



Zoning Staff Report

Date: June 27, 2023

Case Number: ZC-23-022

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

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

Site Location: 5819 Bowman Roberts Road

Acres: 5.6065 acres

Request

Proposed Use: Detached Multifamily

Request: From: “AG” Agricultural

To: “PD-D” Planned Development-High Density Multifamily with development standards for parking, supplemental building setbacks, building orientation, perimeter fencing, open space, & waiver to MFD submittal; Site Plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial by a vote of 7-1**

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Project Description and Background

The subject site is a 5.6-acre piece of property off Bowman Roberts Road in Council District 2. 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 “PD-D” for a Planned Development based on High Density Multifamily. The intent is to build a detached multifamily community comprised of a mixture of detached homes and duplex homes. The unit breakdown is eight duplex structures (16 one-bedroom dwellings) and 45 two-bedroom detached dwellings, for a total of 61 dwelling units. Based on the size of the site, the density is approximately 11 dwelling units per acre, well below the maximum density of 32 dwelling units per acre allowed in “D” zones. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

The developer proposes to develop a cottage community with a total of 16 attached/duplex homes and 45 detached homes. All of the homes will be one story to blend with the surrounding neighborhoods. The homes will be 70% stacked Austin Stone with Hardy board facia and accents.

A 5' landscaped buffer yard will be provided along the north, west and southern borders where they abut single family residential. The enhanced landscaping requirement will be met as well as Urban Forestry.

The surrounding neighborhood is divided into subdivisions with fences along Bowman Roberts Road. It was important to the Northwest Fort Worth Neighborhood Alliance that the development replicate the existing subdivision and keep a cohesive look for this section of Bowman Roberts. For this reason we are requesting to provide a 6' masonry wall along Bowman Roberts and have the homes facing the interior private street.

The current zoning on the property is AG and appears to be the default zoning when the area was subdivided. The Future Land Use is Open Space but the land has always been privately owned. The Parks and Recreation Department has no plans for a park in this location. The use is consistent with the adjacent residential uses.

The waivers (or ‘development standards’) for the PD-D can be seen in the table below. The waivers are only for aspects that fall short of the “D” standards. All other “D” standards not listed will be met or exceeded.

Requirement	“D” Standards	Proposed “PD-D”
Open Space	Minimum 35%	34% (Waiver requested)
Buffer yard / Screening	Where adjacent to one- or two-family districts, a 5' buffer yard and minimum 6' screen fence shall be placed on the property line and should be landscaped per point system PLUS. 3:1 setback based on height, minimum 30'	5' buffer yard and minimum 6' screen fence shall be placed on the property line and landscaped per point system. - Complies Rear yard: 15' (AC units and porches shall be allowed within the setback) Side yard: North 15' (AC units and porches shall be allowed within the setback) Side yard: South 10' (AC units and porches shall be allowed within the setback) (Waiver Requested)

Parking	1 space per bedroom PLUS 1 space per 250 square feet of office/amenity area No parking or driveways shall be provided between a building and a public or private street.	140 spaces allowable - 138 spaces provided - Complies. Allow parking and driveways between a building and a public or private street. (Waiver requested)
Fencing	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.	Allow screening fence between building facades and public right-of-way. (Waiver requested)
Interior Fencing	For private residential patios and yards, a fence, railing or low wall may extend beyond the building façade if the following requirements are met: -Fences, railings, and walls shall not exceed 4' in total height as measured from the ground to the top of the fence, railing and/or wall; however, -For elevated residential stoops the total fence, railing and/or wall height shall not exceed 5' total.	Private yards shall be fenced with fencing between 4'-6" tall. (Waiver Requested)
Building Orientation	Buildings located on public streets must face the street.	Allow all buildings along Bowman Roberts to face private street. (Waiver Requested)
Multifamily Design Standards	Submit MFD plan to meet standards	(Waiver Requested)

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

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
 The following organizations were emailed on March 10, 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 property 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, WJ Boaz Road, and Bailey Boswell Road. It is sensible that traditional single-family homes might not be the most appropriate type of housing to build on a road of this caliber, since adding a series of driveways and curb cuts could potentially present a safety issue, especially considering the sharp bend in the road here. The proposed layout of this community would have all units facing an interior drive/fire lane with a single access point on to Bowman Roberts, aligned with an existing street (Coral Reef Drive) to optimize flow. This design also allows for public sidewalks to be added along the west side of Bowman Roberts where none currently exist, providing an added benefit to the neighborhood.

While the Planned Development is based on multifamily zoning, this is only done because all detached multifamily/cottage communities are currently handled using PD's in lieu of a permanent zoning category. The proposed development is more single-family in nature rather than a true standard multifamily garden apartment style development and will still be of a residential character and nature. The developer is proposing to limit all buildings to a single story, in order to remain in scale compared to the adjacent neighborhoods. In addition, the developer is proposing a 6 foot height masonry fence along the Bowman Roberts frontage, instead of a standard wood fence, in order to blend better with the traditional subdivision aesthetic. 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 medium density residential to reflect the new zoning.

Comprehensive Plan Consistency – Far Northwest

The adopted 2022 Comprehensive Plan designates the subject property as future Open Space. All zoning classifications are acceptable within areas designated as future Open Space.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
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 "PD-D" is **consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning / Land Use

All zoning comments have been addressed:

- Add case reference ZC-23-022.
- Include height information on Site Plan (max height is 36 feet measured from slab to top plate).
- Is 10' the height for all buildings (including amenity/office)?
- Correct general note 4 for landscaping referencing Section 4.712.d.6.a instead of "A1 Districts".
- Correct general note 10, specify ..."D" District Standards from Section 4.712 of the Ordinance, with following exceptions.
- Replace Community Design Standards with Waiver Exhibit table.
- Remove Cottage Community Design Standards (can be on building plans, not on Site Plan).
- Remove references to signage in Waiver Exhibit table, strike "Monument sign may be within this setback".
- Confirm with [Stormwater](#) section that they are okay with 4 fences across central drainage easement.
- Public sidewalk on private property will potentially need an encroachment agreement / easement, contact [Contracts](#) section.
- Current waiver list would include Parking, Supplemental Building Setbacks, Open Space, Building Orientation, Perimeter Fencing, MFD Submittal waiver
- Please keep in mind that under the most recently adopted Fee Schedule, PD's are charged \$600 for the first waiver plus \$300 for each additional waiver requested, so it is in your interest to reduce the number of waivers where possible.
- Focus on obtaining community support letters before Feb. 23rd. Letters of support are not mandatory, but increase the likelihood that the Zoning Commission and City Council will approve the request to "PD-D".

Fire

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

This project is considered multi-family for fire code based on parking configuration.

26' wide Fire lanes are compliant.

Hammerhead turn-around dimensions must be 50' long for each short section of the "T".

Section 503.2.1 Fire Lane Dimensions

One point of access is compliant. (fewer than 100 units)

Section 503.1.7 Secondary Access-Multiple-family Residential

All unit addresses must be visible from the fire lane. Fencing may block visibility of some units on west side. Each building address shall be clearly visible from the corresponding street.

CFW Fire Department Planning and Addressing Standards Section VI.4 Apartment Signage

Hose lay to each building must be provided within 150' from the edge of a marked fire lane or public street, measured in a 5' wide unobstructed path.

Section 503.1.1 Buildings and Facilities

Additional hydrants are required to meet the following: Section 507.5.1(2)

Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and

Maximum of 500 ft. hose lay distance to all points of building.

Maximum distance from Fire Department Connection (FDC) is 150 ft. for a standpipe system, and/or a sprinkler system.

General information: Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

Platting

No response provided

Water

Refer to PDC notes from 5/5/22 meeting. Water demand and Sewer Loading required

Park & Recreation

Workflow cleared by Lori Gordon, but no comments provided

Stormwater

Land disturbance is greater than 1 acre, a drainage study will be required before obtaining a grading permit or submitting to IPRC. Grading permit will be required prior to obtaining any building permits. The fence across the drainage easement will need to be reviewed with an encroachment agreement. There will need to be plan profiles showing the vertical distance between the fence poles/concrete footing and the top of the 42" storm pipe. There may also be some minor overland flows, your drainage study should be able to identify those, if overland flows exist, the fence would need to be rod iron.

Transportation & Public Works

TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

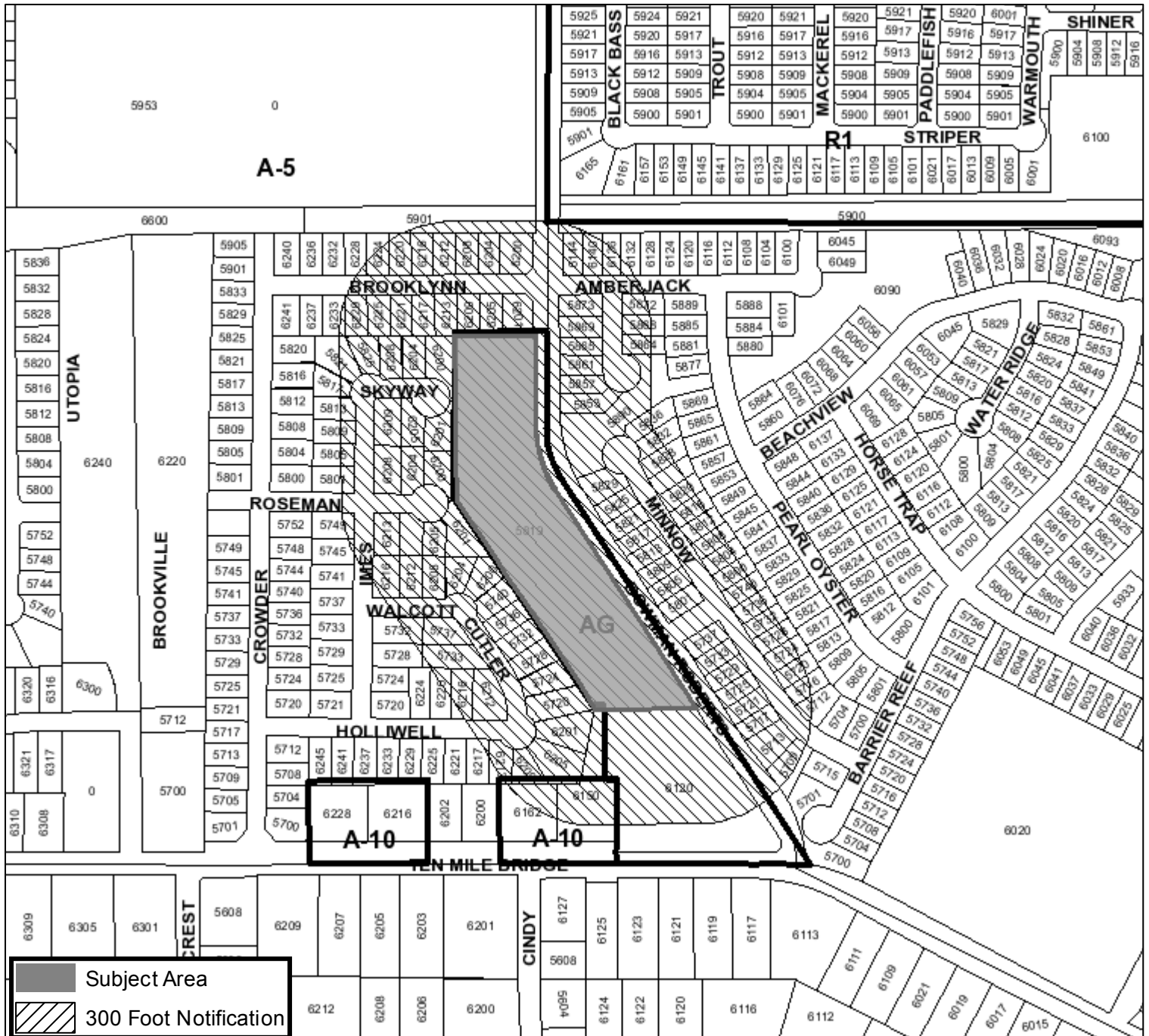
1. Gated Entrances: Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Gates must permit stacking of three of the largest vehicles off right-of-way and include a turnaround for denial of access on private property. Gates shall be equipped with a Knox-box or other approved fire access apparatus that is to be reviewed and approved by the Fire Department.



o Residential/Multi-Family-3 stacking spaces from the call box required entrance

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review 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.)

Area Zoning Map

Applicant: C4 Lease/Mary Nell Poole
 Address: 5819 Bowman Roberts
 Zoning From: AG
 Zoning To: PD/D Plus Cottage Community
 Acres: 238946.12935533
 Mapsco: Text
 Sector/District: Far Northwest
 Commission Date: 3/22/2023
 Contact: 817-392-8043



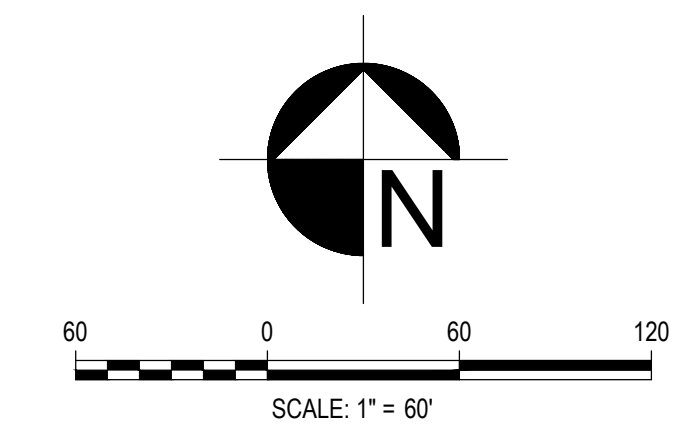
 Subject Area
 300 Foot Notification

0 187.5 375 750 Feet

DEVELOPMENT STANDARDS AND GENERAL NOTES:

- INCLUDED SITE AMENITIES: DOG PARK, COURTYARDS AREAS, SIDEWALKS THROUGHOUT THE COMMUNITY, PICNIC AREA WITH SHADE STRUCTURE AND AN AMENITY/OFFICE BUILDING.
- ALL SITE LIGHTING SHALL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
- MAXIMUM HEIGHT IS 10' FROM SLAB TO TOP PLATE INCLUDING OFFICE/AMENITY BUILDING.
- ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS.
- THIS COMMUNITY WILL COMPLY WITH LANDSCAPING REQUIREMENTS FOR SECTION 4.712.d.6.a.
- THIS COMMUNITY WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON THREE SIDES AND A SOLID GATE.
- THE SQUARES ON THE PROPOSED PERIMETER FENCING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT INDICATIVE OF COLUMN SPACING. ANY COLUMN SPACING WILL BE DETERMINED DURING THE DETAILED LANDSCAPE DESIGN PROCESS. ALL SCREENING WALLS TO BE 6- FEET IN HEIGHT.
- ALL LANDSCAPE BUFFERS ARE INCLUSIVE OF EXISTING/PROPOSED EASEMENTS.
- ALL FIRE LANES AND PARKING AREAS TO BE ASPHALT PAVING.
- THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH "D" DISTRICT STANDARDS FROM SECTION 4.712 OF THE ZONING ORDINANCE, WITH THE FOLLOWING EXCEPTIONS:

Requirement	"D" Standards	Proposed "PD-D"
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LOCATION MAP
N.T.S.

SITE INFORMATION		
SITE AREA		
SITE AREA	5.61 ACRES (244,221 SF)	
EXISTING ZONING	AG	
PROPOSED ZONING	PD/D PLANNED DEVELOPMENT	
PROPOSED LAND USE	SINGLE FAMILY FOR RENT	
RESIDENTIAL SUMMARY		
UNIT TYPE	UNITS	% OF UNITS
ONE BEDROOM (ATTACHED TWO UNITS - 50'x27')	16	26%
TWO BEDROOM - (37'x27')	45	74%
TOTAL:	61	100%
TOTAL BEDROOMS	106	
GROSS DENSITY (UNITS PER ACRE)	10.87	
OPEN SPACE PROVIDED	1.92 AC (34%)	
PRIVATE BACKYARD SPACE	0.53 AC	
PARKING DATA		
	PARKING SPACE TOTALS	
UNCOVERED/OPEN (INCLUDING 2 SPACES FOR AMENITY BLDG)	66	
COVERED CARPORT	72	
TOTAL PARKING PROVIDED:	138 (1.30 SPACES PER BED)	

LEGEND:

- 1 BEDROOM DUPLEX. 1- STORY. 2 TOTAL BEDROOMS
- 2 BEDROOM DETACHED. 1- STORY. 2 TOTAL BEDROOMS
- DUMPSTER ENCLOSURE (TO BE SCREENED PER CITY STANDARDS AND THE APPROVED PD FOR THIS PROJECT)
- COVERED PARKING (CARPORT)
- PROPOSED 6' SOLID WOOD FENCE
- PROPOSED 6' MASONRY FENCE
- PROPOSED SIDEWALK
- PROPOSED OPEN SPACE
- PROPOSED PRIVATE BACKYARD
- PROPOSED DRIVE PAVEMENT

ZONING CASE #: ZC-23-022

**PRELIMINARY SITE PLAN
FOR
BOWMAN ROBERTS SINGLE FAMILY**

5819 BOWMAN ROBERTS ROAD, FORT WORTH, TEXAS
BEING 5.61 ACRES
OUT OF THE
JOSEPH BOWMAN SURVEY ABSTRACT 79 TRACT 1A1D & 1A3A
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



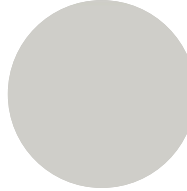
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

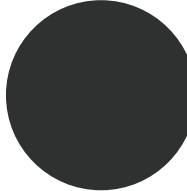
Duplex A
Paint Scheme Specification I



Austin Stacked Stone



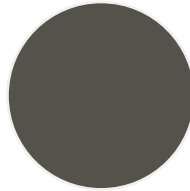
Big Chill SW7648
- B&B



Black Magic SW6991
- Doors & Window and Door
Trim & Fascia

The Bowman

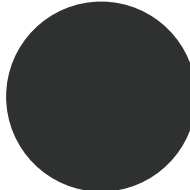
Paint Scheme Specification I



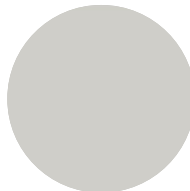
Urbane Bronze SW7048
- Front and Back Door



Extra White SW7006
- Fascia



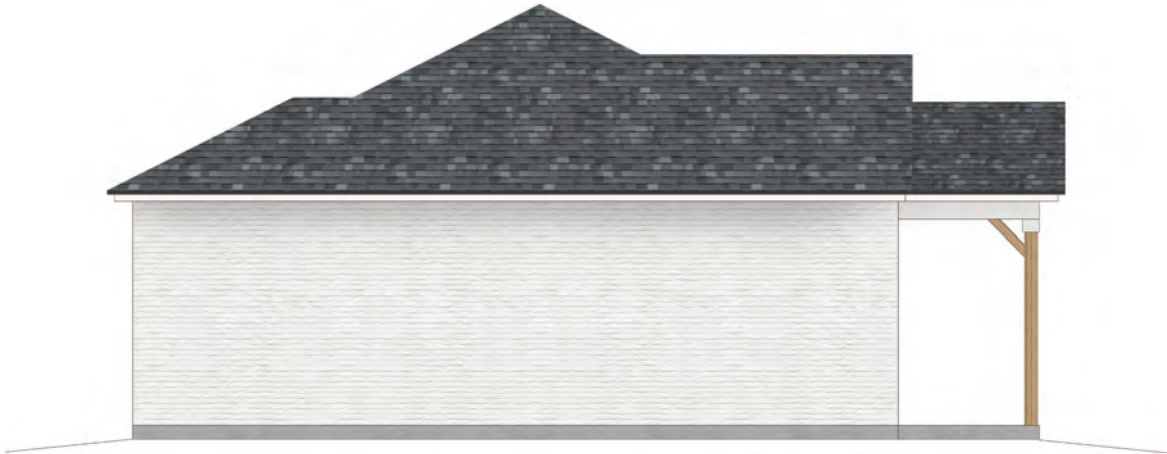
Black Magic SW6991
- Window and Door Trim



Big Chill SW7648
- B7&B & Adjacent Trim



Austin Stacked Stone



LEFT ELEVATION

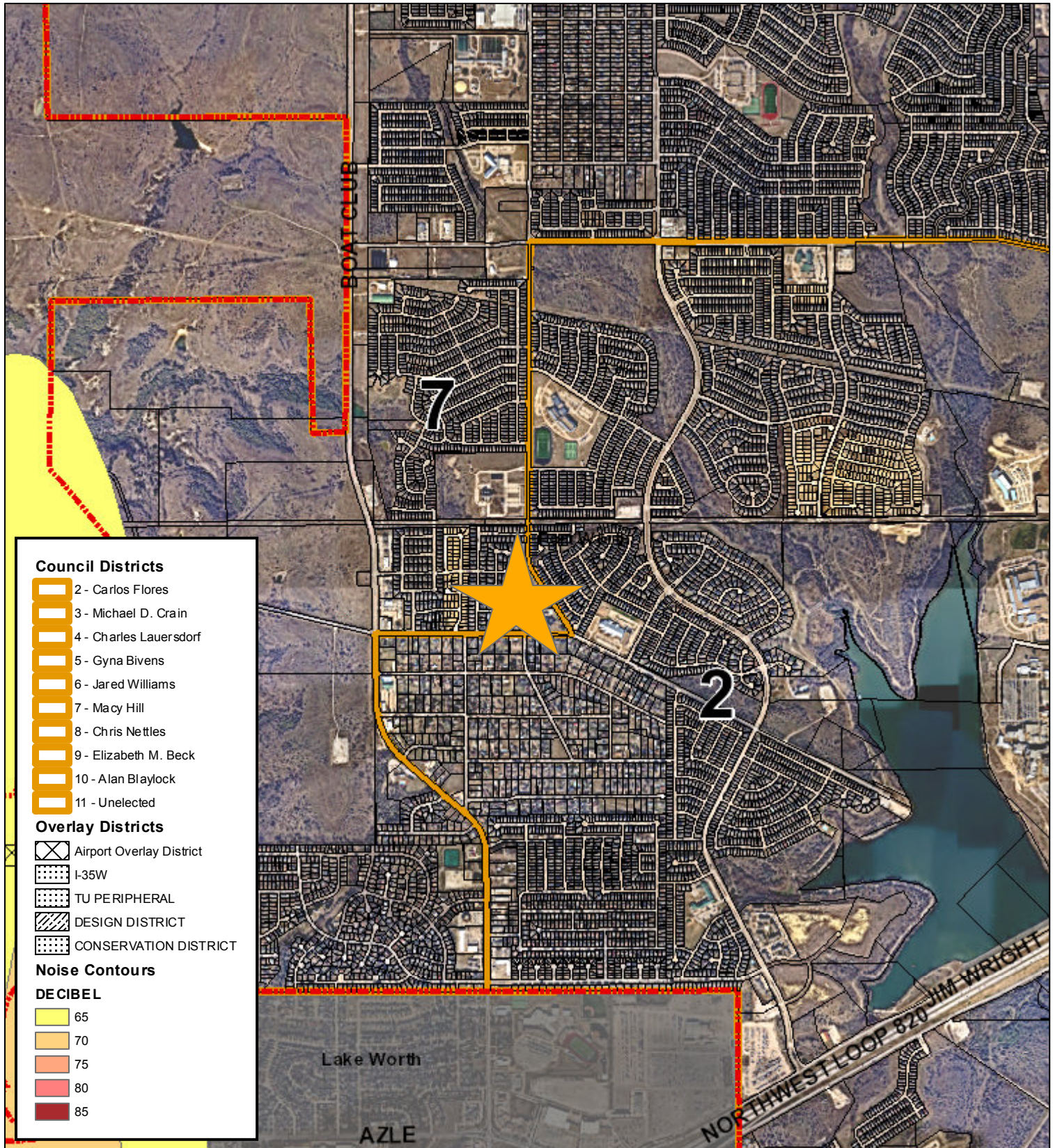


RIGHT ELEVATION











BACK ELEVATION








Area Map



Council Districts






-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauerdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Unelected

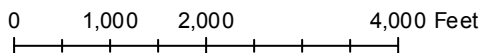
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

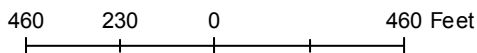
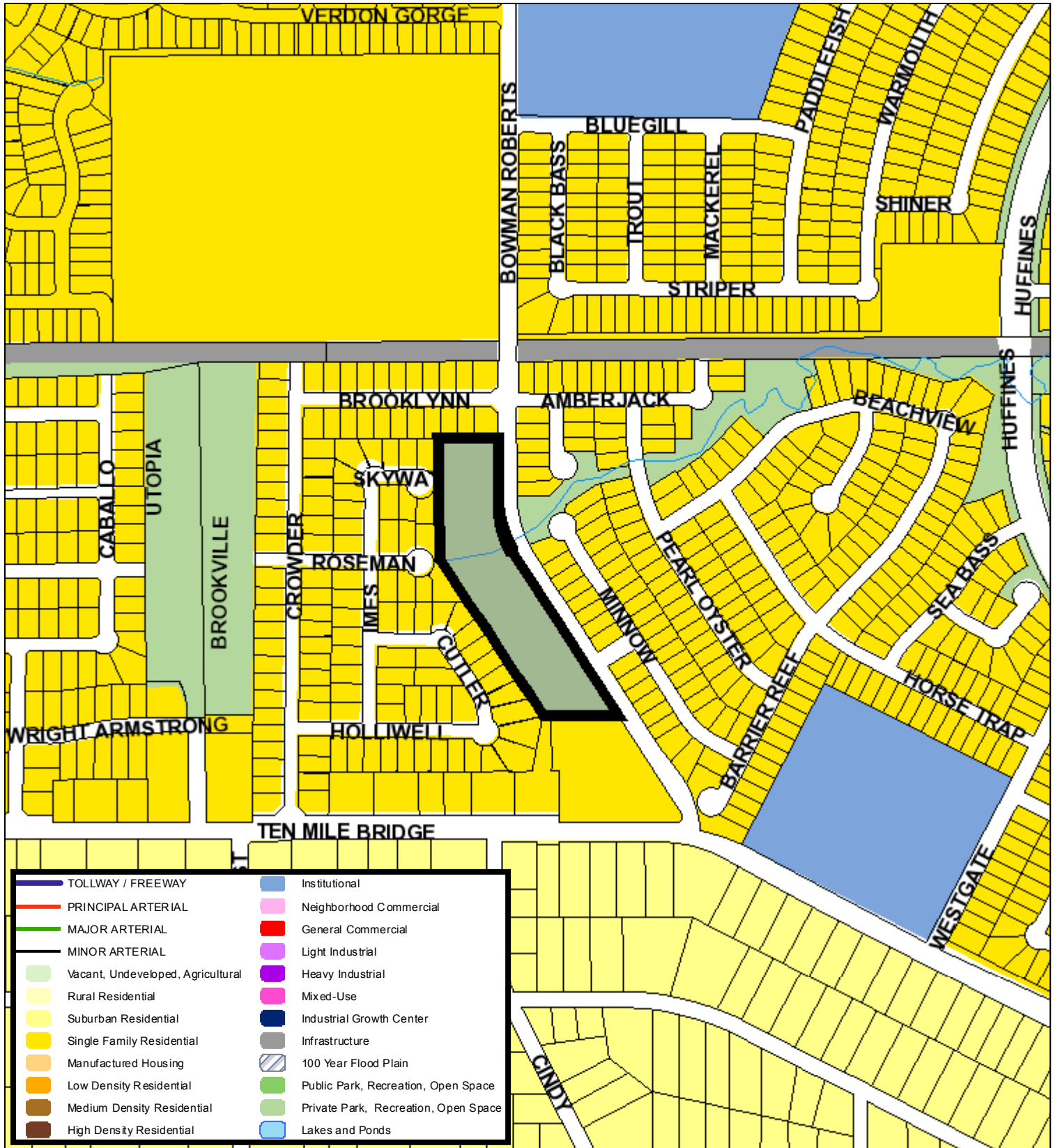
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



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



0 290 580 1,160 Feet

