



Zoning Staff Report

Date: June 10, 2025

Case Number: ZC-24-132

Council District: Future District 10

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Gunner Chi / Whigham Family Ltd Partnership & Nolan Ragsdale /Rob Betancur, Zena Land Development, LP

Location: Generally bounded by Seventeen Lakes Blvd., Round Valley Ln., Endeavor and Litsey Rd. (15323 Seventeen Lakes Blvd.) **Acreage:** 35.86 acres

Request

Proposed Use: Single Family

Request: From: Unzoned (AX-24-014)

To: “A-5” 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: **Approval by a vote of 10-0**

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Project Description and Background

The zoning request was continued from the February meeting to allow more time for the applicant to speak with the neighborhood.

The subject site is located south of Litsey Road, and west of Seventeen Lakes Boulevard. Total acreage is just over 35 acres. The site is currently undeveloped. The previous zoning exhibit indicated 138 lots, the revised exhibit indicates 117.

The property is located outside the city limits within the City's extra-territorial jurisdiction (ETJ). The property owner has requested owner-initiated annexation for full purpose annexation, the case will be considered by City Council once zoning moves forward. 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.

The following narrative was included as part of the applicant's submittal package:

This rezoning change is in conjunction with the annexation application package AX-24-014. It includes multiple parcels with a total of 3 owners.

The total annexation and rezoning area is 35.86 AC (29.813 AC Whigham tract, 2.294 AC Ragsdale tract, 3.753 AC I AM ONE tract) which can be found in the ownership exhibit.

Once annexation is complete, the zoning district will default to AG (Agricultural). This rezoning application is to rezoning it to "A-5" One-Family. The land use will be changed from agricultural to single-family residential.

We believe this use is compatible with the City of Fort Worth current land uses in the vicinity since it is surrounded by Seventeen Lakes subdivision and Litsey Cottages subdivision which are both single-family residential.

Surrounding Zoning and Land Uses

North	(ETJ) & "AG" Agricultural / church & undeveloped
East	"A-5" One-Family residential / single family
South	"A-5" One-Family residential / single family
West	(ETJ) & "PD1290" Planned Development for "CR" Low Density multifamily / undeveloped and metal commercial buildings / detached cottages

Recent Zoning History

- ZC-20-080 Approved by Council 9/2020 for PD/CR plus cottage community with development standards; site plan approved; subject area to the west
- ZC-00-106 Approved by Council 12/2000 for A-7.5; subject area to the north

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on January 31, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were notified: (emailed January 31, 2025)

Organizations Notified	
North Fort Worth Alliance	
Seventeen Lakes HOA*	Streams and Valleys Inc
Northwest ISD	Trinity Habitat for Humanity

**Located closest to these registered Neighborhood Associations*

Development Impact Analysis

Land Use Compatibility

The ETJ enclave is surrounded by single family development, with a few parcels to the west that are still in the ETJ developed as commercial land. Access to Oakmont Boulevard, which comprises the southern boundary of the tract.

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

Subject properties to the west



Subject property to the east



Subject property to the north



Comprehensive Plan Consistency – FLU Maps and Policies – Far North Planning Sector

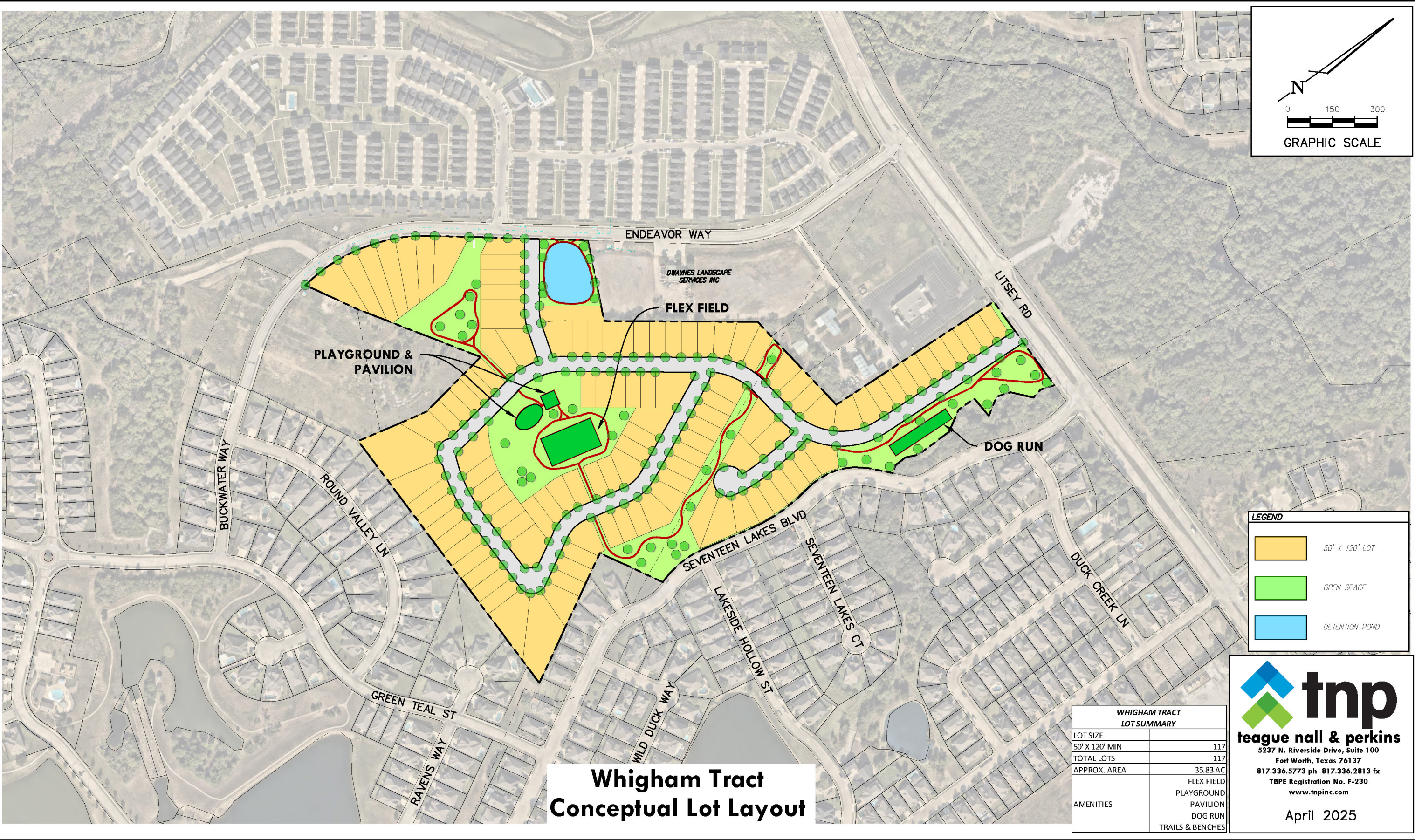
The 2023 Comprehensive Plan currently designates the subject property as *future single family residential*. The zoning types that would be in alignment with this future land use designation are “AR”, “A-5”, “A-7.5”, “A-10” One-Family residential. The proposed zoning **is consistent** with the future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

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

Sector Land Use Policies



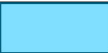
- 1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- 2. Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.

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



**Whigham Tract
Conceptual Lot Layout**

WHIGHAM TRACT LOT SUMMARY	
LOT SIZE	
50' X 120' MIN	117
TOTAL LOTS	117
APPROX. AREA	35.83 AC
AMENITIES	FLEX FIELD
	PLAYGROUND
	PAVILION
	DOG RUN
	TRAILS & BENCHES

LEGEND	
	50' X 120' LOT
	OPEN SPACE
	DETENTION POND



teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

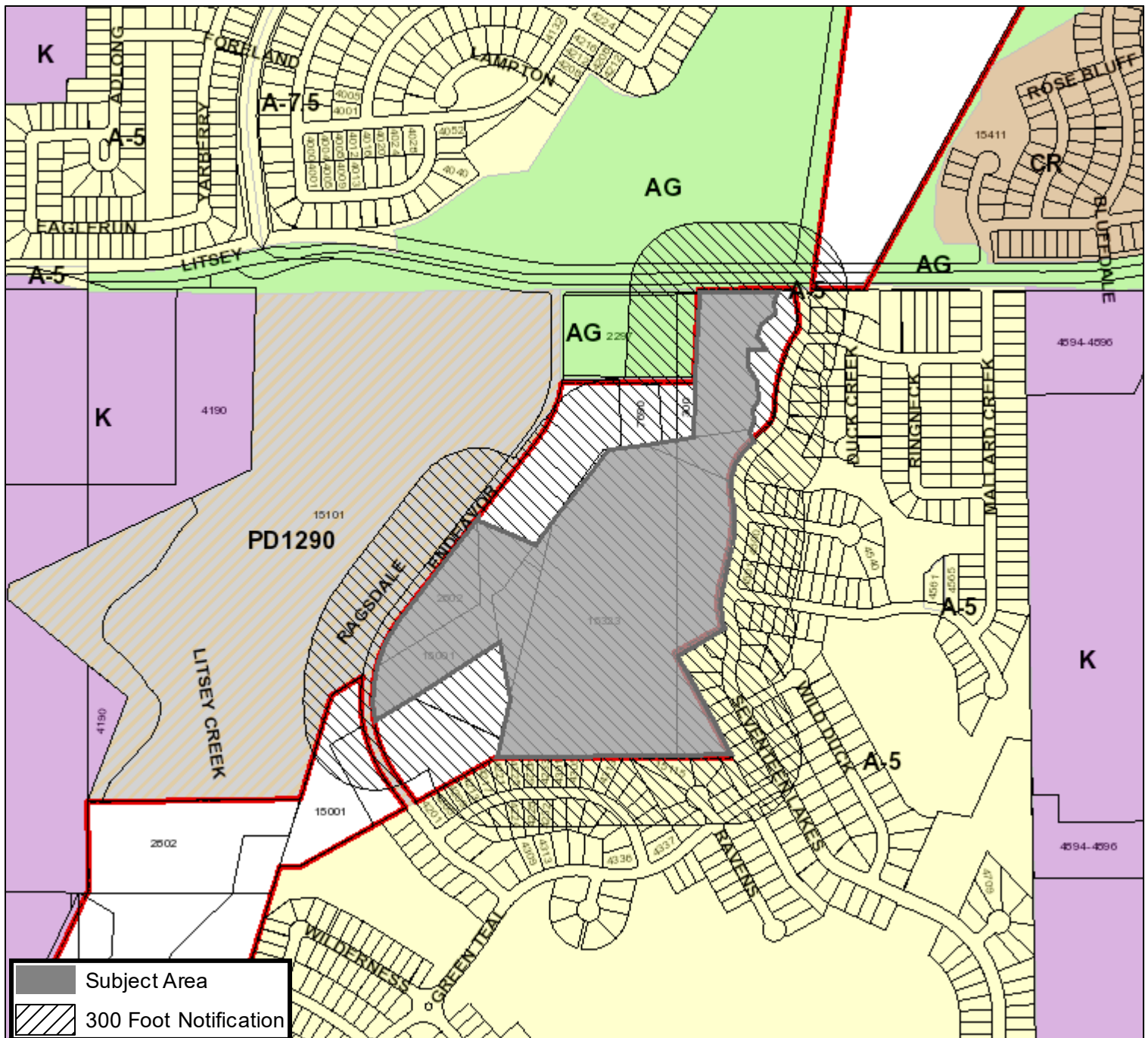
April 2025



ZC-24-132

Area Zoning Map

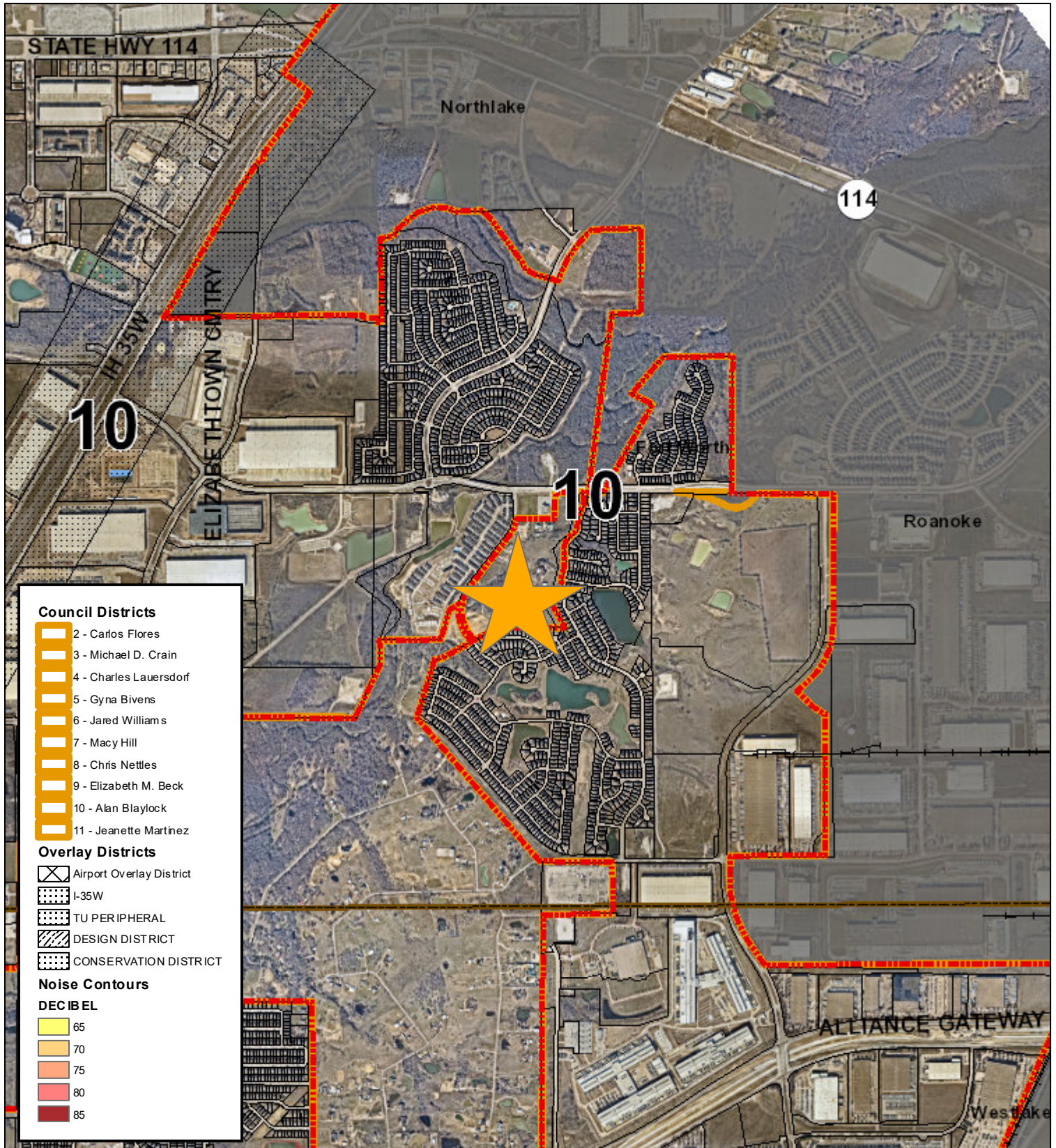
Applicant: Nolin W. Ragsdale/Rob Betancur/Gunner Chi
Address: Generally Bounded by Seventeen Lakes blvd., Round Valley Ln. Endeavor and Litsey Road
Zoning From: Unzoned
Zoning To: A-5
Acres: 35.69712322
Mapsc0: Text
Sector/District: Far_North
Commission Date: 2/12/2025
Contact: 817-392-7869



0 300 600 1,200 Feet

Created: 1/21/2025 10:34:46 AM

Area Map

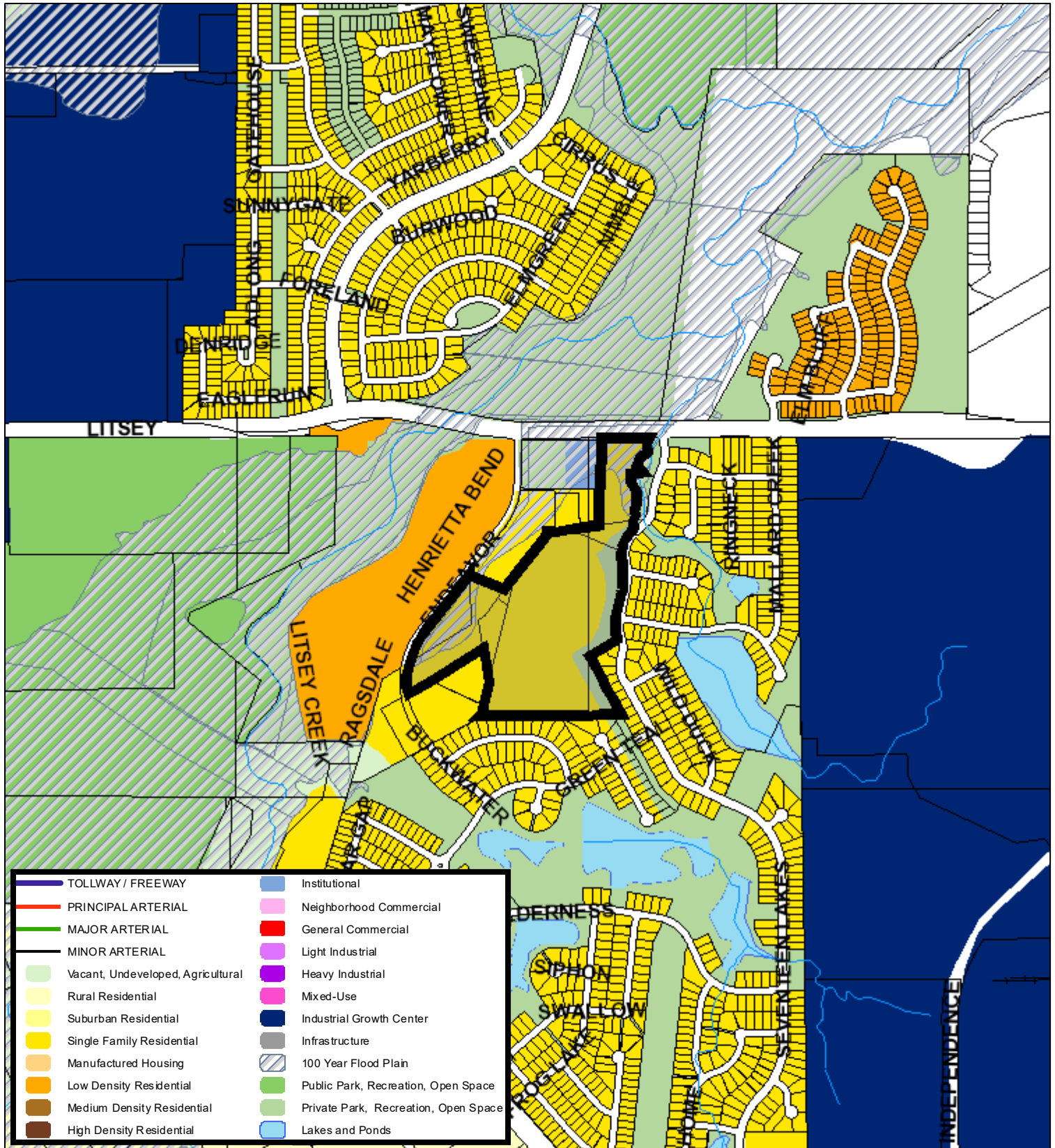


0 1,000 2,000 4,000 Feet



ZC-24-132

Future Land Use



960 480 0 960 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

