



Zoning Staff Report

Date: August 13, 2024

Case Number: ZC-24-064

Council District: 10

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Anthony Pasqua /Mike Clark-Winkelmann & Associates, Inc.

Site Location: NE corner of Sendera Ranch Blvd. & Rancho Canyon Way **Acreage:** 20 acres

Request

Proposed Use: Retail

Request: From: "A-5" One-Family; "C" Medium Density Multifamily; "E" Neighborhood Commercial
To: "F" General Commercial

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 by a vote of 8-0**

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Project Description and Background

The subject property, spanning 20 acres, is currently vacant and surrounded by additional vacant lots (**Figure 1**). This parcel is part of a larger ongoing development project. Located at the northeast corner of Sendera Ranch Blvd. and Rancho Canyon Way, the property does not yet have an assigned address.

The applicant has requested a zoning change to facilitate the development of a grocery-anchored shopping center and an associated grocery store fuel center. While the site plan is not a requirement for this application, the applicant has provided one as an exhibit (**Figure 2**).

Although the applicant's intent is to develop a grocery store, rezoning to "F" General Commercial will permit a variety of uses within the general commercial category. If the grocery store project proceeds, it will serve numerous communities in the area and support the growth of new neighborhoods. This development could significantly enhance local amenities and contribute to the area's economic development.



Figure 1: Site photos taken on June 27, 2024, staff provided

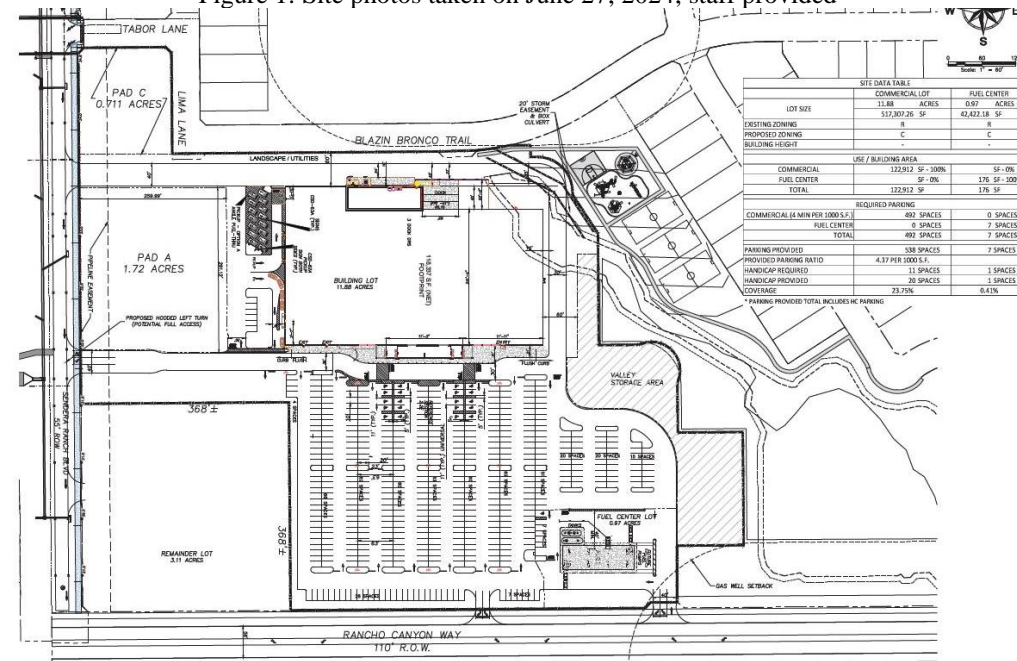


Figure 2: Across the street photo taken on June 27, 2024, staff provided

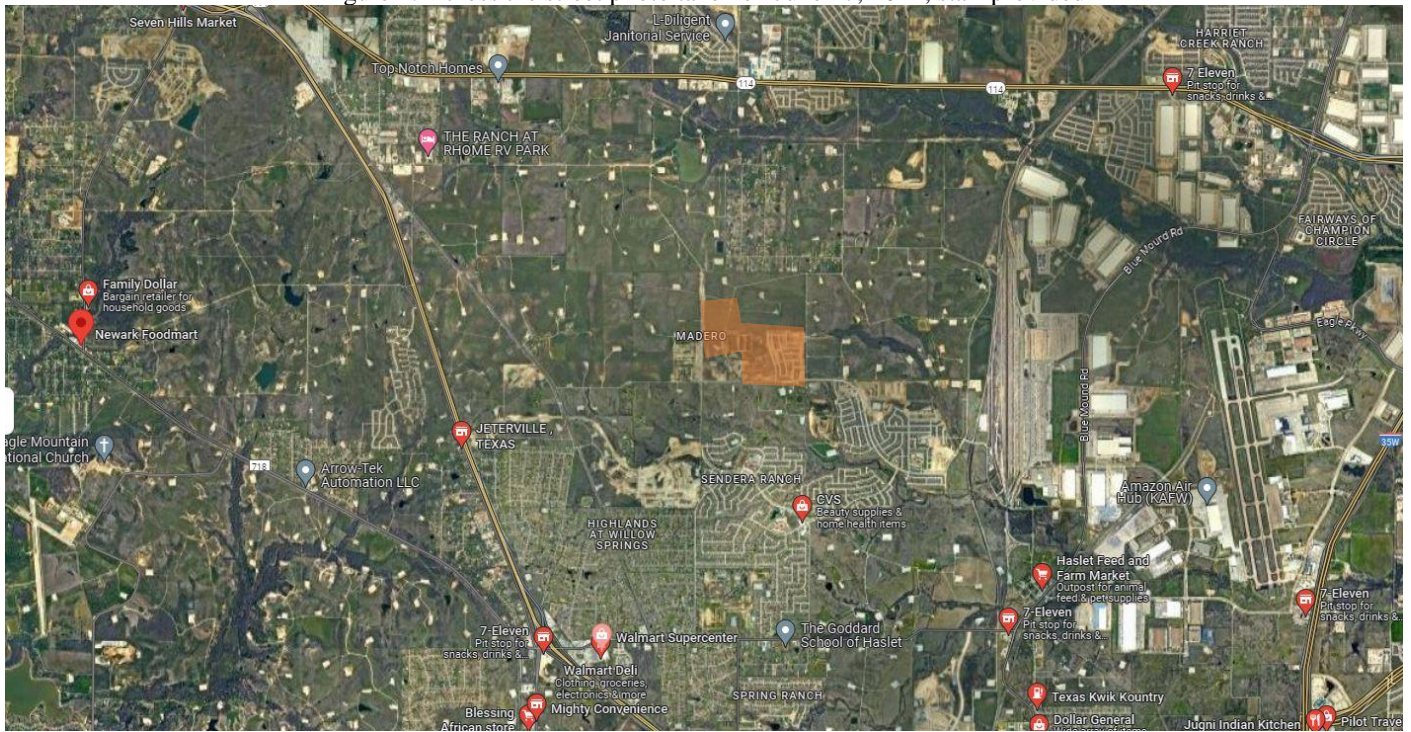


Figure 2: Nearest Grocery Stores in reference to the general site location

Surrounding Zoning and Land Uses

North	“A-5” One Family/ Single Family Residential
East	“I” Light Industrial/ Single-Family Residential
South	“A-5” One Family/ Single Family Residential
West	“A-5” One Family/ Single Family Residential

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.
 The following organizations were notified: (emailed June 28, 2024)

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
Madero	Sendera Ranch
North Fort Worth Alliance	

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

Given that the surrounding area consists predominantly of vacant land, with the exception of a new neighborhood to the south, the proposed land use is highly compatible with the area. Introducing commercial uses, particularly a grocery-anchored shopping center and fuel center, will bring much-needed amenities to the community.

This zoning change supports the development of a vibrant and healthy neighborhood environment. It enhances the stability and cohesiveness of the community by providing essential services and conveniences, thereby contributing to the overall growth and attractiveness of the area.

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

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates a part of the subject property as Medium-Density Residential on the Future Land Use Map.

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 parcel is currently located within the Medium-Density Residential Future Land Use (FLU) category, which is not inherently compatible with the proposed zoning change. However, staff believes that the FLU map should be updated to better support the new neighborhood developments in the area.

FLU Applicable Policies under Chapter 4: Land Use

- *Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.*
- *Encourage urban agriculture with the purpose of increasing access to fresh food, providing income for people who want to grow and sell produce, and contributing to urban food security and nutritious, especially for residents within food deserts.*

This rezoning aligns with the broader urban planning and development policies established by the City of Fort Worth (CFW). Adjusting the FLU map and approving the rezoning will reinforce the city's goals, ensuring a cohesive and sustainable community that accommodates both residential and commercial growth. This change supports the evolving needs of the community and promotes a balanced development approach.

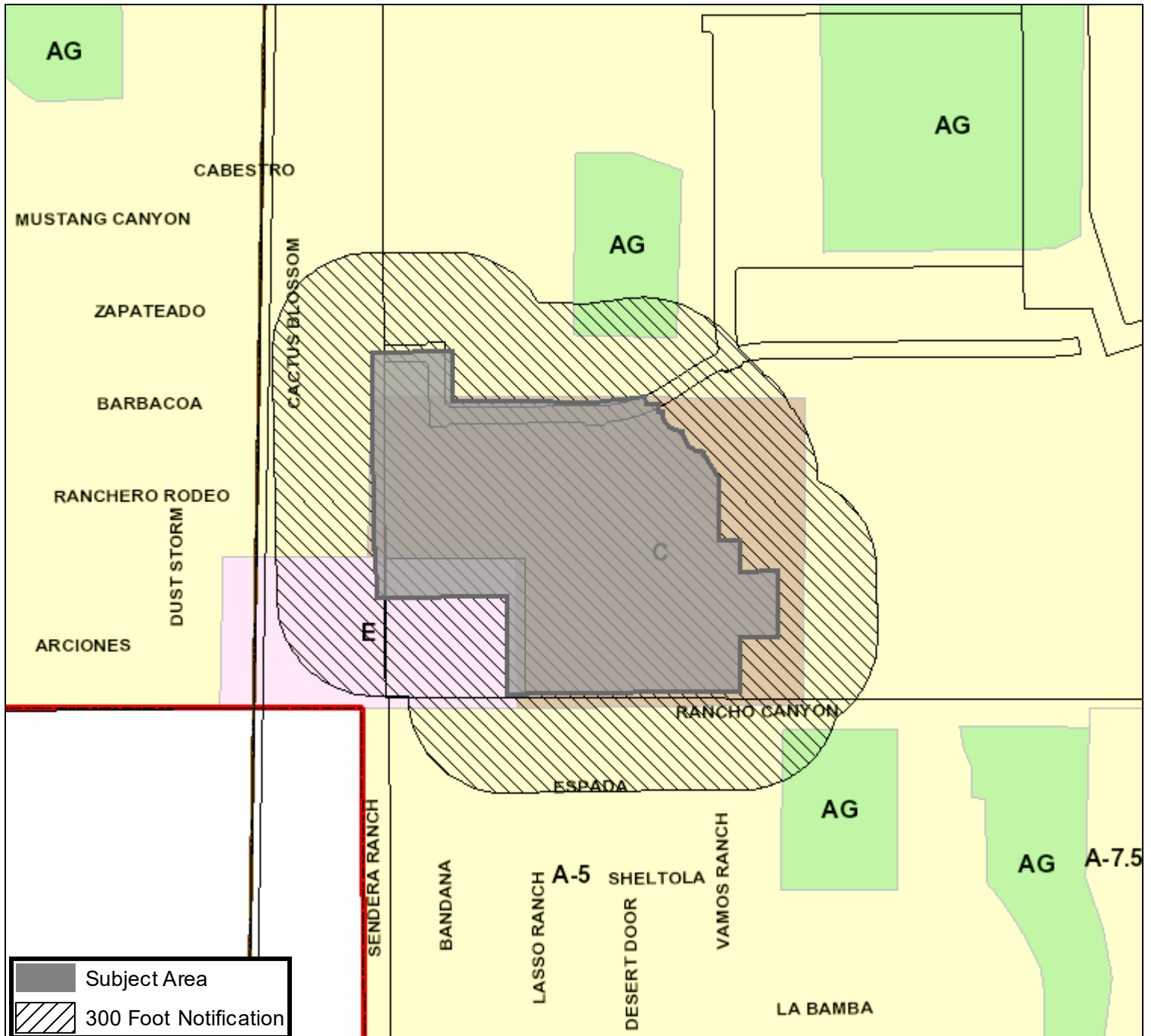
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan Policies.



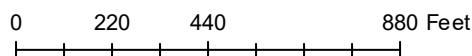
ZC-24-064

Area Zoning Map

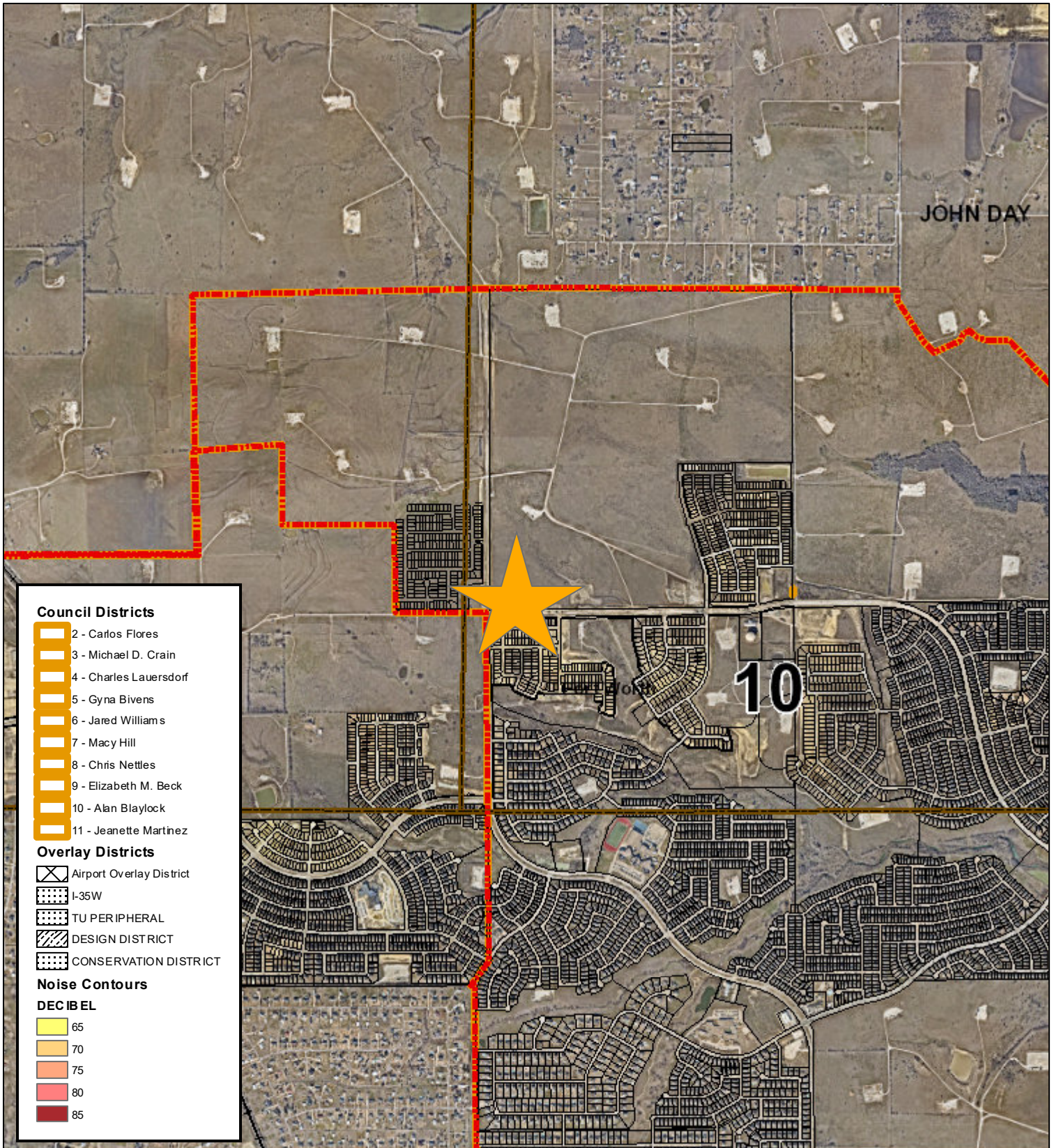
Applicant: Michael Clark
 Address: NEC of Sendera Ranch & Rancho Cayon
 Zoning From: C; A-5 & E
 Zoning To: F
 Acres: 20.08539218
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 7/10/2024
 Contact: 817-392-2806



	Subject Area
	300 Foot Notification



Area Map



JOHN DAY

10

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 - Jeanette Martinez

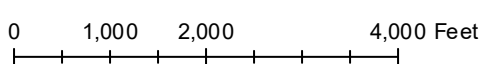
Overlay Districts

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

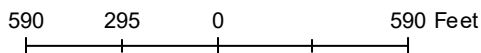
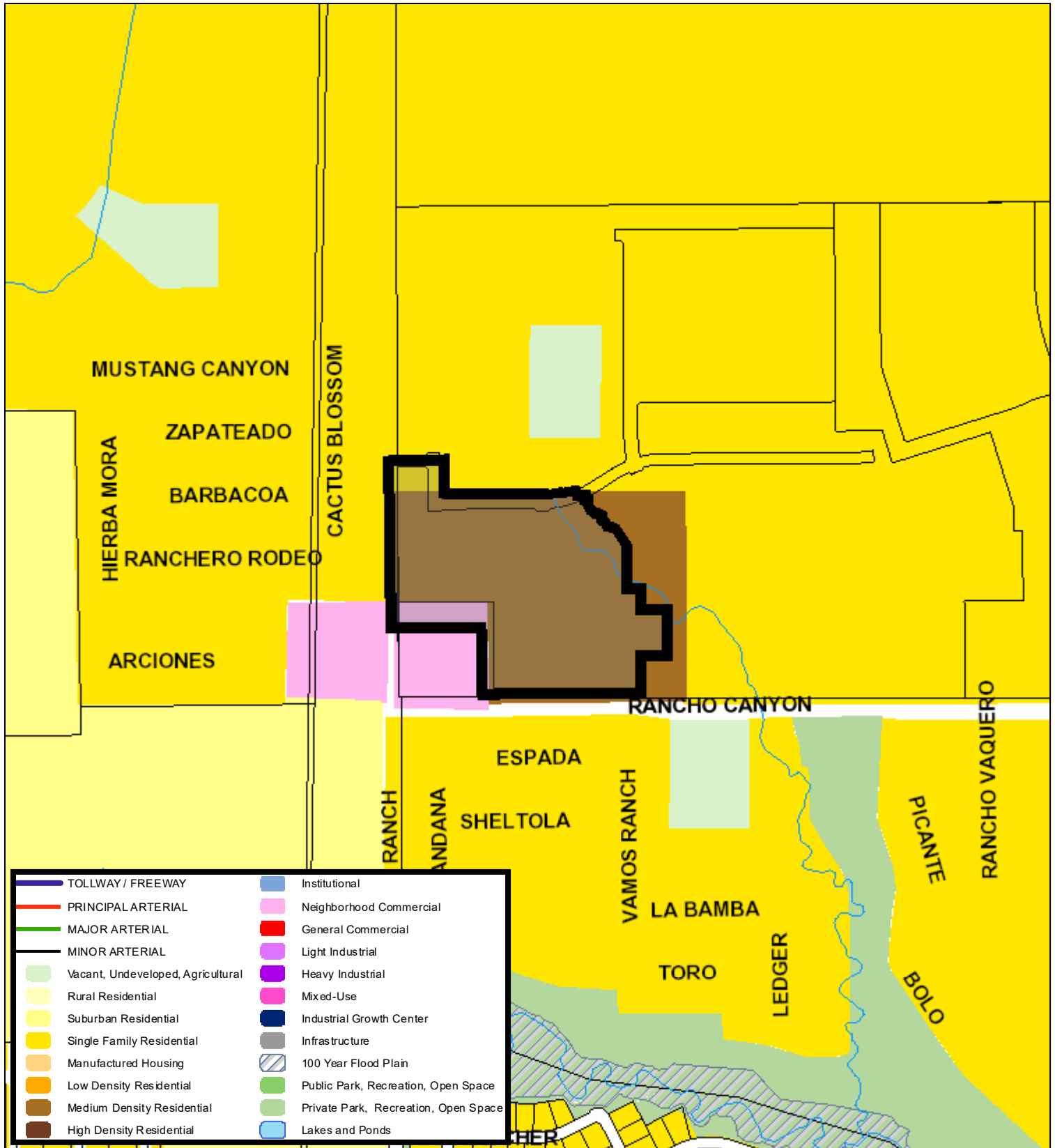
Noise Contours

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



0 370 740 1,480 Feet

