



Zoning Staff Report

Date: January 14, 2025

Case Number: ZC-24-167

Council District: future 6

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Southwest Pasture Ltd / Westwood

Location: 6600 Block of Oakmont Boulevard

Acreeage: 108.601 acres

Request

Proposed Use: Grocery and Commercial/Retail

Request: From: Unzoned (ZC-24-134, AX-24-013)

To: "G" Intensive Commercial (To be beard by City Council on January 14, 2025)

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 *Approval 9-0*

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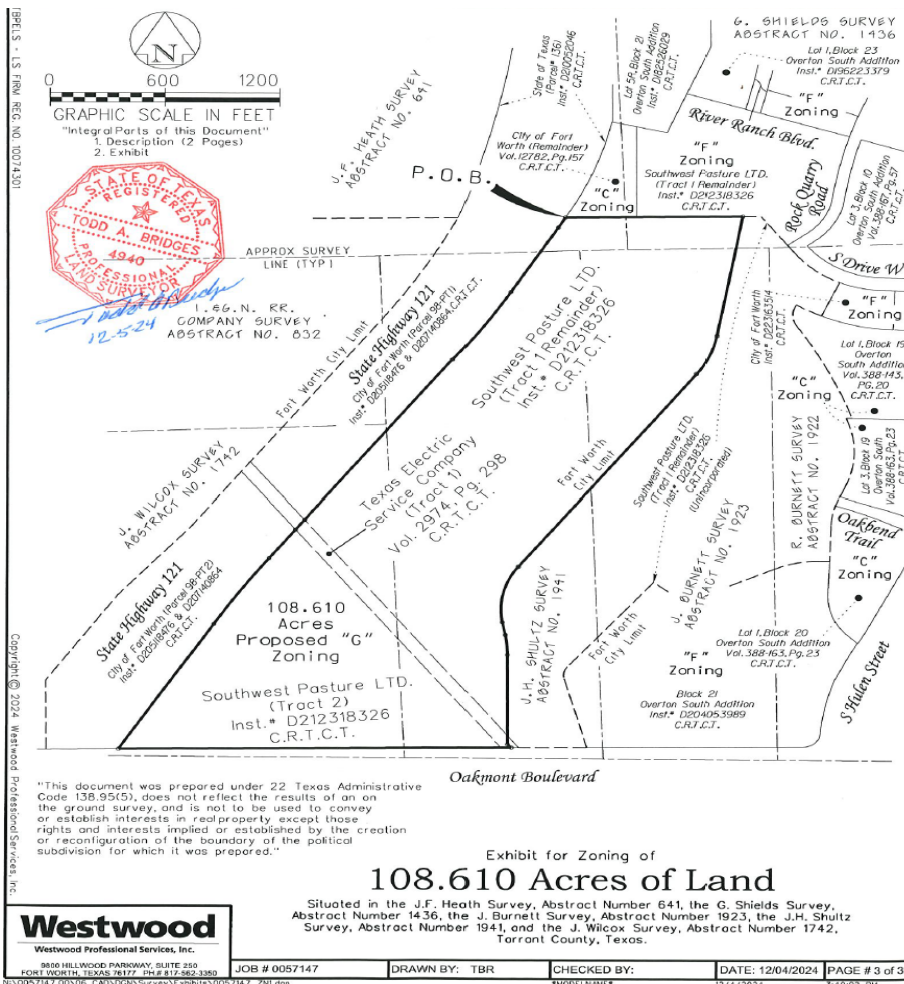
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Project Description and Background

The subject site is located just north of Oakmont Boulevard, adjacent to the intersection with Chisholm Trail Parkway, and is adjacent to Council District 6. Total acreage is just over 100 acres, and the site is currently undeveloped. The following narrative was included as part of the applicant's submittal package:

A request is currently being processed for this Site to be annexed into the City. Generally the Site is an enclave area with Fort Worth. The intent is to annex it into the City, and create the zoning on the Site.

The City's Comprehensive Plan designates this area as being Mixed Use and is in the Wedgewood Sector. One of the primary policies of this sector is to promote commercial, mixed use and urban residential uses. The Site is the first portion of this enclave that is being annexed and zoned. The proposed uses for this sector include a grocery store and commercial/retail along the CTP. Future plans include residential components which create the mixed use elements desired. Generally the commercial is along the CTP acting as a buffer between the highway and future and existing residential. This new commercial development will contribute to the City's commercial tax base.



This zoning application adds an additional 7.0 plus acres to a previous zoning case recommended for approval by Zoning Commission on November 13, 2024, (ZC-24-134).

The property is located outside the city limits but within the City's extra-territorial jurisdiction (ETJ). The property owner has requested voluntary annexation and case will be considered by City Council on January 14, 2025. The City Council will conduct a public hearing on the proposed annexation request. The public hearing is an opportunity for individuals who are interested in the annexation to be heard. Once the required public hearing is conducted, City Council can consider a vote to approve the request and authorize the execution of a Municipal Services Agreement and annex the property into the corporate limits of the City of Fort Worth.

Surrounding Zoning and Land Uses

North "F" General Commercial / undeveloped
East n/a (ETJ) / undeveloped
South "G" Intensive Commercial / bowling alley, rehab clinic, medical offices
West n/a (ETJ) / Chisholm Trail Parkway & undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 20, 2024.
The following organizations were emailed on December 20, 2024:

Organizations Notified	
Hulen Bend Estates HOA*	Overton South NA
Crowley ISD	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

**Located closest to these registered Neighborhood Associations*

Development Impact Analysis

Land Use Compatibility

The larger ETJ enclave is by and large surrounded by development, however this segment of the enclave which includes the subject site is located on the interior of the property, so abuts mostly undeveloped land. The western border is the Chisholm Trail Parkway toll road, which does not provide access but would be more ideal for building commercial and other non-residential types of applications here. To the east and north is undeveloped land, with some gas wells, trees, and creeks. Access is limited to Oakmont Boulevard, which comprises the southern boundary of the tract.

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



Comprehensive Plan Consistency – Wedgwood Sector

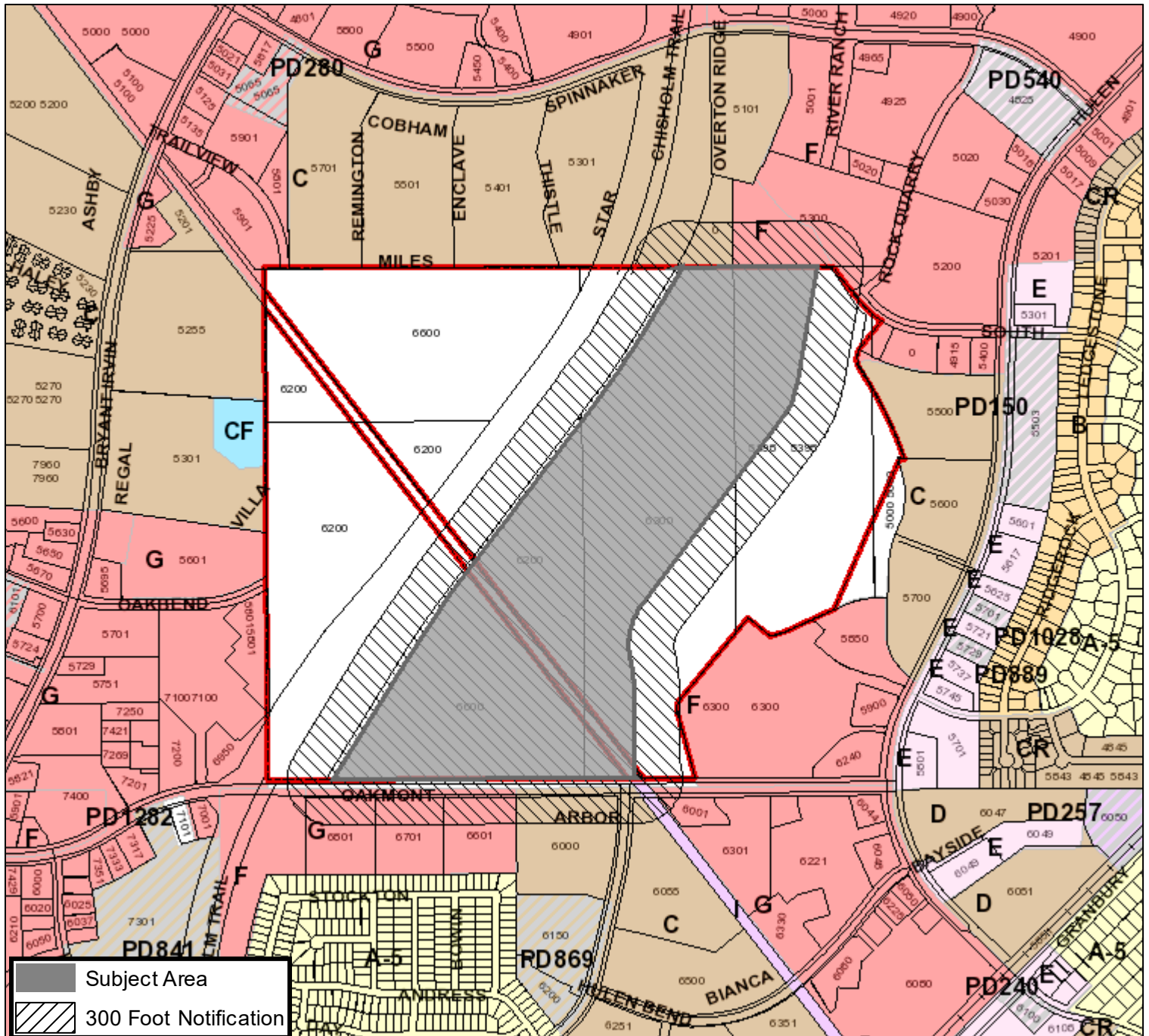
The 2023 Comprehensive Plan currently designates the subject property as *future mixed use*. The zoning types that would be in alignment with this future land use designation are “MU-1”, “MU-2” Mixed Use zones, and all commercial zoning districts. The proposed zoning **is consistent** with the future land use map portion of the Comprehensive Plan.



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

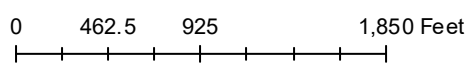
1. **Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.**

Area Zoning Map

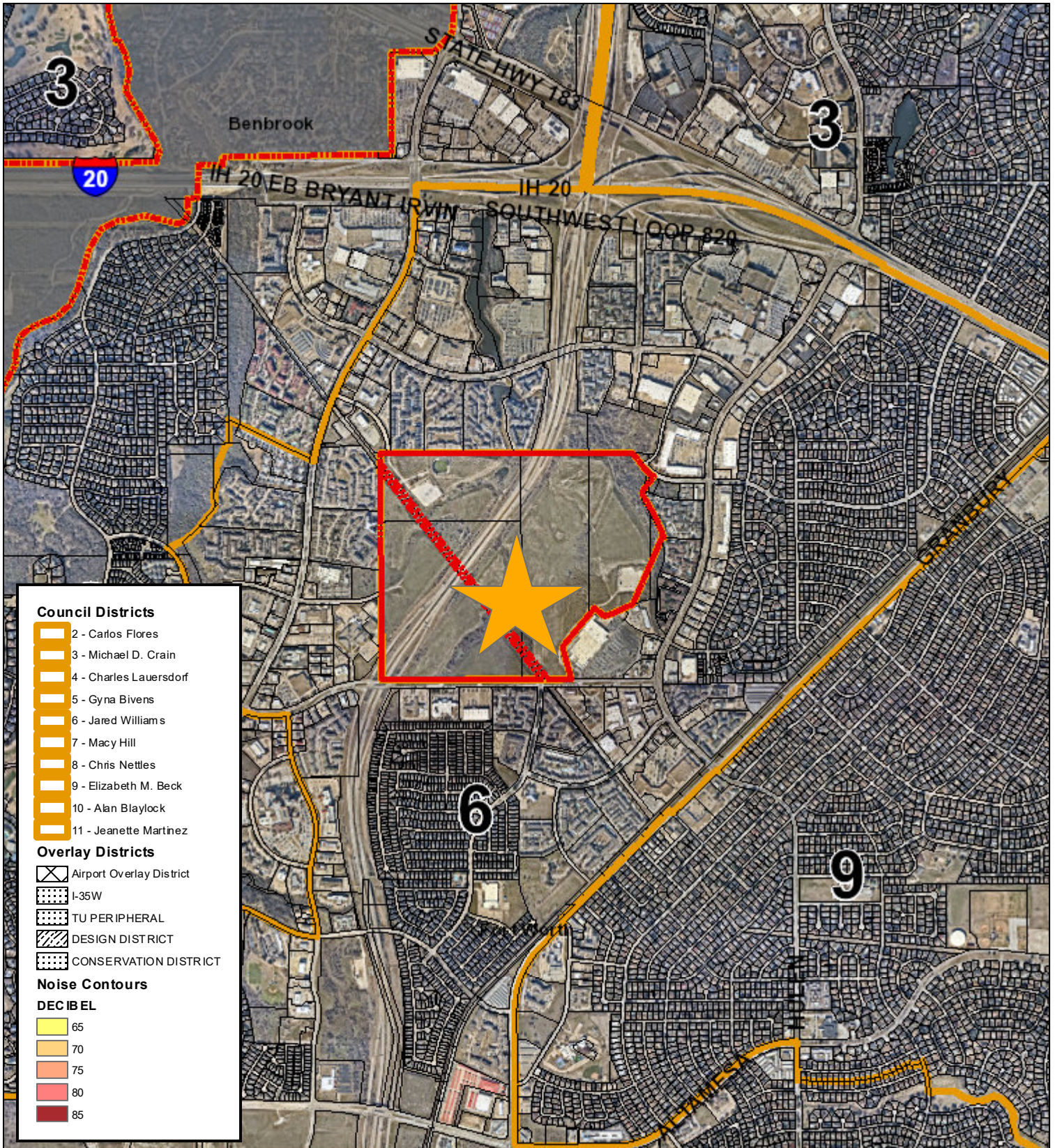
Applicant: Southwest Pasture LTD/Oncor Electric Delivery Co
 Address: 6200,6300,6600, Oakmont Blvd. & 5398 Rock Quarry RD
 Zoning From: Unzoned
 Zoning To: G
 Acres: 106.2046531
 Mapsco: Text
 Sector/District: Wedgwood
 Commission Date: 1/8/2025
 Contact: 817-392-6226



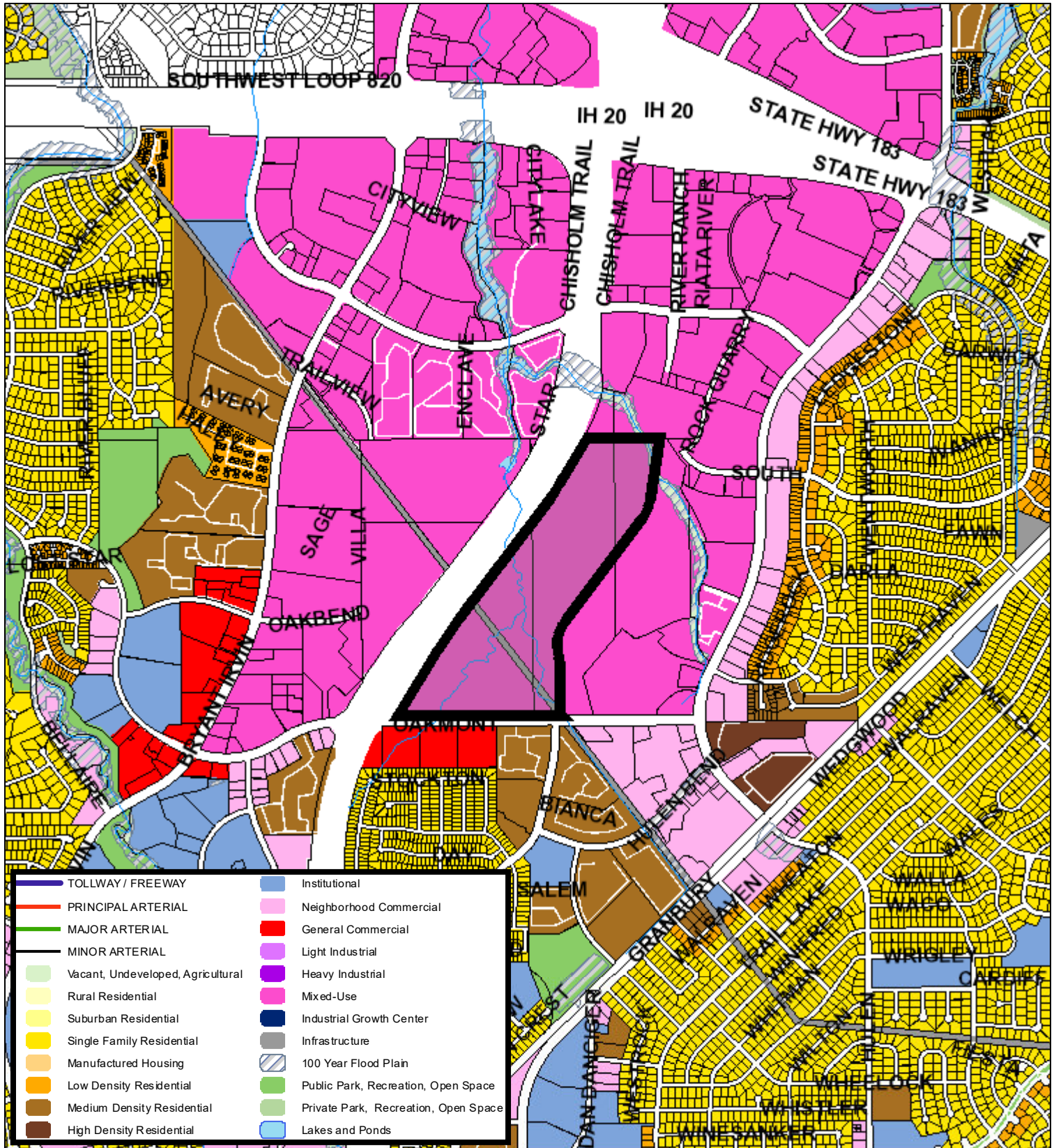
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



1,500 750 0 1,500 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 1,000 2,000 4,000 Feet

