



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 2, 2014

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Hayco Realty, LTD

Site Location: 6000 Block Cromwell Marine Creek Mapsco: 46D,47A

Proposed Use: Residential

Request: From: "CR" Low Density Multifamily and "E" Neighborhood Commercial
To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting a zoning change from "CR" Low Density Multifamily and "E" Neighborhood Commercial to "A-5" One-Family. The property is south of Cromwell Marine Creek, a proposed major arterial and east of Huffines Boulevard also a proposed minor arterial. The applicant is proposing a total of 244 residential lots, 226 lots consist of 50 x 115 and 18 lots 60 x 115.

The preliminary plat process requires the completion of a traffic study for arterial improvements and proportionality of improvements required. They would have to dedicate the row and construct at a minimum what they touch, plus whatever would be proportional beyond that and could include improvements to the intersection. This is handled through the preliminary and final plat stage.

Site Information:

Owner: Hayco Realty, LTD
3825 Camp Bowie Blvd
Fort Worth, Texas 76107
Agent: Randy Lockhart
Acreage: 49.01 acres
Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / single-family
- East "A-5" One-Family and "CR" Low Density Multifamily / Eagle Mountain-Saginaw elementary school and vacant
- South "A-5" One-Family / vacant & single-family
- West "C" Medium Density Multifamily and "E" Neighborhood Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-210 approved by City Council 12/12/06 from CR and C to A-5, subject area to the east and south

Platting History: PP-14-051 Marine Creek Ranch to be heard by the City Plan Commission 12/19/14

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Cromwell Marine Cr	County Two-way	Major Arterial	Intersection improvement under construction
Huffines Blvd	Residential Two-way	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Marine Creek Ranch HOA *	Streams & Valleys, Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

closest neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family. Surrounding land uses are single-family development to the north and south, elementary school to the east and vacant to the west.

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

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Single-Family residential. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

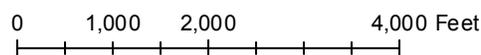
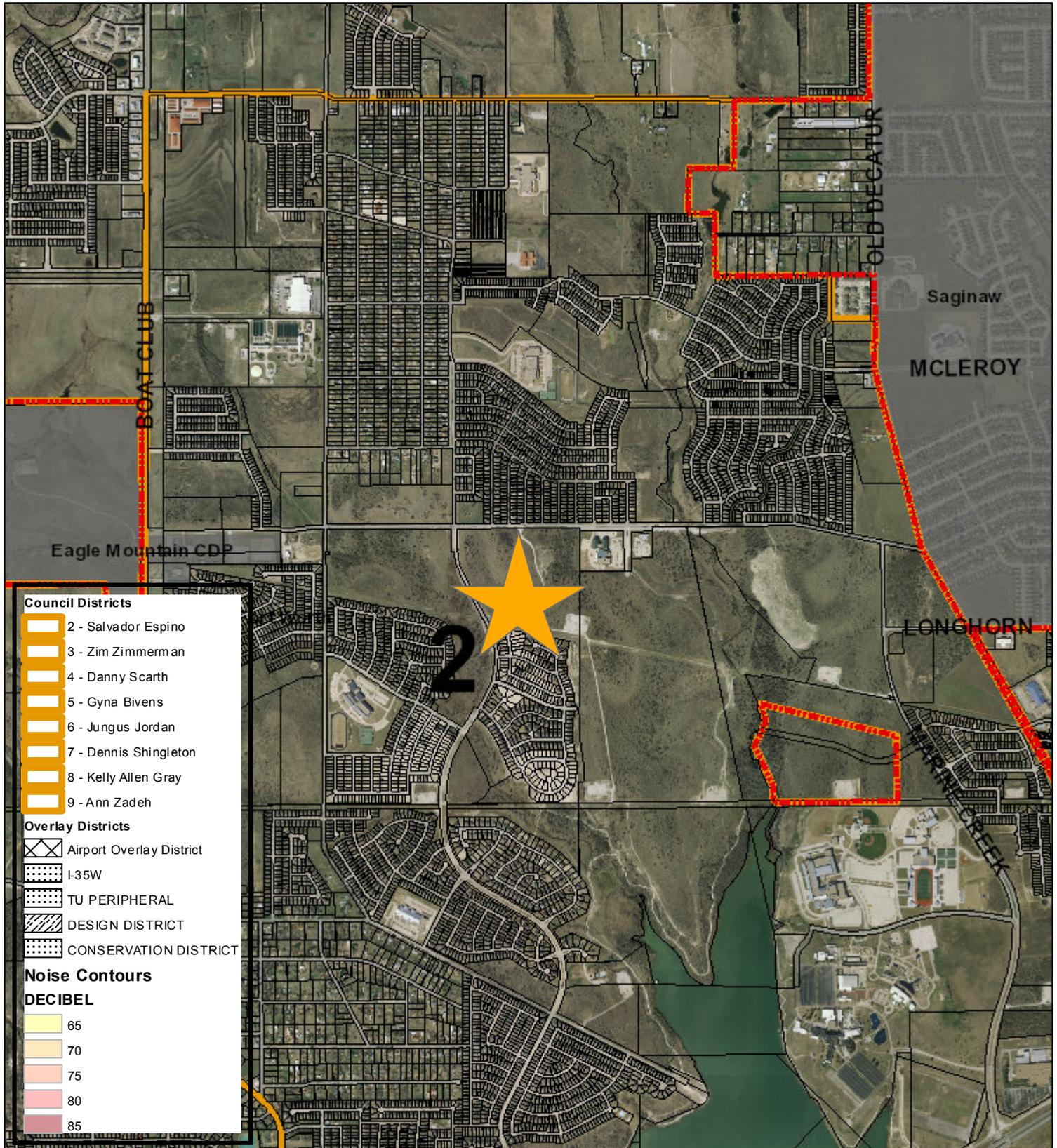
The requested change **is consistent** with the Comprehensive Plan future land use designation and policies stated above.

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

Attachments:

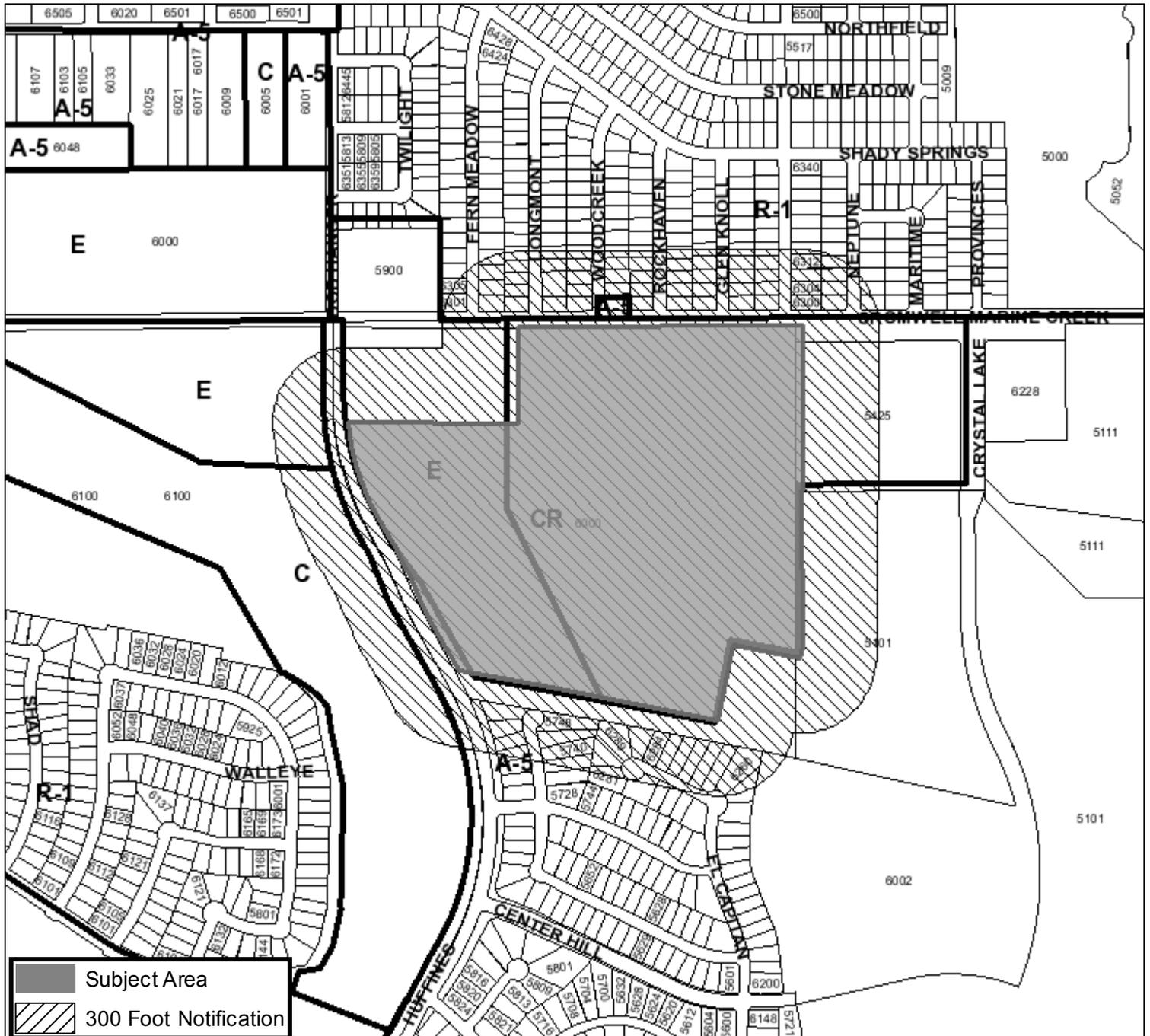
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Preliminary Plat
- Minutes from the Zoning Commission meeting

Area Map



Area Zoning Map

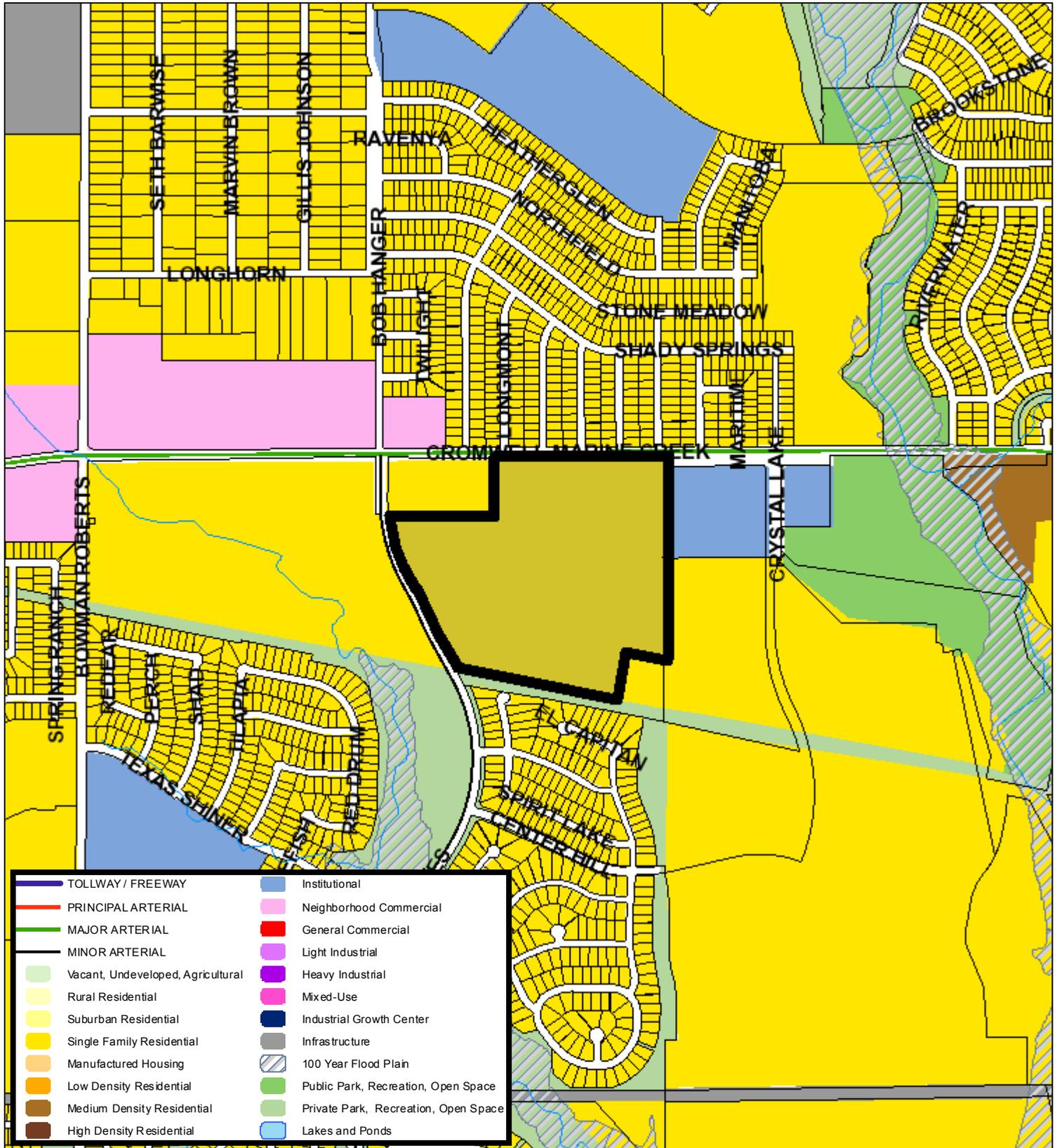
Applicant: HAYCO Realty LTD
 Address: 6000 Cromwell Marine Creek Road
 Zoning From: CE, E
 Zoning To: A-5
 Acres: 48.95178524
 Mapsco: 46D/47A
 Sector/District: Far Northwest
 Commission Date: 11/12/2014
 Contact: 817-392-8043



Subject Area
 300 Foot Notification

0 280 560 1,120 Feet

Future Land Use

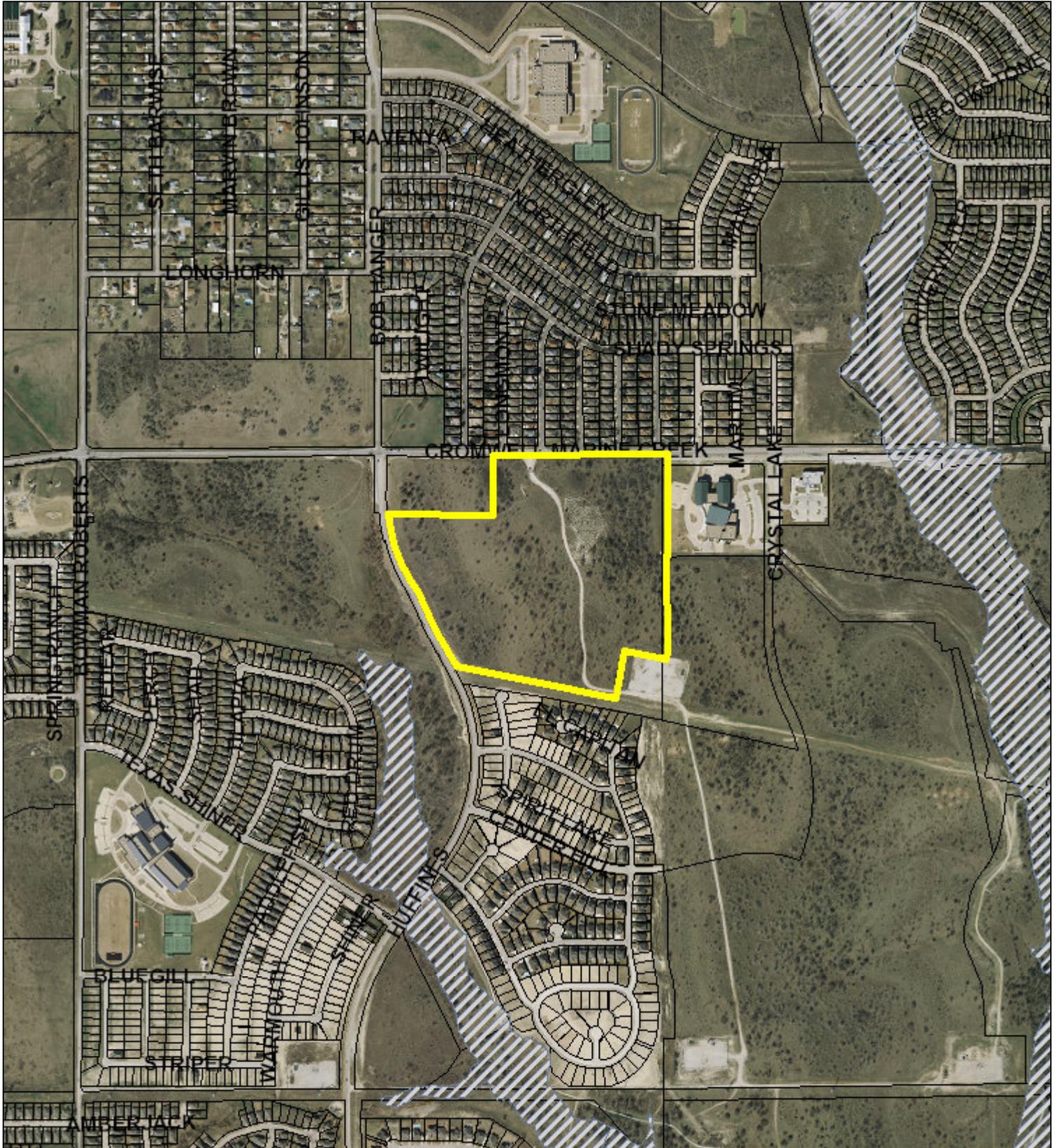


870 435 0 870 Feet

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 18, 2014.

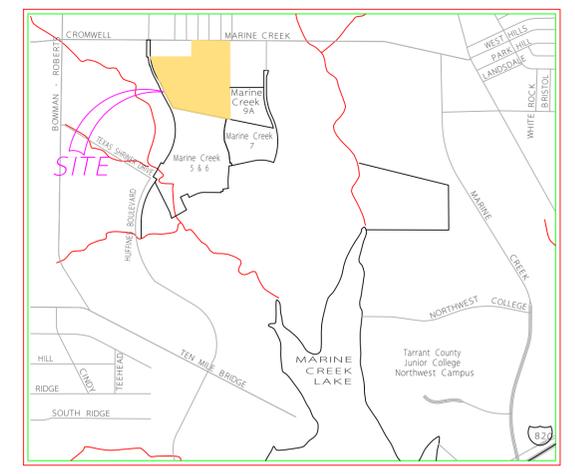
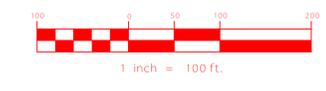
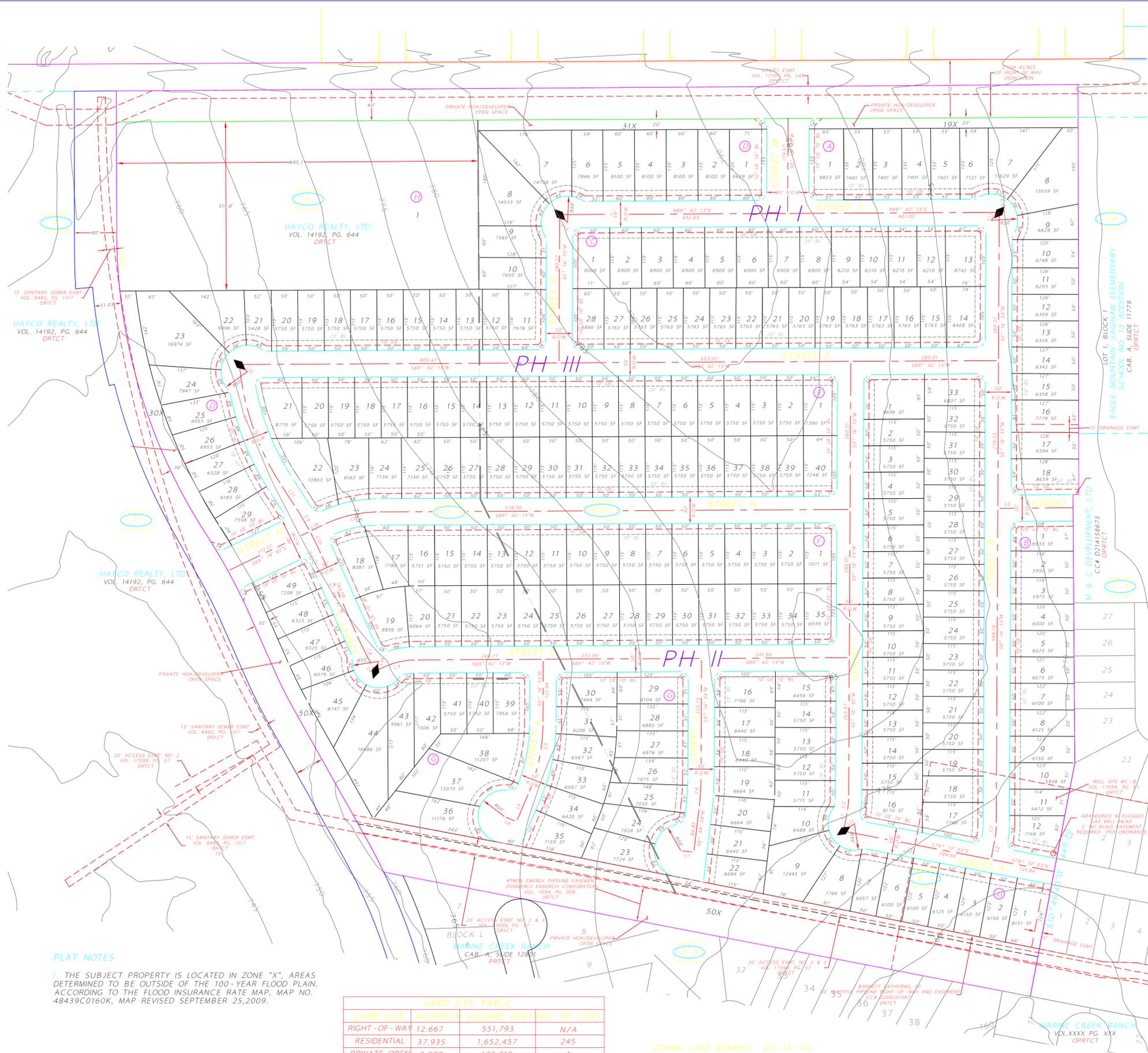


Aerial Photo Map



0 500 1,000 2,000 Feet





VICINITY MAP
NO SCALE

LEGEND/ABBREVIATIONS

- C.I.R.S. CAPPED IRON ROD SET
- C.I.R.F. CAPPED IRON ROD SET STAMPED
- (C.M.) CAPPED IRON ROD FOUND CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- I.P.F. IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- F.N.D. FOUND
- I.R.F. IRON ROD FOUND
- P.M.D.E. PRIVATELY MAINTAINED DRAINAGE EASEMENT
- STREET NAME CHANGE
- UNDEVELOPED EXISTING LAND USE
- E/A-S EXISTING ZONE/PROPOSED ZONE
- ONE PROPOSED LAND USE
- FAMILY EXISTING ZONING LINE
- PH I PHASING NUMBER
- PHASING BOUNDARY

BLOCK LENGTH TABLE	
BLOCK LOCATION	LENGTH(FT)
BLOCK C ALONG STREET B	1032.07
BLOCK C ALONG STREET C	688.02
BLOCK E ALONG STREET E	1072.37
BLOCK F ALONG STREET H	915.58
BLOCK G ALONG STREET J	422.11
BLOCK H ALONG STREET K	362.78

PRELIMINARY PLAT
MARINE CREEK RANCH

PROPOSED LOTS 1-18, BLOCK A;
 PROPOSED LOTS 1-12, BLOCK B;
 PROPOSED LOTS 1-62, BLOCK C;
 PROPOSED LOTS 1-29 & LOTS 30X,31X, BLOCK D;
 PROPOSED LOTS 1-40, BLOCK E;
 PROPOSED LOTS 1-35, BLOCK F;
 PROPOSED LOTS 1-49 & LOTS 50X, BLOCK G;
 PROPOSED LOT 1, BLOCK H

BEING 59.607 ACRES OF LAND SITUATED IN THE JOSEPH BOMAN SURVEY, ABSTRACT NO. 79 AND THE ALEXANDER F ALBRIGHT SURVEY, ABSTRACT NO. 1849 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

OCTOBER, 2014

ENGINEER/SURVEYOR:

OWNER/DEVELOPER:
HAYCO REALTY, LTD.



mycoskie+mcinnis+associates
 civil engineering surveying landscape architecture planning
 ttpc registration number: 1 - 2759
 200 east abram
 arlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmatexas.com

3825 CAMP BOWIE BLVD
 FORT WORTH, TEXAS 76107
 TEL: (817)-336-2425
 FAX: (817)-335-5045
 EMAIL: randy.lockhart@att.net
 CONTACT: RANDY LOCKHART

PLAT NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN. ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0160K, MAP REVISED SEPTEMBER 25,2009.

LAND USE TABLE			
LAND USE	ACERAGE	SQUARE FEET	NO. OF LOTS
RIGHT-OF-WAY	12.667	551,793	N/A
RESIDENTIAL	37.935	1,652,457	245
PRIVATE OPEN SPACE	3.977	173,218	4
COMMERCIAL	5.028	219,037	1
TOTAL	59.607	2,596,505	250

ZONING CASE NUMBER: ZC-14-143
 PRELIMINARY PLAT CASE NUMBER: PP-xxx-xxx
 CASE NAME: MARINE CREEK RANCH

Richard Hayes	609 Edgefield	Out	Opposition		Present did not speak
Betty Cox	3809 Sherwood	Out	Opposition		Present did not speak
Frank Diaz JR	3700 Oaklawn	Out	Opposition		Present did not speak
Jackie Liles	716 Northwood	Out	Opposition		Present did not speak
Helen Lane	3809 Wildwood	Out	Opposition		Present did not speak
Bea Hipp	620 Eastwood	Out	Opposition		Present did not speak
Mike Korpinski	836 Springbrook	Out	Opposition		Present did not speak
Trudy Toten	816 Northwood	Out	Opposition		Present did not speak
Glenda Moreno	908 Northwood	Out	Opposition		Present did not speak
Lisa Griffith	3700 Sherwood	Out	Opposition		Present did not speak
A petition was submitted with more than 400 signatures in the case file					

5. ZC-14-143 Hayco Realty LTD (CD 2) – 6000 Cromwell Marine Creek (Joseph Bowman Survey, Abstract No. 79, 49.01 Acres): from “CR” Low Density Multifamily and “E” Neighborhood Commercial to “A-5” One-Family

Douglas Cooper, 200 East Abram Street, Arlington, Texas representing Hayco Realty LTD explained to the Commissioners the request is to develop approximately 244 single-family lots.

Mr. Flores asked about the proposed major and minor arterials and the concern of traffic for this type of development if the roads are not built. Mr. Cooper mentioned that during the pre-development conference, the discussions about a round-about at the intersection were mentioned and they are looking for a feasibility study to be finished sometime next year.

Randy Lockhart, 3827 Camp Bowie Boulevard, Fort Worth, Texas explained to Mr. Flores that they are preliminary platting it now and within the next year it will be developed. This is part of Marine Creek Ranch.

Ms. Burghdoff explained that the preliminary plat process requires the completion of a traffic study for arterial improvements and that proportional improvements are required. They would have to dedicate the street right of way and construct at a minimum what they front, plus whatever would be proportional beyond that and could include improvements to the intersection. This is handled through the preliminary and final plat stages.

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