



Zoning Staff Report

Date: January 23, 2024

Case Number: ZC-23-179

Council District: 7

Zoning Map Amendment

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

Owner / Applicant: Standard at Boswell Marketplace 2 LP/ Trenton Robertson / Masterplan

Site Location: 8811 Old Decatur Road

Acreage: 3.6 acres

Request

Proposed Use: Commercial / Retail

Request: From: “C” Medium Density Multifamily

To: “E” Neighborhood Commercial & “F” General Commercial

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

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 proposed site is located on along Old Decatur Rd. near the corner of Bailey Boswell Rd. The applicant would like to rezone 3.6 acres from “C” Medium Density Multifamily to “E” Neighborhood Commercial and “F” General Commercial in order to make the zoning consistent with the contiguous tracts to the east, south and west for development.

The site includes an existing gas well pad site with four active gas wells, a lift compressor and other equipment including tank batteries and separators. The applicant will have to comply with all fire code setbacks associated with this use. Although the area where the gas wells are located is not buildable, the applicant is requesting the “E” Neighborhood commercial zoning to protect the adjacent residential districts in the event the gas wells are plugged in the future. The proposed portion for “F” General Commercial is closer the Old Decatur road and would be more appropriate for the developments allowed in “F” General Commercial.

The subject site was rezoned in 2016 from “E” Neighborhood Commercial to “C” Medium density, however it has remained vacant since.

Surrounding Zoning and Land Uses

North “C” Medium-Density Multifamily/ apartment complex
East “C” Medium-Density Multifamily /City of Saginaw/Vacant
South “E” Neighborhood Commercial / commercial
West “PD/E” for E uses plus grocery store over 60,000 square feet / Kroger Grocery Store

Recent Zoning History

- ZC-16-068 (subject site) from “C” Medium-Density Commercial to “E” Neighborhood Commercial
- ZC-14-148 (adjacent property to the east) from “C, E, PD 544” to PD for E uses plus grocery store over 60,000 square feet.

Public Notification

300-foot Legal Notifications were mailed on December 1, 2023

The following organizations were notified: (email) December 1, 2023

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Twin Mill Farms HOA
Glen Mills Homeowners Association	Trinity Habitat for Humanity
Streams And Valleys Inc	Eagle Mountain-Saginaw ISD

These Neighborhood Associations are located closest to the subject property

Development Impact Analysis

Land Use Compatibility

The surrounding land uses of the area are mainly commercial to the west and south. On the eastern side, across Old Decatur, into the City of Saginaw, the area is mostly vacant with a few commercial developments. The properties to the immediate north have been zoned and developed for multifamily use. However, there is a large portion of vacant land between the site and the apartment complex to the north due to the gas well setback. This setback prohibits any residential development within 300 feet of the wellheads and would act as a buffer for any new commercial development.

The applicant is seeking to rezone the northern portion of the site adjacent to the "C" Medium-density multifamily zoning district to "E" Neighborhood commercial. This is to provide a buffer between the Multifamily district and the proposed more intense "F" General Commercial district to the south, in case the gas well is plugged in the future.

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

Comprehensive Plan Consistency – Far Northwest

The 2023 Comprehensive Plan currently designates the subject property as “Medium-Density Multifamily” on the Future Land Use Map. The “E” Neighborhood Commercial and “F” General Commercial are not designated as an appropriate zoning district within this classification.

The proposed zoning is **not consistent** with the Future Land Use Map of the Comprehensive Plan. However, it lines up with the following Far Northwest Sector use policy.

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city

If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.



ZC-23-178

Aerial Photo Map



0 212.5 425 850 Feet

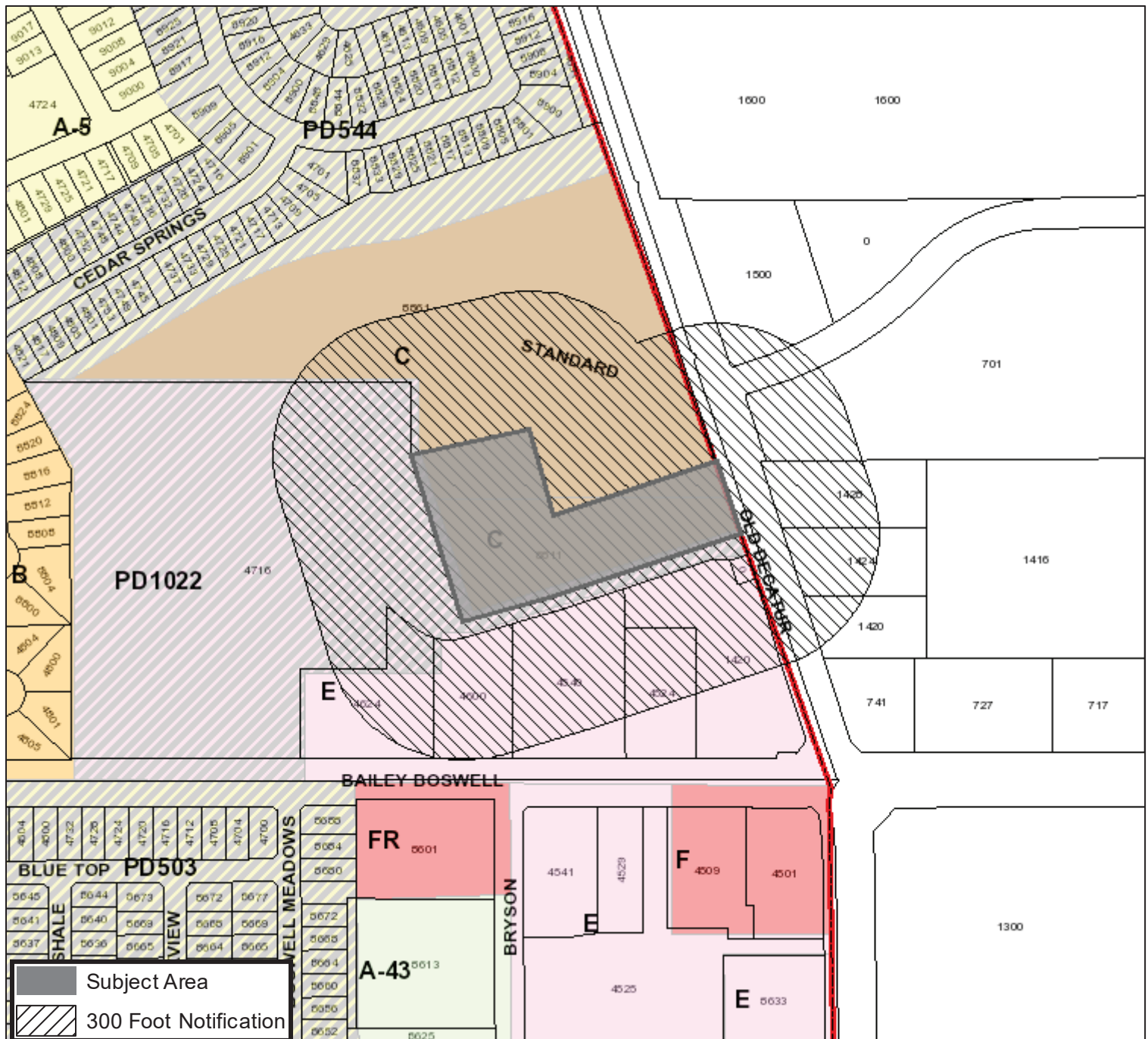


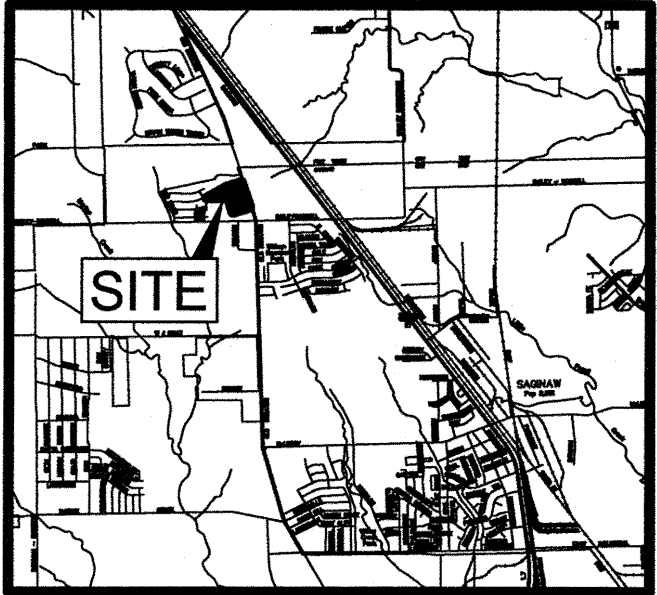
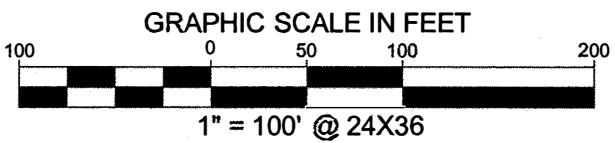


ZC-23-179

Area Zoning Map

Applicant: Standard At Boswell Marketplace 2 LP
Address: 8811 Old Decatur Road
Zoning From: C
Zoning To: E;F
Acres: 3.60404646
Mapsc0: Text
Sector/District: Far Northwest
Commission Date: 12/13/2023
Contact: null





LOCATION MAP
NTS

LEGEND

1	ROOF DRAIN	25	MAIL BOX
2	CABLE TV BOX	26	NEWS STAND
3	CABLE TV HANDHOLE	27	PHONE BOOTH
4	CABLE TV MANHOLE	28	SECURITY CAMERA
5	CABLE TV MARKER FLAG	29	TRASH BIN
6	CABLE TV MARKER SIGN	30	SANITARY SEWER BOX
7	CABLE TV VAULT	31	SANITARY SEWER CLEAN OUT
8	COMMUNICATIONS BOX	32	SANITARY SEWER HANDHOLE
9	COMMUNICATIONS HANDHOLE	33	SANITARY SEWER LIFT STATION
10	COMMUNICATIONS MANHOLE	34	SANITARY SEWER METER
11	COMMUNICATIONS MARKER FLAG	35	SANITARY SEWER MANHOLE
12	COMMUNICATIONS MARKER SIGN	36	SANITARY SEWER MARKER FLAG
13	ELEVATION BENCHMARK	37	SANITARY SEWER MARKER SIGN
14	FLOW DIRECTION	38	SANITARY SEWER SEPTIC TANK
15	FIBER OPTIC BOX	39	STORM SEWER BOX
16	FIBER OPTIC HANDHOLE	40	STORM SEWER CLEAN OUT
17	FIBER OPTIC MANHOLE	41	STORM SEWER HANDHOLE
18	FIBER OPTIC MARKER FLAG	42	STORM SEWER METER
19	FIBER OPTIC MARKER SIGN	43	STORM SEWER MANHOLE
20	FIBER OPTIC VAULT	44	STORM SEWER MARKER FLAG
21	MONITORING WELL	45	STORM SEWER MARKER SIGN
22	FUEL TANK	46	STORM SEWER VAULT
23	GAS BOX	47	TRAFFIC BARRIER
24	GAS HANDHOLE	48	TRAFFIC CAMERA
25	GAS METER	49	TRAFFIC COLLAR
26	GAS MANHOLE	50	CROSS WALK SIGNAL
27	GAS MARKER FLAG	51	TRAFFIC HANDHOLE
28	GAS SIGN	52	TRAFFIC MANHOLE
29	GAS TANK	53	TRAFFIC MARKER SIGN
30	GAS VAULT	54	TRAFFIC CAMERA
31	GAS VALVE	55	TRAFFIC SENSOR
32	GAS WELL	56	TRAFFIC SIGNAL
33	TELEPHONE BOX	57	TRAFFIC VAULT
34	TELEPHONE HANDHOLE	58	UNIDENTIFIED BOX
35	TELEPHONE MANHOLE	59	UNIDENTIFIED HANDHOLE
36	TELEPHONE MARKER FLAG	60	UNIDENTIFIED MARKER SIGN
37	TELEPHONE MARKER SIGN	61	UNIDENTIFIED MANHOLE
38	TELEPHONE VAULT	62	UNIDENTIFIED MARKER FLAG
39	PIPELINE BOX	63	UNIDENTIFIED POLE
40	PIPELINE HANDHOLE	64	UNIDENTIFIED TANK
41	PIPELINE METER	65	UNIDENTIFIED VALVE
42	PIPELINE MANHOLE	66	PIPELINE MARKER SIGN
43	PIPELINE MARKER FLAG	67	PIPELINE VALVE
44	PIPELINE MARKER SIGN	68	WATER BOX
45	PIPELINE VAULT	69	FIRE DEPT. CONNECTION
46	PIPELINE VALVE	70	WATER HANDHOLE
47	FLOOD LIGHT	71	FIRE HYDRANT
48	GUY ANCHOR	72	WATER METER
49	GUY ANCHOR POLE	73	WATER MANHOLE
50	ELECTRIC MANHOLE	74	WATER MARKER FLAG
51	ELECTRIC MARKER	75	WATER MARKER SIGN
52	ELECTRIC METER	76	WATER TANK
53	ELECTRIC MANHOLE	77	WATER VAULT
54	ELECTRIC MARKER FLAG	78	WATER VALVE
55	ELECTRIC MARKER SIGN	79	AIR RELEASE VALVE
56	UTILITY POLE	80	WATER WELL
57	ELECTRIC SWITCH	81	CONTROLLING MONUMENT
58	ELECTRIC TRANSFORMER	82	IRON ROD W/ "KHA" CAP SET
59	ELECTRIC VAULT	83	IRON ROD WITH CAP FOUND
60	HANDICAPPED PARKING	84	PK NAIL SET
61	PARKING METER	85	PK NAIL FOUND
62	RAILROAD BOX	86	IRON ROD FOUND
63	RAILROAD HANDHOLE	87	"X" CUT IN CONCRETE SET
64	RAILROAD SIGNAL	88	"X" CUT IN CONCRETE FOUND
65	RAILROAD SIGN	89	P.O.B. POINT OF BEGINNING
66	RAILROAD VAULT	90	P.O.C. POINT OF COMMENCING
67	SIGN	91	BRICK
68	MARQUEE/BILLBOARD	92	PLANTER
69	ACE UNIT		
70	BASKET BALL GOAL		
71	BORE LOCATION		
72	FLAG POLE		
73	GOAL POST		
74	GREASE TRAP		
75	IRRIGATION VALVE		

LINE TYPE LEGEND

---	BOUNDARY LINE
---	CITY LIMIT LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
W	SANITARY SEWER LINE
SS	STORM SEWER LINE

GAS	UNDERGROUND GAS LINE
CHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

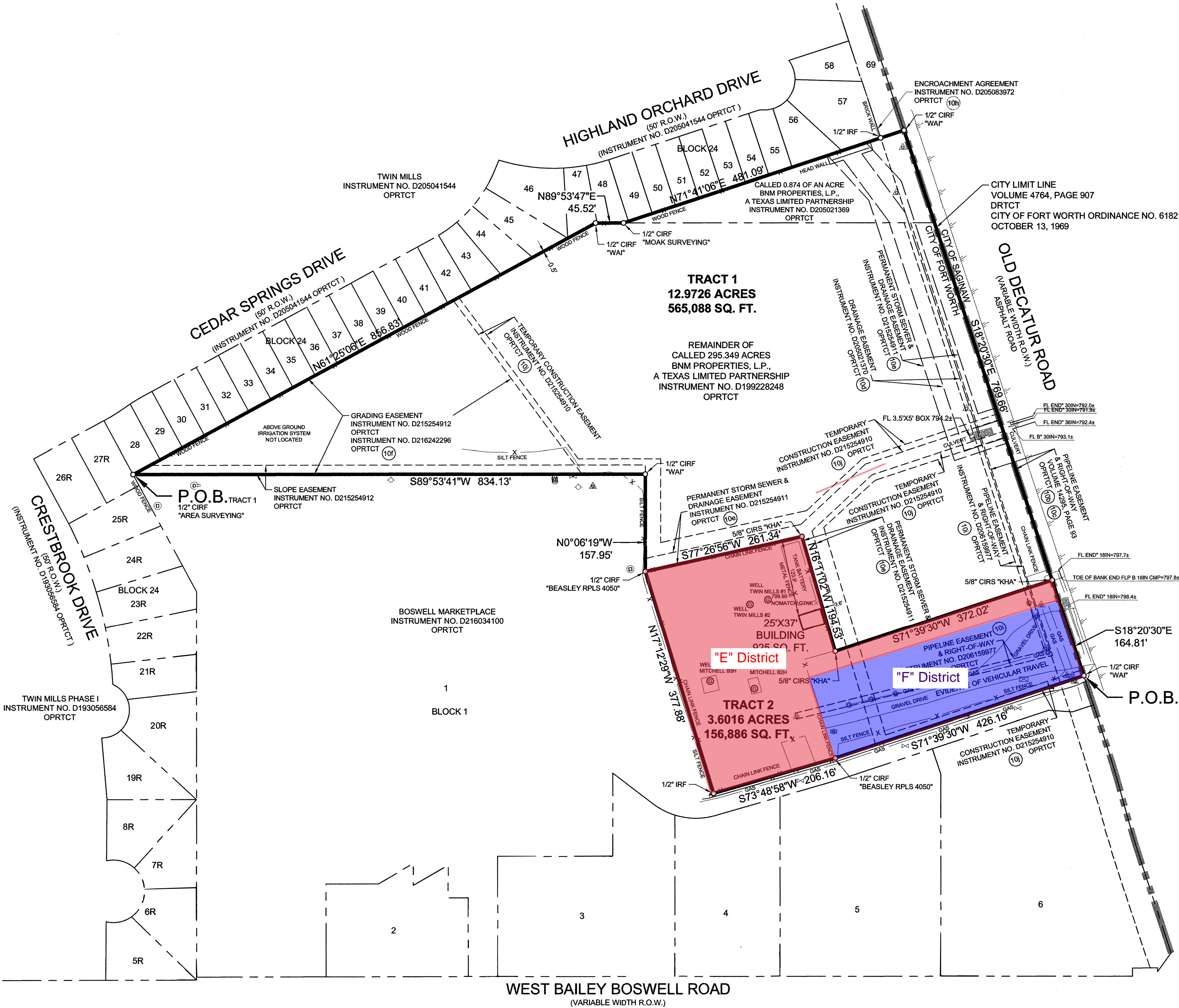
LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
CIRS = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
OPRTCT = DEED RECORDS TARRANT COUNTY, TEXAS
OPRTCT = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
PRCTCT = PLAT RECORDS TARRANT COUNTY TEXAS

NOTES:

- According to Map No. 48439C0045K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Bearings and Coordinates are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 (US Survey feet) from GPS observations using the RTK Cooperative Network.
- A Private Zoning Report was not provided by insurer.
- There is evidence of recent earth moving work on the surveyed property.
- There is no visible evidence of proposed changes in street right of ways.
- At the time of the survey no readily visible markers delineating the wetlands were present.
- Any underground utilities shown hereon are from markings observed at the time of this survey. The surveyor cannot guarantee the locations of said utilities, except those that are observed and readily visible on the surface at the time of this survey.

1	11/16/16	CHANGED CERTIFY TO
No.	DATE	REVISION DESCRIPTION



LEGAL DESCRIPTION

TRACT 1

BEING a tract of land situated in the HEIRS OF BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, City of Fort Worth, Tarrant County, Texas, and being the remainder of called 295.349 acre tract of land described in deed to BNM Properties, L.P., a Texas Limited Partnership, as recorded in Instrument No. D199228248 of the Official Public Records of Tarrant County, Texas, and being all of a called 0.874 of an acre tract of land described in deed to BNM Properties, L.P., a Texas Limited Partnership, as recorded in Instrument No. D205021369 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "AREA" found at the northwest corner of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records, the southwest corner of Lot 28, Block 24 of TWIN MILLS, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D205041544 of said Official Public Records, and being on the east line of Lot 27R, Block 24 of TWIN MILLS, PHASE 1, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D193056584 of said Official Public Records;

THENCE North 61°25'06" East, along the south line of said Block 24, a distance of 856.83 feet to a 1/2" iron rod with cap stamped "WAI" found at an angle point on the south line of Lot 47 of said Block 24;

THENCE North 89°53'47" East, continuing along the south line of Lot 48 of Block 24, a distance of 45.52 feet to a 1/2" iron rod with cap stamped "MOAK" found for corner at an angle point on the south line of said Lot 48 and at the west corner of said 0.874 of an acre tract;

THENCE North 71°41'06" East, along the north line of said 0.874 acre tract, and the south line of said Block 24, a distance of 481.09 feet to a 1/2" iron rod with cap stamped "WAI" found for the northeast corner of said 0.874 acre tract, at the southeast corner of Lot 69 of said Block 24 and on the west right-of-way line of Old Decatur Road (having a variable width right-of-way);

THENCE South 18°20'30" East, along the east line of said 0.874 acre tract to and along the east line of said remainder of called 295.349 acre tract, and said west right-of-way line of Old Decatur Road, a distance of 769.66 feet to a 5/8" iron rod with cap stamped "KHA" set;

THENCE departing said west right-of-way line of Old Decatur Road, over and across said remainder of called 295.349 acre tract the following:

South 71°39'30" West, a distance of 372.02 feet to a 5/8" iron rod with cap stamped "KHA" set;

North 16°11'02" West, a distance of 194.53 feet to a 5/8" iron rod with cap stamped "KHA" set;

South 77°26'58" West, a distance of 261.34 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in the east line of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records;

THENCE North 0°06'19" West, continuing along said east line of Lot 1, Block 1, a distance of 157.95 feet to a 1/2" iron rod with cap stamped "WAI" found at the northeast corner of said Lot 1, Block 1;

THENCE South 89°53'41" West, along the north line of said Lot 1, Block 1, a distance of 834.13 feet to the POINT OF BEGINNING and containing 12.9726 acres or 565,088 square feet of land.

TRACT 2

BEING a tract of land situated in the HEIRS OF BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, City of Fort Worth, Tarrant County, Texas, and being the remainder of called 295.349 acre tract of land described in deed to BNM Properties, L.P., a Texas Limited Partnership, as recorded in Instrument No. D199228248 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "WAI" found at the southeast corner of said remainder of called 295.349 acre tract, at a northeast corner of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records and on the west right-of-way line of Old Decatur Road (having a variable width right-of-way);

THENCE departing said west right-of-way line of Old Decatur Road, along the south line of said remainder of called 295.349 acre tract a north line of said Lot 1, Block 1 the following:

South 71°39'30" West, a distance of 426.16 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found;

South 73°48'58" West, a distance of 206.16 feet to a 1/2" iron rod found at a re-entrant corner of said Lot 1, Block 1;

THENCE North 17°12'22" West, along the east line of said Lot 1, Block 1, a distance of 377.88 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in said east line of Lot 1, Block 1;

THENCE departing said east line of Lot 1, Block 1, over and across said remainder of called 295.349 acre tract, the following:

North 77°26'58" West, a distance of 261.34 feet to a 5/8" iron rod with cap stamped "KHA" set;

South 16°11'02" East, a distance of 194.53 feet to a 5/8" iron rod with cap stamped "KHA" set;

North 71°39'30" East, a distance of 372.02 feet to a 5/8" iron rod with cap stamped "KHA" set on the east line of said remainder of called 295.349 acre tract and on said west right-of-way line of Old Decatur Road;

THENCE South 18°20'30" East, along said east line of remainder of called 295.349 acre tract and said west right-of-way line of Old Decatur Road, a distance of 164.81 feet to the POINT OF BEGINNING and containing 3.6016 acres or 156,886 square feet of land.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

Pursuant to Commitment for Title Insurance, provided by Stewart Title Guaranty Company, GF. No. 01128-32500, effective date October 02, 2016, issued October 18, 2016

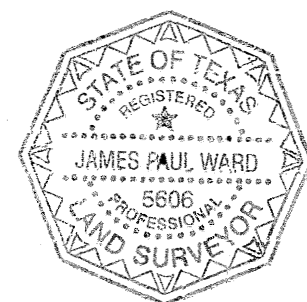
- Easement, Right of Way and/or Agreement by and between Anderson Hunter and E.R. Brown, by instrument dated 12/5/1908, recorded in/under Volume 323, Page 112, Real Property Records, Tarrant County, Texas; and as affected by Partial Releases of Easement filed 6/22/1981, recorded in/under Volume 1339, Page 2308, Real Property Records, Tarrant County, Texas; and as affected by Restrictive Covenants and Partial Release of Easements instrument filed 4/12/2000, recorded in/under Volume 14295, Doc. No. 93, Real Property Records, Tarrant County, Texas. Does affect as shown.
- Easement, Right of Way and/or Agreement by and between Twin Mills Ventures et al and Enserch Corporation, by instrument dated 2/10/1981, recorded in/under Volume 7094, Page 2308, Real Property Records, Tarrant County, Texas; and as affected by Restrictive Covenants and Partial Release of Easements instrument filed 4/12/2000, recorded in/under Volume 14295, Doc. No. 93, Real Property Records, Tarrant County, Texas. Does affect as shown.
- Easement, Right of Way and/or Agreement by and between BNM Properties L.P. and Taurus Twin Mills Limited Partnership, by instrument dated 12/20/2004, filed 11/21/2005, recorded in/under Clerk's File No. D205021370, Real Property Records, Tarrant County, Texas. Does affect as shown.
- Easement, Right of Way and/or Agreement by and between B. N. M. Properties, LP and Bailey Boswell Marketplace LP, by instrument dated 11/10/2015, filed 11/11/2015, recorded in/under Clerk's File No. D215254911, Real Property Records, Tarrant County, Texas. Does affect as shown.
- Easement, Right of Way and/or Agreement by and between B. N. M. Properties, LP and Bailey Boswell Marketplace LP, by instrument dated 11/10/2015, filed 11/11/2015, recorded in/under Clerk's File No. D215254912, Real Property Records, Tarrant County, Texas; and as affected by Amendment filed 10/17/2016, recorded in/under Clerk's File No. D216242296, Real Property Records, Tarrant County, Texas. Does affect as shown.
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. Not a survey matter.
- Terms, conditions, provisions and stipulations of Encroachment Agreement, by and between the City of Fort Worth and Taurus Twin Mills, L.P., dated 3/17/2005, filed 3/29/2005, recorded in/under Clerk's File No. D205089972, Real Property Records, Tarrant County, Texas. Does abut property as shown hereon.
- Terms, conditions, provisions and stipulations of Easement, Right of Way and/or Agreement, by and between BNM Properties, L.P. and Barnett Gathering L.P., by instrument dated 3/14/2006, filed 5/30/2006, recorded in/ under Clerk's File No. D206159977, Real Property Records, Tarrant County, Texas. Does affect as shown.
- Terms, conditions, provisions and stipulations of Temporary Construction Easement, Right of Way and/or Agreement, by and between B. N. M. Properties, LP and Bailey Boswell Marketplace LP, by instrument dated 11/10/2015, filed 11/11/2015, recorded in/under Clerk's File No. D215254910, Real Property Records, Tarrant County, Texas. Does affect as shown.
- The location of fence and gas marker.

SURVEYORS CERTIFICATION:

To: The Standard at Boswell Marketplace, LP, a Texas limited partnership
The Standard at Boswell Marketplace 2, LP, a Texas limited partnership
B.N.M. Properties, LP, a Texas limited partnership
Stewart Title Guaranty Company

This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b), 8, 9, 11, 13, and 14 of Table A thereof. The field work was completed on September 29, 2016.

James Paul Ward
Registered Professional Land Surveyor No. 5606
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
Ph. 817-335-6511



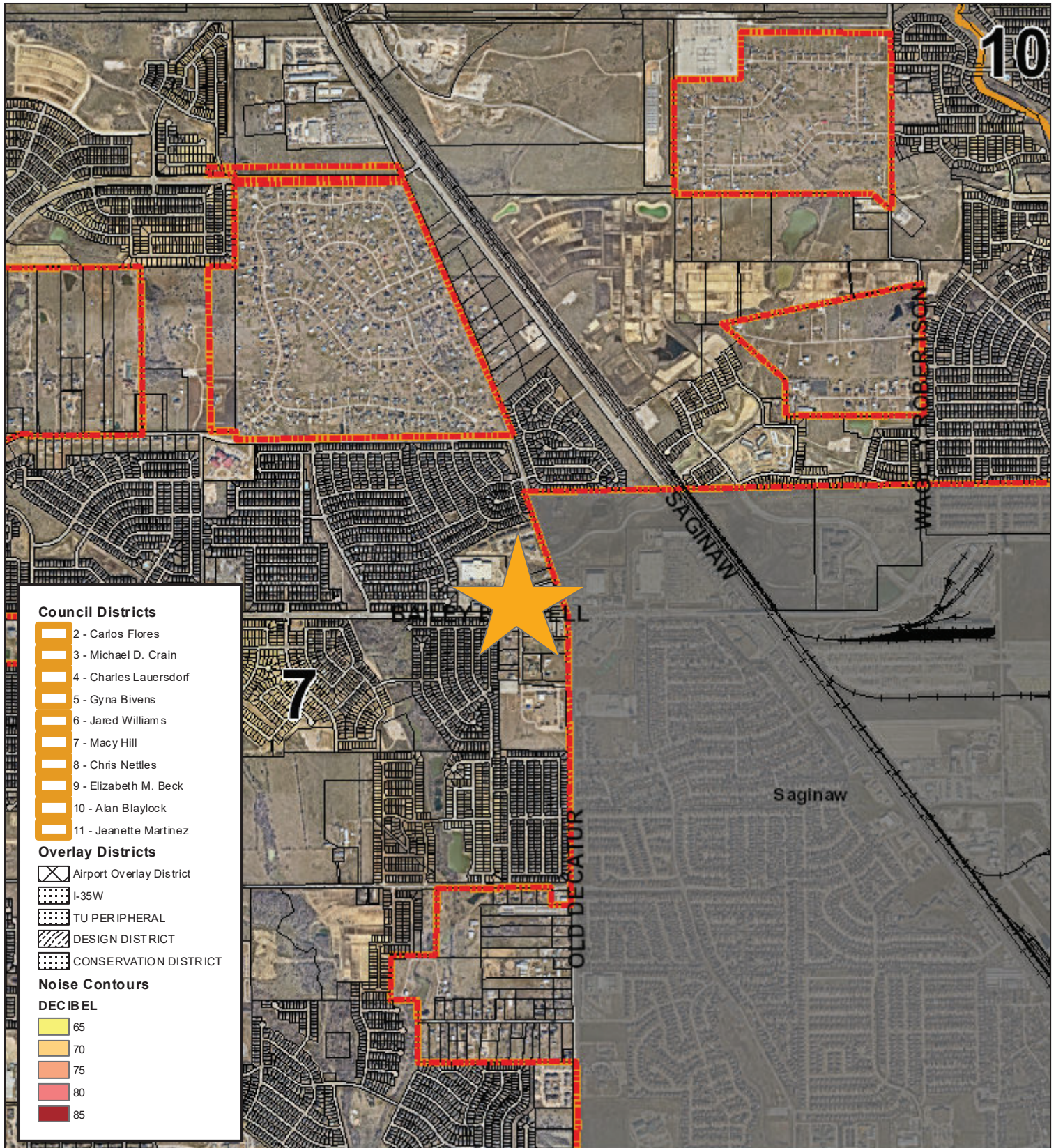
ALTA/NSPS LAND TITLE SURVEY PART OF HEIRS OF BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 950
Fort Worth, Texas 76102
FIRM# 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	FCN	JFW	10/20/2016	061294900	1 OF 1

Area Map

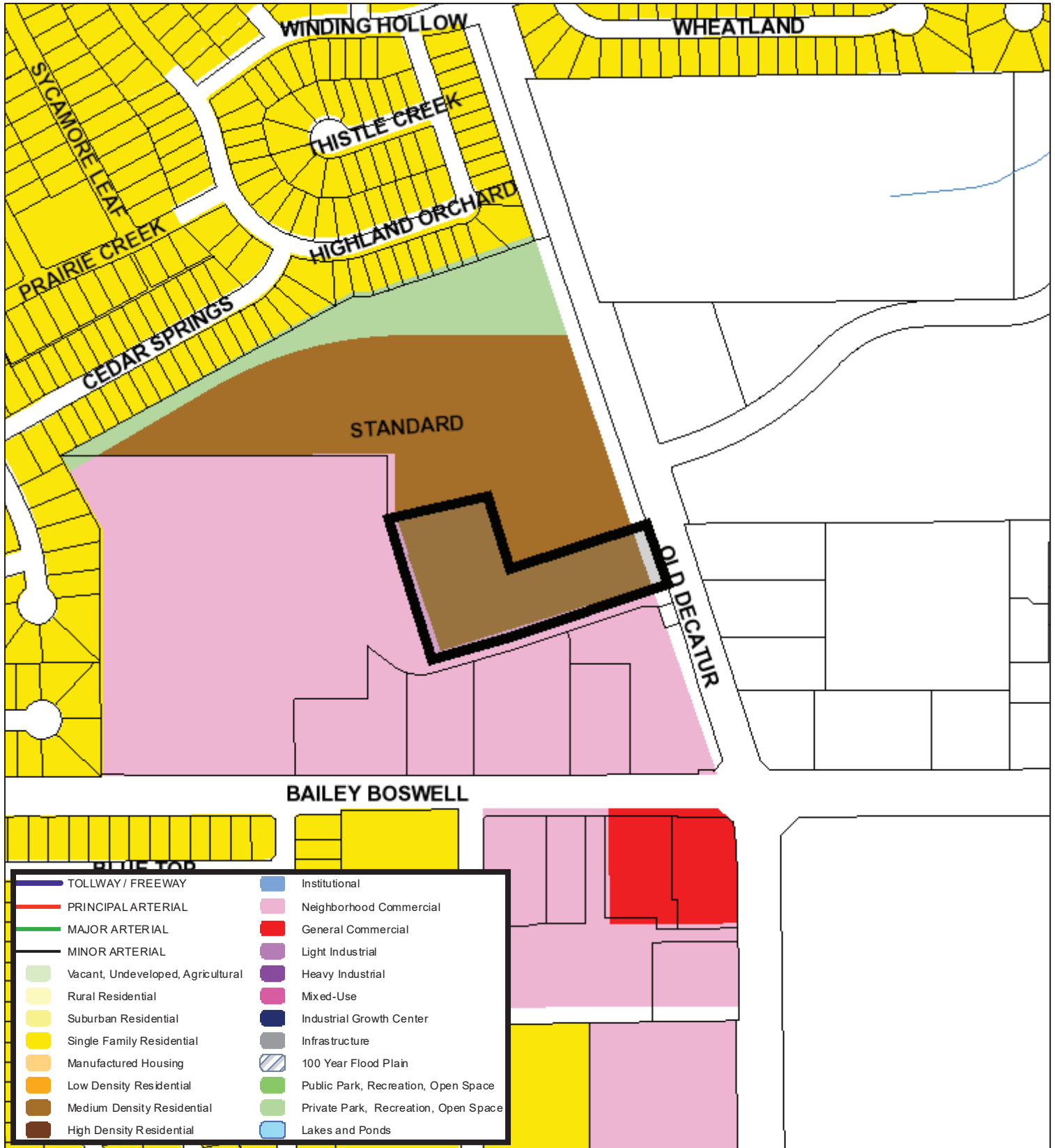


0 1,000 2,000 4,000 Feet



ZC-23-179

Future Land Use



340 170 0 340 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.





ZC-23-179

Aerial Photo Map



0 215 430 860 Feet

