



Zoning Staff Report

Date: June 13, 2023

Case Number: ZC-22-223

Council District: 7

Zoning Map Amendment

Case Manager: [Alondra Salas-Belté](#)

Owner / Applicant: Hawkins Custom Homes, Peloton Land Solutions

Site Location: 8400 Wagley Robertson Road and 7900 Comanche Springs Rd. **Acreage:** 7.4 acres

Request

Proposed Use: Townhomes

Request: From: “PD 514” Planned Development for all uses in “F” General Commercial with additional uses listed, site plan waived

To: “PD-R2” Planned Development - Townhouse/Cluster excluding Community home, Government office facility, Country club (private) and Golf course with the condition that only one access point be allowed on Comanche Springs; Site Plan required.

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

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Zoning Commission update - At the May 10th hearing, the Zoning Commission voted to recommend approval of the request, modified from the original “R2” request to a PD-R2 Planned Development Townhouse/Cluster with the condition that only one access point be allowed on Comanche Springs. Site Plan is required, meaning the PD will be developed to R2 base standards.*

The property is located at 8400 Wagley Robertson and 7900 Comanche Springs Road, off Bailey Boswell. It comprises 7.4 acres out of a 22 Acre-parcel, more or less. The remaining land is in the City of Saginaw. The portion of the land in Saginaw is currently zoned agricultural, and their master plan has it earmarked for commercial. The applicant seeks to rezone to an “R2” Townhouse/Cluster to accommodate a row townhouse development.

The applicant did not provide a site or concept plan with this application. Please note that “R2” zoning does not require a Site Plan to accompany the application; however, providing a site plan on the front end can give staff and officials a better understanding of the intended layout, scope, and function of the proposed development.

This zoning change to R-2 is being requested to allow for this site to be developed in conjunction with an overall parcel. The overall parcel is partially located in Fort Worth and partially in Saginaw. The overall development will be commercial along Bailey Boswell and townhome on the remaining acreage to the north. The uses will be divided by a natural drainage swale. The northern line is common to the south line of the school.

The Comprehensive Plan calls for this area to be Neighborhood Commercial. The opportunity to construct townhomes in this area will function as a natural transition from the school to the commercial on the Bailey Boswell frontage.

The Comprehensive Plan has single family residential on the west and the east. The school to the north has a future land use of Institutional.

This is a straight zoning request from PD-514 to R2.

The proposed “R-2” Townhouse/Cluster zoning would accommodate townhouse or rowhouse development. “R-2” zoning allows up to 24 dwelling units per acre. Other “R2” development standards are shown below:

Townhouse/Cluster ("R2") District	
Open space	15% minimum
Units per acre	Maximum number of 24 units per acre on average, unless located in a "C" or "D" district where authorized density shall apply.
Maximum façade length	Maximum building façade length of 250 feet
Front yard*	None required
Side yard*	
Interior lot	5 feet minimum adjacent to street
Corner lot**	10 feet minimum adjacent to both streets
Height	35 feet maximum (refer to Development Standards, § 6.100, Height)
Bldg. separation	10 feet minimum
Notes:	
* May be subject to projected front yard (see Chapter 6, Development Standards, § 6.101(f), Yards).	
** May be subject to other front, side and rear yard setback requirements (see Chapter 6, Development Standards, § 6.101(d), Yards).	

(2) *Parking.* Two spaces per dwelling unit, located behind the front building line, except for limited local streets or private access easements, where four spaces shall be required, located behind the front building line or may be provided within the development. For nonresidential uses, see Chapter 6 Development Standards, Article 2 Off Street Parking and Loading, § 6.200.

(3) *Residential design standards.* A site plan for residential development is required.

a. *General.* Under this provision, townhouses, rowhouses or the clustering of residential units may be permitted where such units cluster around a common access road or feed from a loop or cul-de-sac and provided that such development shall conform to the following regulations regarding buildings and structures.

b. *Plat required.* Such properties shall be platted showing the following, if applicable:

c. *Open space.*

d. *One building per lot.* Each residential building shall be located on a separately platted lot.

- This zoning case was heard by the Zoning Commission on 1/11/2023. The applicant requested a continuance to discuss this project with Northwest ISD to gather their support.

Surrounding Zoning and Land Uses

North "PD-514" / Public School

East "A-5" One Family Residential / single family residence

South City of Saginaw / vacant & undeveloped

West "A-5" One Family Residential / single family residence

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 25, 2023.

The following organizations were emailed on April 25, 2023:

Organizations Notified	
Creekwood HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

These Neighborhood Associations are located closest to the subject property

Development Impact Analysis

Land Use Compatibility

The applicant proposes changing the zoning to an “R2” Townhouse/Cluster. Aside from the school north of the site, surrounding uses are primarily single-family residential or undeveloped properties.

The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far Northwest

The 2022 Comprehensive Plan designates the eastern “E” zoned portion of the property as future Neighborhood Commercial. Compatible zoning would be: small scale retail/office, mixed uses.

COMMERCIAL

Neighborhood Commercial*

Retail, services, offices and mixed uses serving daily needs for a local market area

ER, E, MU-1

The proposed zoning **is not consistent** with the Comprehensive Plan.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

PERFORMANCE METRICS

2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.