



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 10, 2019

**Council District** 7

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

**Opposition:** Eagle Mountain-Saginaw ISD; 1 notice  
**Support:** 1 letter

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **BYD Talon Hill Development LLC**

**Site Location:** 6801 Lake Country Dr

**Proposed Use:** **Multifamily**

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

To: PD/CR Planned Development for all uses in "CR" Low Density Multifamily with a maximum number of 37 units and 50% open space, site plan included.

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

**Comprehensive Plan Consistency:** Requested change **is consistent (Technical Inconsistency).**

**Staff Recommendation:** **Approval**

**Background:**

The applicant is requesting a zoning change to allow for low density multifamily apartments. The property is located at the northwest corner of Robertson Road and Lake Country Drive. The applicant has indicated they will be developing the site in townhouse form with 37 units.

During the June Zoning Commission hearing, there was some concern regarding the multifamily zoning, and the applicant offered a planned development with a site plan in order to limit the number of units as well and the layout of the site. They are requesting a waiver to the required open space. "CR" zoning requires a minimum of 60% open space. The site plan provided indicates 50% open space.

The case was continued at the July Zoning Commission hearing to allow the applicant to meet with any opposition. There have not been any additional updates at the time of this report.

**Site Information:**

Owner: BYD Talon Hill Development LLC  
1105 Glade Rd Suite 100  
Colleyville, TX 76034  
Agent: Joseph Reue/Burgess & Nipple  
Acreage: 4.92 ac  
Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

- North "A-5" One Family / single family
- East "A-5" One Family / undeveloped
- South "E" Neighborhood Commercial / undeveloped
- West "CF" Community Facilities / church

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations.

1. "CR" zoning requires a minimum of 60% open space. The site plan indicates 50% (**waiver recommended**).

**Compliance with the item noted above shall be reflected on the site plan or waivers are required.**

**Stormwater Comments:** No comments at this time.

**Water Comments:** No comments at this time.

**PARD Comments:** No comments at this time.

**TPW Comments:** No comments at this time.

**Fire Comments:** No comments at this time.

**(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)**

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Robertson Rd	Neighborhood Connector	Neighborhood Connector	No
Lake Country Dr	Neighborhood Connector	Neighborhood Connector	No

**Bus route:** There is not a bus route in the vicinity of the site.

**Public Notification:**

300 foot Legal Notifications were mailed on June 20, 2019.

The following organizations were notified: (June 17, 2019)

Organizations Notified	
Eagle Ranch POA*	Streams And Valleys Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

*\*Located in this registered neighborhood organization*

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change from "E" and "A-5" to "CR" which is presented as a townhouse form. Surrounding land uses include single family and undeveloped land with a church to the west.

Due to the location on two arterials, the proposed zoning request **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the site as Single Family. While the proposed use does not conform to the future land use designation, it conforms to with the Comprehensive Plan policy below:

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

Based on conformance with the future land use map, and policies stated above, the proposed zoning **is consistent (Technical Inconsistency)** with the Comprehensive Plan.

***Attachments:***

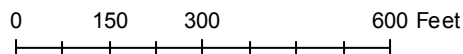
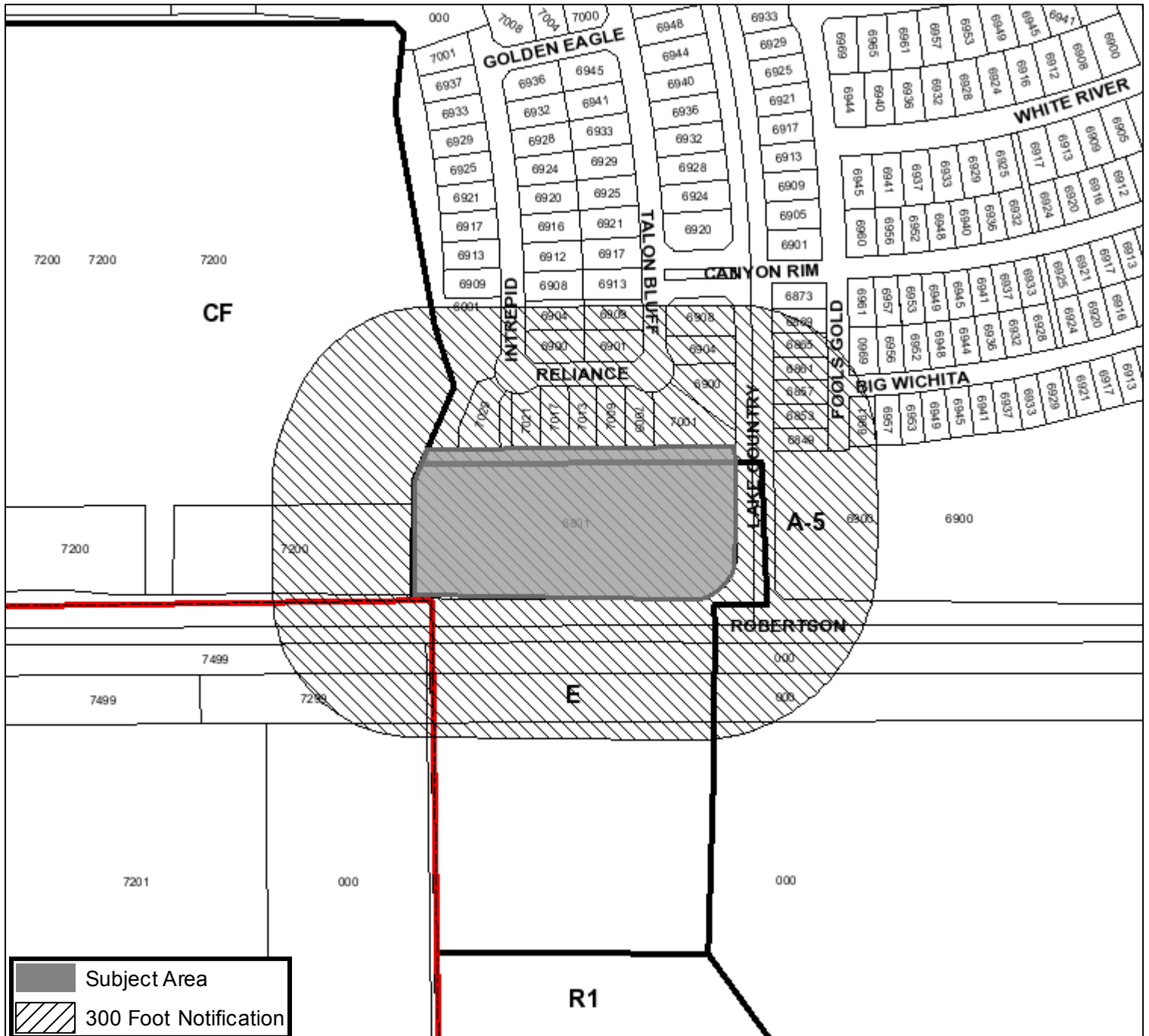
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



ZC-19-091

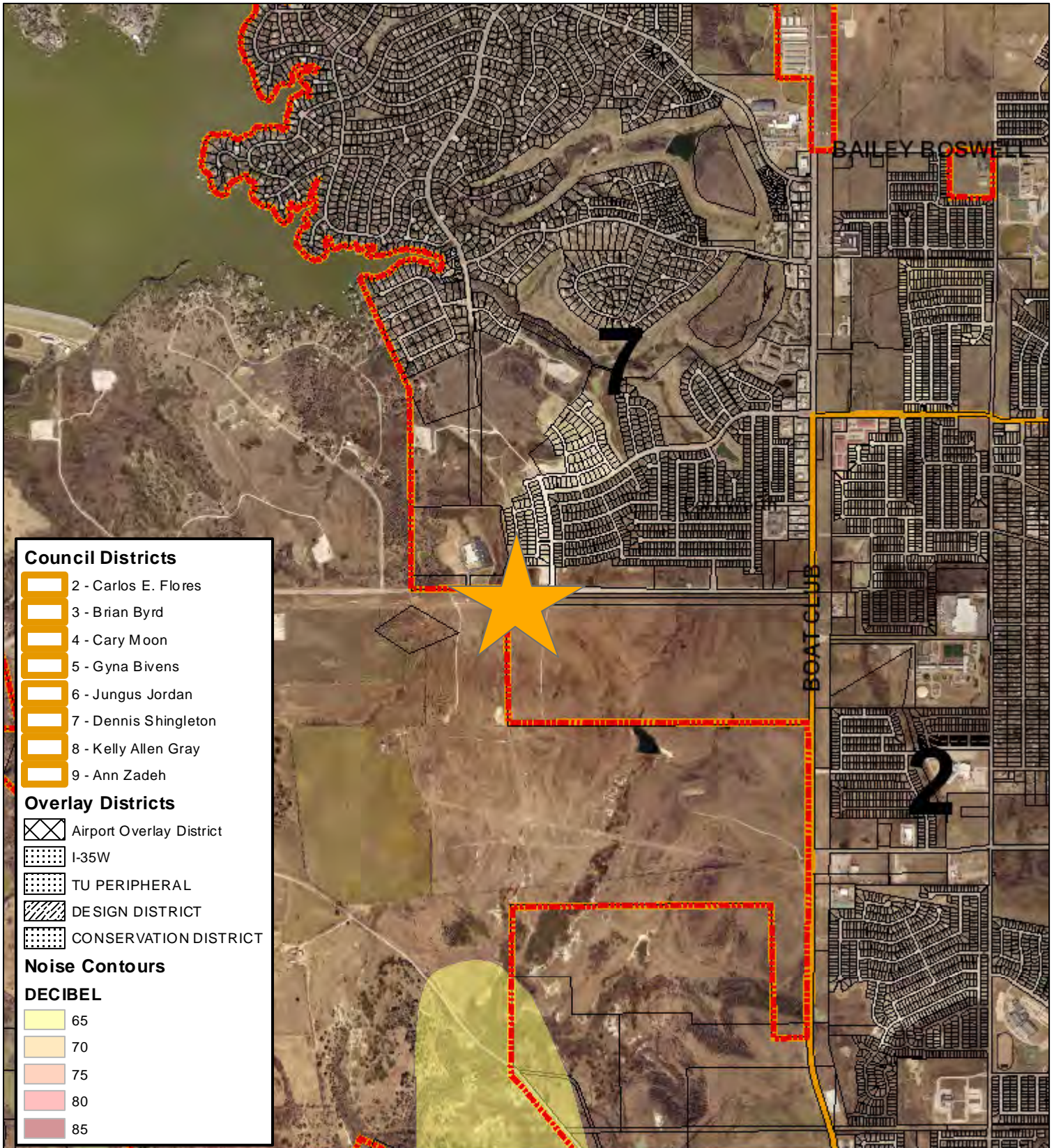
# Area Zoning Map

Applicant: BYD Talon Hill Development LLC  
 Address: 6801 Lake Country Dr  
 Zoning From: A-5, E  
 Zoning To: PD/CR with a max. of 37 units and 50% open space, site plan incl.  
 Acres: 4.92048852  
 Mapsco: 32S  
 Sector/District: Far Northwest  
 Commission Date: 7/10/2019  
 Contact: 817-392-8043





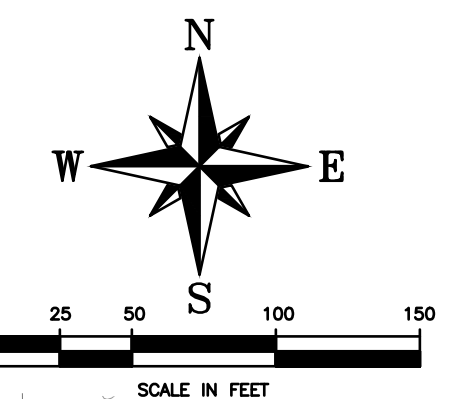
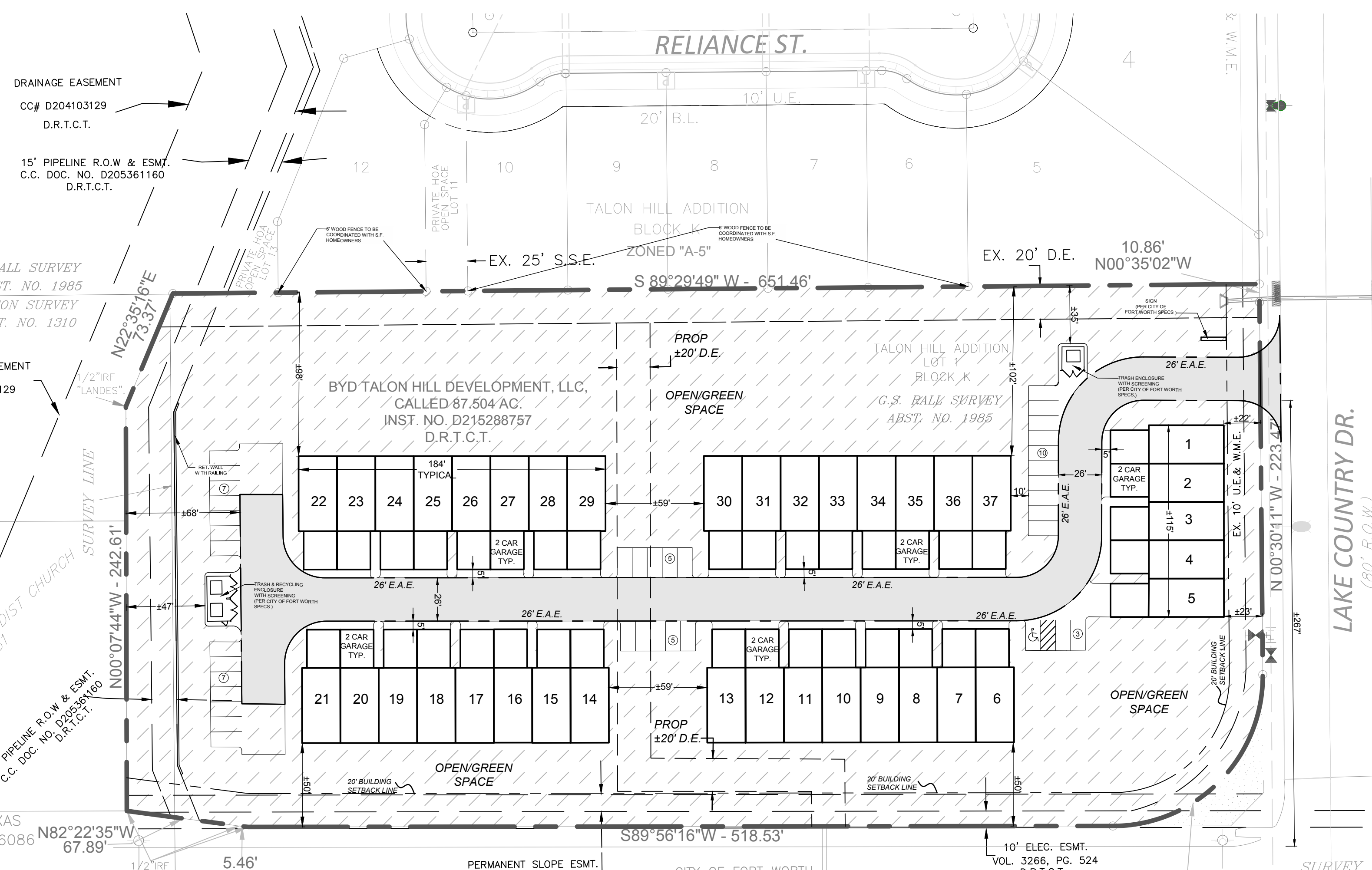
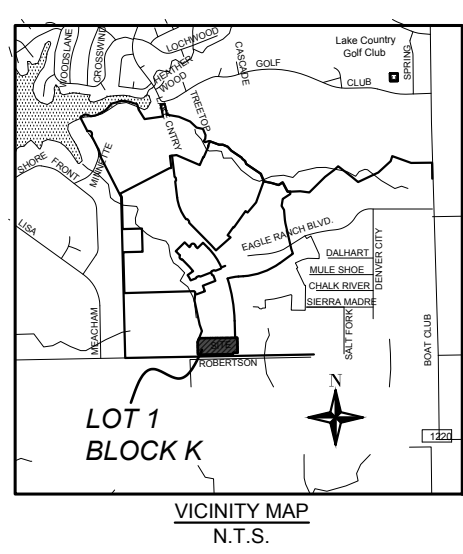
## Area Map





PLOTTED: 6/17/2019 11:17:17 AM

\\BNCFS06\Projects\HOU-Marketing\Bayley Yandell - Talon Hill Town Homes\Commercial Zoning\Preliminary Site Plan\Site Plan 2019.06.14.dwg 6/17/2019 11:16:49 AM Arreaga, Angie

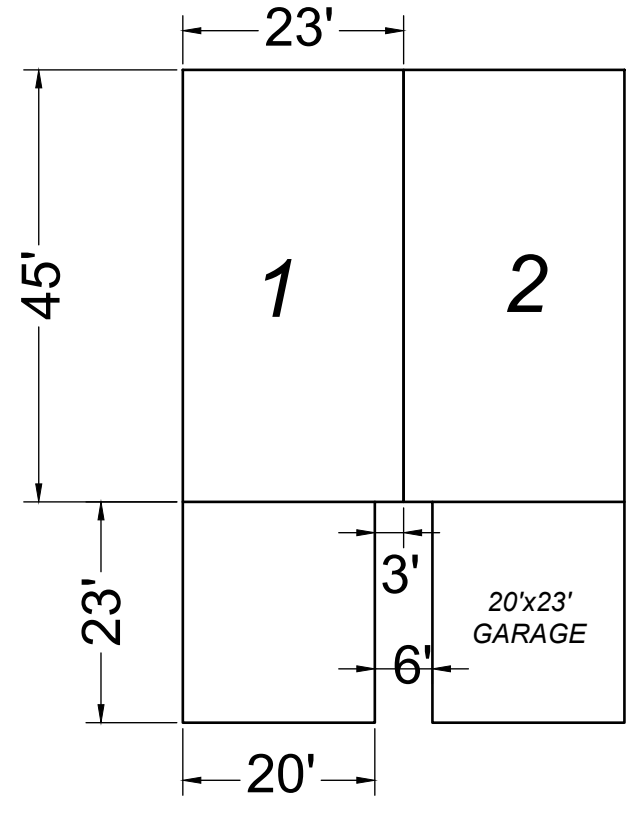


BLOCK BB  
THE RANCH AT EAGLE MOUNTAIN  
CAB. A, SLIDE 9547  
P.R.T.C.T.

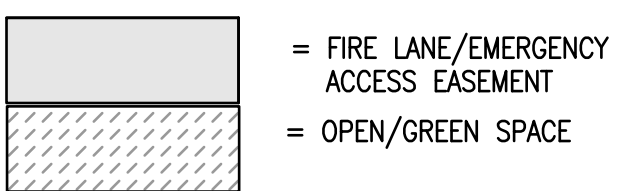
Gary J. Baker &  
Deborra L. Baker  
12702, Page 1148  
D.R.T.C.T.  
ZONED "A-5"

"PD/CR" WITH A MAXIMUM  
NUMBER OF 37 UNITS AND  
MINIMUM OF 50% OPEN SPACE

**BUILDING DIMENSIONS**



**HATCH LEGEND**



**SITE DATA**  
**LOT 1 BLOCK K TALON HILL ADDITION**  
(INST. NO. D271009798 P.R.T.C.T.)  
PROPOSED USE: 37 TOWNHOME UNITS  
TOTAL SITE AREA: 4.969 ACRES  
SITE DENSITY: 7.45 UNITS/ACRE  
MAX ALLOWED "PD/CR": 7.45 UNITS/ACRE  
CURRENT ZONING: "A-5" AND "E"  
PROPOSED ZONING: "PD/CR" LOW DENSITY MULTI-FAMILY  
WITH THE FOLLOWING EXCEPTIONS:  
a. NUMBER OF UNITS LIMITED TO 37 TOWNHOME UNITS  
b. MINIMUM OPEN SPACE REQUIREMENT OF 50%

**LOT COVERAGE**  
BUILDING COVERAGE: ±1.27 ACRES (±26%)  
PAVING: ±0.81 ACRES (±16%)  
OPEN SPACE PROVIDED: ±2.89 ACRES (±58%)  
OPEN SPACE REQUIRED = 50%

**BUILDING DATA**  
TOTAL BLDG. SIZE: ±55,315 S.F.  
AVERAGE UNIT SIZE (W/GARAGE): ±1,495 S.F.  
LENGTH OF LONGEST BLDG: ±184 L.F.  
BUILDING DEPTH: ±68 L.F.  
DRIVEWAYS/PARKING: ±11,984 S.F.

**REQUIRED PARKING**  
**TOWNHOUSE CONFIGURATION**  
2 GARAGE SPACES/ UNIT : 2x37=74

**PARKING PROVIDED**  
GARAGE SPACES/UNIT: 2x37=74  
VISITOR PARKING = 37  
TOTAL PARKING = 111

- GENERAL NOTES**
- PROJECT WILL COMPLY WITH THE MULTI-FAMILY DESIGN STANDARDS FOR A "PD/CR" ZONING DISTRICT, WITH TWO EXCEPTIONS.
    - NUMBER OF UNITS LIMITED TO 37 TOWNHOME UNITS.
    - MINIMUM OPEN SPACE REQUIREMENT OF 50%
  - ALL SITE SIGNAGE SHALL CONFORM TO THE CITY OF FORT WORTH CODES AND DESIGN GUIDELINES, ARTICLE 4, SIGNS.
  - ALL LANDSCAPING AND PERIMETER FENCING SHALL CONFORM TO THE CITY OF FORT WORTH CODES AND DESIGN GUIDELINES.
  - PEDESTRIAN CROSSWALKS SHALL CONFORM TO THE CITY OF FORT WORTH DESIGN GUIDELINES FOR CROSSING PUBLIC RIGHT-OF-WAYS OR COMMON DRIVES.
  - ALL LIGHTING SHALL CONFORM TO THE LIGHTING CODE.

- PAVEMENT NOTES**
- ALL DIMENSIONS FOR PAVEMENT ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - EMERGENCY ACCESS EASEMENT PAVEMENT PER CITY OF FORT WORTH STANDARDS & SPECIFICATIONS.
  - ALL FIRELANES AND DRIVELANES ARE 27' BACK TO BACK UNLESS OTHERWISE NOTED.
  - THE 26' EMERGENCY ACCESS EASEMENT TO BE STRIPED PER CITY OF FORT WORTH STANDARDS & SPECIFICATIONS.
  - ALL FIRE LANE RADII AT INTERSECTIONS ARE 25' UNLESS OTHERWISE SPECIFIED.

THE SITE PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO SOME MODIFICATION ONCE FINAL DESIGN IS UNDERWAY, HOWEVER, ALL ZONING REGULATIONS FOR "PD/CR" WILL BE MET.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF  
JOSEPH T. REUE P.E.  
86358  
June 17, 2019  
IT IS NOT TO BE USED FOR CONSTRUCTION/BIDDING PURPOSES

**BURGESS & NIPLE**  
10701 CORPORATE DR., SUITE 118  
STAFFORD, TEXAS 77477  
PHONE: (281) 980-7705  
TBPE FIRM REGISTRATION NO. F-10834

**OWNER:**  
BYD TALON HILL DEVELOPMENT, LLC.  
1105 GLADE RD. SUITE 100  
COLLEYVILLE, TX 76034  
(214) 626-8590  
CONTACT: PETER SLOVER

**APPLICANT:**  
BAYLEY YANDELL DEVELOPMENT  
LAND ACQUISITION & DEVELOPMENT  
1105 GLADE RD. SUITE 100  
COLLEYVILLE, TX 76034  
(214) 626-8590  
CONTACT: PETER SLOVER

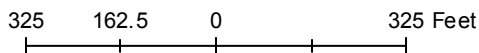
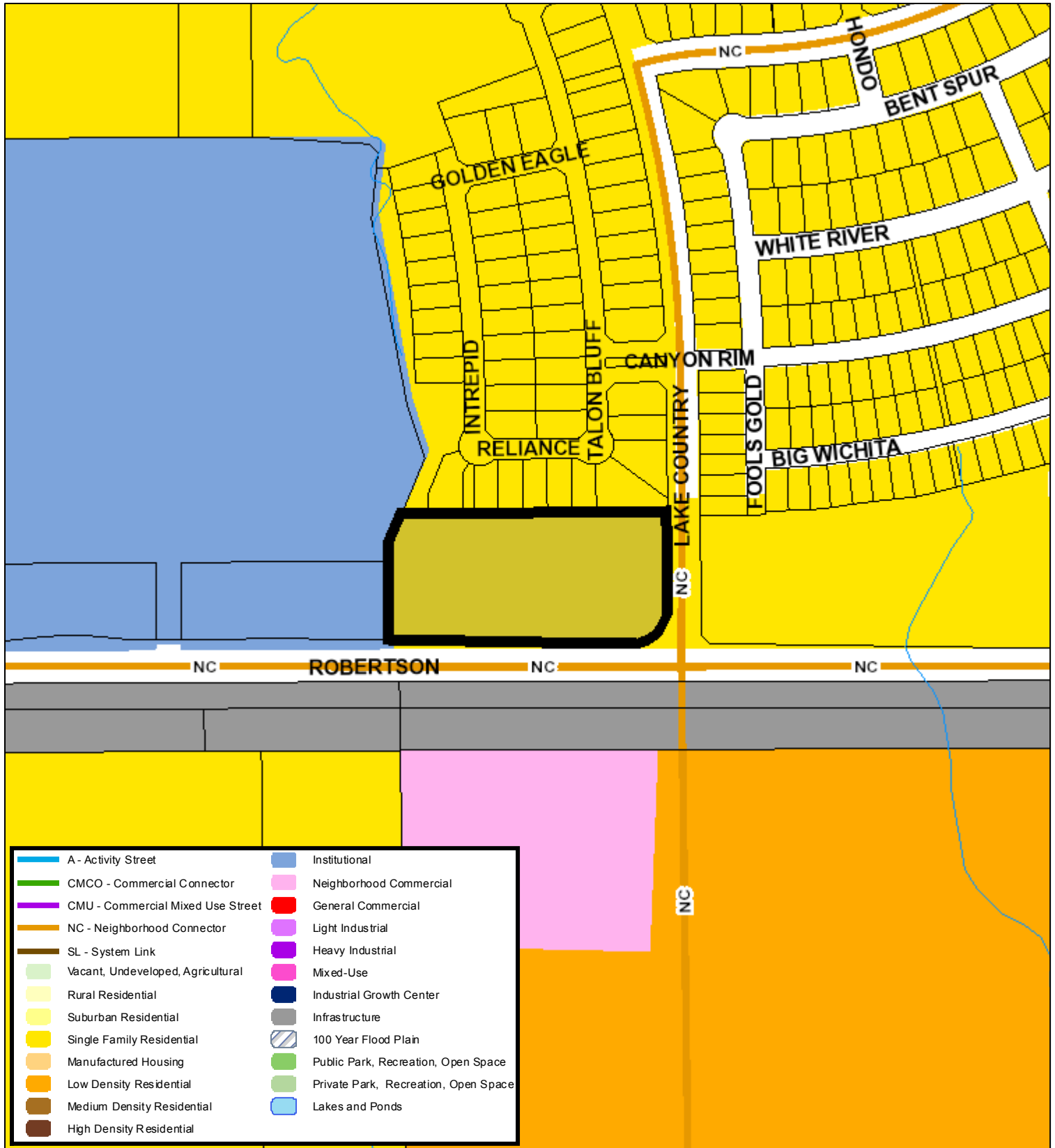
**SITE PLAN**  
for  
**PAXTON AT TALON HILLS**  
LOT 1, BLOCK K  
"TALON HILL ADDITION"  
A 4.969 ACRE TRACT IN  
FORT WORTH  
TARRANT COUNTY, TEXAS

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

ZONING CASE N.O. ZC-19-091

### Future Land Use

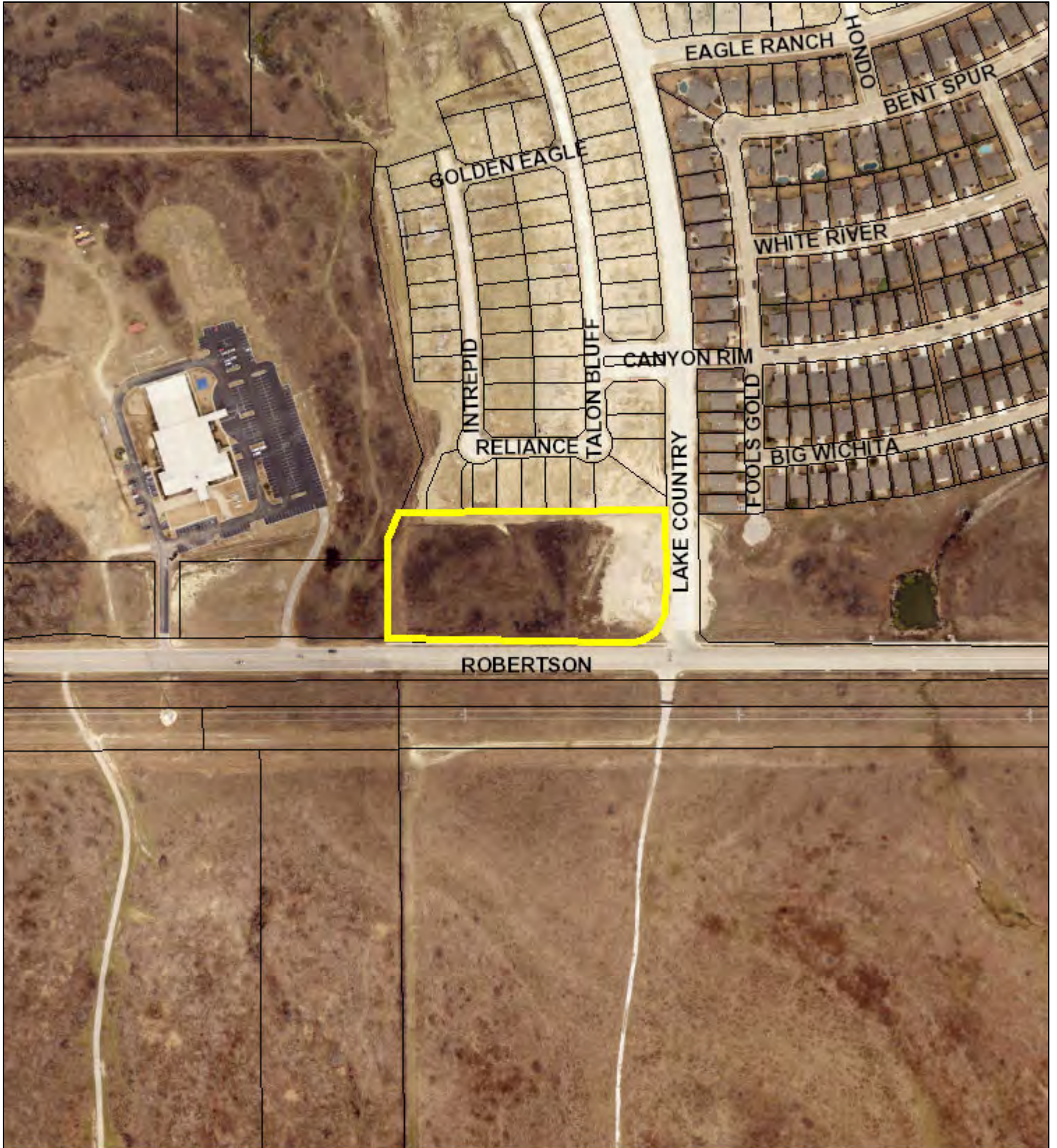


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 5, 2019.





**Aerial Photo Map**



0 205 410 820 Feet

