



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 28, 2016

Council District 2

Zoning Commission Recommendation:
Denied by a vote of 8-1

Opposition: Two persons spoke, several letters submitted
Support: None submitted

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

Owner / Applicant: Hayco Realty Ltd.

Site Location: 6100 Bowman Roberts Rd. Mapsco: 46CDH

Proposed Use: Multifamily/Low Density Residential

Request: From: "C" Medium Density Multifamily and "E" Neighborhood Commercial
To: "R1" Zero Lotline/Cluster and "C" Medium Density Multifamily

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested changes are not consistent.
(Significant Deviation)

Background:

The proposed site is located near the corner of Cromwell Marine Creek and Huffines Blvd. The area was zoned "C" and "R-1" in 1984. The applicant would like to reconfigure 13 acres from their current zoning to meet the needs of the overall development. Much of the property currently zoned commercial will be converted to "C" Medium Density Multifamily, to match the adjacent "C" zoned property. As a cleanup, some of the "C" zoned property will be zoned to "R1" to match the zoning of the property to the south, which appears to have been developed as a single family residential subdivision with 5,000-6,000 s.f. lots.

The surrounding area is generally undeveloped. The proposal will leave an "E" zoned commercial corner with the multifamily zoning serving as a buffer between the one-family district and the commercial uses. A dry creek and floodplain also travel through part of the property, further dividing the multifamily and single family properties.

A few single-family subdivisions are platted nearby. There are no concept plans or preliminary plats currently being processed. The table below provides the configuration of the proposed zoning.

Tract	Acres	Existing Zoning	Proposed Zoning
1	6.54	"E" Neighborhood Commercial	"C" Medium Density Multifamily

2	3.03	"C" Medium Density Multifamily	"R-1" Zero Lot Line/Cluster
3	3.52	"C" Medium Density Multifamily	"R-1" Zero Lot Line/Cluster

At the April 13 Zoning Commission hearing, the applicant explained the need to rezone the property on the north side in order to provide a second point of access for any future multifamily development. They explained that no determination has been made about the development in or near the floodplain, but that the rezoning to R1 will be similar to the area to the south and enable them to create deeper lots. Neighbor opposition was received. The case was continued to the May 11 ZC meeting to allow time for the applicant to consider rezoning to A-5 instead of R1 and to address any concerns from the neighborhood.

The applicant met with the neighborhood on April 27. The agent indicated the primary opposition remained that the neighbors were not aware that any multifamily zoning existed on the adjacent property.

The meeting was continued from the June 14 on request of the agent in order to allow for the Councilmember to return.

Site Information:

Owner: Hayco Realty Ltd.
3825 Camp Bowie Blvd.
Fort Worth, Texas 76107

Agent: James W. Schell

Acreage: 13.09 acres

Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "A-5" One-Family / vacant

East "E" Neighborhood Commercial, "C" Medium Density Multifamily / vacant

South "C" Medium Density Multifamily; "R-1" Zero Lot Line/Cluster" / vacant, open space, residential

West "C" Medium Density Multifamily; "R-1" Zero Lot Line/Cluster" / vacant, single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-084-248, (Between Boat Club road and Bowman-Roberts Road N., So. Of Cromwell-Marine Creek Rd) from unzoned to AG, A, R-1, B, C, E, F; approved in 1984

ZC-16-026, from "E" Neighborhood Commercial to "A-5" One-Family, approved 3/1/2016 (north of subject property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bowman Roberts	Minor Arterial	Minor Arterial	No
Huffines Blvd.	Minor Arterial	Minor Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Marine Creek Community Assoc	Trinity Habitat for Humanity
Marine Creek Ranch HOA*	Streams And Valleys Inc
Marine Creek Hills NA	Eagle Mountain-Saginaw ISD

*Located within this organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone portions of a property to “C” Medium Density Multifamily and “R1” Zero Lotline/Cluster. The surrounding uses are primarily vacant with single-family to the south and west. The applicant is realigning several acres of land to meet the needs of the proposal. The changes are interior to the overall development and the new proposal will not add multifamily acreage to the site due to the swap of land from C to R-1.

The proposed zoning **is not compatible** with existing surrounding land uses, however the property is currently zoned but not developed for multi family uses.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Single-Family and Open Space. Because the proposed zonings increase the densities greater than that of Single-Family, the changes are not consistent with the Comprehensive Plan. However, the property to the south that is currently zoned R1 has been built to “A-5” One Family standards with lots of 5,000-6,000 s.f.

Tract	Proposed Zoning	Future Land Use	Consistency
1	“C” Medium Density Multifamily	Single Family	No-Significant Deviation
2	“R-1” Zero Lot Line/Cluster	Single Family	No-Significant Deviation
3	“R-1” Zero Lot Line/Cluster	Open Space	No-Significant Deviation

Attachments:

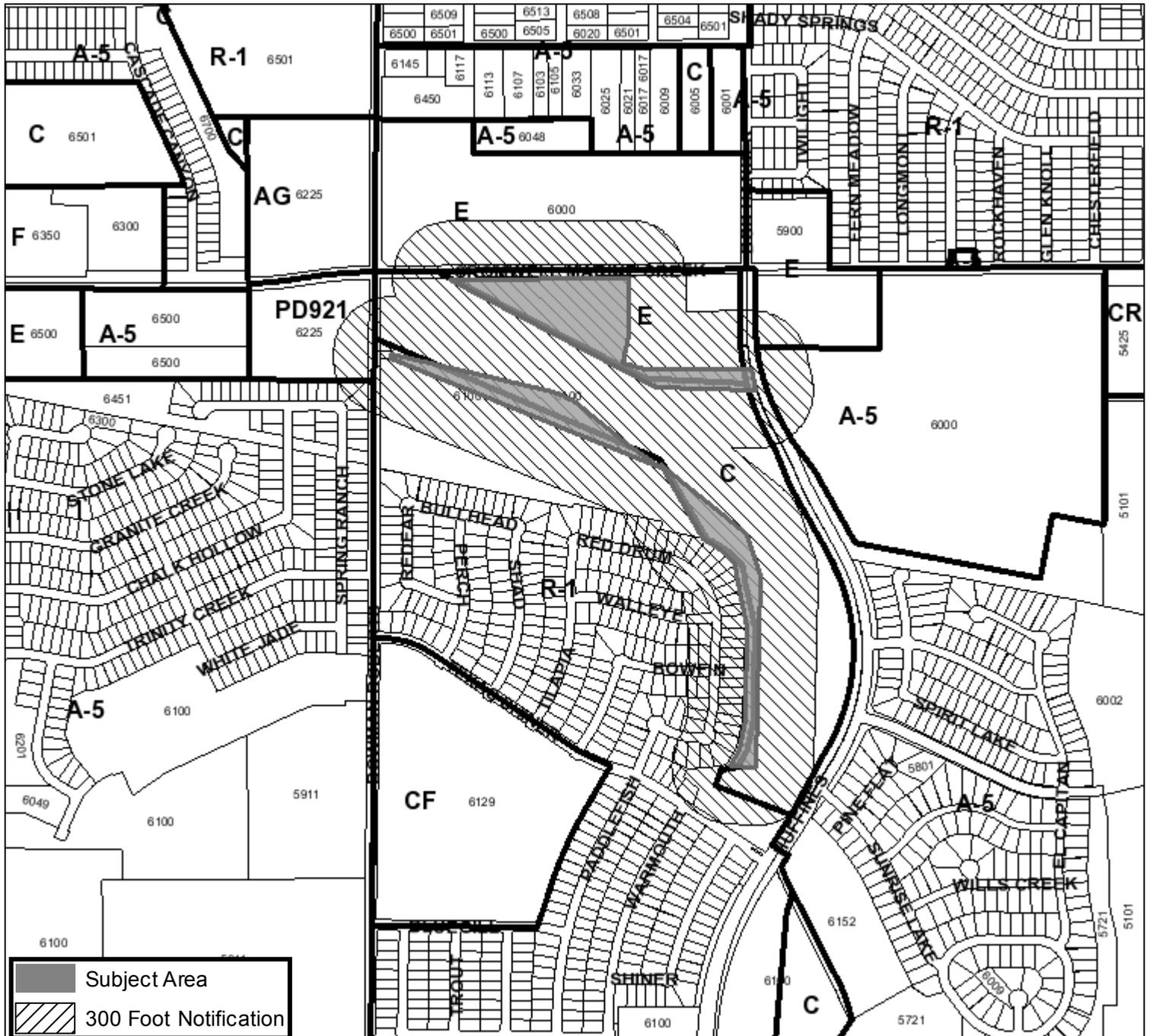
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit
- Minutes from the Zoning Commission meeting



ZC-16-070

Area Zoning Map

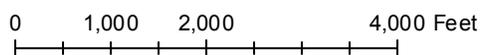
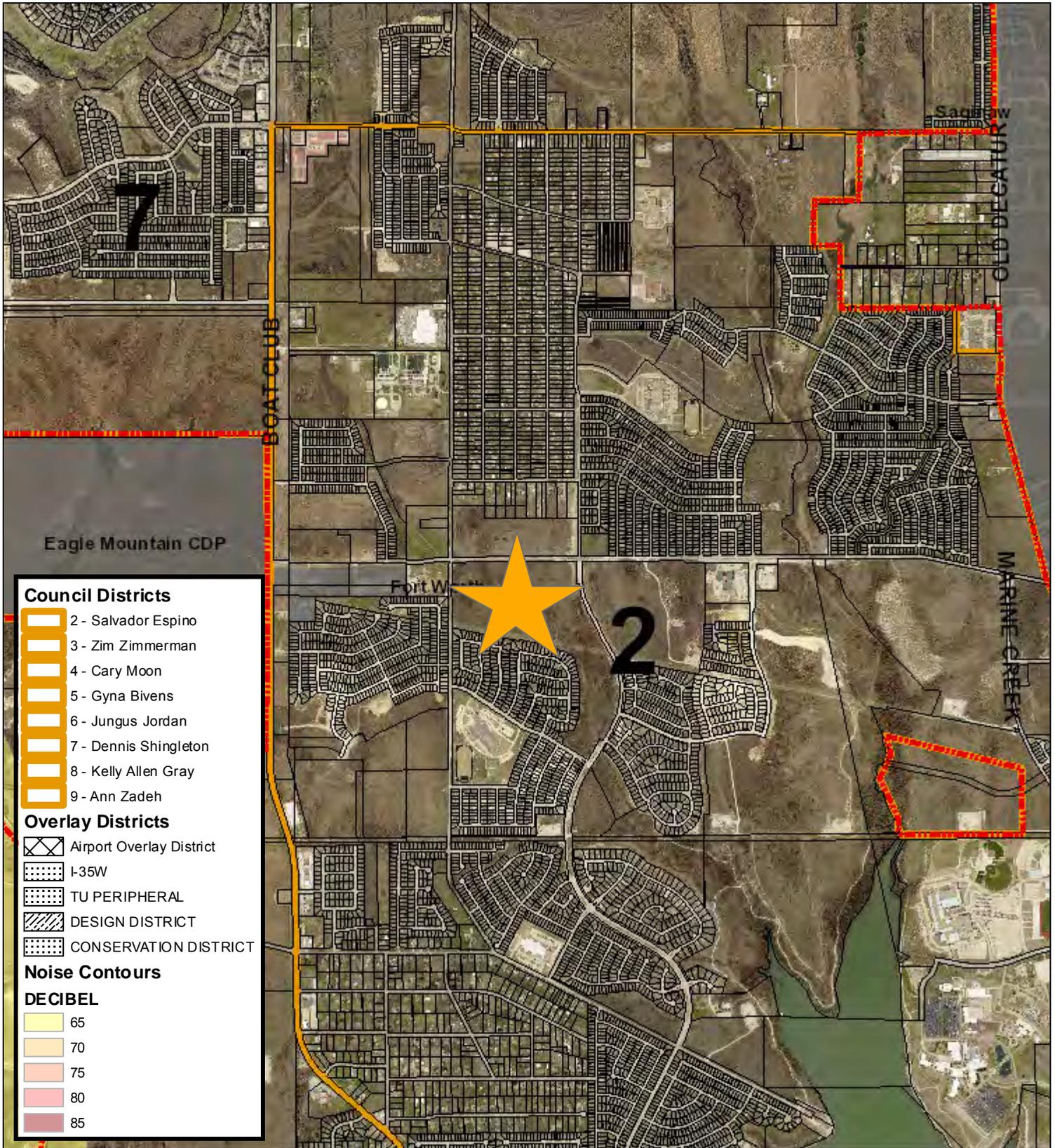
Applicant: Hayco Realty, Ltd
 Address: 6100 Bowman Roberts Road
 Zoning From: R1, C, E
 Zoning To: R1, C
 Acres: 13.09843704
 Mapsco: 46CDH
 Sector/District: Far Northwest
 Commission Date: 4/13/2016
 Contact: 817-392-2495



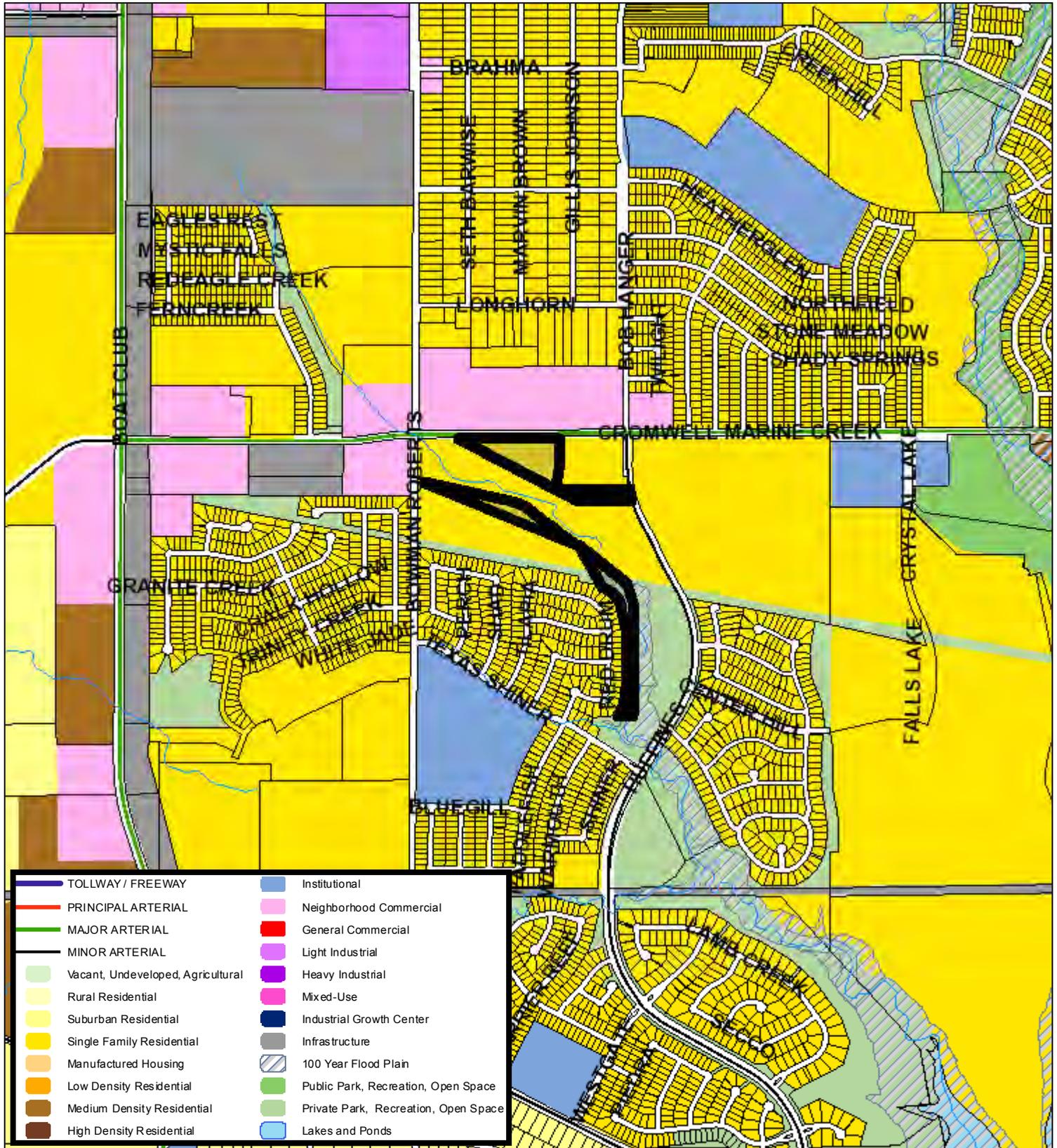
 Subject Area
 300 Foot Notification

0 365 730 1,460 Feet

Area Map



Future Land Use

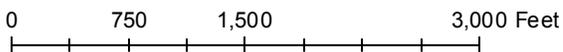
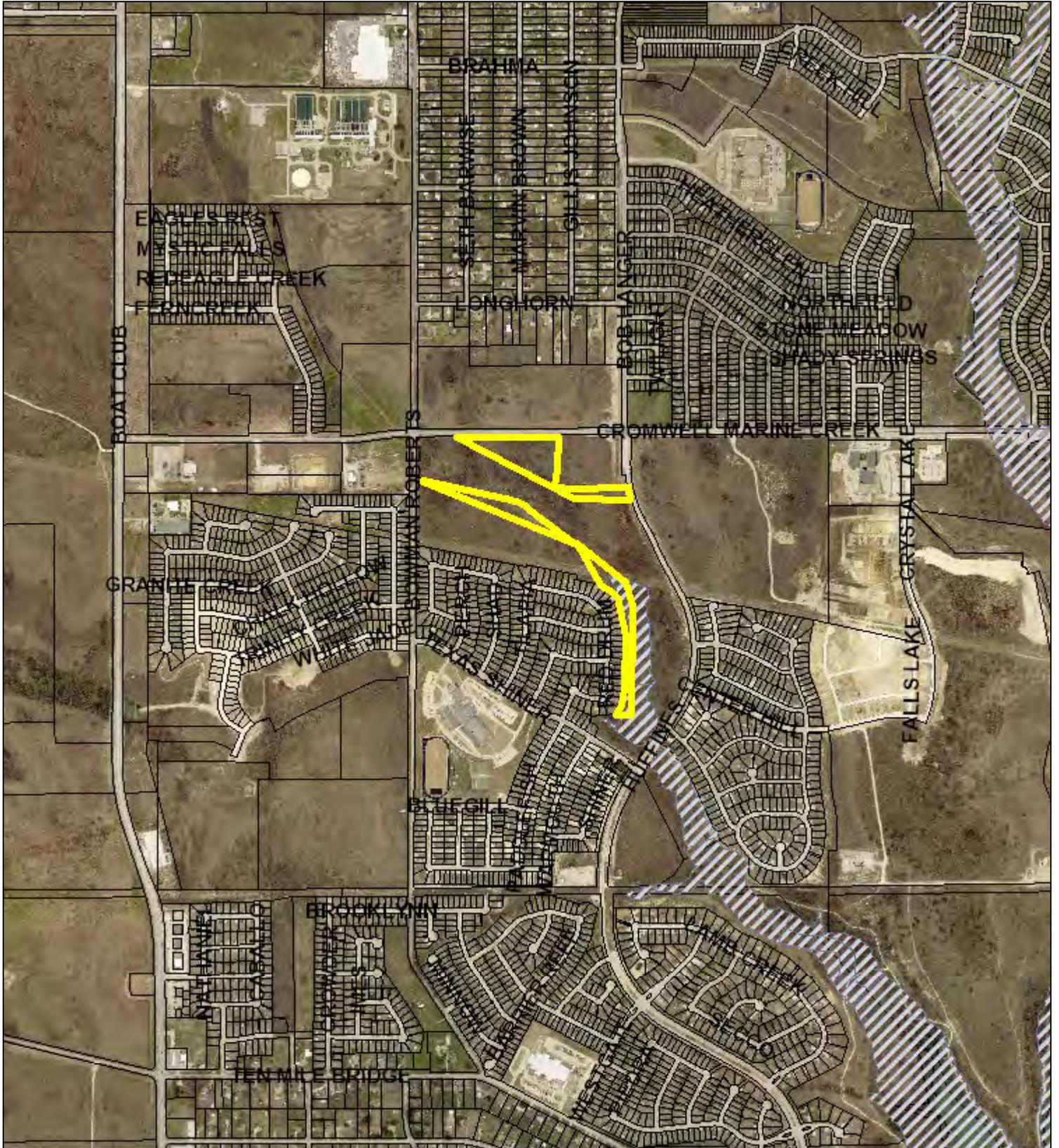


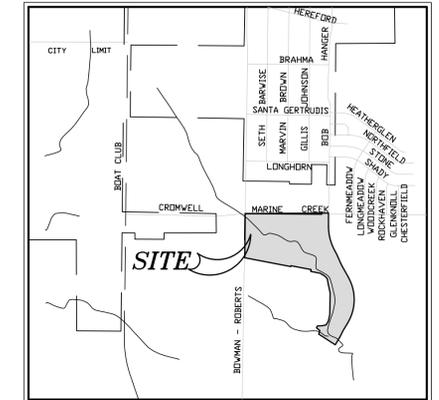
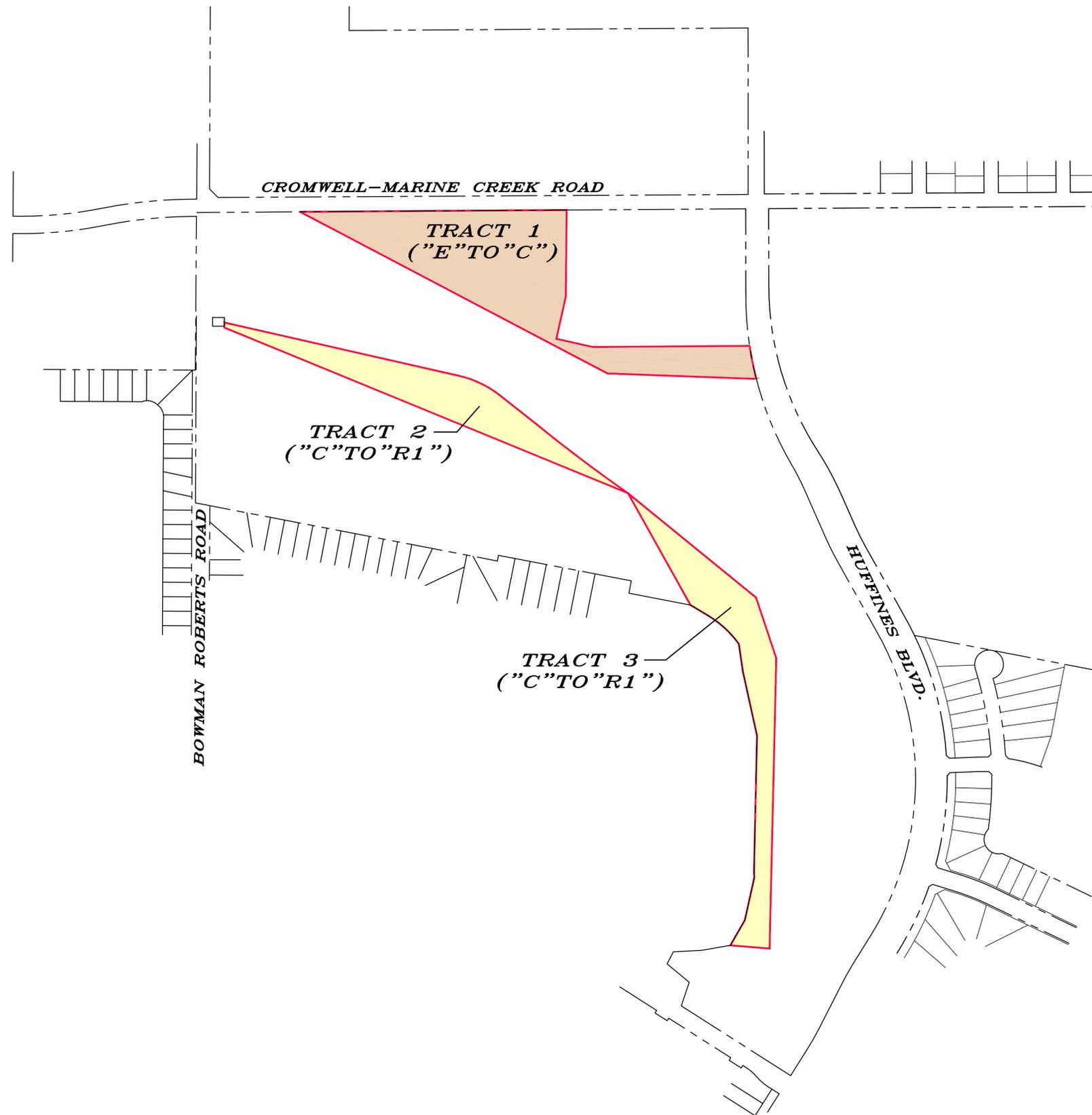
1,100 550 0 1,100 Feet

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 29, 2016.



Aerial Photo Map





VICINITY MAP
NO SCALE



ZONING EXHIBIT
FOR
**HAYCO REALTY, LTD
TRACT**

BEING 13.092 ACRES OF LAND SITUATED IN THE JOSEPH
BOWMAN SURVEY, ABSTRACT NO. 79,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

FEBRUARY 2016

ENGINEER/SURVEYOR:

m|ma

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civil engineering surveying landscape architecture planning

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SHEET 2 OF 3

OWNER/DEVELOPER:

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CONTACT: RANDY LOCKHART

DRAFT
City of Fort Worth, Texas
Zoning Commission
May 11, 2016 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, Vice Chair, District 2
John Cockrell, District 3
Charles Edmonds Jr., District 4
Sandra Runnels, District 6
Melissa McDougall, District 5
Wanda Conlin, District 8
Leah Dunn, District 9

Staff Members Present:

Dana Burghdoff, Assistant P&D Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

None

I. Public Hearing – 1:00 P. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Flores, seconded by Ms. Conlin, on a vote of 9-0, voted to approve the Zoning Commission minutes of the April 13, 2016 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-16-040 Fossil Ridge Ltd Etal (CD 2) 2800 Sedona Ranch Drive (Samuel Lockhart Survey, Abstract 977, 4.87 Acres): from “C” Medium Density Multifamily to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus assisted living and memory care; site plan included

Ms. Murphy explained to the Commissioners the applicant has requested a 30 day continuance.

Motion: Following brief discussion, Mr. Flores recommended a 30 day Continuance of the request, seconded by Ms. Dunn. The motion carried unanimously 9-0.

2. ZC-16-070 Hayco Realty LTD (CD 2) 6100 Bowman Roberts Road (Joseph Bowman Survey, Abstract No. 79, 13.09 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial to “R1” Zero Lotline/Cluster and “C” Medium Density Multifamily

Justin Light, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Hayco Realty explained to the Commissioners they had a couple of meetings with the neighborhood and they have expressed they do not want any multifamily. Mr. Light explained they do not have a concept plan at this time. The zoning case is to adjust their boundaries in order to have a second point of access to Cromwell Marine Creek Road. He explained there will be a buffer to the existing single-family homes.

Mr. Flores acknowledged that Mr. Light had not prepared an updated concept plan for the neighborhood. Mr. Flores asked if they had considered “CR” Low Density Multifamily. Mr. Light said no they wanted to keep the “C” zoning.

David Mendes, 6016 Red Drum Drive, Fort Worth, Texas spoke in opposition. His concerns are the lack of adequate infrastructure, traffic and environmental concerns. He talked about the overall plan for this area to have commercial uses in which they are ok with and is needed in this area.

Mr. Flores commented on the environmental impact and the single-family and commercial use and asked if the neighborhood had considered “CR” zoning. Mr. Mendes said they would benefit from the single-family and commercial uses and commented on a conversation they had with the developer on whether or not they would consider another type of zoning. He would have to speak with the neighborhood to see if they would entertain “CR” zoning.

Ms. Murphy gave a brief explanation of the differences between “CR” and “C” zoning.

Paul O’Brien, 6136 Tilapia Drive, Fort Worth, Texas spoke in opposition. Mr. O’Brien explained his powerpoint and expressed concerns about the lack of emergency services in this area and the increased traffic.

In rebuttal, Mr. Light said one of the reasons they are proposing this zoning is to provide dual access points. He said “C” zoning has been in place for a long time and that they are moving the existing “C” away from the existing residents. They are trying to expand the “E” area to bring in neighborhood businesses. Mr. Flores asked if the developer has the ability to request a different zoning. Mr. Light said Hayco Realty has the ability to request that.

Ms. McDougall asked about them cutting into the existing “C” to expand for neighborhood services. Mr. Light said it is mainly to provide the second point of access to Cromwell Marine Creek.

Motion: Following brief discussion, Mr. Flores recommended Denial of the request, seconded by Ms. McDougall. The motion carried 8-1 with Ms. Dunn against.

<i>Document received for written correspondence</i>					ZC-16-070
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
David Mendes	6016 Red Drum	In		Opposition	Spoke at hearing

Paul O'Brien	6136 Tilapia	Out	Opposition		Spoke at hearing
Mr. & Mrs. Madison	NA	Out	Opposition		Sent letter in
Jeffrey Wilson	5705 Spirit Lake	Out	Opposition		Sent letter in
Loyd Steadman	NA	Out	Opposition		Sent letter in
Sarah Nolley	NA	Out	Opposition		Sent letter in
Autumn Wood	5621 Coletto Creek	Out	Opposition		Sent letter in
Adam Siegel	NA	Out	Opposition		Sent letter in
Beth Epps	5613 Sleepy Creek	Out	Opposition		Sent letter in
Walter & Kathleen Catrett	6020 Warmouth	Out	Opposition		Sent letter in
Lisa Hawkins	6013 Union Valley Ct	Out	Opposition		Sent letter in
Jack Calbow	5717 Spirit Lake	Out	Opposition		Sent letter in
Virginia Parrish	NA	Out	Opposition		Sent letter in
Stacy Walker	5828 Red Drum	In	Opposition		Sent letter in
Krista Schroeder	5609 Spirit Lake	Out	Opposition		Sent letter in
Tyler Trembley	5421 Ayers Island	Out	Opposition		Sent letter in
Christine Koepp	5624 Coletto Creek	Out	Opposition		Sent letter in
Brandy Frawley	6133 Perch	Out	Opposition		Sent letter in
Hugo Caballero	NA	Out	Opposition		Sent letter in

IV. New Cases

3. ZC-16-085 Walton Texas LP (CD 6) – Generally bounded by Stewart Feltz. Posada, Cleburne Road, Longhorn and Rock Creek (See legal descriptions in case file, 1752.89 Acres): from Unzoned, “A-43” One-Family, “A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial and “I” Light Industrial to “A-5” One-Family, “D” High Density Multifamily, “CF” Community Facilities, E” Neighborhood Commercial, “F” General Commercial and “MU-2” High Intensity Mixed-Use

James Knight, 777 Main Street, Suite 600, Fort Worth, Texas representing Walton Texas LP explained to the Commissioners the request to rezone the existing 1200 acres to various districts and annexing another 500 plus acres into the City of Fort Worth. He explained Tarleton State University will become the anchor for this Master Plan development.