



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 15, 2020

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** 1 person spoke, Arlington Heights  
NA; 1 letter  
  
**Support:** 3 people spoke, Camp Bowie Inc; 5  
letters

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

**Owner / Applicant:** EE Camp Bowie & Bowie Place Properties, BJO Ventures

**Site Location:** 3710 - 3736 (evens) Camp Bowie Boulevard & 1213-1217 (odds) Dorothy Lane  
Acreage: 1.83

**Proposed Use:** Hotel and Townhomes

**Request:** From: "A-5" One Family, "F" General Commercial, and PD 1222  
To: PD/C Planned Development for all uses in "C" Medium Density Multifamily plus boutique hotel with development regulations for height, driveway location, building orientation, façade variation, setbacks, fencing, open space, and signage, with a waiver to the MFD multifamily submittal; site plan included

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

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

**Staff Recommendation:** Approval based upon additional development regulations to mitigate impact to adjacent neighborhood

**Background:**

The proposed site is located at the northeast corner of Camp Bowie Boulevard, a Commercial Connector on the Master Thoroughfare Plan and Dorothy Lane, a residential street. The applicant is proposing to change the zoning from "A-5" One Family, "F" General Commercial, and PD 1222 to a Planned Development with a base of "C" Medium, Density Multifamily for a hotel and townhome development.

The area is currently developed with single family homes and businesses, with a three story office building across Camp Bowie Boulevard. During the continuance the applicant met with the neighborhood to change portions of the development to reduce the negative impact a commercial use would have on an adjacent single family neighborhood.

A majority of the site is now buffered with townhomes along the northern side, with a 25 foot alley separating the development and the single family homes. The applicant has offered additional design regulations, such as:

All required hotel parking will be underground and valet.  
 Windows will not be permitted on the north face of the east wing of the hotel.  
 Windows will not be permitted on the third floor of the north face of the townhouses along the alley.  
 The rear screening wall shall be erected along the north side of the alley.  
 The height of the wall will be between 8 to 10 feet, as determined through coordination with each adjacent property owner.

Below is a table showing the “C” district regulations and the proposed PD/C regulations.

| Regulation               | C   | PD/C plus Hotel  | Staff Analysis  |
|--------------------------|---|--|---|
| <b>Height</b>            | Maximum height of 36'   | Townhomes – maximum height of 35' (complies)<br><br>Hotel - maximum height of 51' ( <b><i>waiver required</i></b> )          | The townhome height matches the maximum allowed height in A-5 zoning.<br><br>While the hotel height exceeds the maximum allowed, pulling the hotel towards the street and away from the neighborhood reduces the negative impact  |
| <b>Parking</b>           | Hotel - 1 space per bedroom unit plus 1 space per 4 patron seats in rooms open to public plus 5 spaces per 1,000 square feet of display/ballroom area<br><br>181 spaces required<br><br>Townhomes – 2 spaces per unit<br><br>22 spaces required | 225 spaces provided<br><br>22 spaces provided (Complies)   | The development is meeting all required parking minimums.   |
| <b>Driveway Location</b> | No parking or driveways shall be located between the building and the street  | The townhomes along Dorothy Lane have driveways between the building and the street<br><br>( <b><i>waiver required</i></b> ) | While staff would prefer a rear entry product, because the townhomes are on one lot it is not a requirement. Additionally, there are currently three existing driveways along Dorothy Lane in this area. The new site plan would only add one new driveway to this area |

|                                    |  |  |  |
|------------------------------------|--|--|--|
| <p><b>Building Orientation</b></p> | <p>Buildings located along public streets must face the street with the longest length of the building placed parallel/adjacent to the street.</p> | <p>The long end of the building is not located parallel to the street<br/><i>(waiver required)</i></p>   | <p>The primary function of the location of these townhomes are to provide a buffer between the existing single family neighborhood and proposed hotel</p>  |
| <p><b>Façade variation</b></p>     | <p>Each building façade must design requirements</p>   | <p>The townhomes will meet the applicable façade requirements<br/><br/>(Complies)<br/><br/>The hotel will not be meeting the façade requirements<br/><br/><i>(waiver required)</i></p> | <p>The façade variation is a requirement due to the "C" zoning. If the hotel had a commercial base zoning, there would not be any façade variation requirements.</p>   |
| <p><b>Hotel Setbacks</b></p>       | <p>Front – 20'<br/>Side – 5' – 20'<br/>Rear – 35'</p>  | <p>Front – 5'<br/>Side – 10' – 30'<br/>Rear – 10'<br/><br/><i>(waiver required)</i></p>  | <p>The ordinance does not allow for alleys to count towards setback requirements in "C" zoning. If the width of the alley were included the hotel would be meeting the supplemental setback and bufferyard requirement.<br/><br/>If the hotel had a commercial base zoning, there would not be a front yard requirement since Camp Bowie is on the Master Thoroughfare Plan.</p> |
| <p><b>Townhome Setbacks</b></p>    | <p>Front – 20'<br/>Side – 5 - 20'<br/>Rear – 105'</p>  | <p>Front – 10'<br/>Side – 10'<br/>Rear – 25' - 40'<br/><br/><i>(waiver required)</i></p>   | <p>Multifamily zoning does not have separate setback requirements for different building types. If the townhomes were all developed on individual lots, the setback requirement would be the same as an "A-5" development<br/><br/>Front 20' minimum<br/>Side 5-10' minimum</p>  |

|   |  |   |  |
|---|--|---|--|
|   |  |   | Rear 5' minimum  |
| <b>Bufferyard requirements</b>                      | Rear – 5'  | Rear – 5'<br>(Complies)   | The applicant has indicated a 5' bufferyard along the northern boundary and has indicated the intent to construct an 8'-10' screening fence as well.   |
| <b>Screening Fence</b>                              | Minimum 6' fence adjacent to A-5 zoning              | Privacy fence between 8' and 10' will be built on the northern property line.<br><br><i>(waiver required)</i> | Fences over 8' are not allowed by right, however the additional height may mitigate the decreased setback  |
| <b>Open Space</b>                                   | 45% minimum  | 21%<br><br><i>(waiver required)</i>   | While the site plan is proposing significantly less than the required open space, it is important to understand that commercial and townhome uses do not have a minimum open space requirement. The 45% requirement is based on the platting configuration and base zoning, not necessarily the proposed uses. |
| <b>Landscaping</b>                                  | Enhanced landscaping required per Section 4.711 (6)  | Enhanced landscaping requirements will be met along both frontages<br><br>(Complies)                          |  |
| <b>Signage</b>                                      | Signage requirements based on "C" zoning regulations | Hotel signage will meet the commercial signage requirements<br><br><i>(waiver required)</i>                   | Signage requirements for multifamily uses are different than those requirements for commercial uses and would not be appropriate for the hotel use.  |
| <b>Multifamily Design Standards (MFD) submittal</b> | Required   | Not required<br><br><i>(waiver required)</i>  | Because the site will not be developed in a typical multifamily fashion, staff feels that the MFD site plan review is not beneficial   |

|  |  |  |                  |
|--|--|--|------------------|
|  |  |  | in this instance |
|--|--|--|------------------|

**Site Information:**

Surrounding Zoning and Land Uses:

- North "A-5" One Family / single family
- East "F" General Commercial / commercial
- South "E" Neighborhood Commercial / commercial
- West "ER" Neighborhood Commercial Restricted & "A-5" One Family / undeveloped & single family

Zoning History: ZC-18-145 from PD 1073 (E) to PD 1222 (C); effective 12/30/18; west of site

**Site Plan Comments:** The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Required rear yard setback is 105'; 10'-40" provided. (**waiver required**)
2. Required front yard setback is 20'. Shown is 5' and 10'. (**waiver required**)
3. Maximum height is 36'. Hotel is proposed to be 51'. (**waiver required**)
4. Minimum open space is 45%. Proposed open space is 21% (**waiver required**)
5. A screening fence up to 10' will be built along the northern boundary (**waiver required**)
6. Signage for the hotel will meet commercial signage regulations (**waiver required**)
7. Driveway location between the building and the street (**waiver required**)
8. Long end of the northern townhomes is not parallel to the street. (**waiver required**)
9. The hotel will no be required to meet the façade variations (**waiver required**)
10. MFD submittal is not required (**waiver required**)

**(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, 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.)**

**Public Notification:**

300 foot Legal Notifications were mailed on August 21, 2020.  
 The following organizations were notified: (emailed August 19, 2020)

| Organizations Notified     |                              |
|----------------------------|------------------------------|
| Westside Alliance          | North Hi Mount NA*           |
| Sixth & Arch Adams HA      | Arlington Heights NA         |
| Monticello NA              | Crestline Area NA            |
| Streams And Valleys Inc    | Trinity Habitat for Humanity |
| Cultural District Alliance | Camp Bowie District, Inc     |
| Fort Worth ISD             |                              |

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to PD/C for a hotel and townhome development. Surrounding uses consist of residential and commercial uses.

Due to the additional design regulations to mitigate the negative impact of the development, the proposed hotel and townhome development **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Arlington Heights**

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial, Medium Density Residential, and Single Family. The proposed hotel and townhome development meets the below policies within the following Comprehensive Plan:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.

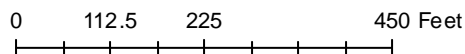
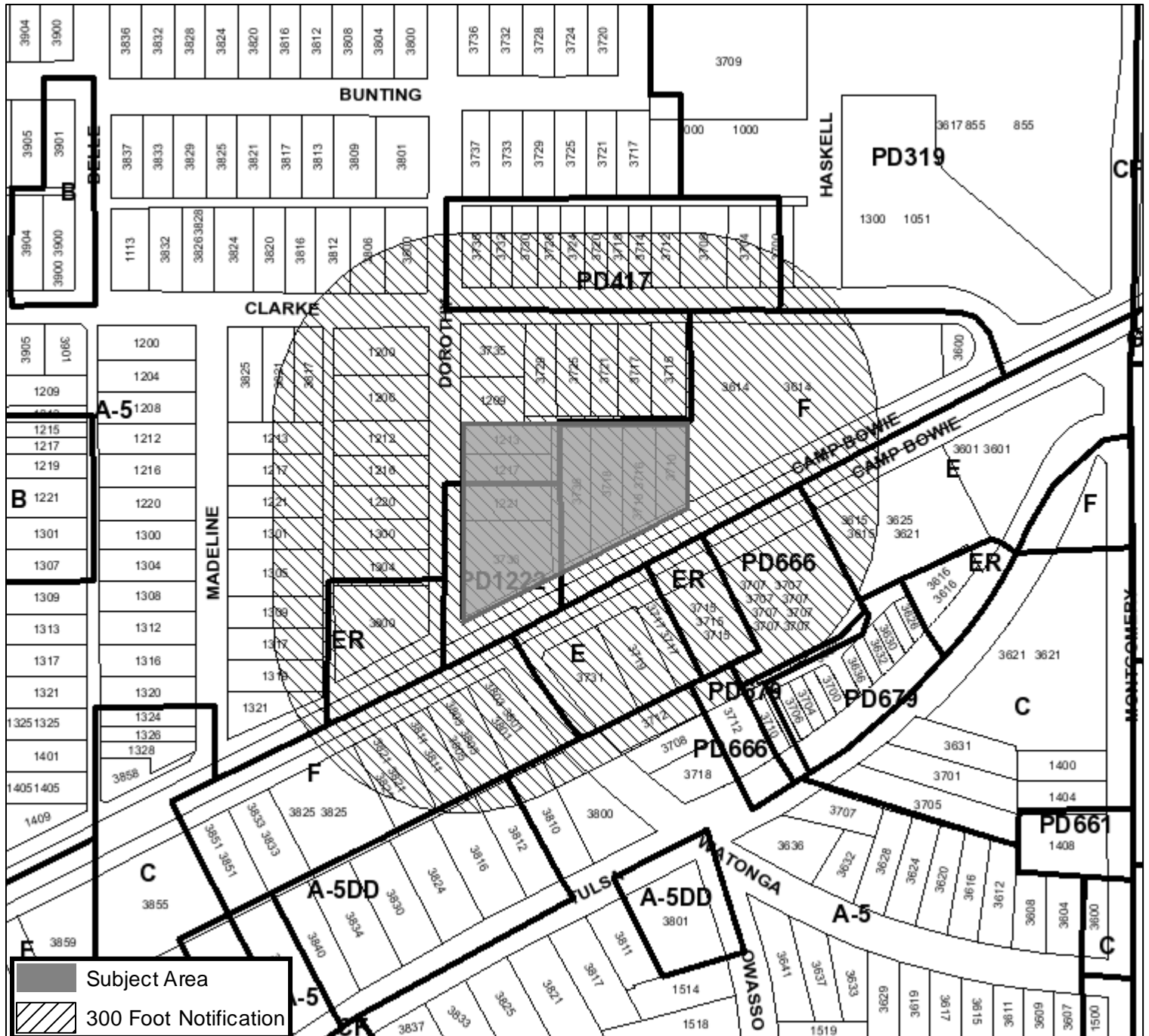
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

***Attachments:***

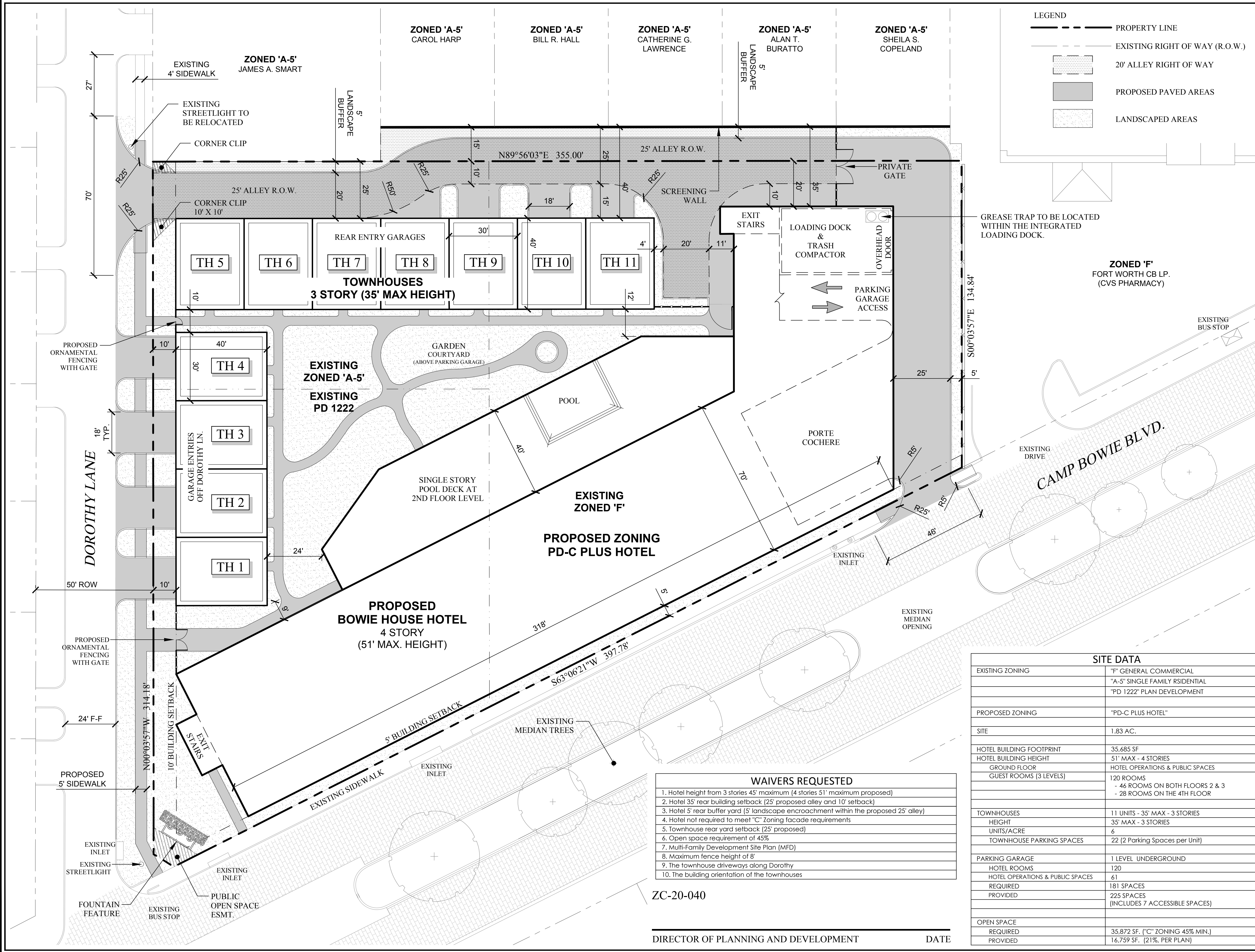
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

Applicant: EE Camp Bowie & Bowie Place Propert., BJO Ventures  
 Address: 3710 - 3736 (evens) Camp Bowie Boulevard & 1213-1217 (odds) Dorothy Lane  
 Zoning From: A-5, F, and PD 1222  
 Zoning To: PD for C uses, plus hotel, with dev. regs; site plan included  
 Acres: 1.83050009  
 Mapsco: 75D  
 Sector/District: Arlington Heights  
 Commission Date: 9/9/2020  
 Contact: 817-392-8043

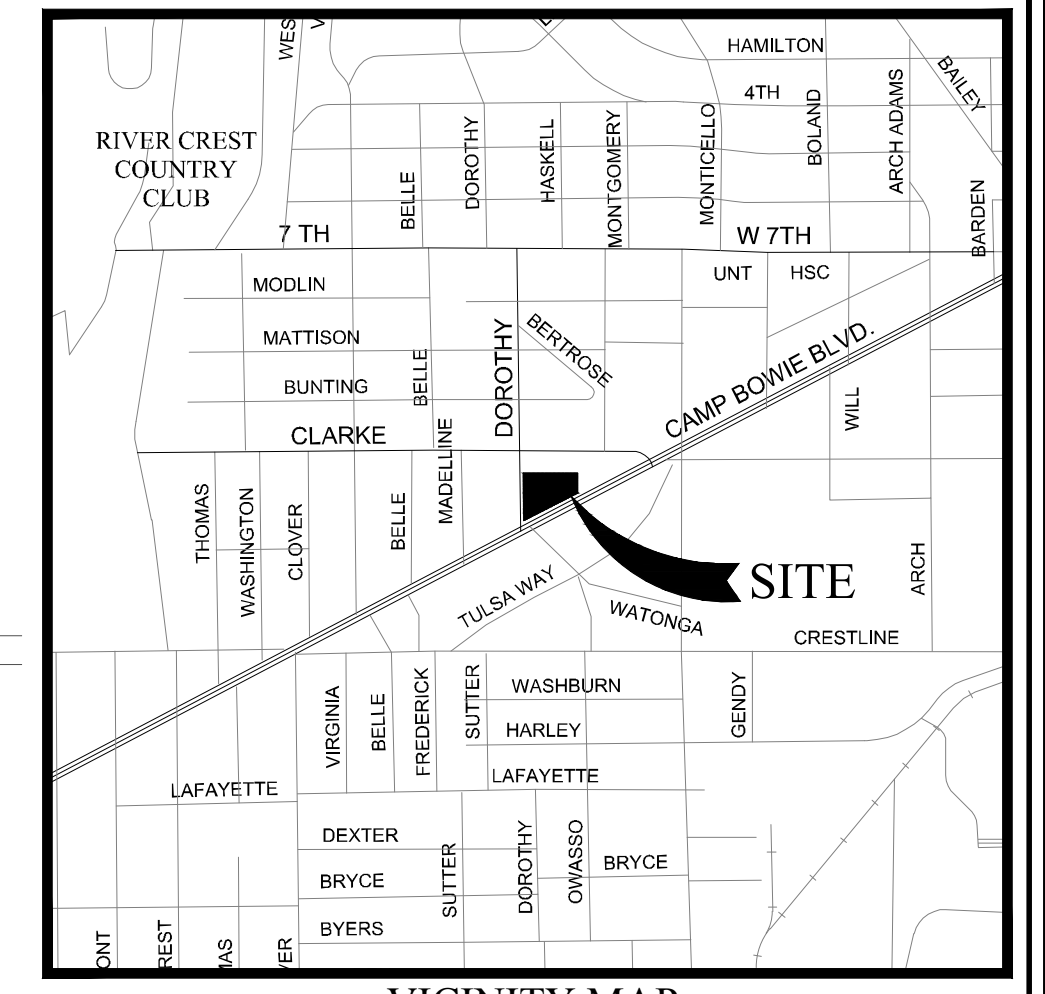






**LEGEND**

- PROPERTY LINE
- EXISTING RIGHT OF WAY (R.O.W.)
- 20' ALLEY RIGHT OF WAY
- PROPOSED PAVED AREAS
- LANDSCAPED AREAS



VICINITY MAP  
NOT TO SCALE

- NOTES:**
1. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
  2. ALL SIGNAGE WILL CONFORM TO THE COMMERCIAL SIGNAGE REQUIREMENTS.
  3. ALL REQUIRED HOTEL PARKING WILL BE UNDERGROUND AND VALET.
  4. ENHANCED LANDSCAPE REQUIREMENTS WILL BE MET FOR THE TOWNHOUSES ALONG DOROTHY LANE AND THE HOTEL ALONG CAMP BOWIE BLVD. PER SECTION 4.711 (6).
  5. WINDOWS WILL NOT BE PERMITTED ON THE NORTH FACE OF THE EAST WING OF THE HOTEL. WINDOWS WILL NOT BE PERMITTED ON THE THIRD FLOOR OF THE NORTH FACE OF THE TOWNHOUSES ALONG THE ALLEY.
  6. THE REAR SCREENING WALL SHALL BE ERECTED ALONG THE NORTH SIDE OF THE ALLEY. THE HEIGHT OF THE WALL WILL BE BETWEEN 8 TO 10 FEET, AS DETERMINED THROUGH COORDINATION WITH EACH ADJACENT PROPERTY OWNER.
  7. THE GATE BETWEEN THE PRIVATE DRIVE AND PUBLIC ALLEY SHALL BE FOR EMERGENCY VEHICLES ONLY.
  8. NO PUBLIC ACCESS OR EVENT SPACE ON ROOFTOP OF HOTEL NOR TOWNHOUSES.

**OWNER/DEVELOPER:**  
Bowie Place Properties, LLC  
(FKA EE Camp Bowie Properties, LLC)  
P.O. BOX 218  
Addison, TX 75001

**ENGINEER / PLANNER / SURVEYOR**  
Dunaway Associates  
550 Bailey Ave., Suite 400  
Fort Worth, TX 76107

| SITE DATA                        |   |
|----------------------------------|---|
| EXISTING ZONING                  | "F" GENERAL COMMERCIAL<br>"A-5" SINGLE FAMILY RESIDENTIAL<br>"PD 1222" PLAN DEVELOPMENT |
| PROPOSED ZONING                  | "PD-C PLUS HOTEL"   |
| SITE                             | 1.83 AC.  |
| HOTEL BUILDING FOOTPRINT         | 35,685 SF   |
| HOTEL BUILDING HEIGHT            | 51' MAX - 4 STORIES   |
| GROUND FLOOR                     | HOTEL OPERATIONS & PUBLIC SPACES  |
| GUEST ROOMS (3 LEVELS)           | 120 ROOMS<br>- 46 ROOMS ON BOTH FLOORS 2 & 3<br>- 28 ROOMS ON THE 4TH FLOOR             |
| TOWNHOUSES                       | 11 UNITS - 35' MAX - 3 STORIES  |
| HEIGHT                           | 35' MAX - 3 STORIES   |
| UNITS/ACRE                       | 6   |
| TOWNHOUSE PARKING SPACES         | 22 (2 Parking Spaces per Unit)  |
| PARKING GARAGE                   | 1 LEVEL UNDERGROUND   |
| HOTEL ROOMS                      | 120   |
| HOTEL OPERATIONS & PUBLIC SPACES | 61  |
| REQUIRED                         | 181 SPACES  |
| PROVIDED                         | 225 SPACES<br>(INCLUDES 7 ACCESSIBLE SPACES)  |
| OPEN SPACE                       |   |
| REQUIRED                         | 35,872 SF. ("C" ZONING 45% MIN.)  |
| PROVIDED                         | 16,759 SF. (21% PER PLAN)   |

- WAIVERS REQUESTED**
1. Hotel height from 3 stories 45' maximum (4 stories 51' maximum proposed)
  2. Hotel 35' rear building setback (25' proposed alley and 10' setback)
  3. Hotel 5' rear buffer yard (5' landscape encroachment within the proposed 25' alley)
  4. Hotel not required to meet "C" Zoning facade requirements
  5. Townhouse rear yard setback (25' proposed)
  6. Open space requirement of 45%
  7. Multi-Family Development Site Plan (MFD)
  8. Maximum fence height of 8'
  9. The townhouse driveways along Dorothy
  10. The building orientation of the townhouses

ZC-20-040  
DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE

**"PD-C / HOTEL" SITE PLAN**  
**BOWIE HOUSE HOTEL**  
1.83 ACRES  
LOTS 16 - 24, BLOCK 1  
MATTISSONS ADDITION  
VOL. 310, PG. 47 P.R.T.C.T.  
September 3, 2020

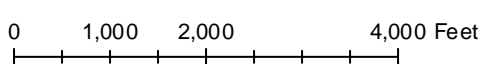
**DUNAWAY**  
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.255.1121  
Fax: 856.7114

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PLOTTED BY: Chace LaBanc ON: Thursday, September 03, 2020 AT: 10:53 AM. REPAIR: C:\Production\0000000000\04191002\FPA\FPA\Expanded PD Site Plan\ZC-20-040 PD Site Plan.dwg

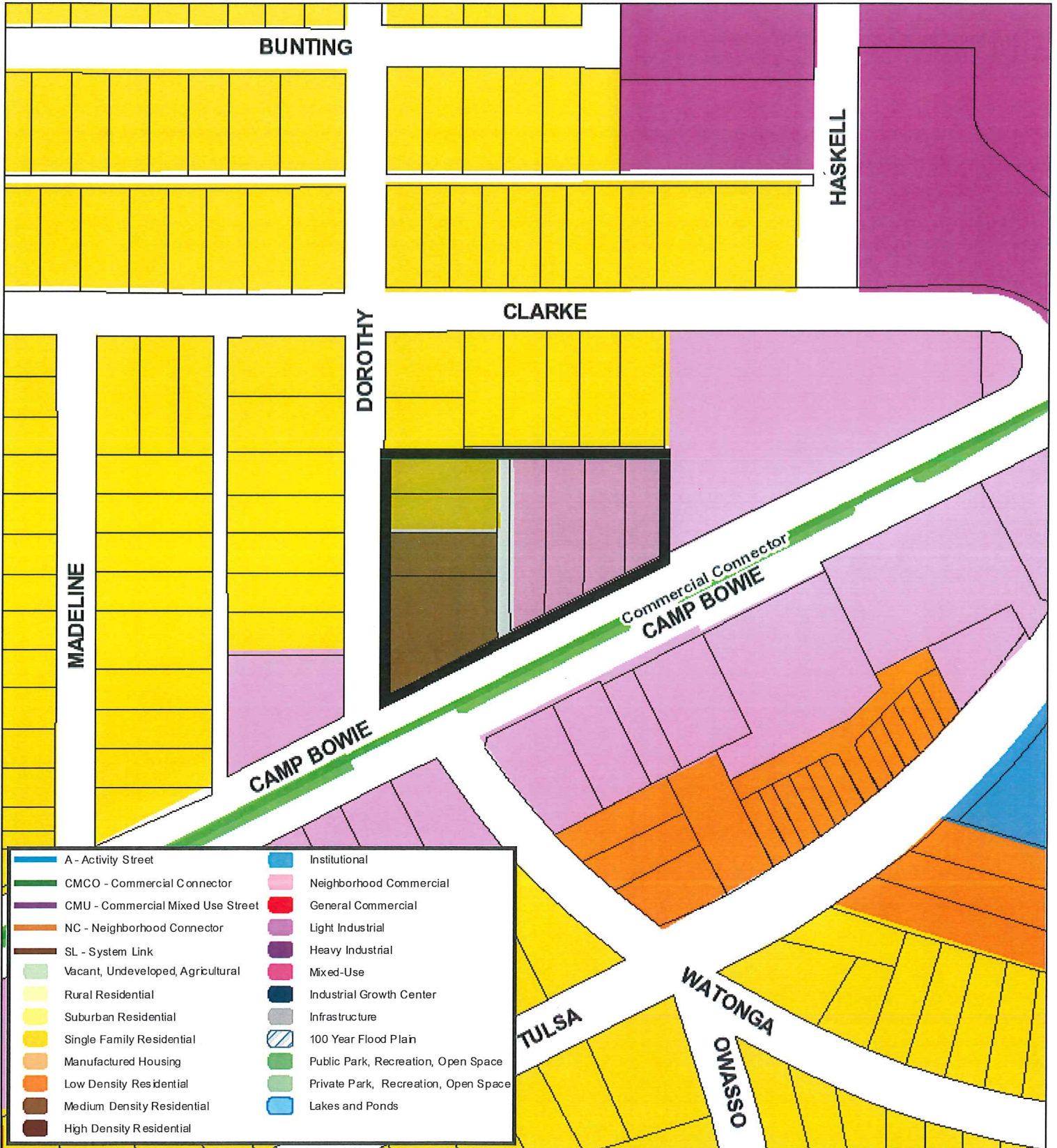


### Area Map





### Future Land Use



170 85 0 170 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 3, 2020





**Aerial Photo Map**



0 105 210 420 Feet

