



Zoning Staff Report

Date: December 9, 2025

Case Number: ZC-25-176

Council District: 07

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner: Byard Living Trust

Applicant: Michael Costanza

Site Location: 7100 Golf Club Drive

Acreage: 1.072 Acres

Request

Proposed Use: Small office / Retail buildings

Request: From: “CF” Community Facility
To: “E” Neighborhood 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 11-0**

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Project Description and Background

The subject property, encompassing approximately 1.072 acres, is located north of Golf Club Drive and is currently undeveloped (Figures 1–3). The surrounding area includes a mix of commercial and residential uses, with small commercial businesses to the east and south, multi-family residential development to the north, and additional commercial properties to the south. The property is presently zoned “CF” Community Facility, with adjacent zoning designations including “CF” Community Facility, “FR” General Commercial Restricted, “E” Neighborhood Commercial, and “A-5” One-Family.

The applicant proposes to develop the site with small office and retail buildings. Additional details regarding the proposal are provided in the Applicant’s Description section below, along with illustrative examples (Figure 4) of the intended development concept. These examples are for reference only and may not fully comply with applicable standards. A site plan and all required documentation must be submitted for formal review and approval.

Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“Background: Originally part of a larger country club and golf course serving the Lake Country Estates and surrounding neighborhoods, the property was acquired by a local church several years ago. Since the acquisition, the land has remained largely unchanged and underutilized.”*

In recent years, various portions of the former country club and golf course have been sold and redeveloped, reflecting the growing demand for development in the area.

Zoning Request

In response to the continued growth and development within the immediate vicinity, the current property owner is seeking to rezone the parcel from “CF” (Community Facilities) to “E” (Neighborhood Commercial). The intention is to allow for commercial development that enhances the visual appeal of the site while contributing positively to the local economy and meeting the evolving needs of the community.

The vast majority of surrounding properties are zoned “E”, Neighborhood Commercial. It is our desire to develop this piece of land with a commercial building style that blends with single family homes in the immediate area. Examples of this style are attached and labeled “Examples”.



Figure 1: Site Photos taken by staff on 10/28/25; taken from Golf Club Drive looking north



Figure 1: Site Photos taken by staff on 10//28/25; taken from the Drive looking south



Figure 1: Site Photos taken by staff on 10//28/25; taken from the Drive looking west

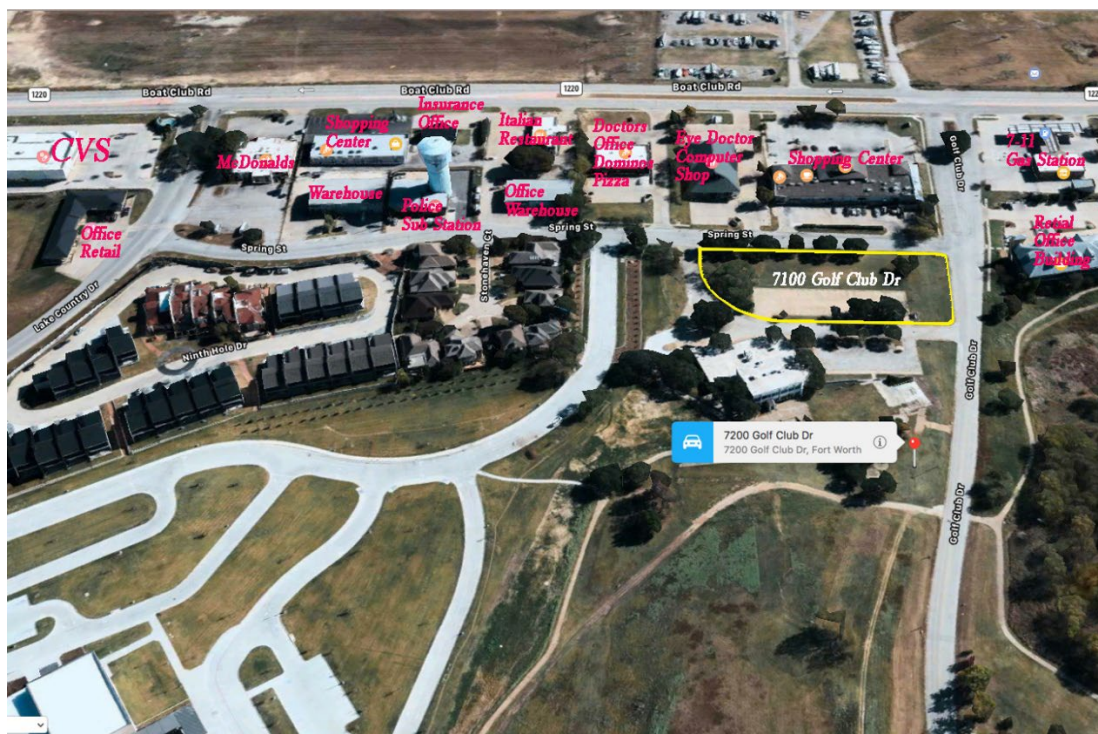


Figure 4: Applicants Exhibits- review 'Applicant's Description', for further information.

Surrounding Zoning and Land Uses

North: “CF” Community Facility / Existing building and parking lot
East: “E” Neighborhood Commercial / Commercial
South-west: “A-5” One-Family / Vacant lot
South-east: “FR” General Commercial Restricted/ Commercial
West: “CF” Community Facility / Parking lot

Recent Zoning History

This property has been zoned “CF” Community Facility since prior to 2004. The information on how it became “CF” Community Facility as the information we have before 2004 is not readily available.

Development Impact Analysis

Land Use Compatibility

The surrounding area features a mix of commercial and residential uses, including small commercial establishments, multifamily residential development, and neighborhood-serving retail. The proposed office and retail development is compatible with the surrounding development pattern and aligns with the existing transition between commercial and residential uses in the area. The requested zoning district appears appropriate for both the location and the proposed use, supporting continued mixed-use activity while maintaining consistency with nearby land uses.

The proposed zoning classification is more intensive than necessary for the intended uses; however, the proposed uses themselves are **compatible** with the surrounding land uses.

Comprehensive Plan Consistency

The adopted Comprehensive Plan designates the subject property as Open Space, as indicated on the Future Land Use (FLU) Map.

SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL

The proposed property designation is consistent with the Open Space category identified in the Future Land Use (FLU) Map. This land is considered passive land and has flexibility for any zoning districts, as noted under *Land Use Compatibility*, this is an appropriate zoning district for this area.

The Comprehensive Plan policies support infill development on vacant, or underutilized sites, promote growth in proximity to existing developed areas to optimize the use of infrastructure and limit urban sprawl, and encourage locating large commercial or institutional uses along major roadways, preferably at key intersections. This site, situated on a corner lot, aligns with these objectives by utilizing existing roadways and utility infrastructure,

thereby supporting efficient development patterns and discouraging further sprawl. All of which follows the comprehension plan policies. Key policies guiding this vision include:

- *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.*
- *Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.*
- *Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.*

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

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **October 30, 2025**.

Posted Notice

A sign was erected on the property on **October 28, 2025**.

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 emailed on **October 31, 2025**:

Organizations Notified	
Trinity Habitat for Humanity	Streams And Valleys Inc
Northwest Fort Worth Neighborhood Alliance	Lake Country POA

**Located closest to this registered Neighborhood Association*

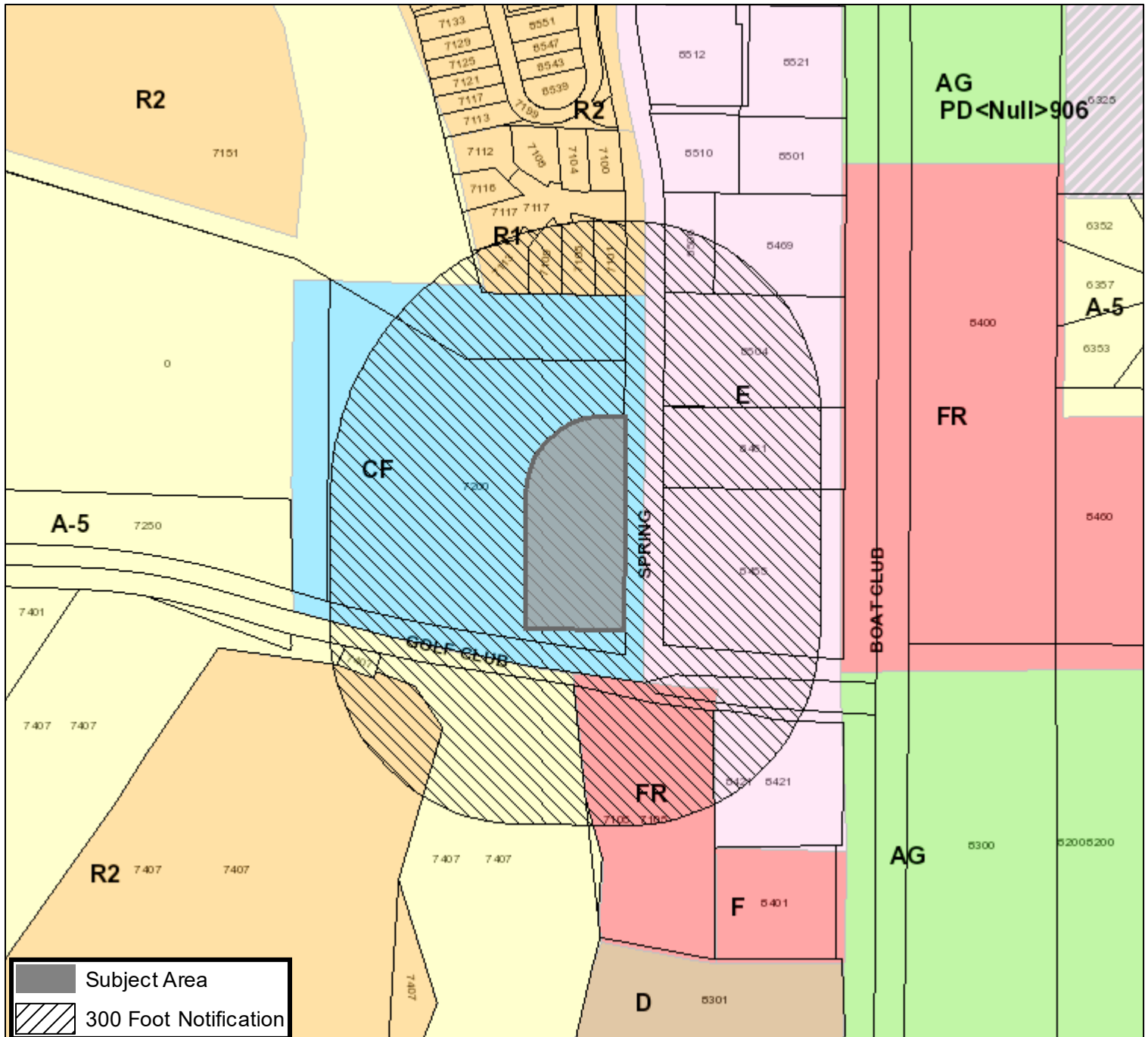




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Area Zoning Map

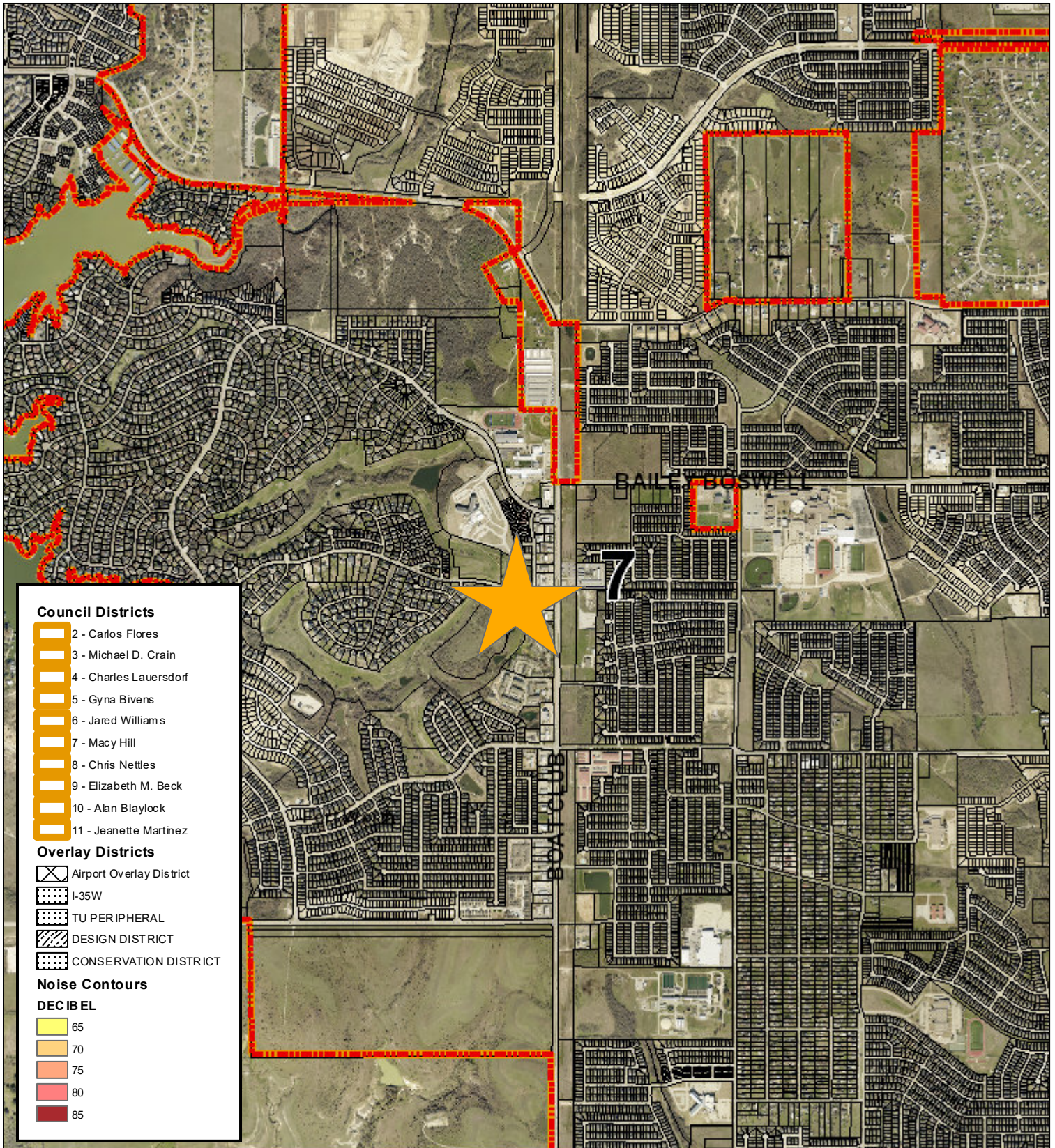
Applicant: Byard Living Trust/Polo Club Builders
Address: 7100 Golf Club Drive
Zoning From: CF
Zoning To: E
Acres: 1.072
Mapsc0: Text
Sector/District: Far Northwest
Commission Date: 11/12/2025
Contact: 817-392-2806



0 110 220 440 Feet

Created: 10/31/2025 8:40:39 AM

Area Map

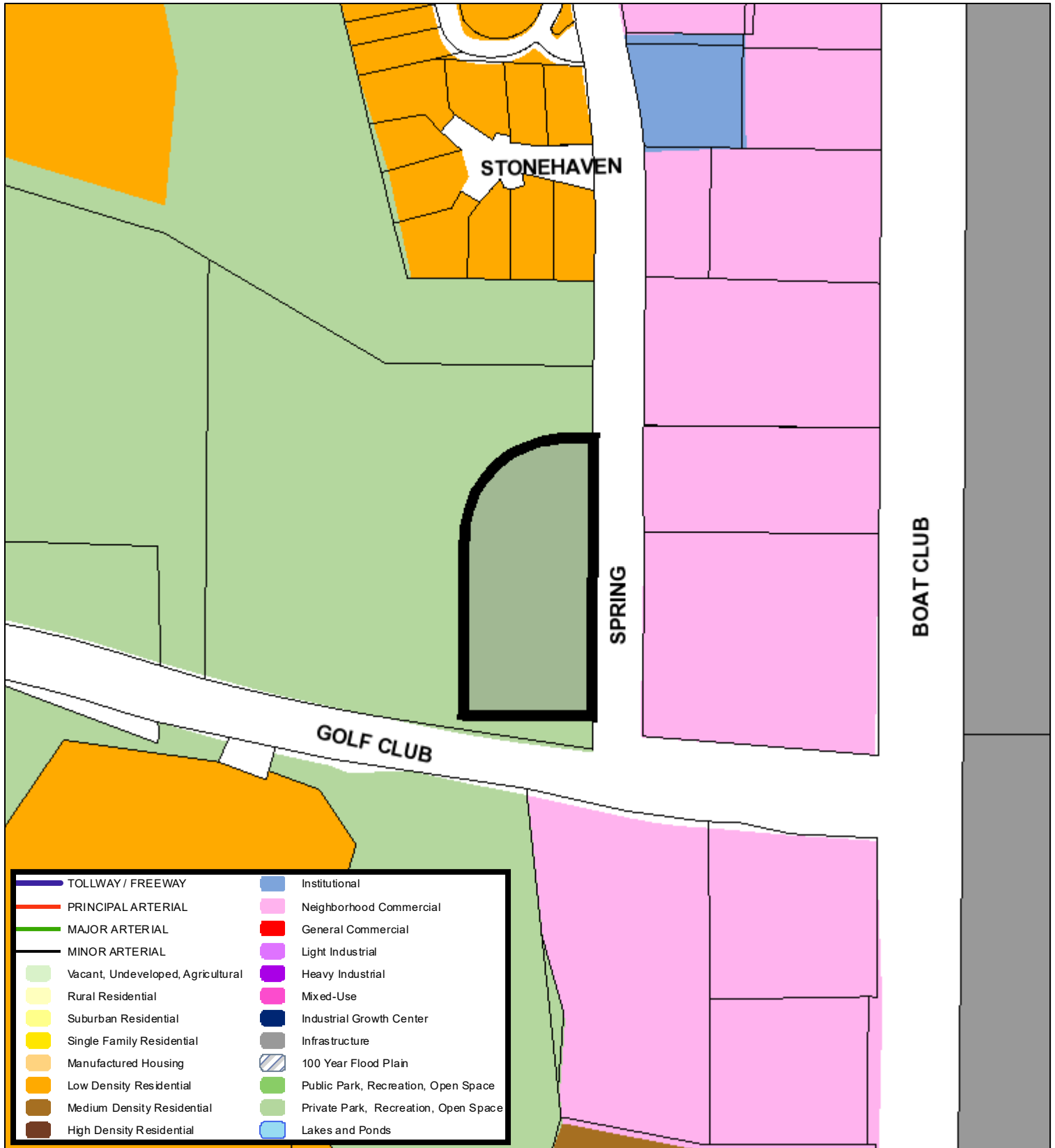


0 1,000 2,000 4,000 Feet



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Future Land Use



150 75 0 150 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.





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Aerial Photo Map



0 100 200 400 Feet

