



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	March 8th, 2023
City Council	April 11th, 2023
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

Case Number: ZC-23-022		
Applicant: C4 Lease/Mary Nell Poole	Site Address: 5819 Bowman Roberts	Council District: 2-Carlos Flores
Current Zoning: "AG" Agricultural	Proposed Zoning: "PD/D" Planned Development - High Density Multifamily	Proposed Use: Detached Multifamily
Northwest Fort Worth Neighborhood Alliance		
Fort Worth Stone Creek Ranch HOA		
Marine Creek Ranch HOA		
Bowman Estates OA		
Eagle Mountain-Saginaw ISD		
Marine Creek Estates HOA		
Streams And Valleys Inc		
Trinity Habitat for Humanity		
Lake Worth ISD		

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

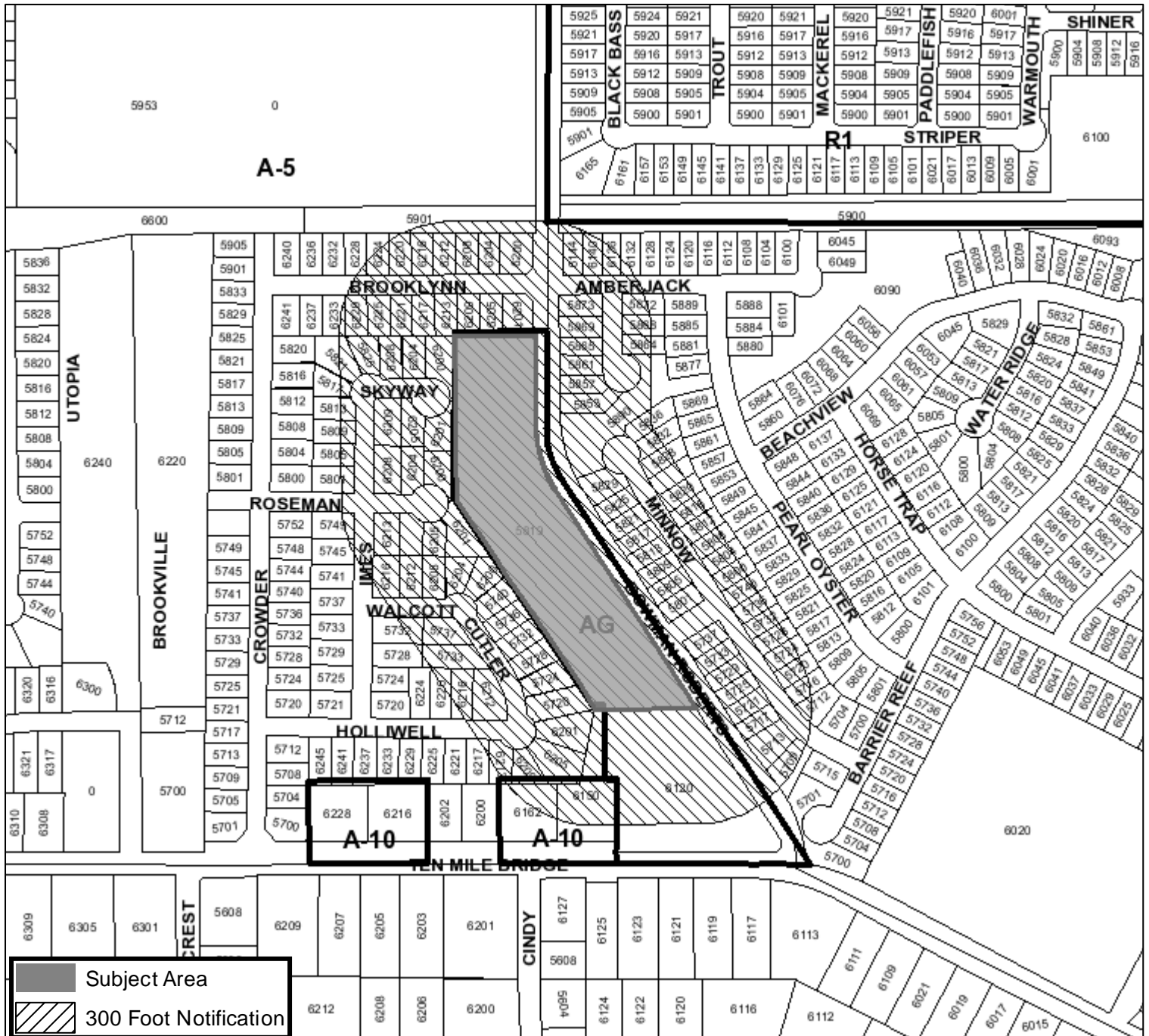
Organization Name:	Oppose <input type="checkbox"/>	Support <input type="checkbox"/>
Signature of Representative:	Printed Name of Representative:	



ZC-23-022

Area Zoning Map

Applicant: C4 Lease/Mary Nell Poole
Address: 5819 Bowman Roberts
Zoning From: AG
Zoning To: PD/D Plus Cottage Community
Acres: 5.48547027
Mapsc0: Text
Sector/District: Far Northwest
Commission Date: 3/8/2023
Contact: null



0 187.5 375 750 Feet

Created: 2/16/2023 4:37:40 PM



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER C4 Lease, LLC

Mailing Address 4824 W Fairview Ave City, State, Zip Boise, ID 83706

Phone 208-866-0168 Email cconger@congergroup.com

APPLICANT Same As Above

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

AGENT / OTHER CONTACT Mary Nell Poole - Townsite

Mailing Address 2918 Wingate, Ste 100 City, State, Zip Fort Worth, TX 76107

Phone 817-850-9500 Email marynell@townsiteco.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 5819 Bowman Roberts Rd

Total Rezoning Acreage: 5.6 ☐ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

☐ YES - PLATTED

Subdivision, Block, and Lot (list all): _____

Is rezoning proposed for the entire platted area? ☐ Yes ☐ No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☒ NO – NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 5.6 acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): AG Proposed Zoning District(s): PD-D plus Cottage Community

Current Use of Property: Vacant

Proposed Use of Property: Cottage Homes

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: D for all uses in D plus Cottage Community

Land Uses Being Added or Removed: Cottage Community Added

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

See Attached

☒ Site Plan Included (completed site plan is attached to this application)

☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? ☒ Yes ☐ No If yes, please list below:

☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DEVELOPMENT STANDARDS AND GENERAL NOTES:

- 1. INCLUDED SITE AMENITIES: DOG PARK, COURTYARDS AREAS, SIDEWALKS THROUGHOUT THE COMMUNITY, PICNIC AREA WITH SHADE STRUCTURE AND AN AMENITY/OFFICE BUILDING.
- 2. ALL SITE LIGHTING SHALL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
- 3. ALL SIGNS SHALL CONFORM TO ARTICLE 4--SIGNS.
- 4. THIS COMMUNITY WILL COMPLY WITH LANDSCAPING REQUIREMENTS FOR A1 DISTRICTS.
- 5. THIS COMMUNITY WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- 6. TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON THREE SIDES AND A SOLID GATE.
- 7. 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.
- 8. ALL LANDSCAPE BUFFERS ARE INCLUSIVE OF EXISTING/PROPOSED EASEMENTS.
- 9. ALL FIRE LANES AND PARKING AREAS TO BE ASPHALT PAVING.
- 10. THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:

COMMUNITY DESIGN STANDARDS:

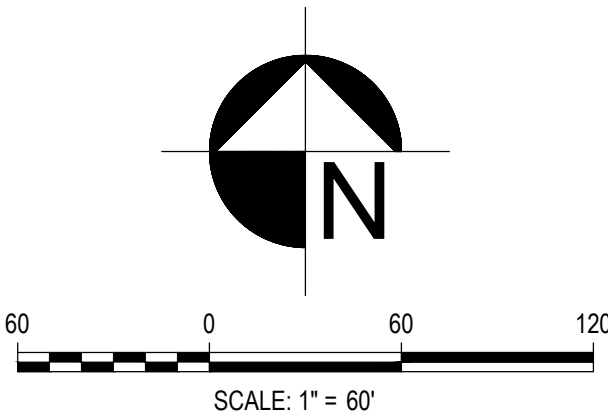
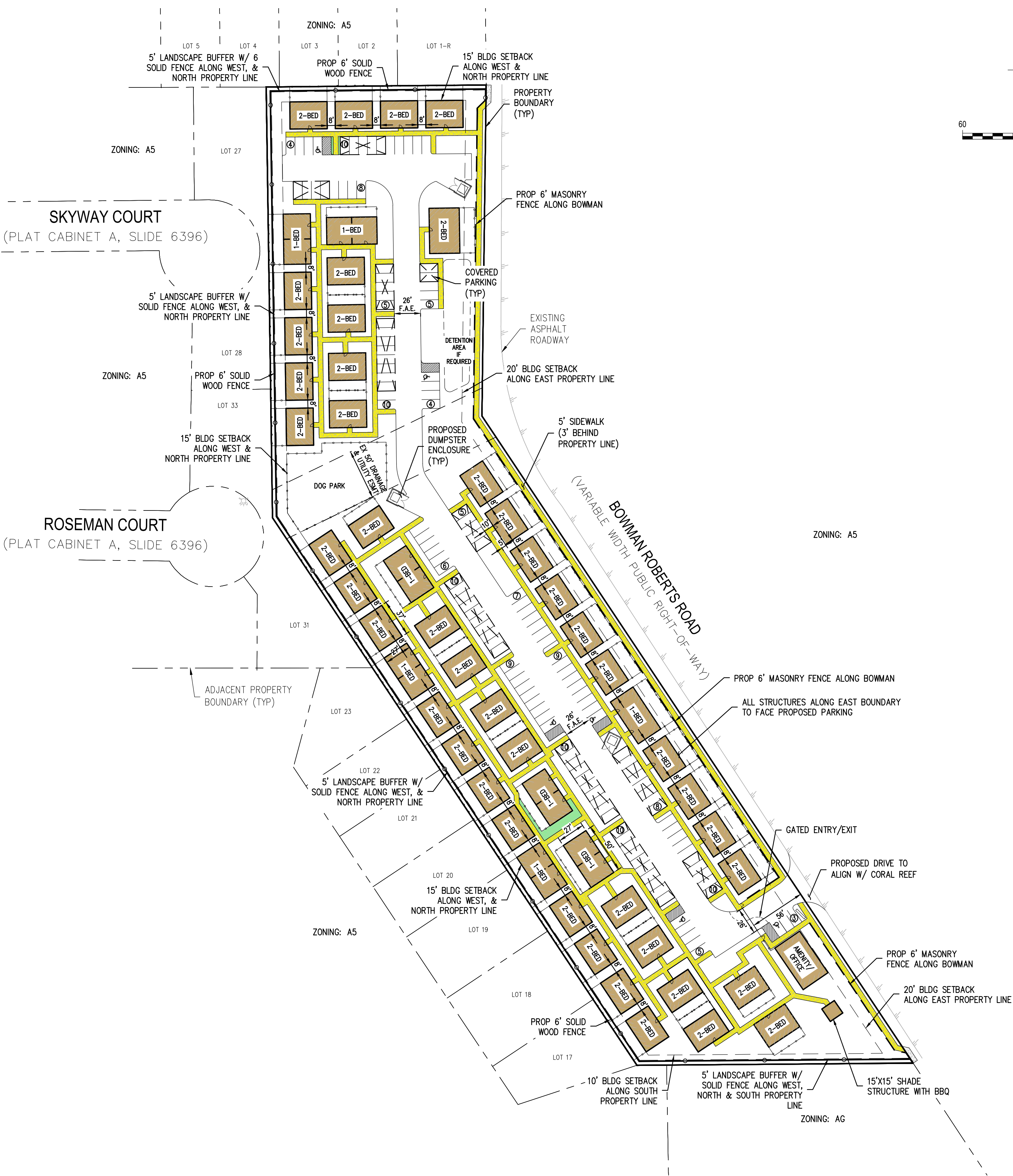
- OPEN SPACE, MINIMUM 34 % (1.92 ACRES) (INCLUSIVE OF LEASING OFFICE AND AMENITY AREA). EXISTING AND PROPOSED EASEMENTS, COURTYARDS, AND GREEN/LANDSCAPED AREAS BETWEEN BUILDING HAVE BEEN COUNTED PER OPEN SPACE REQUIREMENTS.
- MAXIMUM DENSITY PER ACRE SHALL BE 10.87 UNITS PER ACRE. (FOR OVERALL PROJECT)
- ACCESSORY BUILDINGS SHALL INCLUDE, LEASING CENTER, AMENITY CENTER, AND COVERED PARKING.
- A MINIMUM OF 70% MASONRY SHALL BE ALLOWED ON THE EXTERIOR FRONT SIDE AND REAR ELEVATIONS (EXCLUDING WINDOWS AND DOORS) ON ALL BUILDING.
- THE MASONRY STANDARDS THAT APPLY TO THE FRONT ELEVATIONS OF ANY RESIDENCE BUILDING SHALL ALSO APPLY TO ANY EXTERIOR WALLS ON A STRUCTURE THAT ARE ADJACENT TO THE FACE OF A PUBLIC STREET OR FIRE LANE; OR AREA VISIBLE FROM AND LOCATED IMMEDIATELY ADJACENT TO A PUBLIC PARK, RESERVED OPEN SPACE OR NEIGHBORHOOD COMMON AREA, OR AN UNDEVELOPED FLOOD HAZARD OR DRAINAGE AREA THAT IS ALSO ADJACENT TO A PUBLIC STREET.
- STREETLIGHTS SHALL BE DARK SKY COMPLIANT.
- ROOFING MATERIALS SHALL BE AN ASPHALT-BASED ROOFING MATERIAL. ARCHITECTURAL SHINGLES USED SHALL BE ACCOMPANIED WITH A MINIMUM 25-YEAR WARRANTY.

COTTAGE COMMUNITY DESIGN STANDARDS:

- PARKING BASED ON:
 - 1 SPACE PER BEDROOM PLUS 3 SPACES THE AMENITY/OFFICE BUILDING.
- FRONT YARD SETBACKS TO BE MINIMUM OF 5 FEET FROM BACK OF CURB.
- SIDE YARD SETBACKS TO BE 4 FEET MINIMUM (8 FEET WALL TO WALL) (AC UNITS SHALL BE ALLOWED WITHIN THESE SETBACKS.)
- REAR YARD SETBACKS TO BE 15 FEET MINIMUM (AC UNITS SHALL BE ALLOWED WITHIN THESE SETBACKS.)
- PORCHES SHALL BE ALLOWED TO ENCROACH INTO THE SETBACKS.
- MAXIMUM HEIGHT OF THE SINGLE-STORY UNITS SHALL BE 10 FEET TO TOP SILL PLATE.
- RESIDENTIAL UNIT'S MINIMUM 8 FEET SEPARATION WALL TO WALL.

LANDSCAPE DESIGN STANDARDS:

- STREET TREES ALONG BOWMAN ROBERTS WILL BE PRESERVED AS MUCH AS POSSIBLE ALONG THE NEW LANDSCAPING TO BE PER CITY CODE.
- SUSTAINABLE, NATIVE, LANDSCAPING WILL BE PROVIDED AT THE COMMUNITY ENTRANCE, AROUND THE AMENITY AREA, AND AT THE LEASING OFFICE.
- A MIXTURE OF LARGE CANOPY TREES AND ORNAMENTAL TREES WILL BE PLACED THROUGHOUT THE DEVELOPMENT.
- EVERGREEN SCREENING SHRUBS WILL BE PLACED ADJACENT TO ALL TRASH ENCLOSURE LOCATIONS.



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:

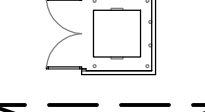
1 BEDROOM DUPLEX. 1- STORY. 2 TOTAL BEDROOMS



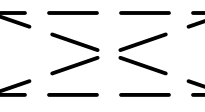
2 BEDROOM DETACHED. 1- STORY. 2 TOTAL BEDROOMS



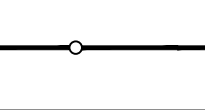
DUMPSTER ENCLOSURE (TO BE SCREENED PER CITY STANDARDS AND THE APPROVED PD FOR THIS PROJECT)



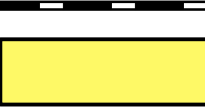
COVERED PARKING (CARPORT)



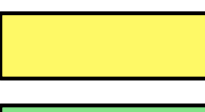
PROPOSED 6' SOLID WOOD FENCE



PROPOSED 6' MASONRY FENCE



PROPOSED SIDEWALK



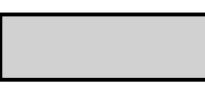
PROPOSED OPEN SPACE



PROPOSED PRIVATE BACKYARD



PROPOSED DRIVE PAVEMENT



ZONING CASE #: ZC-23

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
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.