details on final plat.

**Comments made by TPW staff cannot be waived through the Zoning Commission.**

**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 organizations were notified:

Organizations Notified	
Bentley Village-Waterchase	FWISD
Eastside Sector Alliance*	

\*within this neighborhood organization

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “PD/CR to allow 6 fourplexes plus clubhouse for senior housing. 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. Potentially 67 units could be built under the requested zoning, however; the applicant is requesting a total of 24 units with site plan approval required.

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

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as low-density residential. The proposed development is consistent with the low density residential designation. Although the base zoning is “CR”, the applicant is requesting significantly reduced density for the site. Additionally, the requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses. (pg. 38)
- 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.

***Attachments:***

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

## Location Map





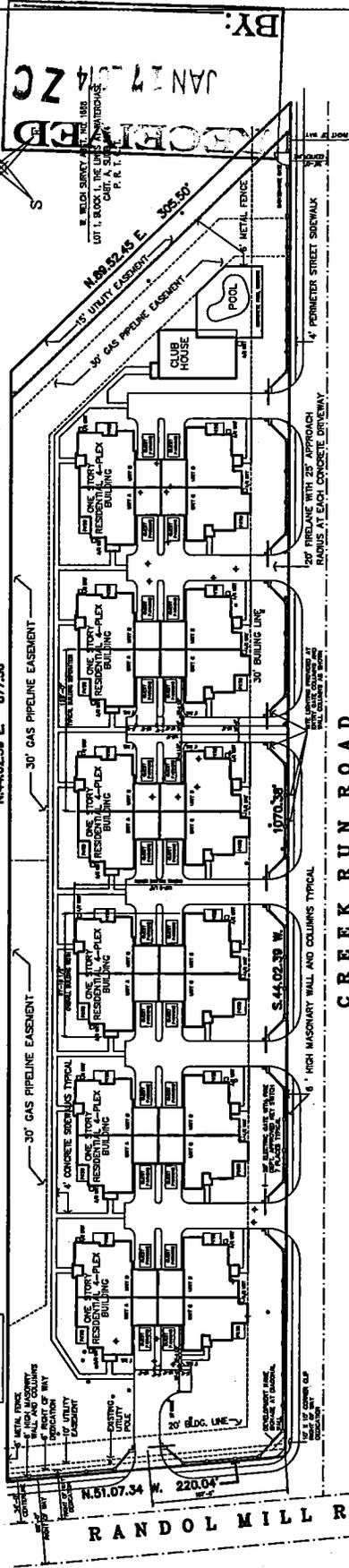
# WATERCHASE AT CREEK RUN

FORT WORTH, TARRANT COUNTY, TEXAS

WATERCHASE AT CREEK RUN  
FORT WORTH TARRANT COUNTY TEXAS

BY: **BOCHNER**  
JAN 17 2014 ZC

SCALE: 1" = 40'-0"



W. WELCH SURVEY, ABSTRACT NO. 1888  
P.L.C.C.T.

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P.L.C.C.T.

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**SITE COVERAGE**

DWELLINGS	53,688 SQ. FT.
CLUBHOUSE	2,214 SQ. FT.
DRIVEWAYS	30,251 SQ. FT.
<b>TOTAL SITE COVERAGE</b>	<b>86,153 SQ. FT.</b>
<b>TOTAL SITE AREA</b>	<b>213,400 SQ. FT.</b>
<b>COVERAGE RATIO</b>	<b>40.37 %</b>

ALL AREAS OF REMAINING OPEN SPACE SHALL BE TURF GRASS AND REMAINING EXISTING TREES

**NOTATION**

DEVELOPMENT SHALL COMPLY WITH CITY OF FORT WORTH URBAN FORESTRY AND SECTION 3.30 "LANDSCAPING"

BUILDING SETBACK LINES ARE WITHIN CITY OF FORT WORTH "PD-CZ" ZONING RULES AND REGULATIONS

ALL SIGNAGE WILL COMPLY WITH ARTICLE 4 - "SIGNAGE"

MAINTAIN BUILDING HEIGHT NOT TO EXCEED 35 FEET

DEVELOPMENT SHALL COMPLY WITH CITY OF FORT WORTH FIRE LANE AND FIRE HYDRANT REQUIREMENTS

**TOTAL SITE CONSTRUCTION**

UNIT A - A/C SQUARE FOOTAGE	1724	TOTAL U/R SQUARE FOOTAGE	2228
UNIT B - A/C SQUARE FOOTAGE	1853	TOTAL U/R SQUARE FOOTAGE	2373
UNIT C - A/C SQUARE FOOTAGE	1822	TOTAL U/R SQUARE FOOTAGE	2331
UNIT D - A/C SQUARE FOOTAGE	1750	TOTAL U/R SQUARE FOOTAGE	2211
<b>TOTAL BUILDING AREA</b>	<b>6949 SQUARE FEET</b>		
CLUB HOUSE TOTAL U/R SQUARE FOOTAGE	2214		
<b>TOTAL PROJECT BUILDING AREA</b>	<b>5982 SQUARE FEET</b>		

**PARKING PROVISIONS**

24 DWELLING UNITS - 48 BEDROOMS TOTAL - EACH UNIT TO HAVE 2 CAR GARAGE

EACH UNIT TO HAVE PARKING FOR 1 ADDITIONAL VEHICLE IN FRONT OF GARAGE

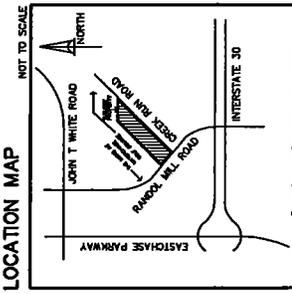
CLUB HOUSE REQUIRES 2 SPACES FOR BEDROOM OR TOTAL OF 48 SPACES

TOTAL NUMBER OF SPACES REQUIRED - 57 VEHICLES

TOTAL NUMBER OF SPACES PROVIDED - 72 VEHICLES

**LEGAL DESCRIPTION**

LOT 1, BLOCK 1, COTTONWOOD VILLAGE BEING A REPLAT OF THE REMAINDER OF AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED AND ALSO BEING S.D. INTEREST NUMBER 1888



**OWNER**  
MR. NICHOLAS MARTIN JR.  
891 CREEK RUN ROAD  
FORT WORTH, TEXAS 76109  
817-377-4344

**SURVEYOR**  
CHARLES F. STARK S.P.L.S.  
BARRON - STARK - SWIFT  
6221 SOUTHWEST BLDG. #100  
FORT WORTH, TEXAS 76102  
817-231-8100

**ENGINEER**  
GORDON S. STARK, P.E.  
BARRON - STARK - SWIFT  
6221 SOUTHWEST BLDG. #100  
FORT WORTH, TEXAS 76102  
817-231-8100

**ARCHITECT**  
MICHAEL HAMIL AND ASSOCIATES  
ARCHITECTS INC.  
3011 WASHINGTON BLVD. #100  
AUSTIN, TEXAS 78703  
817-468-1674

**DIRECTOR OF PLANNING AND DEVELOPMENT**  
DATE

**WATERCHASE AT CREEK RUN**  
FORT WORTH TARRANT COUNTY TEXAS  
ZONING CASE NUMBER ZC-13-165



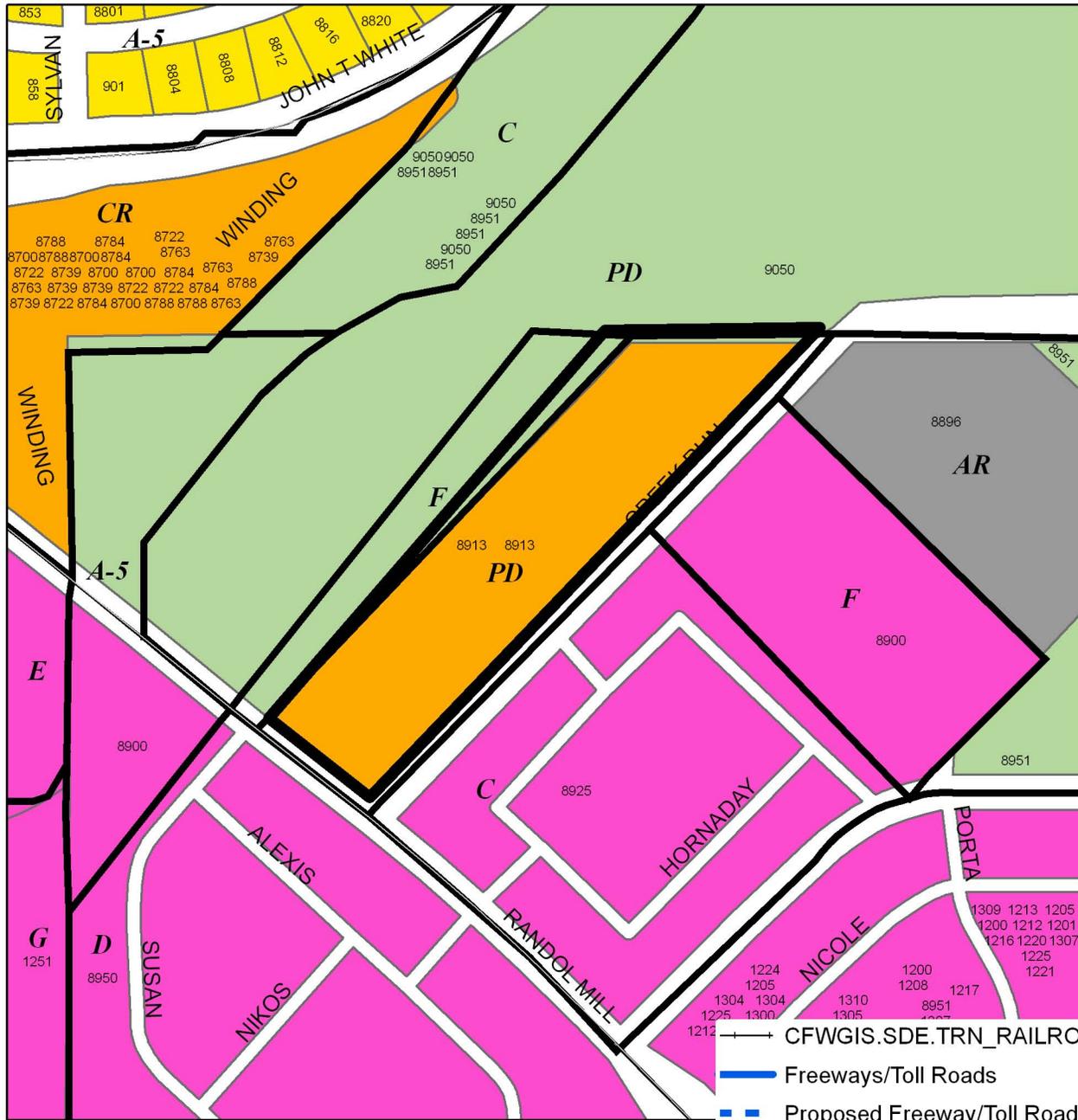
BOCHNER  
1872 KAY  
1974 E.



8913 Randol Mill Road

# Future Land Use

ZC-13-165



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD\_ZONE**
- Floodplain



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 5, 2013.





## Aerial Photo Map



		300 ft notification area			
Donna Kenny	3129 Merida	In	Opposition		Spoke at hearing
Bill Miller	3313 Merida	Out		Support	Sent letter in
Chris Powers	3132 Sandage	In		Support	Sent letter in
Tucker Properties	3124 Sandage	In	Opposition		Sent letter in

**9. ZC-13-164 D. R. Horton Texas Ltd. (CD 8) – 1200 block of Sycamore School Road (G. Herrera Survey, Abstract No. 2027, 6.12 Acres): from “R1” Zero Lot Line/Cluster and “E” Neighborhood Commercial to “R1” Zero Lot Line/Cluster**

Jaison Stephen, 777 Main Street, Fort Worth, Texas representing D. R. Horton explained to the Commissioners the request is to correct a zoning legal description drafting error. Mr. Stephen said the developer is proposing to develop to A-5 single-family standards and as part of this extending Hemphill Road down to Sycamore School Road. The zoning would be in conformance with the approved Preliminary Plat and Comprehensive Plan.

Zachary Motley, 6751 North Freeway, Fort Worth, Texas with D. R. Horton spoke in support.

Vernon Watson, 6000 Whisperwood, Granbury, Texas spoke in support. He did want to mention he was surprised Hemphill hadn’t been developed yet, forcing people through neighborhoods. He also noted the railroad being contiguous to the property and possibly a traffic light being put in at the Hemphill intersection for traffic control.

Mr. Stephen noted that as part of the next phase they will be extending Hemphill Street.

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

<i>Document received for written correspondence</i>					<b>ZC-13-164</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Zachary Motley	6751 North Frwy	Out		Support	Spoke at hearing
Vernon Watson	6000 Whisperwood	Out		Support	Spoke at hearing
Privilege Properties, Ltd	Sycamore School Rd * Hemphill	In		Support	Sent letter in
Ron Gafford/ Hallmark Camelot NA	NA		Opposition		Sent letter in

**10. ZC-13-165 Nicholas Martin Jr. (CD 5) – 8913 Randol Mill Road (Cottonwood Village, Block 1, Lot 1, 5.61 Acres): from “PD-933” Planned Development for “R2” Townhouse/Cluster uses, limited to six units per acre; site plan required to Amend “PD-**

**933” to “PD/CR” Planned Development for “CR” Low Density Multifamily to allow six fourplexes plus clubhouse for senior housing; site plan included**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested a 60 day continuance.

Motion: Following brief discussion, Ms. McDougall recommended a 60 day continuance of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

**11. ZC-13-166 NW 28<sup>th</sup> Street Properties Ltd. (CD 2) – 2808-2812 Prairie (Rosen Heights First Filing, Block 56, Lots 11-14, 0.64 Acres): from “A-5” One-Family to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus two dumpsters and storage of one trailer; site plan waiver recommended**

David Hopkins, 1509 NW 28<sup>th</sup> Street, Fort Worth, Texas explained to the Commissioners his family has owned the property since the 1970’s. They own the building on the NE corner and the lots are adjacent to the west of their business. He was not aware the property was zoned to residential. He mentioned the drainage channel that runs to the north of the lots proposed for outside storage.

Mr. Flores asked if the dumpsters have been addressed by Code Compliance. Mr. Hopkins said that is why he is present today to bring them into conformance.

J D Jimmerson III, 3303 Roosevelt Avenue, Fort Worth, Texas representing Far Greater Northside neighborhood. He spoke in support because the business has not impacted the neighborhood for the past 20 years.

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

<i>Document received for written correspondence</i>					ZC-13-166
Name	Address		In/Out 300 notification area	Position on case	Summary
J D Jimmerson III/ Far Greater Northside NA	3303 Ave.	Roosevelt	Out	Support	Spoke at hearing

**12. ZC-13-167 Willow Ridge Residential Partners Ltd. (CD 7) – 11470 & 11480 Willow Springs Road (James Rightly Survey, Abstract No. 1268, 6.57 Acres): from “E” Neighborhood Commercial to “PD-564” Planned Development for “A-5” One-Family uses with minimum 6,000 sq. ft. lots; site plan waiver recommended**

Jim Schell, 500 W. 7<sup>th</sup> Street, Suite 600, City of Fort Worth representing Willow Ridge Residential Partners explained to the Commissioners they are looking to add about 6.6 acres to the existing PD for 6,000 square foot lots. Mr. Schell mentioned Wagley Robertson is shown on

Xoeeed Khalid	4100 E. Berry	In	Support		Sent letter in
Curtis Mitchell	2521 Spiller St	Out	Support		Sent letter in
Bernaddino Adame	2833 Burchill Rd S	Out	Support		Sent letter in
Glen Williams	4017 E Berry St	Out	Support		Sent letter in
L & M Auto Sales	4116 Berry St	Out	Support		Sent letter in
Betty Lyons	4101 E Berry St	In	Support		Sent letter in
Karen Moss	3911 E Berry St	Out	Support		Sent letter in
Andrea Price	5032 Elgin St	Out	Support		Sent letter in

**2. ZC-13-165 Nicholas Martin Jr. (CD 5) – 8913 Randol Mill Road (Cottonwood Village, Block 1, Lot 1, 5.61 Acres): from “PD-933” Planned Development for “R2” Townhouse/Cluster uses, limited to six units per acre; site plan required to Amend “PD-933” to “PD/CR” Planned Development for “CR” Low Density Multifamily to allow six fourplexes plus clubhouse for senior housing; site plan included**

Anton Mireiter, 14 Avenue Twenty, Trophy Club, Texas representing Nicholas Martin Jr. explained to the Commissioners the request is to construct 6 fourplexes for a senior living center. He said it would consist of 24 condominiums with a clubhouse and asked for approval of the request.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

**3. ZC-13-174 H. S. Churchill Trust (CD 2) 816 Churchill Road (Edward S. Ellis Survey, Abstract No. 462, 1.90 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “PD/SU” Planned Development/Specific Use for Mobile Home Park; site plan included**

Dennis Hopkins, 2131 North Collins Street, Arlington, Texas, representing H S Churchill Trust explained to the Commissioners they are requesting a postponement for a 60 day continuance to March 12 to address concerns with the Parks and T/PW departments. Mr. Flores asked about the continuance and if there are any issues with the Water department. Mr. Hopkins replied that there were and that he would discuss any water issues with staff. Mr. Genua asked if there are any letters of support or petition of support. Mr Hopkins said that there were many renters and elderly that he has spoken with many of them. He said that he could bring people to the meeting if needed.

Motion: Following brief discussion, Mr. Flores recommended a 60 day continuance of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

**4. ZC-13-175 Hulsey Properties LLC (CD 9) – 2119 Mistletoe Boulevard (Mistletoe Heights, Block 1, Lots 1 & 2, 0.24 Acres): from “I” Light Industrial to “UR” Urban Residential**