



# Zoning Staff Report

**Date:** March 19, 2024

**Case Number:** ZC-23-204

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** Brett Mangum

**Owner / Applicant:** C4 Lease LLC / Mary Nell Poole, Townsite

**Site Location:** 5819 Bowman Roberts Road

**Acreage:** 5.6 acres

### Request

**Proposed Use:** Single family residential

**Request:** From: “AG” Agricultural

To: “A-5” One-Family Residential

### Recommendation

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

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

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

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

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

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject site is a 5.6-acre piece of property off Bowman Roberts Road in Council District 7. The property is ‘California’ shaped due to a bend in the road at this location. The site is currently privately owned and undeveloped, and is proposed to be rezoned from the existing “AG” Agricultural zoning to “A-5” One Family Residential. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

This is an undeveloped parcel along Bowman Roberts Road. The owner previously proposed to develop this as a rental cottage community which the neighbors opposed. The owner is now requesting a change the zoning to A5 to develop single family homes. These will be a combination of one and two-story homes for sale on minimum 5,000 sf lots and will meet all A5 requirements.

## Surrounding Zoning and Land Uses

North “A-5” One Family Residential / single-family residential  
East “A-5” One Family Residential / single-family residential  
South “AG” Agricultural / single-family residential  
West “A-5” One Family Residential / single-family residential

## Recent Zoning History

- ZC-23-022, “AG” to “PD-D”, rezoning request denied by City Council on June 27, 2023.

## Public Notification

300-foot Legal Notifications were mailed on February 2, 2023.  
The following organizations were emailed on February 2, 2023:

| Organizations Notified                     |                                  |
|--|----------------------------------|
| Bowman Estates HOA*                        | Eagle Mountain-Saginaw ISD       |
| Northwest Fort Worth Neighborhood Alliance | Fort Worth Stone Creek Ranch HOA |
| Trinity Habitat for Humanity               | Streams and Valleys Inc          |
| Marine Creek Estates HOA                   | Marine Creek Ranch HOA           |

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The current zoning on the subject site is "AG" Agricultural, and was likely designated this way upon annexation as a holding district until such time the property developed. The areas directly adjacent to the subject property are generally developed as single-family residential neighborhoods. To the north, west, and east are zoned "A-5" One Family residential, with more single-family residential to the south, though the zoning to the south is "AG" just like the subject site.

Bowman Roberts Road is not a part of the City's Master Thoroughfare Plan, however it is busier than a typical residential road since it runs parallel to Boat Club Road for 3 miles, serving as a relief route and providing east-west access to Ten Mile Bridge Road, Cromwell Marine Creek Road, W J Boaz Road, and Bailey Boswell Road. The proposed layout of this development would have all houses facing an interior street with a two access points on to Bowman Roberts, aligned with an existing street (Coral Reef Drive) to optimize flow and minimize intersections.

The proposed development is similar in nature to the surrounding developments, and will meet all "A-5" development standards. The proposed rezoning **is compatible** with existing land uses. If the zoning change is approved, staff would recommend that the Comprehensive Plan be updated to single family residential to reflect the new zoning.

### Comprehensive Plan Consistency – Far Northwest

The adopted 2023 Comprehensive Plan designates the subject property as future Open Space within the future land use map. All zoning classifications are acceptable within areas designated as future Open Space. This rezoning request **is consistent** with the map designation within the Comprehensive Plan.

#### FUTURE LAND USE AND ZONING CLASSIFICATIONS

| FUTURE LAND USE               | DEFINITION                                    | ZONING |
|-------------------------------|---|--------|
| <b>SPECIAL</b>                |   |        |
| Parks, Recreation, Open Space | Public or private recreation, or passive land | ALL    |

While the designation for the site is future open space, the land has always been privately owned. The Park and Recreation Department has no plans for a park in this location. The City's Open Space group does not consider this site to be a priority for preservation since it has likely not been preserved in its natural state.

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.

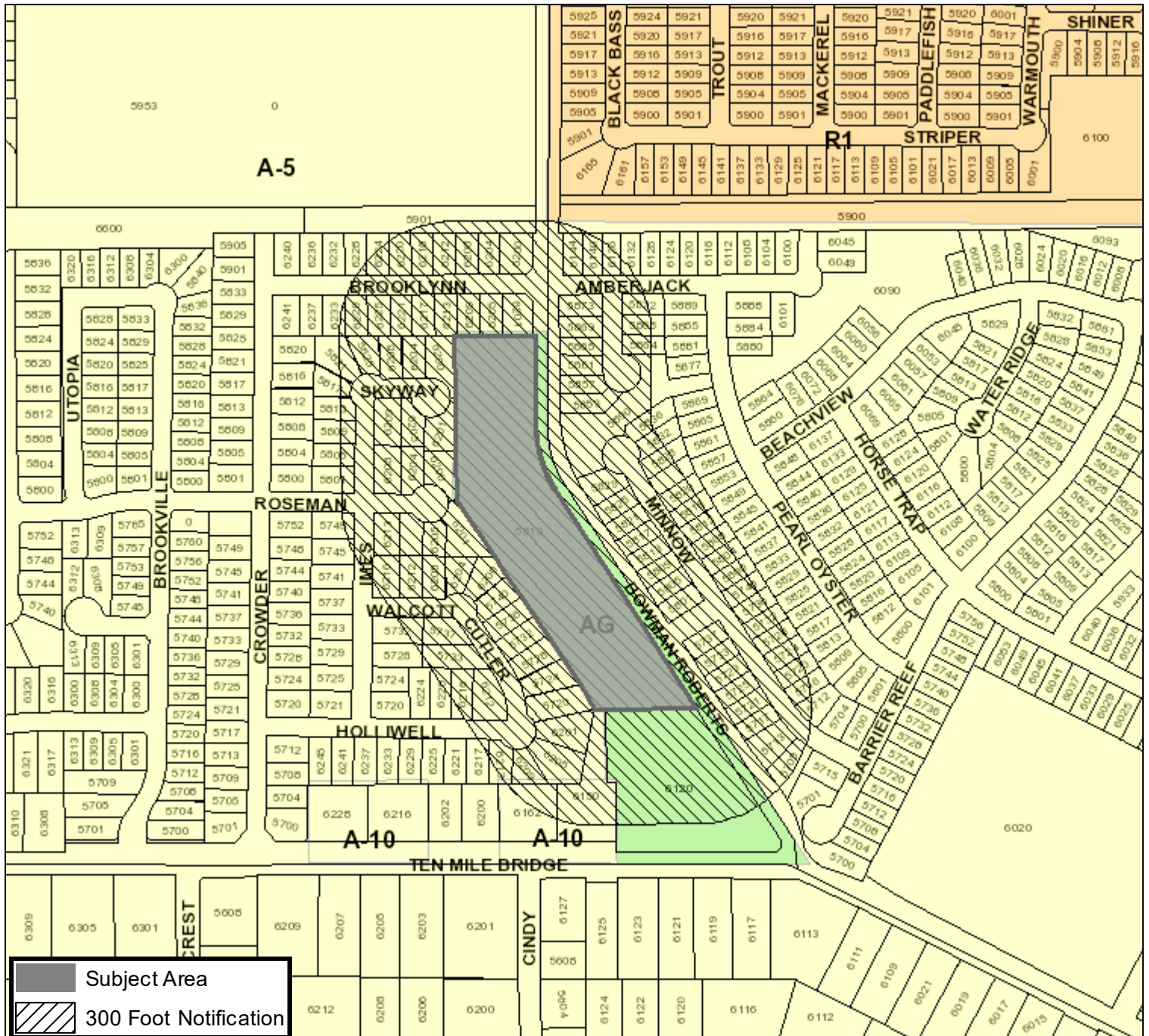
The proposed rezoning to "A-5" **is consistent** with the Comprehensive Plan policy goals.



ZC-23-204

## Area Zoning Map

Applicant: C4 Lease/Mary Nell Poole  
Address: 5819 Bowman Roberts  
Zoning From: AG  
Zoning To: A-5  
Acres: 5.48547027  
Mapsc0: Text  
Sector/District: Far\_Northwest  
Commission Date: 2/14/2024  
Contact:



0 187.5 375 750 Feet

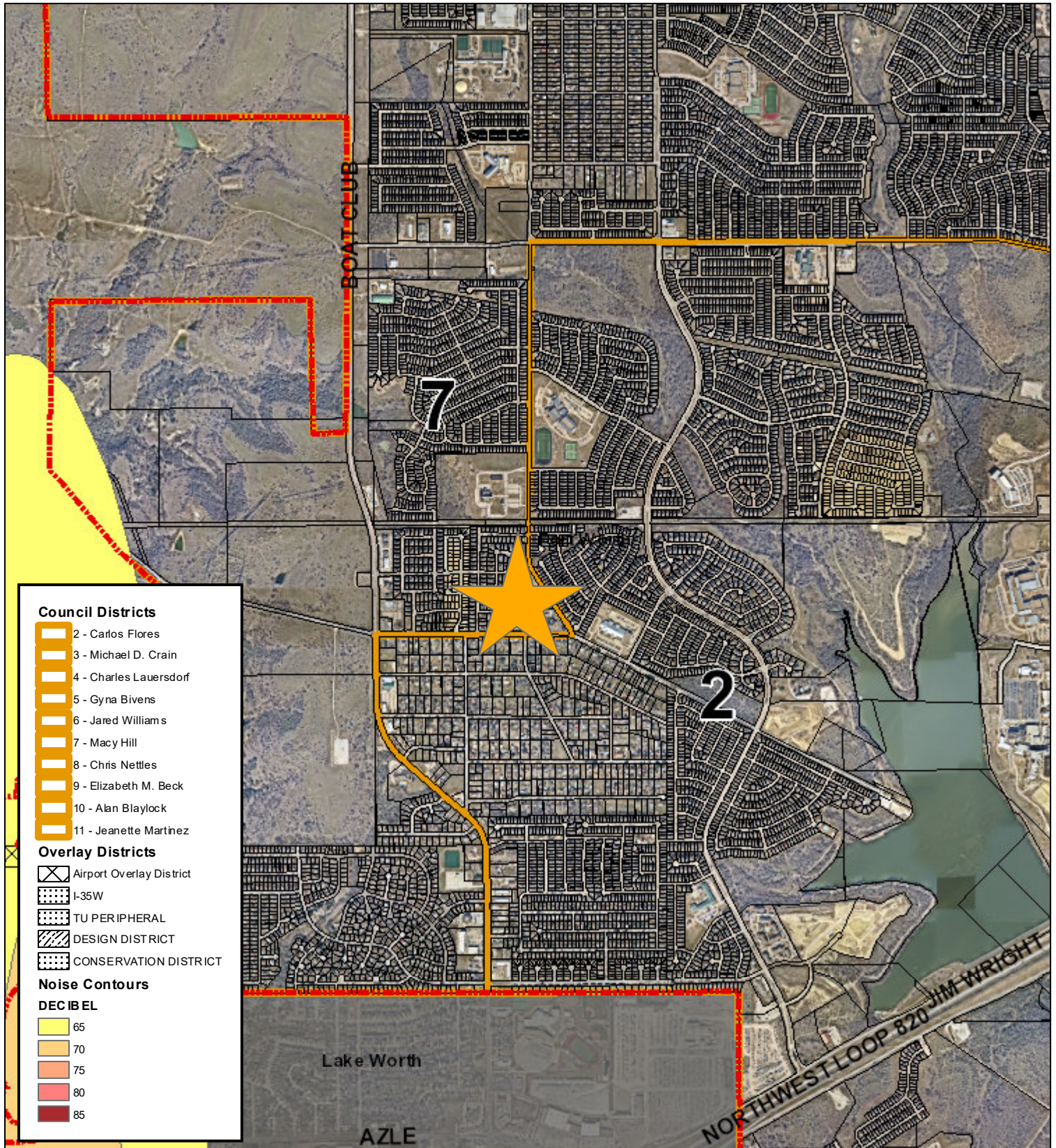
Created: 1/30/2024 4:50:05 PM





ZC-23-204

## Area Map



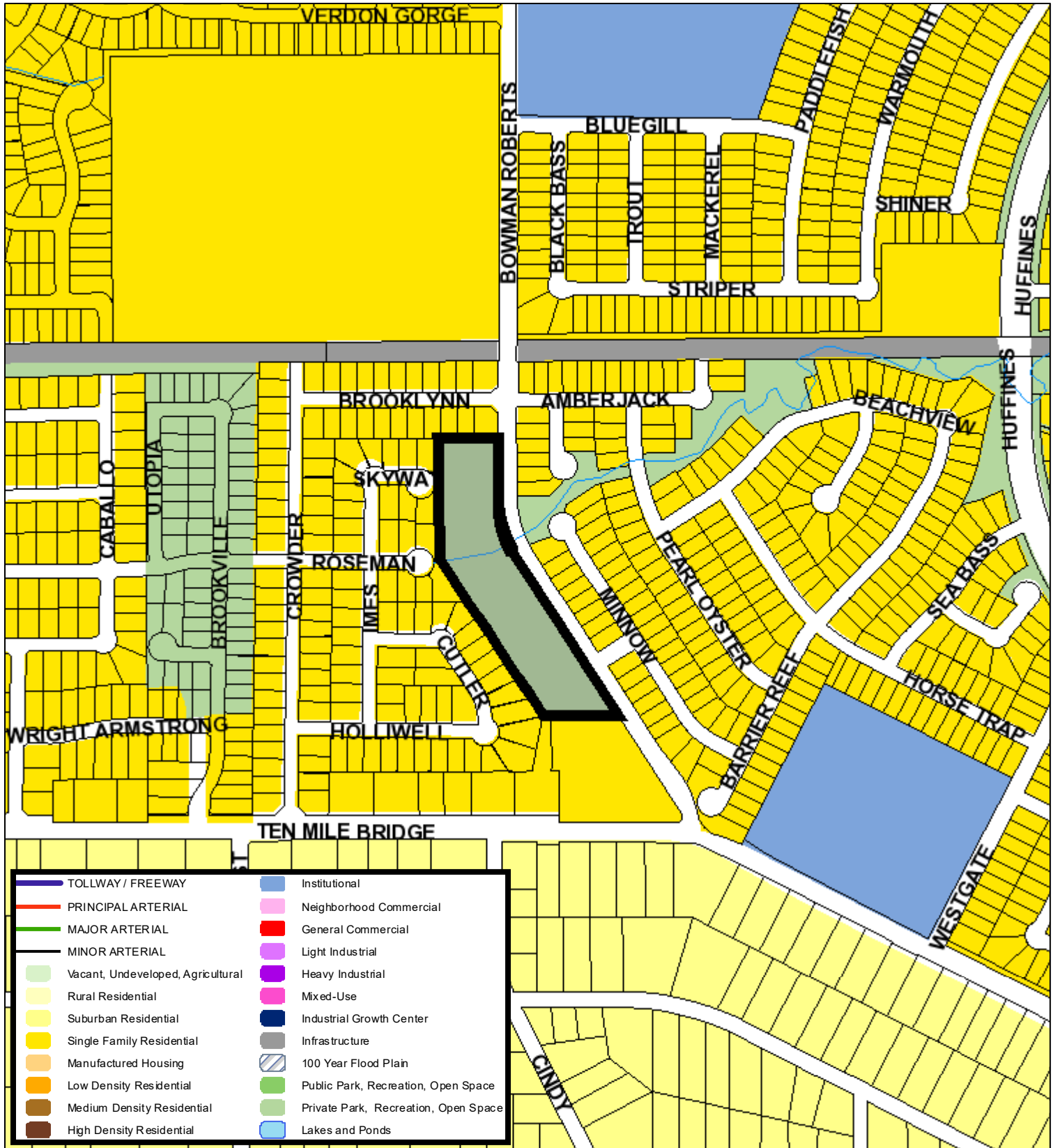
0 1,000 2,000 4,000 Feet





ZC-23-204

## Future Land Use



460 230 0 460 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 6, 2018.





**Aerial Photo Map**

