



Zoning Staff Report

Date: August 13, 2024

Case Number: ZC-24-027

Council District: 6

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: Walton Texas LP/Westwood Professional Services

Location: 10200 Old Cleburne Crowley Rd, 10500 W Cleburne Rd, 10375 Old Granbury Rd

Acreage: 424.311 acres

Request

Proposed Use: Single Family

Request: From: "A-5" One Family Residential

To: Tracts 1, 2 & 15: "PD/A-5" Planned Development for all uses in A-5 One Family Residential, with development standards for lot area, lot width, and lot coverage, Site Plan waived Tract 13: "A-10" One Family Residential

Recommendation

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

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

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

Staff Recommendation: **Approval**

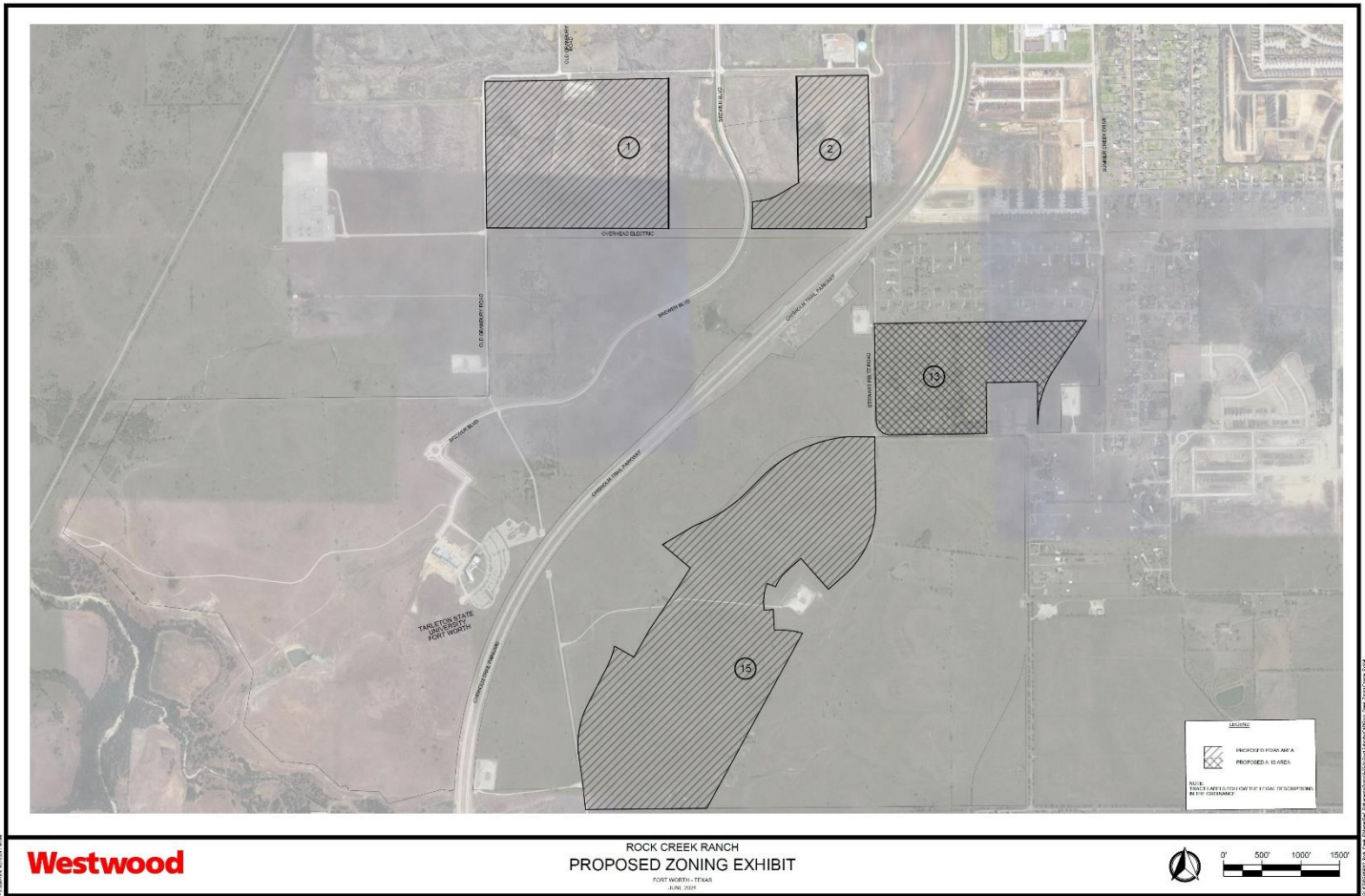
Zoning Commission Recommendation: **Denial [Approval motion fails by a vote of 5-3; 6 votes needed]**

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Project Description and Background

The subject site is composed of four tracts (referred to as Tract 1, Tract 2, Tract 13 and Tract 15) in southwest Fort Worth in Council District 6. The applicant is seeking to change the zoning from “A-5” One Family Residential to “PD/A-5” Planned Development for all uses in A-5 One Family Residential, with development standards for lot area, lot width, and lot coverage, Site Plan waived. A small portion of the request is to go to standard “A-10” One Family Residential, which is identified by the developer as Tract 13 and marked with a double cross hatch below.



According to the City of Fort Worth’s Residential Use Table, “A-5” zoning is primarily intended to support single family detached homes. More dense housing types, such as townhouses, rowhouses, or apartments would not be permitted by right in “PD/A-5” zoning, which makes up over 84% of the area of this change of zoning request. The conditions being requested as part of the Planned Development would take the “A-5” standards and make modifications as shown on the table below:

One-Family ("A-5") District		Proposed PD/A-5
Lot area	5,000 square feet minimum see Chapter 6, Development Standards, § 6.501 Lot Area not served by Sanitary Sewer and Chapter 7, Nonconformities, § 7.106 Nonconforming Lot of Record	4,000 square feet minimum
Lot width	50 feet minimum at building line	40 feet at building line
Lot coverage	50% maximum	no lot coverage minimum
Front yard*	20 feet minimum (local street) 15 feet minimum (limited local street)	unchanged
Rear yard	5 feet minimum	unchanged
Side yard*	5 feet minimum	unchanged
Interior lot	10 feet minimum adjacent to side street and	unchanged
Corner lot**	5 feet minimum for interior lot line	unchanged
Height	35 feet maximum (see Chapter 6, Development Standards, § 6.100, Height)	unchanged

In addition to the modifications listed in above, the applicant is requesting the Site Plan requirement be waived. Their reasoning is based on “the large amount of acreage and future planning required for future utilities, roadways, etc. the exact layout of the future subdivisions is not available [at this time].”

The small portion of “A-10”, which is approximately 16% of the total area, would allow the development of single family housing that meets the standards found in Section 4.703 of the Zoning Ordinance. No site plan is required for standard zoning.

One-Family ("A-10") District	
Lot area	10,000 square feet minimum, see Chapter 6, Development Standards, § 6.501 Lot Area not served by Sanitary Sewer and Chapter 7, Nonconformities, § 7.106, Nonconforming Lot of Record)
Lot width	60 feet minimum at building line
Lot coverage	40% maximum
Front yard*	25 feet minimum
Rear yard	10 feet minimum
Side yard *	5 feet minimum
Interior lot	10 feet minimum adjacent to side street and
Corner lot**	5 feet minimum for interior lot line
Height	35 feet maximum see (Chapter 6, Development Standards, § 6.100 Height)

Surrounding Zoning and Land Uses

Tract 1:

North "A-5" One Family residential / single family residential

East "A-5" One Family residential / undeveloped

South "A-5" One Family residential / undeveloped

West City of Fort Worth Extraterritorial Jurisdiction (no zoning) / undeveloped

Tract 2:

North "C" Medium Density Multifamily / water tower & gas wells

East "G" Intensive Commercial / undeveloped

South "PD-1090" Planned Development – High Density Multifamily / undeveloped

West "A-5" One Family residential / undeveloped

Tract 13:

North "A-43" One Family residential / single family residential

East City of Fort Worth Extraterritorial Jurisdiction (no zoning) / gas wells

South "A-5" One Family residential / undeveloped

West "PD-1091" Planned Development – Intensive Commercial / undeveloped

Tract 15:

North "PD-1091" Planned Development – Intensive Commercial / undeveloped

East "A-5" One Family residential / undeveloped

South City of Fort Worth Extraterritorial Jurisdiction (no zoning) / gas wells

West "PD-1094" Planned Development – Intensive Commercial / undeveloped

Recent Zoning History

- ZC-16-085, from Unzoned, “A-43” One-Family, “A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial and “I” Light Industrial to “A-5” One-Family, “D” High Density Multifamily, “CF” Community Facility, “E” Neighborhood Commercial, “F” General Commercial, “G” Intensive Commercial, and “MU-2” high Intensity Mixed-Use, approved by City Council June 2016

Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.

The following organizations were emailed on June 28, 2024:

Organizations Notified	
Chisholm Trail Ranch HOA*	Panther Heights NA*
Crowley ISD	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity

**Located closest to these registered Neighborhood Associations*

Development Impact Analysis

Land Use Compatibility

Development in the vicinity is sparse and limited to gas wells and agricultural uses. Of the tracts included in this change of zoning request, none are directly adjacent to any established residential areas or uses. These tracts are proximal to the Chisholm Trail Parkway (CTP) providing north-south access and a connection to major employment centers. There is a nearby commercial area at the intersection of McPherson Boulevard and CTP that will provide services and goods to these new residential areas.

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

Comprehensive Plan Consistency – Far Southwest Sector

The 2023 Comprehensive Plan designates all the tracts involved in this change of zoning request as *future single family residential*. The proposed zoning classifications are in line with the Comprehensive Plan future land use designation of *future single family residential*.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

The 2023 Comprehensive Plan currently designates the subject property as *future single family residential*. The zoning types that would be in alignment with this future land use designation are One-Family Residential “A-10”, “A-7.5”, “A-5”, and “AR”. The proposed zoning **is consistent** with the map designation portion of the Comprehensive Plan.

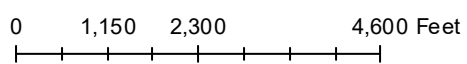
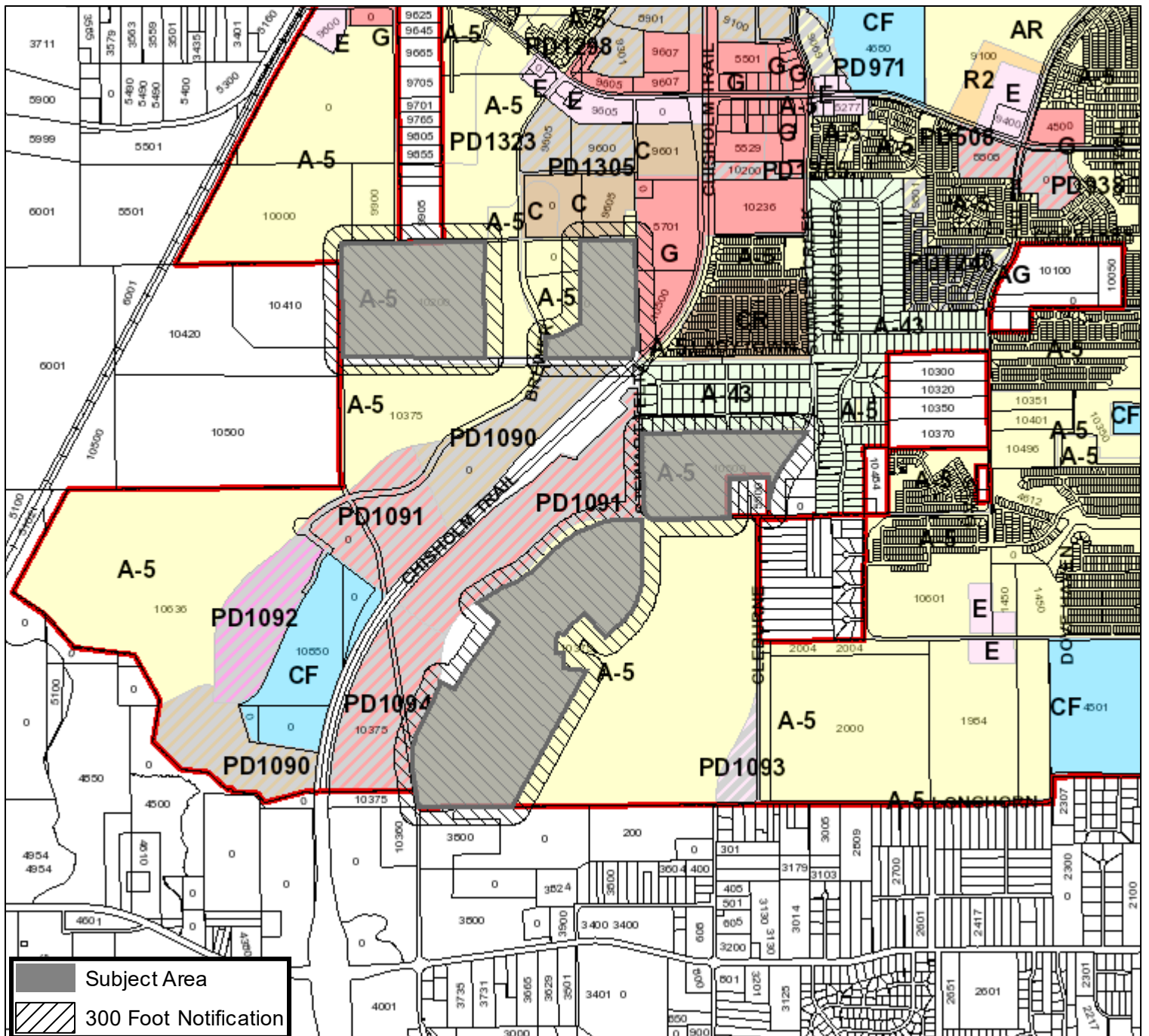
The proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices
- Encourage infill of compatible housing
- Provide housing units to improve affordability

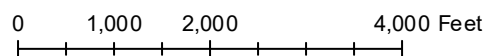
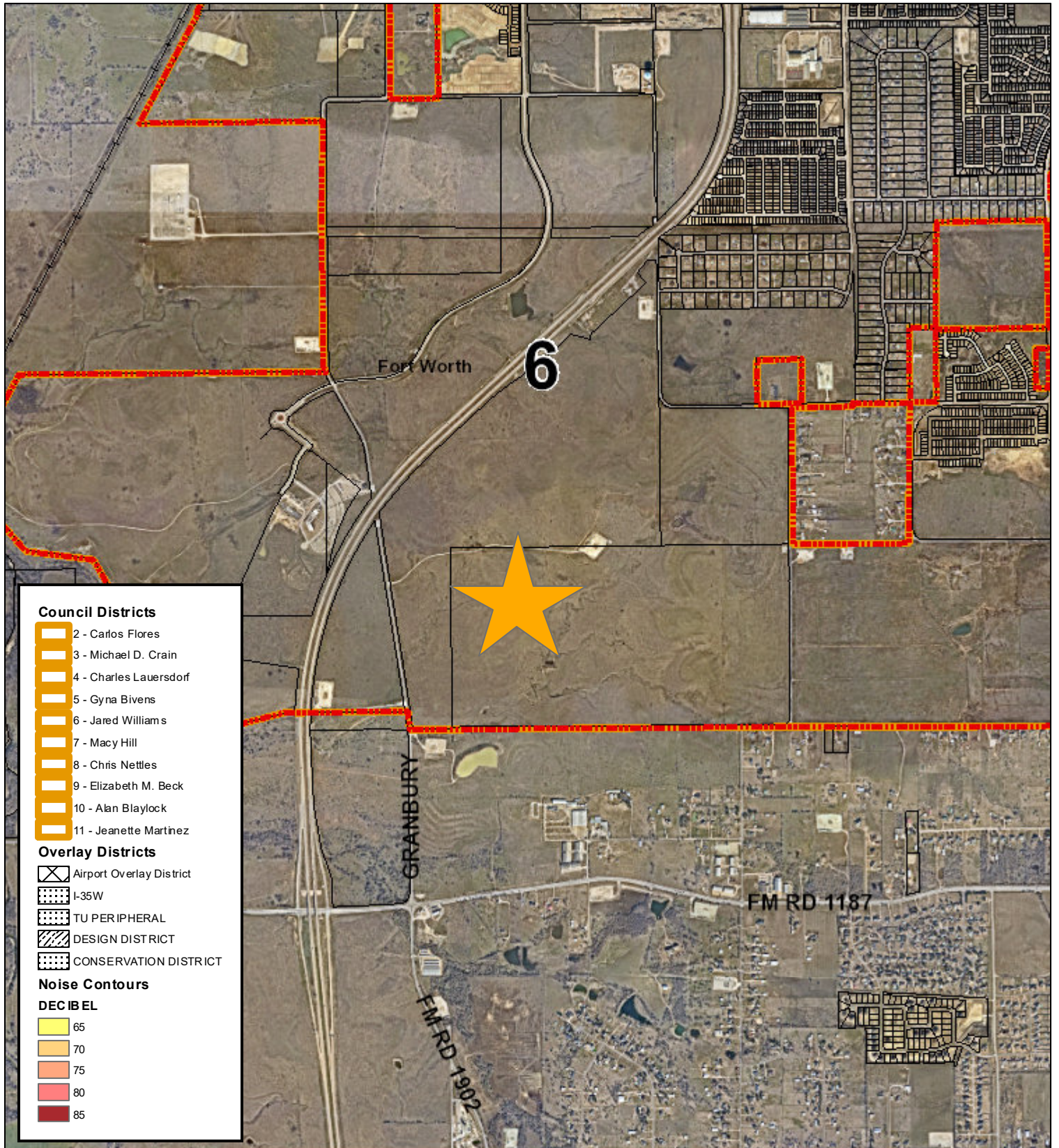
In addition to those policies listed above, a change of zoning could potentially be approved when viewed through the lens of growth. The areas surrounding these tracts are by and large undeveloped at the present time, and it is sensible to try and rezone areas for greater density prior to substantial growth occurring nearby.

Area Zoning Map

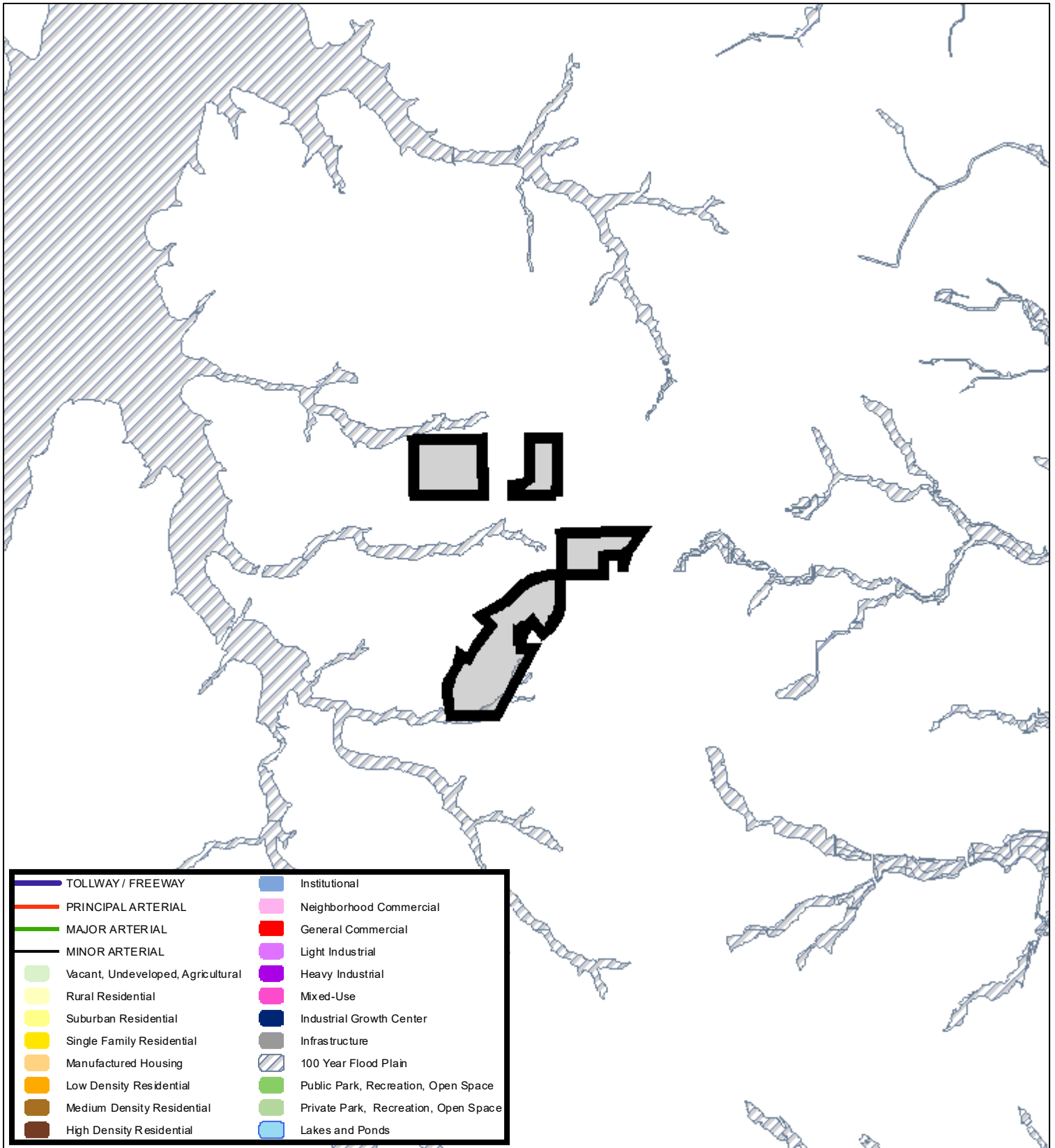
Applicant: Walton Texas LP/Westwood Professional Services
 Address: 10200 Old Cleburne Crowley Road, 10500 W. Cleburne Road & old 10375 Old Granbury R
 Zoning From: null
 Zoning To: null
 Acres: 423.67802715
 Mapsco: Text
 Sector/District: Far_Southwest
 Commission Date: 7/10/2024
 Contact: 817-392-8043



Area Map



Future Land Use

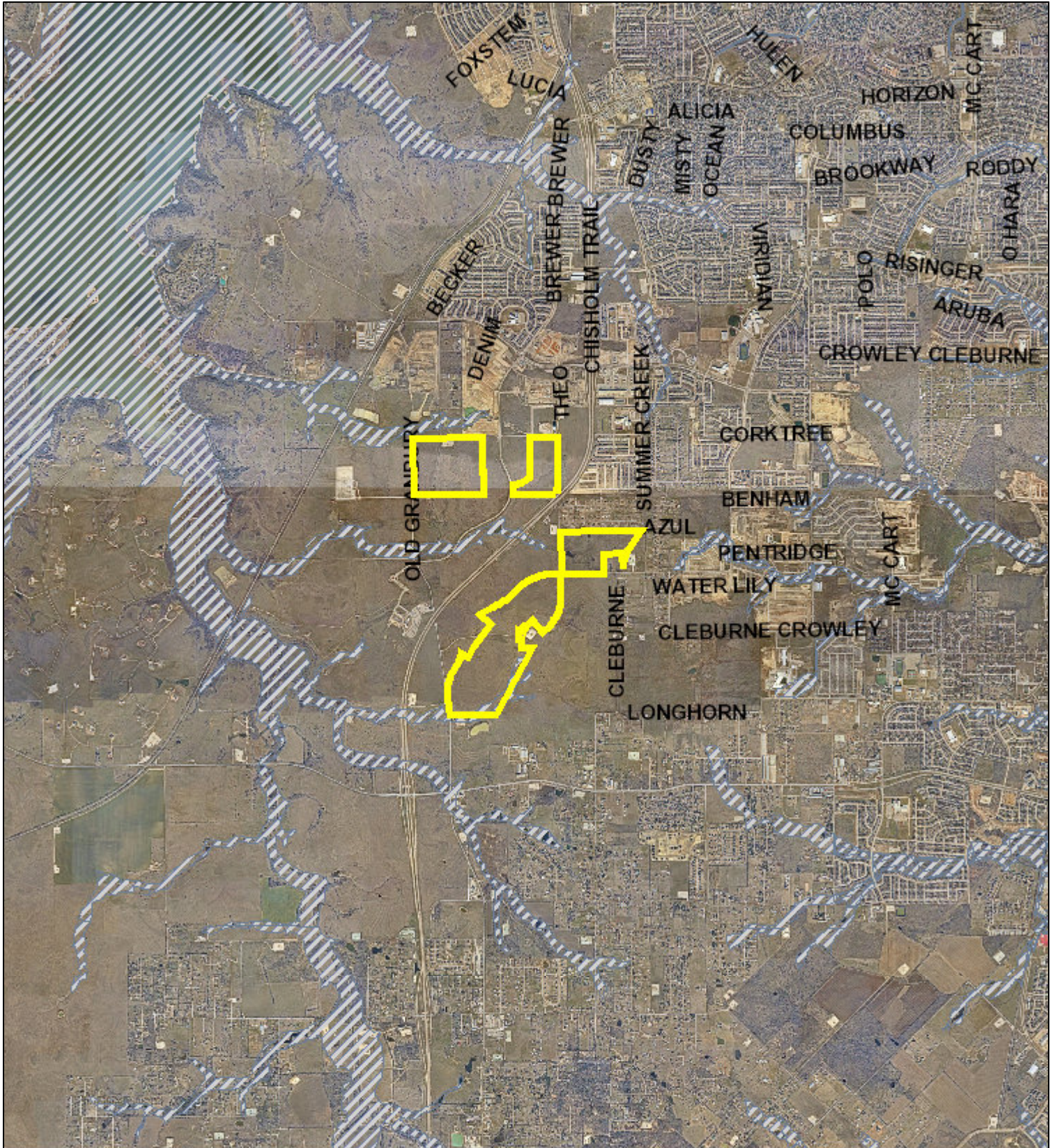


4,300 2,150 0 4,300 Feet

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.

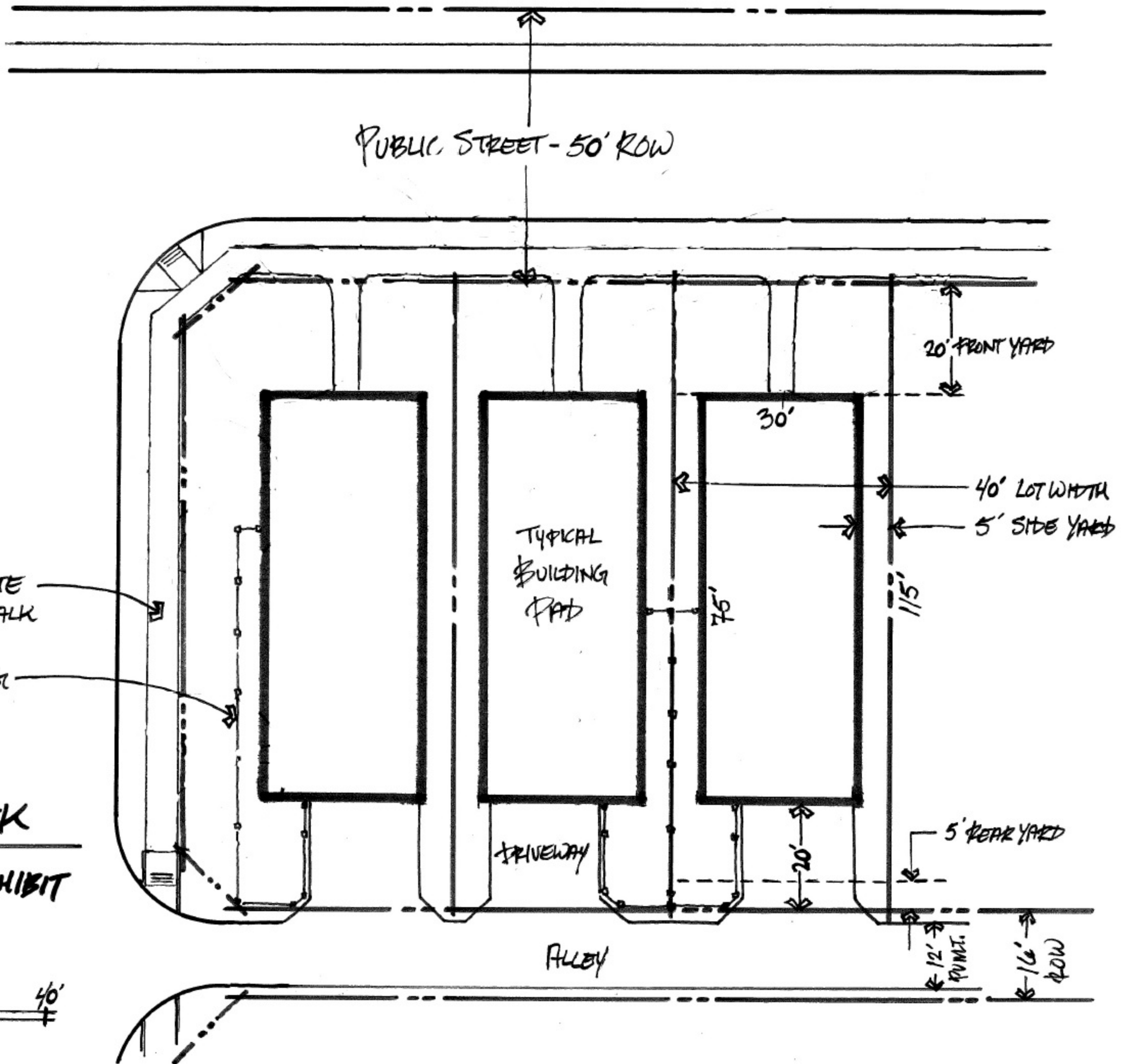


Aerial Photo Map



0 2,800 5,600 11,200 Feet





ROCK CREEK
 TYPICAL LOT EXHIBIT
 @ 40' x 115'

