



# Zoning Staff Report

**Date:** March 8, 2022

**Case Number:** ZC-21-231

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Presidio Village LLC

**Site Location:** 9301 Harmon Rd

**Acreage:** 9.7 acres

### Request

**Proposed Use:** Commercial

**Request:** From: “AG” Agricultural

To: “E” Neighborhood Commercial

### Recommendation

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

**Comprehensive Plan 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. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject property is located on Harmon Rd south of Heritage Trace Parkway. The site is currently vacant and the applicant is proposing to change the zoning from “AG” Agricultural to “E” Neighborhood Commercial to allow for a development with various commercial uses.

During the Zoning Commission Public Hearing, the adjacent neighborhood mentioned that it prefers not to have a connection to Creosote Dr. Typically, access and connectivity are reviewed during the platting phase or through a PD with a site plan. The neighborhood is open to discuss additional traffic measures such as speed bumps or stop signs with our TPW Department. Although access and transportation are important components for this case, our primary function is land use compatibility and Comprehensive Plan consistency. Waivers to access would come from the Planning Commission.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / industrial

East “C” Medium Density Multifamily, “A-5” One-Family / vacant, multifamily

South “E” Neighborhood Commercial / single-family

West “R1” Zero Lot Line/Cluster / single-family

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.

The following organizations were notified: (emailed December 28, 2021)

Organizations Notified	
North Fort Worth Alliance	Reata Meadows HOA
Quail Grove HOA	Reata Ranch HOA*
Tehama Ridge HOA	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD
Eagle Mountain-Saginaw ISD	

\* Neighborhood Association is located closest to the subject property

## Land Use Compatibility

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The applicant is proposing to change the zoning of this property from to “E” Neighborhood Commercial. Surrounding uses vary, with single-family to the west and south, industrial to the north, and multifamily/vacant uses across the street to the east. The site is proposed for neighborhood commercial uses which are appropriate along major arterials and adjacent residential uses. Screening fences, setbacks, and bufferyards would be required when the commercial is constructed.

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

## Comprehensive Plan Consistency – Far North

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The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

Based on the conformance with the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

## Economic Development Plan

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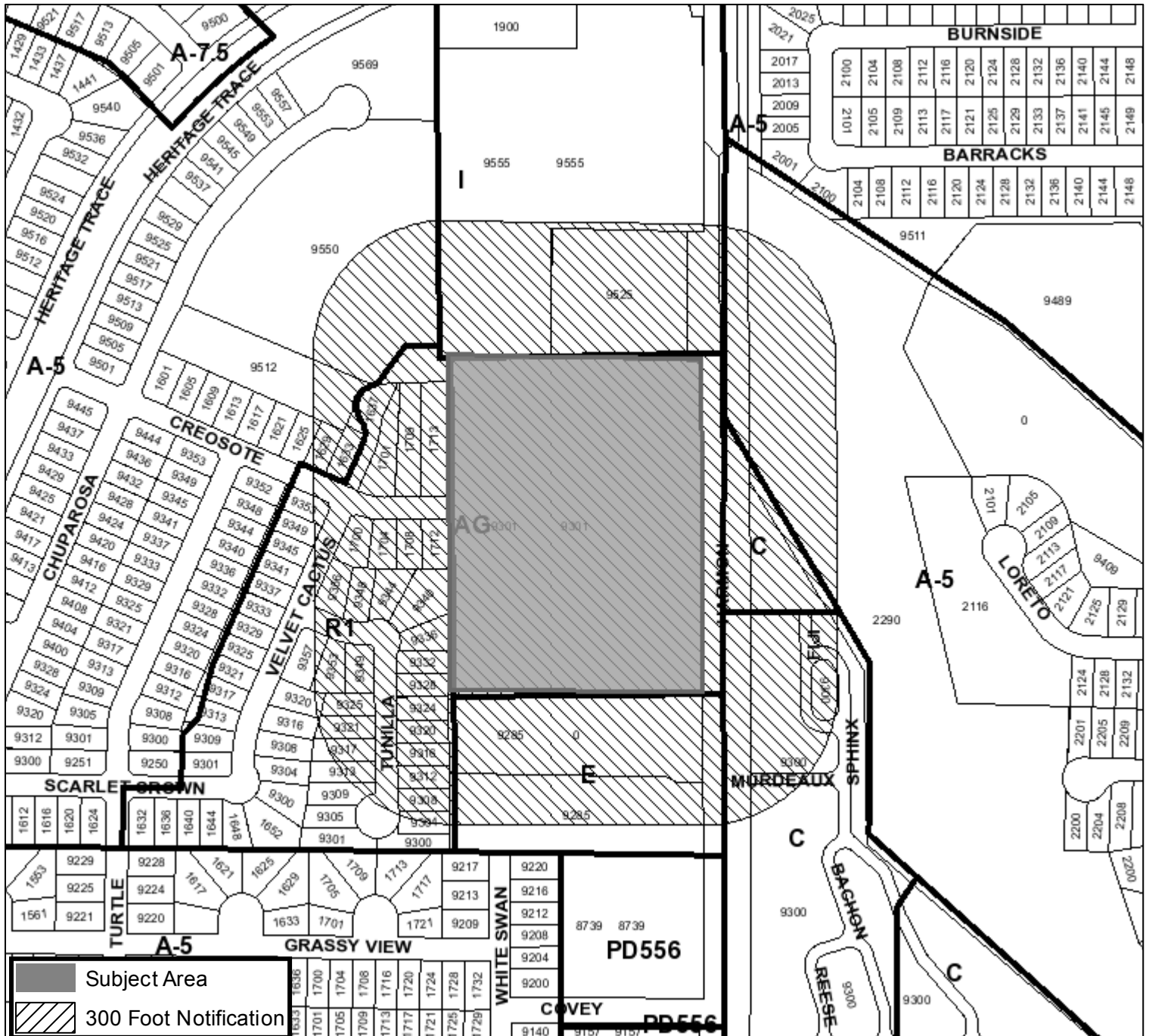
The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:



1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

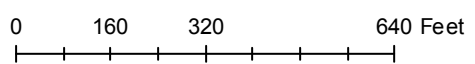
The proposed zoning would create tax revenue and jobs for the City of Fort Worth.

### Area Zoning Map

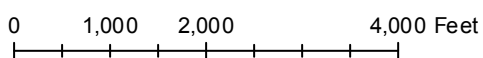
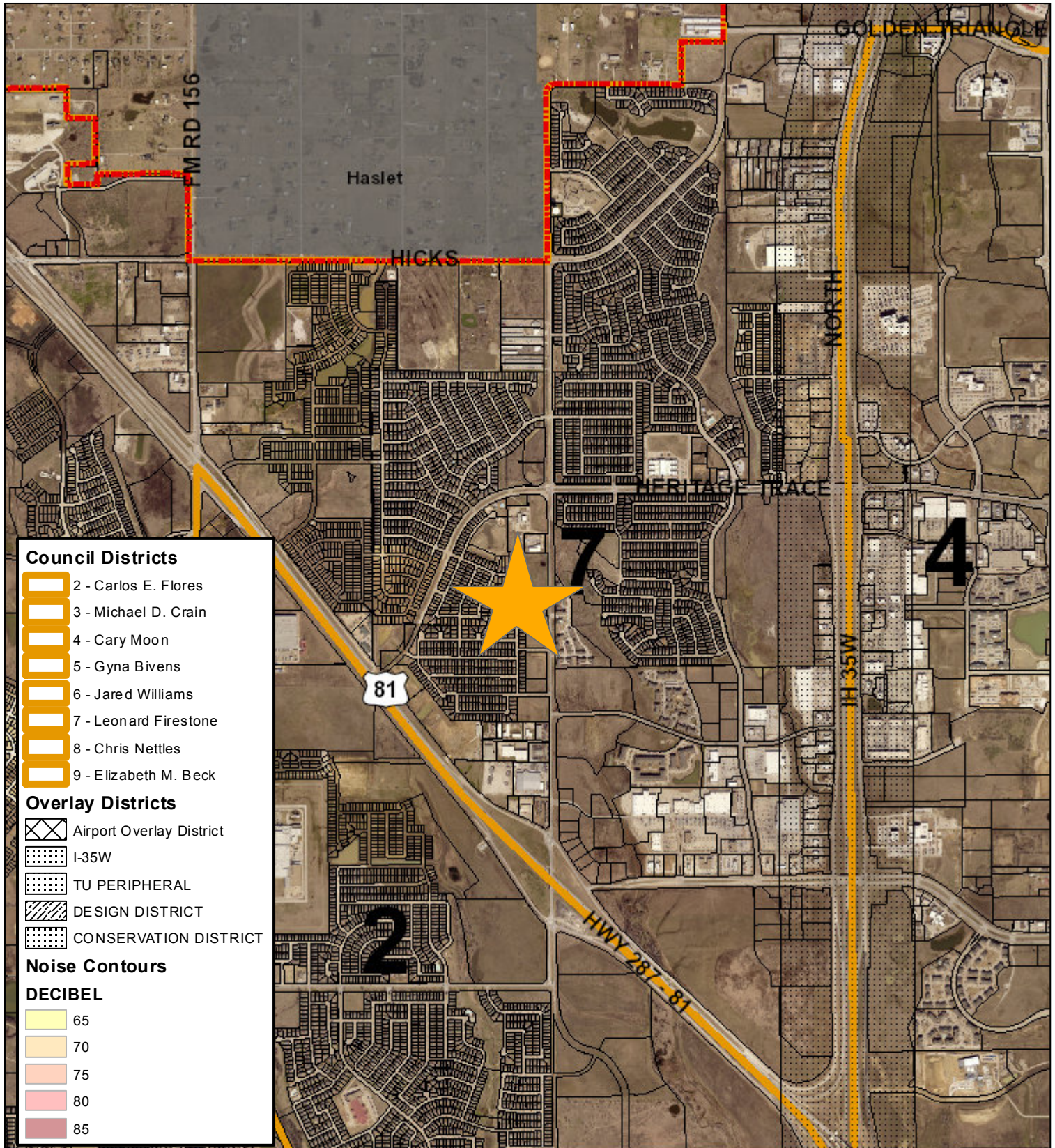
Applicant: Presidio Village LLC  
 Address: 9301 Harmon Road  
 Zoning From: AG  
 Zoning To: E  
 Acres: 9.71510761  
 Mapsco: 21W  
 Sector/District: Far North  
 Commission Date: 1/12/2022  
 Contact: 817-392-6329



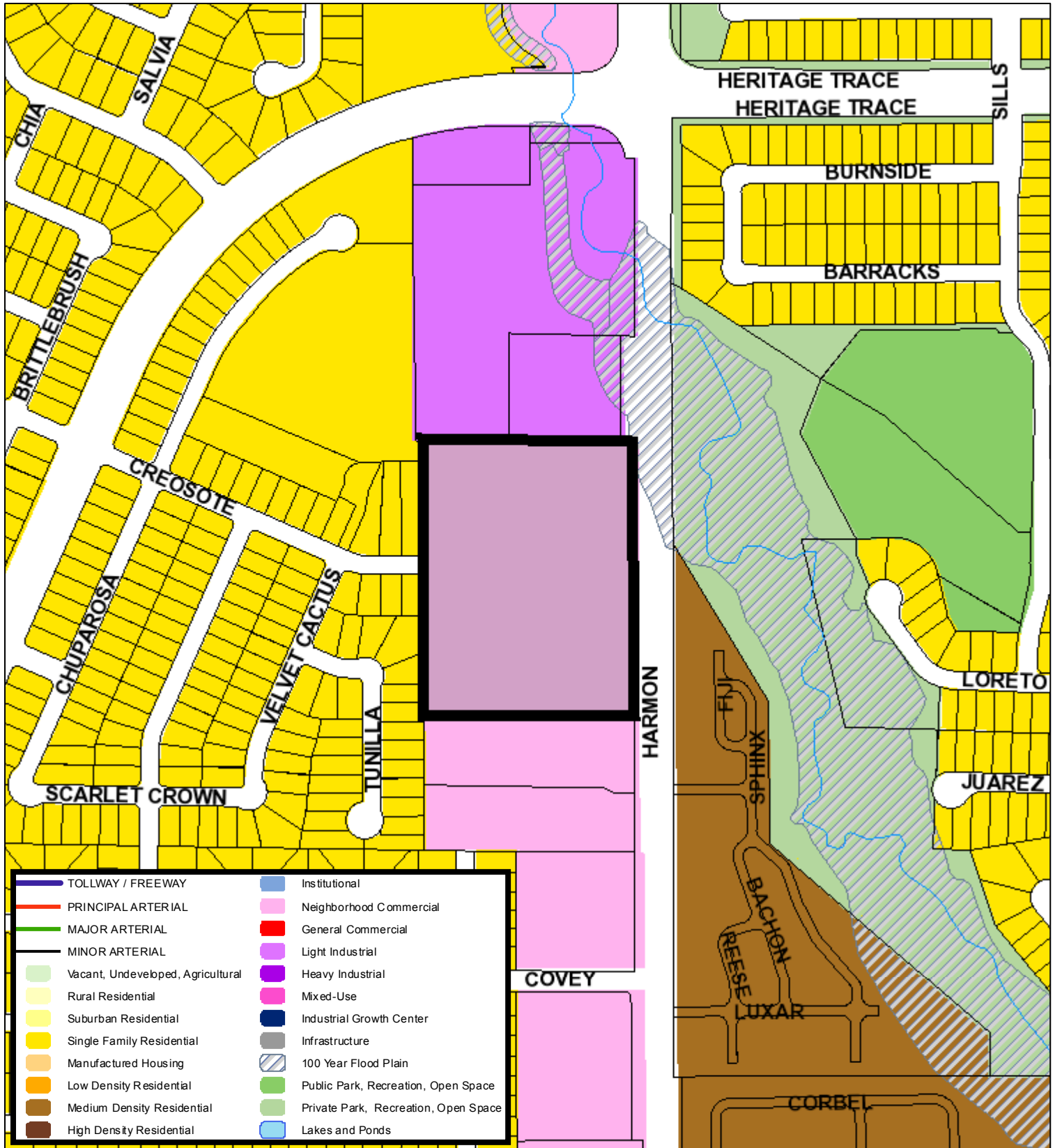
	Subject Area
	300 Foot Notification



### Area Map



### Future Land Use



360 180 0 360 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



0 230 460 920 Feet



Conceptual Site Plan (for reference only)

