



# Zoning Staff Report

**Date:** October 17, 2023

**Case Number:** ZC-23-129

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Holt Hickman Etal / Mary Nell Poole, Townsite

**Site Location:** 9391 Boat Club Road

**Acreage:** 5.92 acres

### Request

**Proposed Use:** Multifamily (Apartments)

**Request:** From: "PD 350" PD for all uses in "F" General Commercial excluding select uses; Site Plan waived

To: "C" Medium Density Multifamily

### Recommendation

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

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

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

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

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## Project Description and Background

The subject site is a 5.92-acre piece of property off Boat Club Road in Council District 7. The property is situated on the shores of Eagle Mountain Lake, and is currently privately owned and undeveloped. The developer is proposing to rezone from the existing “PD-350” Planned Development (based on “F” General Commercial) zoning to “C” Medium Density Multifamily to accommodate a 55-unit multifamily development.

The unit breakdown is 9 one-bedroom dwellings and 46 two-bedroom dwellings, for a total of 55 dwelling units. Based on the size of the site, the density is approximately 9 units per acre, well below the maximum density of 24 dwelling units per acre allowed in “C” zones. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

This site was part of a larger rezoning case adopted in February 2000 which divided larger tracts into A, B, R1, R2, C, D, CF, E, FR. The tract was zoned PD #1 for all uses in F Commercial including assisted living facility. Excluded uses included sexually oriented businesses, night clubs, bars, cocktail lounges, taverns, dance halls, billiard halls, electronic amusement arcades, shooting galleries and skating rinks. Unfortunately, the contour of the property is not conducive to commercial use.

The developer proposes to construct 55, for rent, attached townhomes in a rowhouse (multifamily) configuration. Buildings will be 2-story with one and two bedroom townhomes. The one bedroom townhomes will have attached 2-car garage. Community features include clubhouse with Business Center, Fitness Center and outdoor patio space. A dog park and community park with picnic tables and benches offering lakeside views is also included.

The site comprises 5.92 acres with 3.56 acres of open space with a unit density of 9.29 units/acre. The Comprehensive Plan calls for Mixed Use on the site. Due to the site contours and height of mixed use buildings, the developer feels a lower density, lower profile project would serve the area better. The townhomes buildings use the natural topography of the site to limit impact and number of units.

## Surrounding Zoning and Land Uses

North “A-7.5” One Family Residential / undeveloped

East “C” Medium Density Multifamily / multifamily (apartments)

South not applicable / Eagle Mountain Lake

West not applicable / unincorporated City of Fort Worth Extraterritorial Jurisdiction (ETJ)

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.

The following organizations were emailed on August 30, 2023:

Organizations Notified	
The Landing HOA*	Eagle Mountain-Saginaw ISD
Northwest Fort Worth Neighborhood Alliance	Harbour View Estates HOA
Trinity Habitat for Humanity	Streams and Valleys Inc
Harbour Point HOA	Lake Country POA

\*Located closest to this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

The subject site shares a direct adjacency with the property to the east, which is zoned “C” Medium Density Multifamily and developed as apartments. Undeveloped property to the north is separated by Boat Club Road, but is zoned for single family residential. To the west are single family residential areas, which are outside of the City limits and separated by a small inlet of Eagle Mountain Lake. The main body of the lake lies to the south.

Taking topography into consideration, it is sensible that commercial development might not be the most appropriate type of development to build on this site due to grading challenges. The proposed layout of this multifamily community would have all units facing interior drives/fire lanes with a single access point on to Boat Club Road to optimize flow and reduce conflict points with traffic. The proposed rezoning **is compatible** with existing land uses.

### Comprehensive Plan Consistency – Far Northwest

The 2022 Comprehensive Plan designates the subject property as future mixed use. All zoning categories with the exception of industrial districts would be in alignment with this Comprehensive Plan designation.

COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

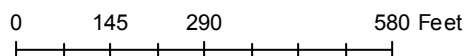
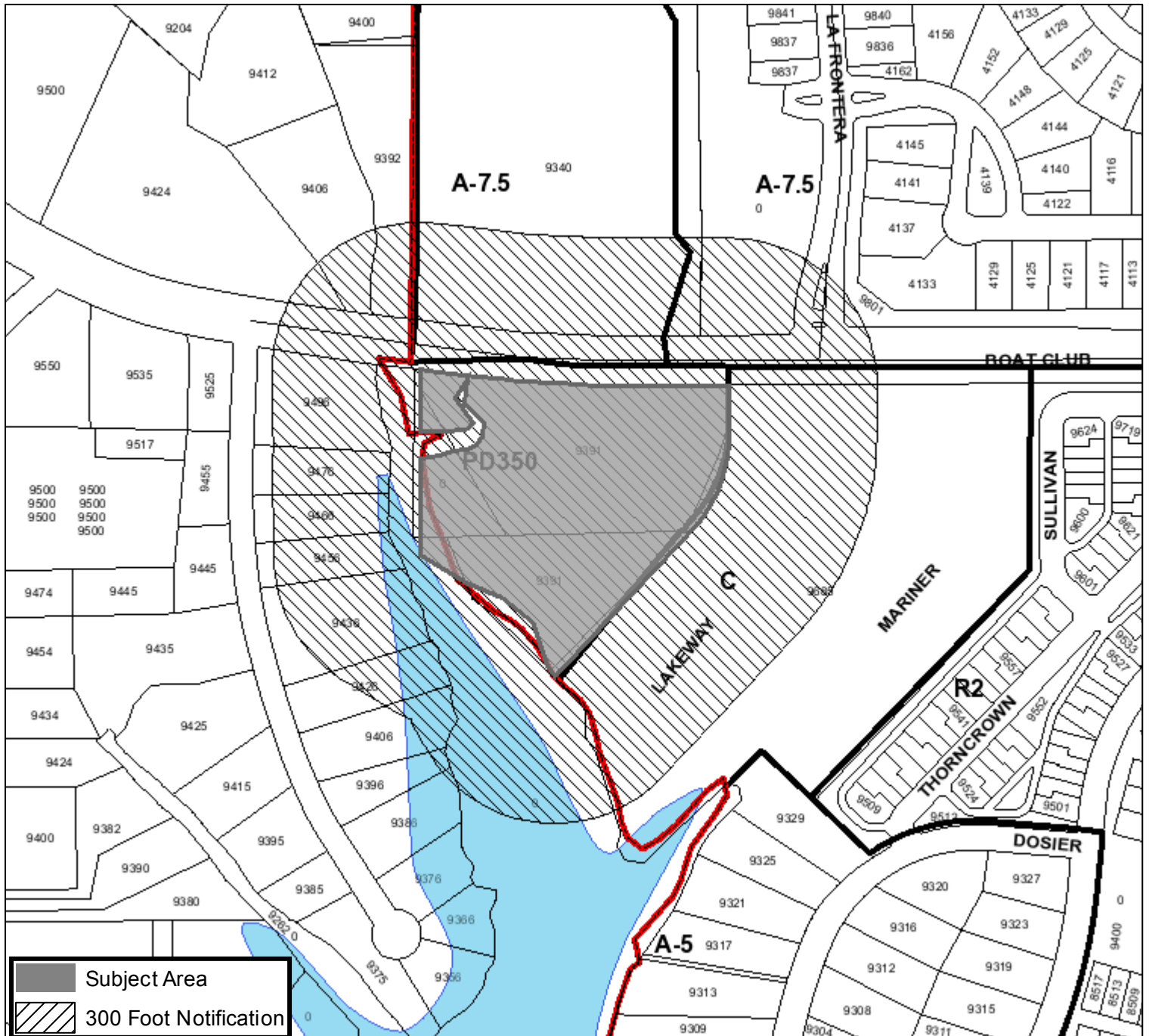
Additionally, the following land use policy applicable to the Far Northwest sector is supported by the rezoning request:

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

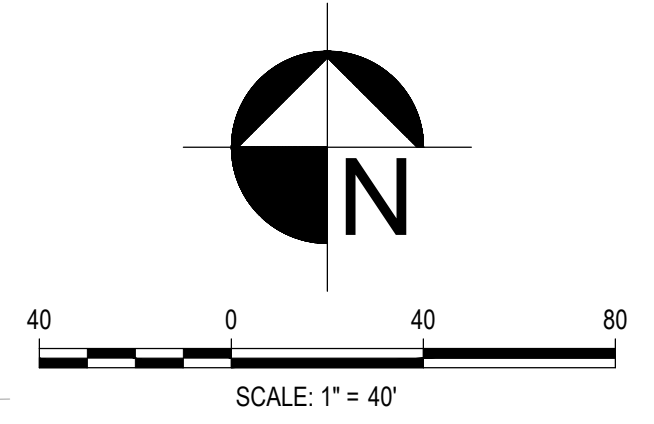
The proposed rezoning to “C” **is consistent** with the Comprehensive Plan.

## Area Zoning Map

Applicant: Holt Hickman Etal/Mary Nell Poole  
Address: 9391 Boat Club Road  
Zoning From: PD350  
Zoning To: C  
Acres: 5.92167203  
Mapsc0: Text  
Sector/District: Far Northwest  
Commission Date: 9/13/2023  
Contact: 817-392-8043



- SITE CONDITIONS:**
1. ALL SITE LIGHTING SHALL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
  2. MAXIMUM HEIGHT IS 27 FROM SLAB TO TOP PLATE INCLUDING COMMUNITY CENTER BUILDINGS.
  3. ALL SIGNS SHALL CONFORM TO ARTICLE 4 - SIGNS.
  4. THIS COMMUNITY WILL COMPLY WITH ENHANCE LANDSCAPING REQUIREMENTS FOR SECTION 4.711 d.6.a.
  5. THIS COMMUNITY WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
  6. TRASH RECEPTACLES WILL BE SCREENED WITH MASONRY WALL ON THREE SIDES AND A SOLID GATE.
  7. ALL FIRE LANES AND PARKING AREAS TO BE ASPHALT PAVING.
  8. PER ZONING ORDINANCE 4.710.d.5.a - WHERE SITE CONSTRAINTS REQUIRE, THE BUILDING END (SHORTEST LENGTH OF THE BUILDING) MAY FACE A PUBLIC STREET ONLY WHEN THE SAME EXTERIOR QUALITY TO THE BUILDING FACADE IS PROVIDED INCLUDING ARCHITECTURE, MASONRY AND FENESTRATION PROPORTION ON THE SIDE OF OTHER BUILDINGS FACING THE PUBLIC STREET.



LOCATION MAP  
N.T.S



**SITE INFORMATION**

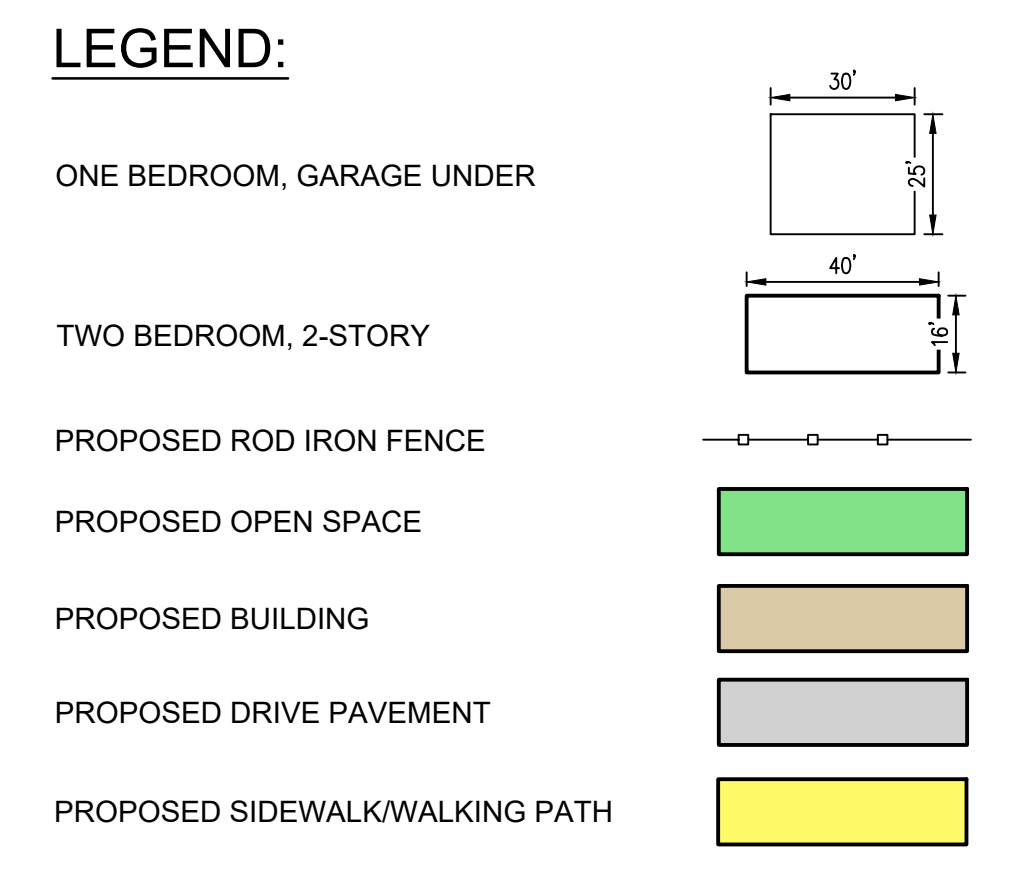
SITE AREA	5.92 ACRES
EXISTING ZONING	F - GENERAL COMMERCIAL (PD350)
PROPOSED ZONING	C - MEDIUM DENSITY MULTIFAMILY
COMMUNITY CENTER SQUARE FOOTAGE	2000 SF

**RESIDENTIAL SUMMARY**

UNITY TYPE	UNITS	% OF UNITS
ONE BEDROOM GARAGE UNDER	9	16%
TWO BEDROOM 2 STORY	46	84%
<b>TOTAL:</b>	<b>55</b>	<b>100%</b>
<b>TOTAL BEDROOMS:</b>	<b>101</b>	
<b>GROSS DENSITY (UNITS PER ACRE)</b>	<b>9.29 UNITS PER ACRE</b>	
<b>OPEN SPACE PROVIDED</b>	<b>3.27 ACRES (55%)</b>	

**PARKING DATA**

SURFACE PARKING	94 (8 FOR COMMON AREAS)
GARAGES	18
<b>TOTAL PARKING PROVIDED:</b>	<b>112</b>



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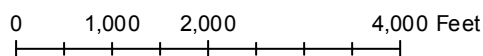
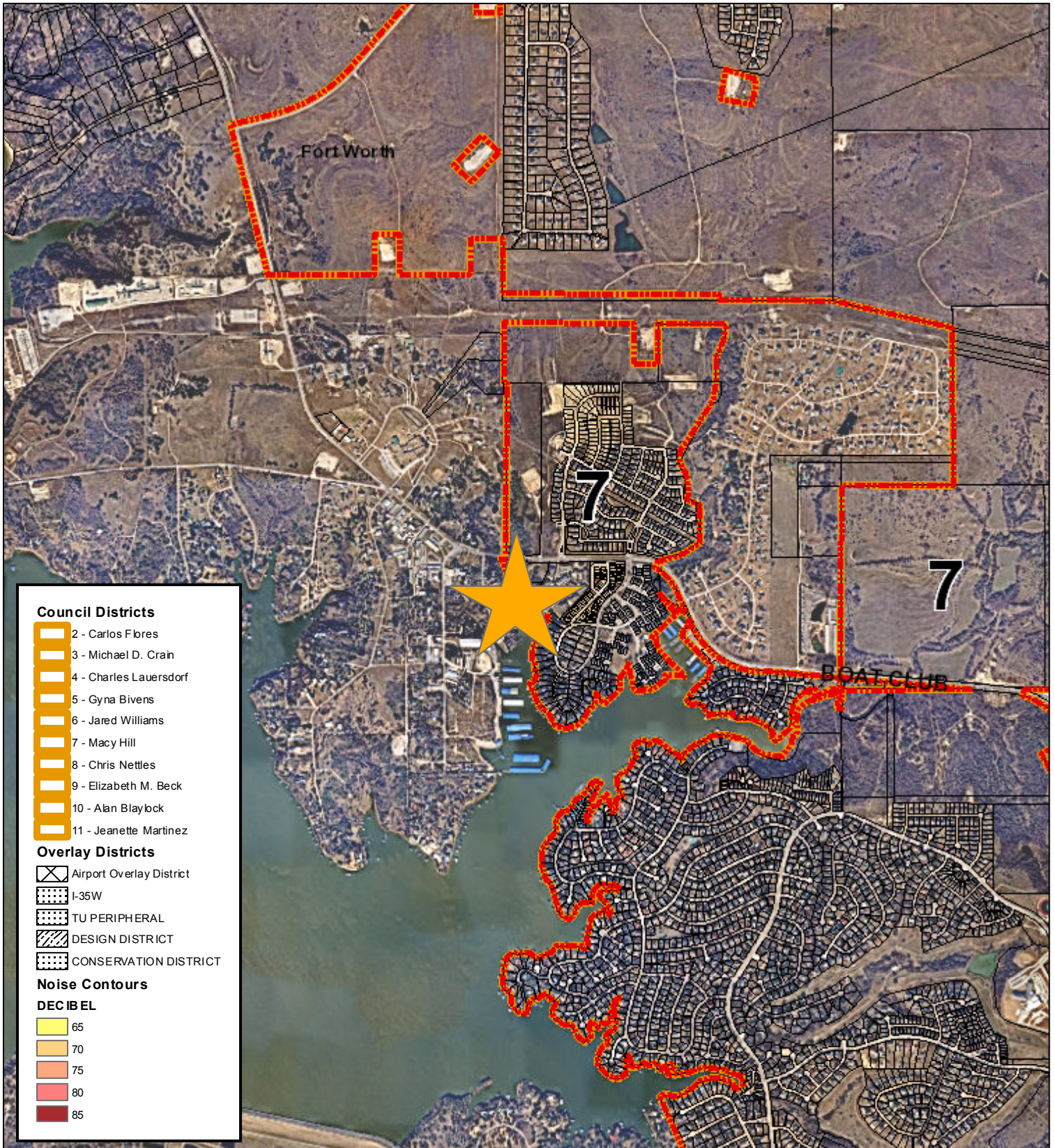
**CONCEPT LAYOUT**  
FOR  
**BOAT CLUB ROAD**  
9391 BOAT CLUB ROAD, FORT WORTH, TEXAS  
BEING 5.92 ACRES  
OUT OF THE  
THOMAS T. BAILEY SURVEY ABSTRACT 154  
A.C.H & B SURVEY, ABSTRACT NO. 55  
AND THE JM GANN SURVEY, ABSTRACT NO. 575  
CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS

**OWNER/DEVELOPER**  
NEW PAD BUILDING CO  
FORT WORTH, TEXAS  
208-866-0166  
CONTACT: COOPER CONGER  
EMAIL:  
CCONGER@CONGERGROUP.COM

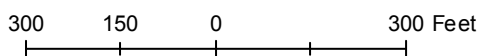
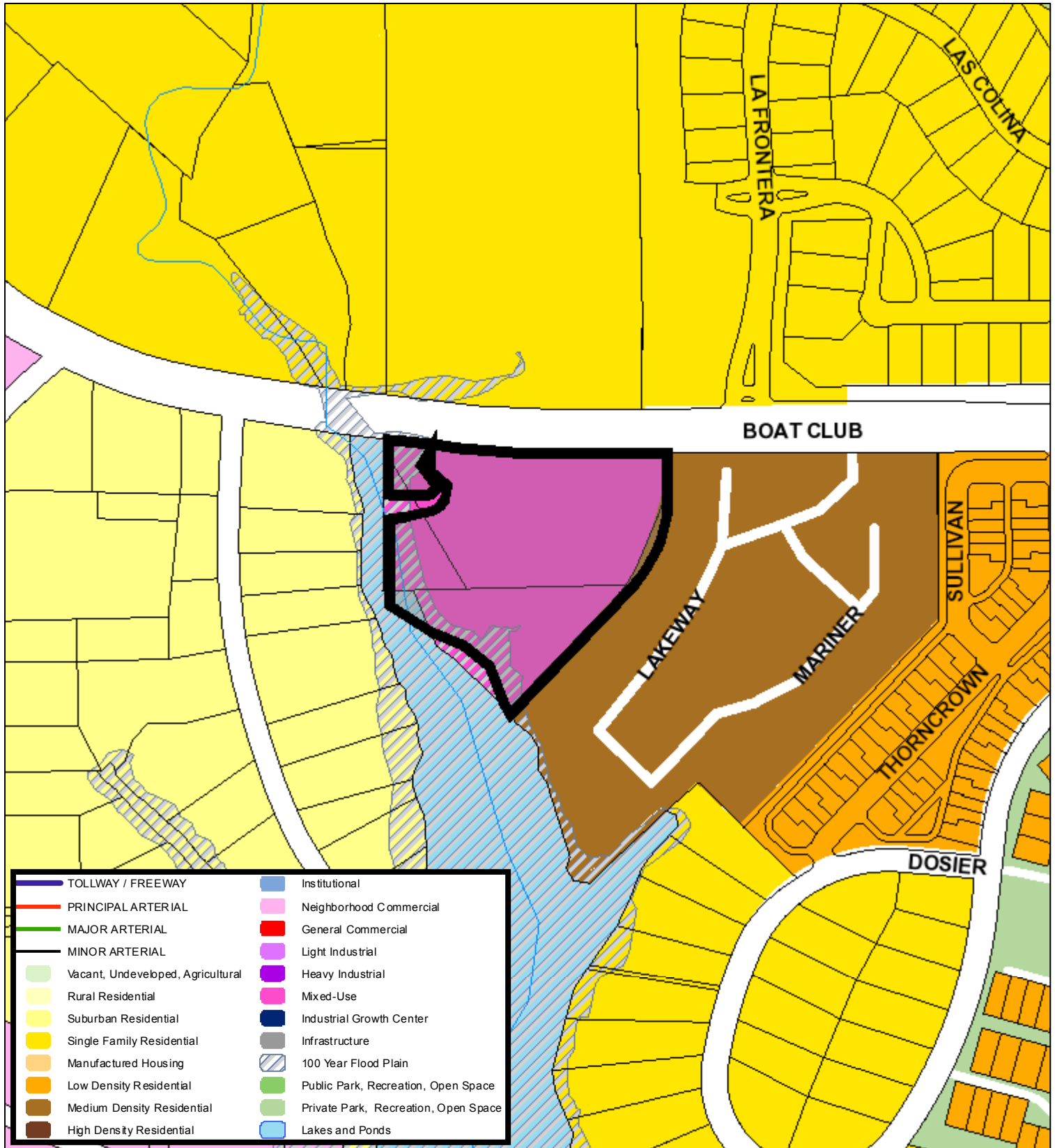
**ENGINEER**  
  
**FLANAGAN**  
land solutions  
FLANAGAN LAND SOLUTIONS  
DALLAS, TEXAS  
940-327-7963  
CONTACT: REECE FLANAGAN  
EMAIL: REECE@FLANAGAN-LS.COM

**811** Know what's below.  
Call before you dig.  
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

### Area Map



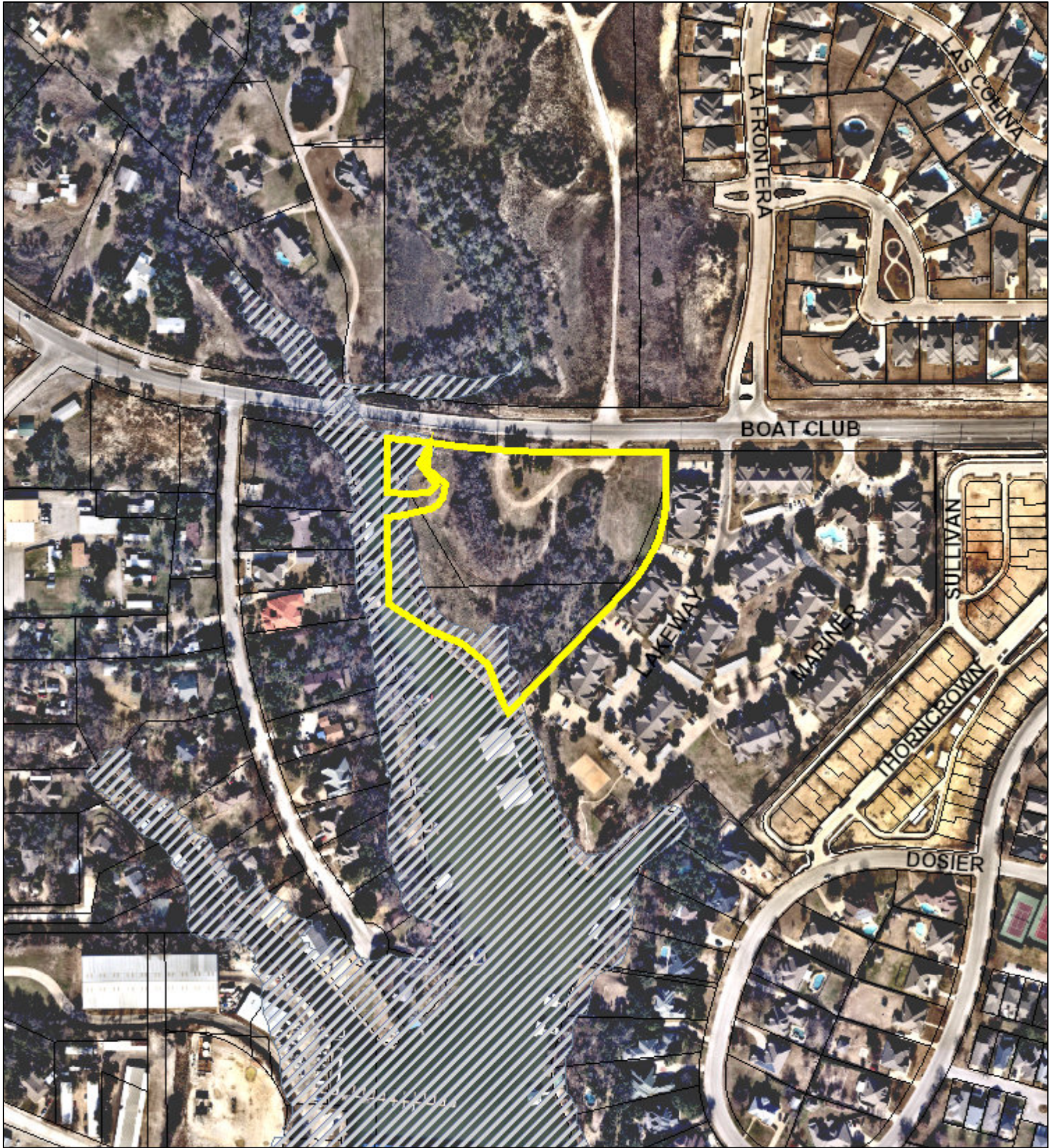
### Future Land Use



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 6, 2018.



## Aerial Photo Map



0 190 380 760 Feet

