



Zoning Staff Report

Date: October 21, 2025

Case Number: ZC-25-126

Council District: 08

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Equus Lakes, LLC, Joe Potthoff / Dunaway Associates, Stephen Cook

Site Location: 1175, 1201 & 1227 & 1129 McPherson Road

Acreage: 15.006 acres

Request

Proposed Use: Two-Family, Multi-Family & Commercial/Retail

Request:

From:	Tract 1: “A-5” One-Family & “AG” Agricultural
	Tract 2: “D” High Density Residential
	Tracts 3: “E” Neighborhood Commercial
To:	Tract 1 & 3: “C” Medium Density Multifamily
	Tract 2: “E” Neighborhood Commercial

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent**

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-1**

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Project Description and Background

Continued from the September 16th Council meeting.

The subject property, encompassing approximately 15.006 acres, is located north of McPherson Road and is currently undeveloped (Figure 1). The surrounding area is characterized by a mix of large undeveloped tracts, existing single-family residential neighborhoods, and newly constructed single-family homes currently under development (Figure 2).

For a detailed breakdown of zoning classifications for each tract, please refer to the zoning chart below and Figure 3. The surrounding zoning designations including “CF” Community Facilities, “A-5” One-Family, “C” Medium Density Multifamily, “AG” Agricultural and “E” Neighborhood Commercial.

	From	To	Total Acres
Tract 1	“A-5” One-Family & “AG” Agricultural	“C” Medium Density Multifamily	7.354
Tract 2	“D” High Density Residential	“E” Neighborhood Commercial	3.572
Tract 3	“E” Neighborhood Commercial	“C” Medium Density Multifamily	4.080

The total acreage designated for “C” Medium Density Multifamily is 11.434 acres, and the total acreage for “E” Neighborhood Commercial is 3.572 acres.

The applicant is requesting to streamline and consolidate the current zoning districts to create a more cohesive and intentional zoning pattern (see Figure 3). With the ultimate goal to construct two-family, multi-family and commercial/retail. At present, the zoning in this area is fragmented and inconsistent, creating a pattern that resembles spot zoning. This inconsistent zoning does not align well with this area’s fabric and future development.

Further explanation of the applicant’s intent and rationale is provided in the ‘*Applicant’s Description*’ section below. Additionally, the proposed changes are illustrated in the zoning exhibit (Figure 2), which outlines how the realignment of zoning will support their development goals and aligning it with the ordinance requirements.

As part of this rezoning request, Tracts 1 and 3 will fall under the requirements of the City’s Park Dedication Policy (Ordinance No. 26597-11-2023) and Chapter 212, Subchapter H of the Texas Local Government Code. In accordance with these regulations, the applicant will be required to dedicate approximately 4.3 acres of neighborhood parkland to the City as a condition of development approval (see ‘*Supplemental Information*’).

After the required parkland dedication, an estimated 25.83 acres will remain available for future development, consistent with the proposed zoning designations and land use goals for the area.

Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, “*Request an update the city's zoning map for approximately 15 acres. Request rezoning from "AG, "A5", "E" to "C", in order to maximize the contiguous area for "C" zoning for the future multi-family development North of the Future Kingspoint Blvd. Rezoning request for the tract located at the southwest corner of the intersection of Future Kingspoint Blvd. and Serene Creek Way from "D" Zoning to "E" Zoning for future commercial development.*”



Figure 1: Site Photo taken by staff on 2/24/25; view looking north to the site

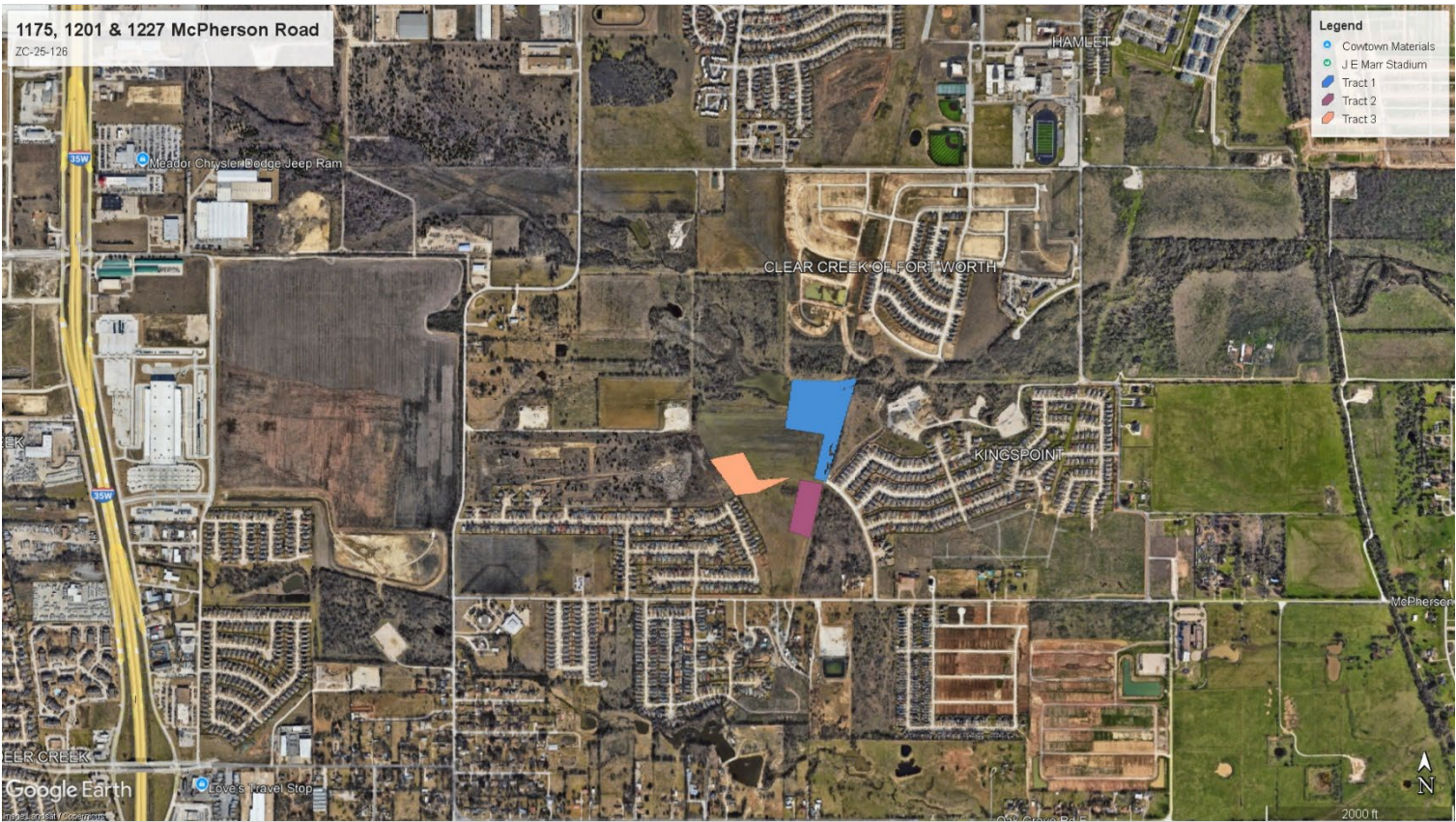


Figure 2: Google map view- wider scope of the area

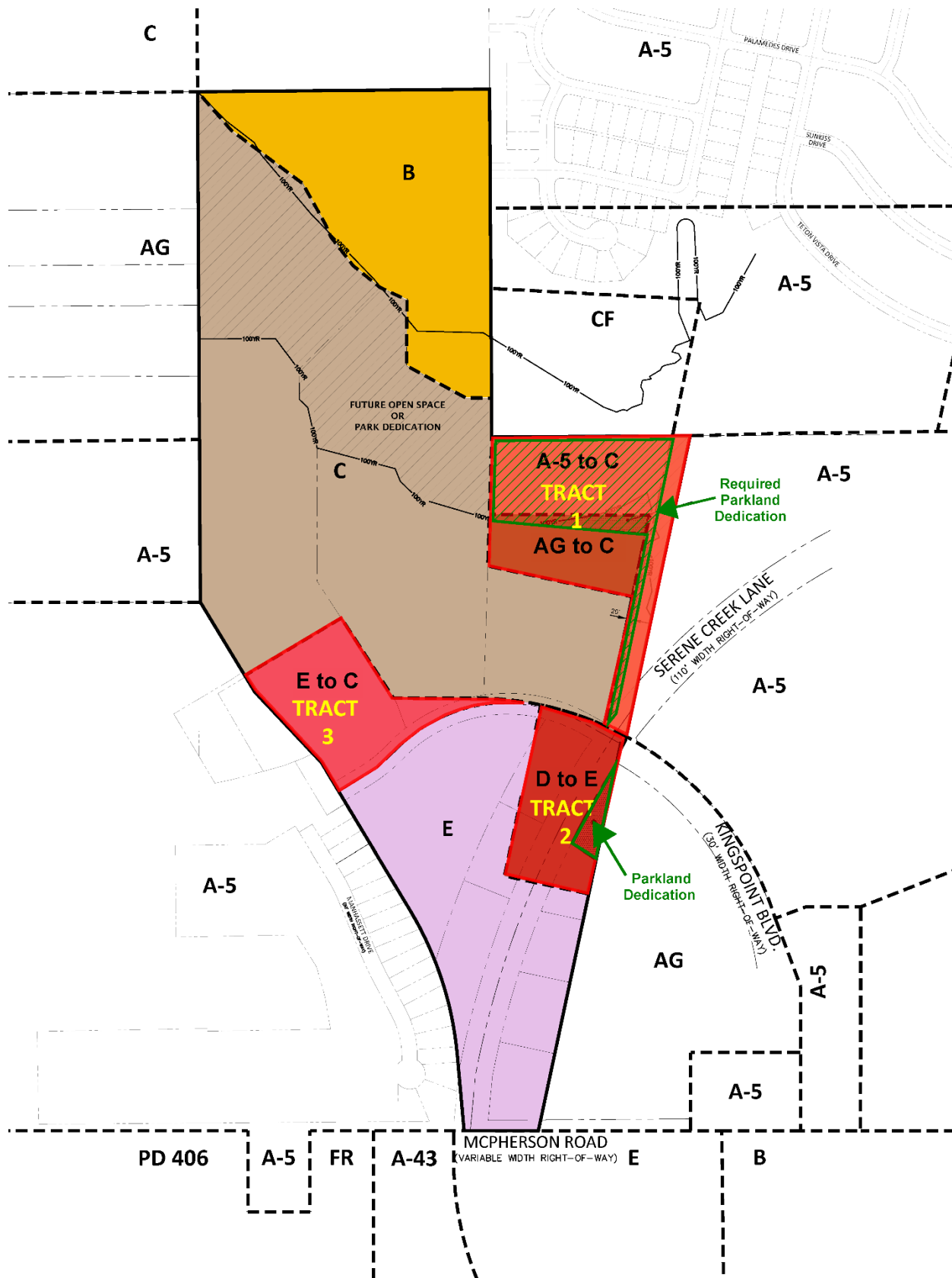


Figure 3: The zoning plan illustrates the locations of the various tracts, the designated park dedication area, and includes relevant rezoning information.

Surrounding Zoning and Land Uses

Tract 1

North: “CF” Community Facilities/ undeveloped
East: “A-5” One-Family/ undeveloped
South: “C” Medium Density Multifamily/ undeveloped
West: “C” Medium Density Multifamily/ undeveloped

Tract 2

North: “C” Medium Density Multifamily/ undeveloped
East: “AG” Agricultural/ undeveloped
South: “E” Neighborhood Commercial/ undeveloped
West: “E” Neighborhood Commercial/ undeveloped

Tract 3

North: “C” Medium Density Multifamily/ undeveloped
East: “C” Medium Density Multifamily/ undeveloped
South: “E” Neighborhood Commercial/ undeveloped
West: “A-5” One-Family/ undeveloped

Recent Zoning History

The zoning history pre-dates 2004

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 July 30, 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 emailed on July 30, 2025:

Organizations Notified	
United Communities Association of South Fort Worth	Carter Park NA
Trinity Habitat for Humanity	Streams and Valley's Inc
Southeast Fort Worth Inc	

* *Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

Considering that this rezoning request is primarily intended to realign and consolidate the existing zoning districts, it reflects a coordinated effort between the developer and the City to support the long-term vision and planning goals for the area. The proposed adjustments are not introducing entirely new uses but rather reshaping the zoning boundaries to better match the anticipated development pattern and ensure consistency with the area's adopted land use plans.

The ultimate goal to in rezoning these parcels is to construct two-family, multi-family and commercial(retail). The proposed land uses are appropriate for the surrounding context, which includes a mix of residential and neighborhood-serving commercial uses. The rezoning will help facilitate future development opportunities, particularly for housing and neighborhood-scale commercial establishments, that will enhance livability and access to amenities for current and future residents.

Overall, the proposed zoning aligns well with the existing of residential properties nearby, and is expected to support a more orderly, compatible, and sustainable development pattern in this part of the city.

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject properties as the following:

- **Tract 1:** Agricultural (Vacant);
- **Tract 2:** Single-Family Residential, Agricultural (Vacant);
- **Tract 3:** Single-Family Residential.

SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
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

The proposed zoning designations for the subject property are not consistent with the existing Future Land Use (FLU) Map, which currently identifies the area as Single-Family Residential and Agricultural (Vacant). The applicant's request to rezone portions of the property to "C" Medium Density Multifamily and "E" Neighborhood Commercial introduces land uses that were not originally anticipated under the current FLU categories.

This divergence suggests a shift in development intensity and character from what was envisioned during the creation of the FLU. While the proposed uses may reflect evolving market demands or development trends, they do not align with the land use classifications currently adopted for this area.

The FLU categories associated with this site allow for the following compatible zoning districts:

- “AG” Agricultural
- “A-10” One-Family
- “A-7.5” One-Family
- “A-5” One-Family
- “AR” One-Family Restricted

From the information provided by the applicant, their proposed zoning proves evidence of a broader planning consideration, including infrastructure, compatibility with surrounding uses, and alignment with community goals (see ‘*Supplemental Information*’).

The proposed plan thoughtfully places commercial uses along major roadways, where higher traffic volumes are more appropriate. While incorporating transitional buffers to separate different land use intensities, ensuring smoother integration with nearby single-family residential areas. Also, the developers are making plans to preserve natural floodplains and enhance community amenities such as trails (see ‘*Supplemental Information*’). Due to the large scale of this development the developers will be adding a mix of housing types—such as duplexes and multifamily—that support diverse living options, provided they are compatible in scale and design with the existing area.*

Collectively, these planning strategies reinforce the justification for a more coordinated and compatible zoning pattern, consistent with the City’s long-term land use vision and planning priorities.

Key policies guiding this vision include:

- *Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.*
- *Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.*
- *Leave floodplains in their natural state (with hike/bike trails encouraged) to improve water quality and minimize flooding.*
- *Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.***

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map.

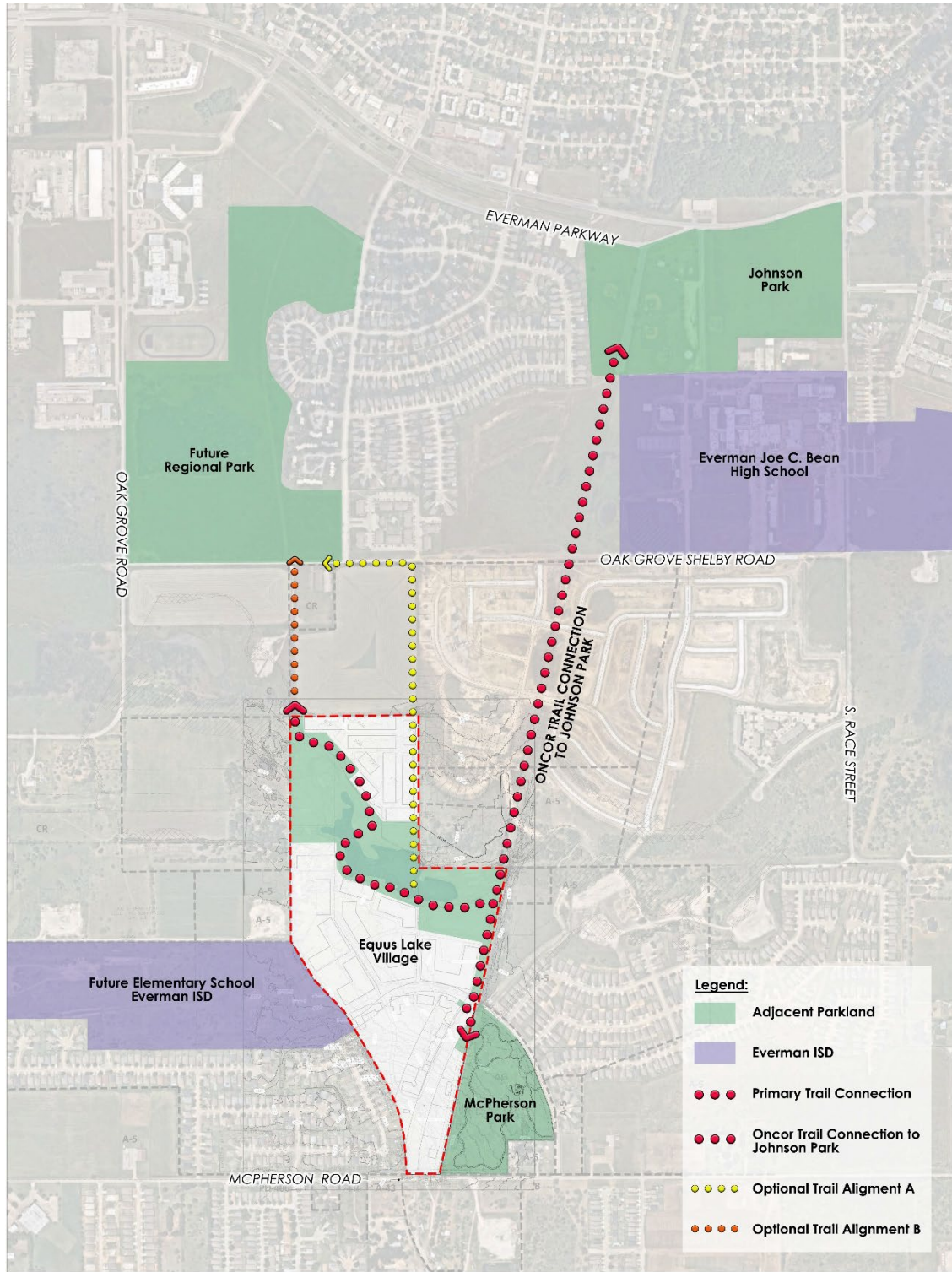
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan Policies.

*Please note that zoning staff have not seen a site plan or conceptual plan that the information given is based on what the applicant has given for this ZC case.

**The ordinance information used in this section can be found [here](#).



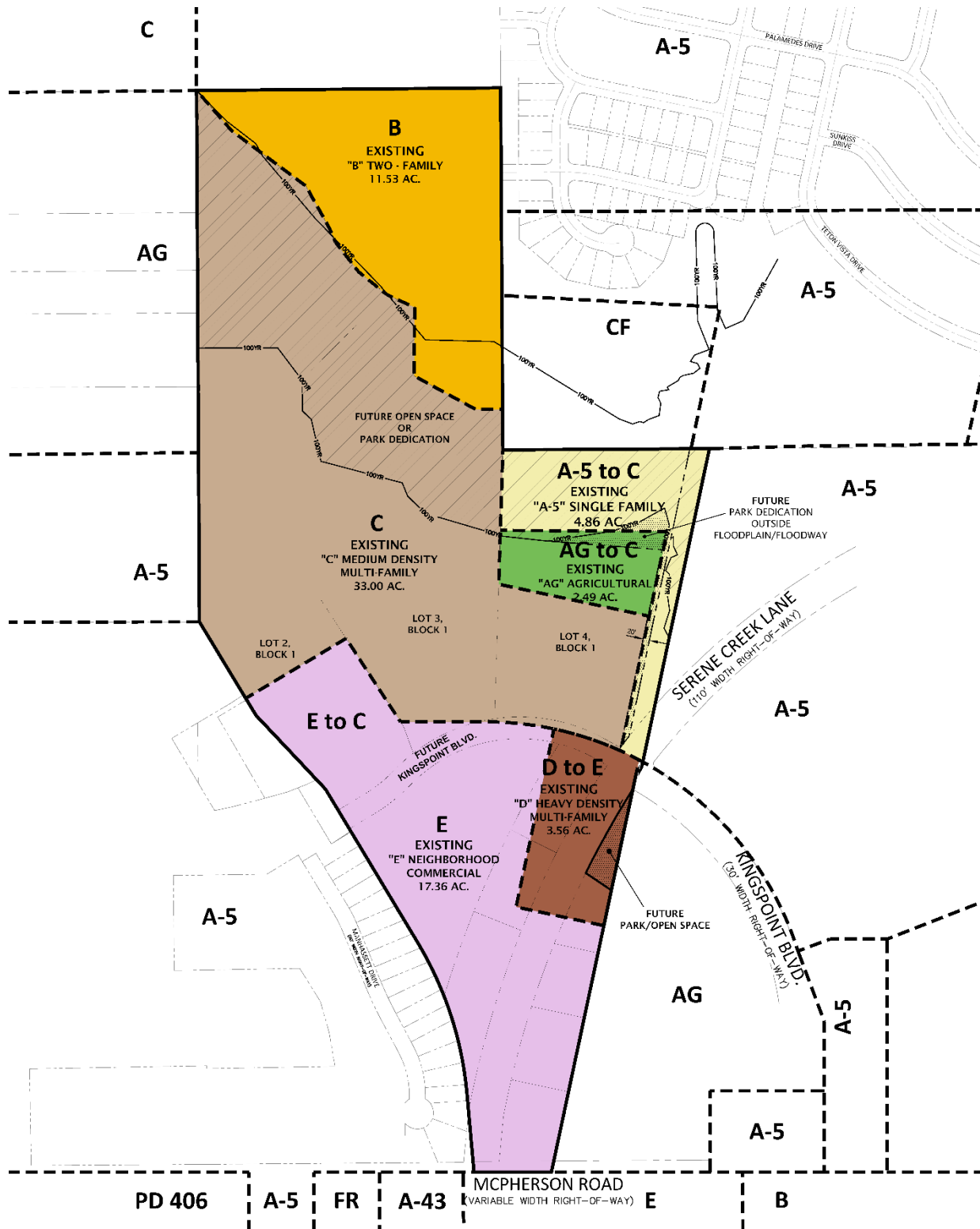
Supplemental Information



EQUUS LAKE VILLAGE
PARKLAND DEDICATION - SITE CONTEXT MAP
FORT WORTH, TEXAS
JULY 6, 2023



GRAPHIC SCALE
0' 20' 40'
1" = 200'-0"



EXISTING ZONING:

"AG" AGRICULTURAL	2.49 AC.
"A-5" SINGLE-FAMILY	4.86 AC.
"B" TWO-FAMILY	11.53 AC.
"C" MEDIUM DENSITY MULTI-FAMILY	33.00 AC.
"D" MEDIUM DENSITY MULTI-FAMILY	3.56 AC.
"E" NEIGHBORHOOD COMMERCIAL	17.36 AC.
TOTAL	72.8 AC.

LEGEND:

- EQUUS LAKES PROPERTY LINE
- PROPERTY LINES
- EXISTING ZONING BOUNDARY
- PROPOSED 100 YEAR FLOODPLAIN
- FUTURE PARK/OPEN SPACE/100 YR. FLOODPLAIN
- 25% OF THE REQUIRED DEDICATED PARKLAND MUST BE OUTSIDE OF THE FLOOD ZONE



REZONING REQUEST EXHIBIT

Lots 2 - 4, Block 1

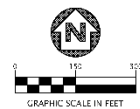
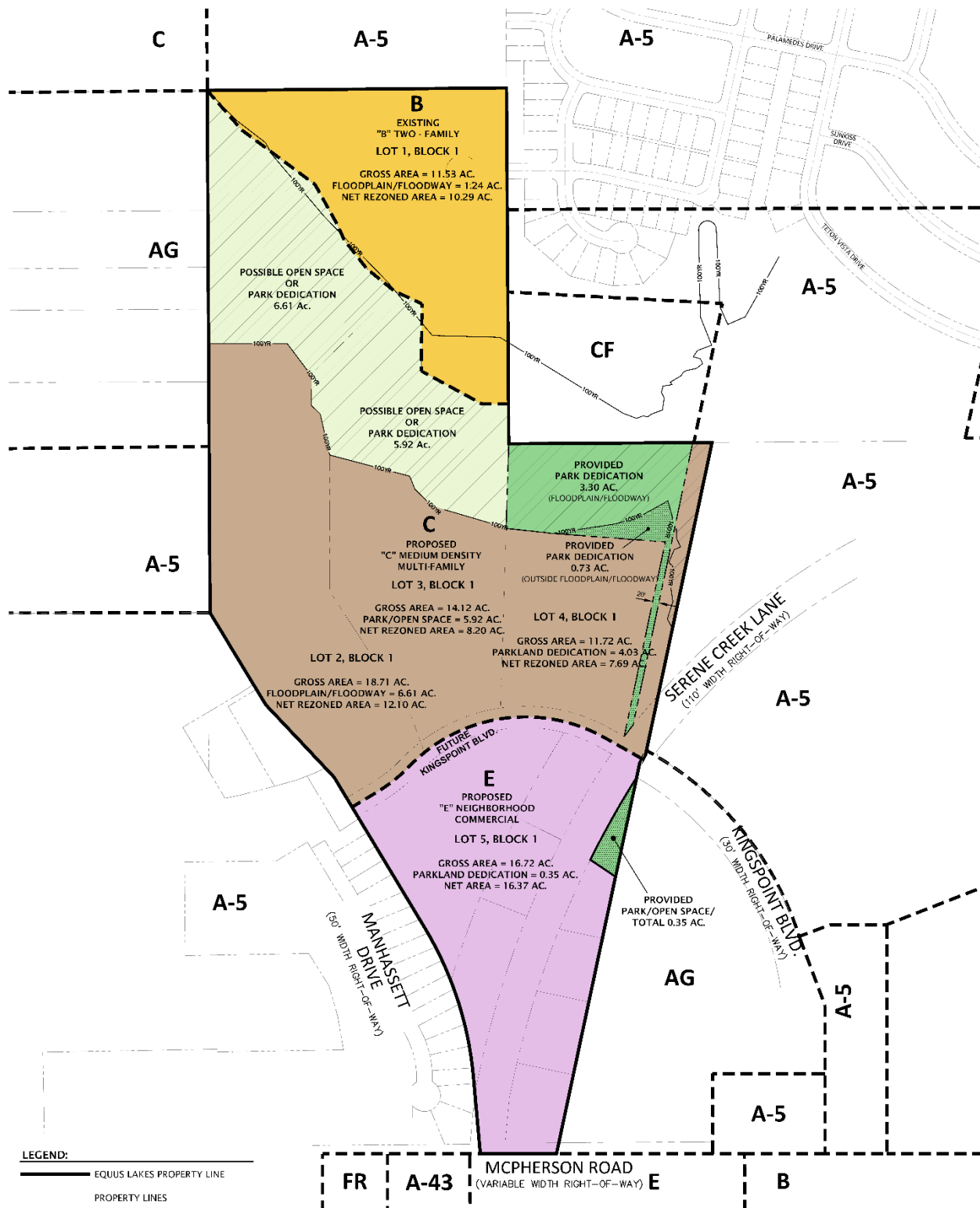
EQUUS LAKE VILLAGE
72.8 ACRES

DATE: JUNE 17, 2025

JOB NO. 87237.001

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121



REZONING EXHIBIT
 Lots 2 - 4, Block 1
EQUUS LAKE VILLAGE
72.8 ACRES

DATE: JUNE 18, 2025 .06 NO. B7237.001



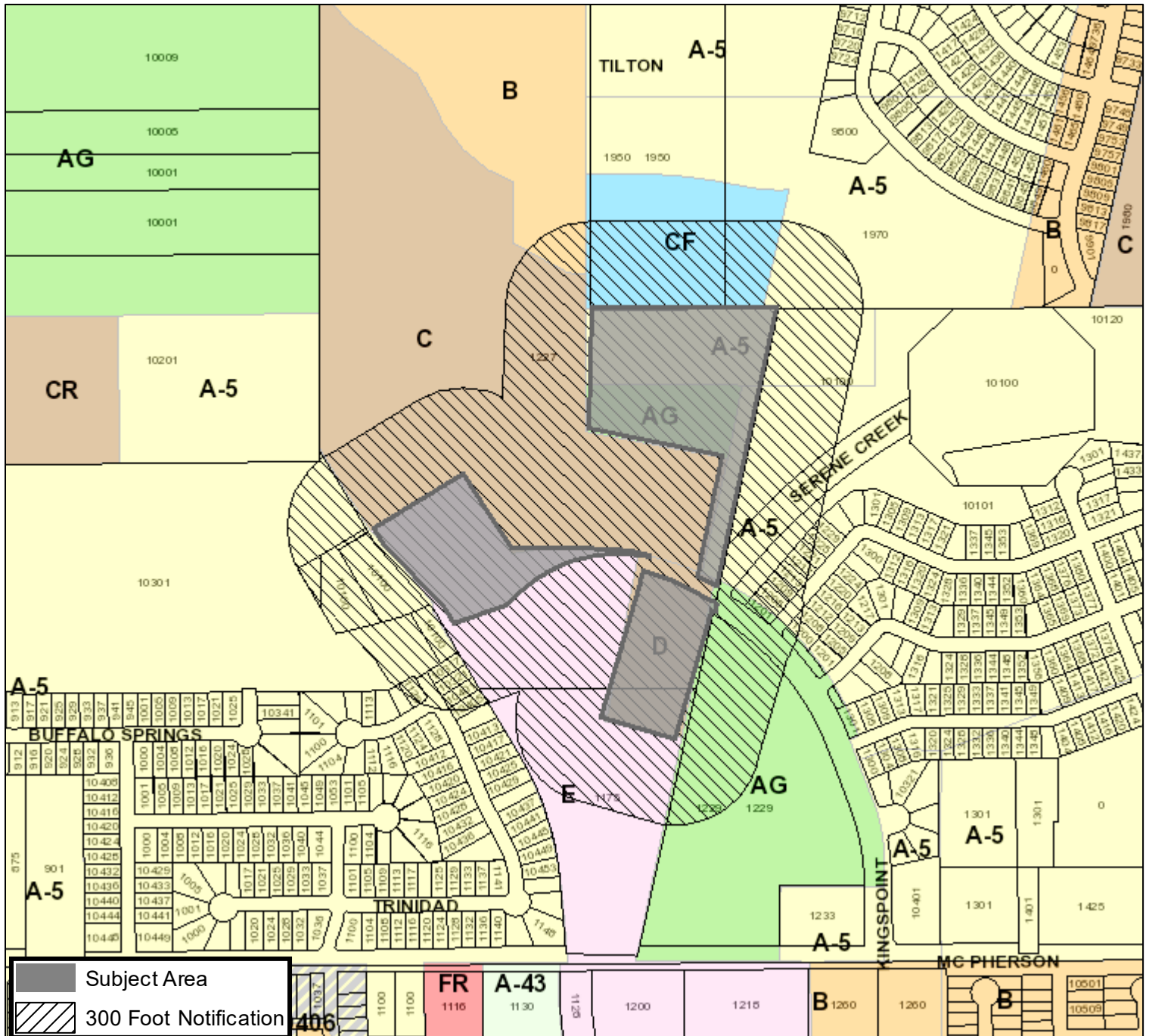
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 FIRM REGISTRATION 10098100



ZC-25-126

Area Zoning Map

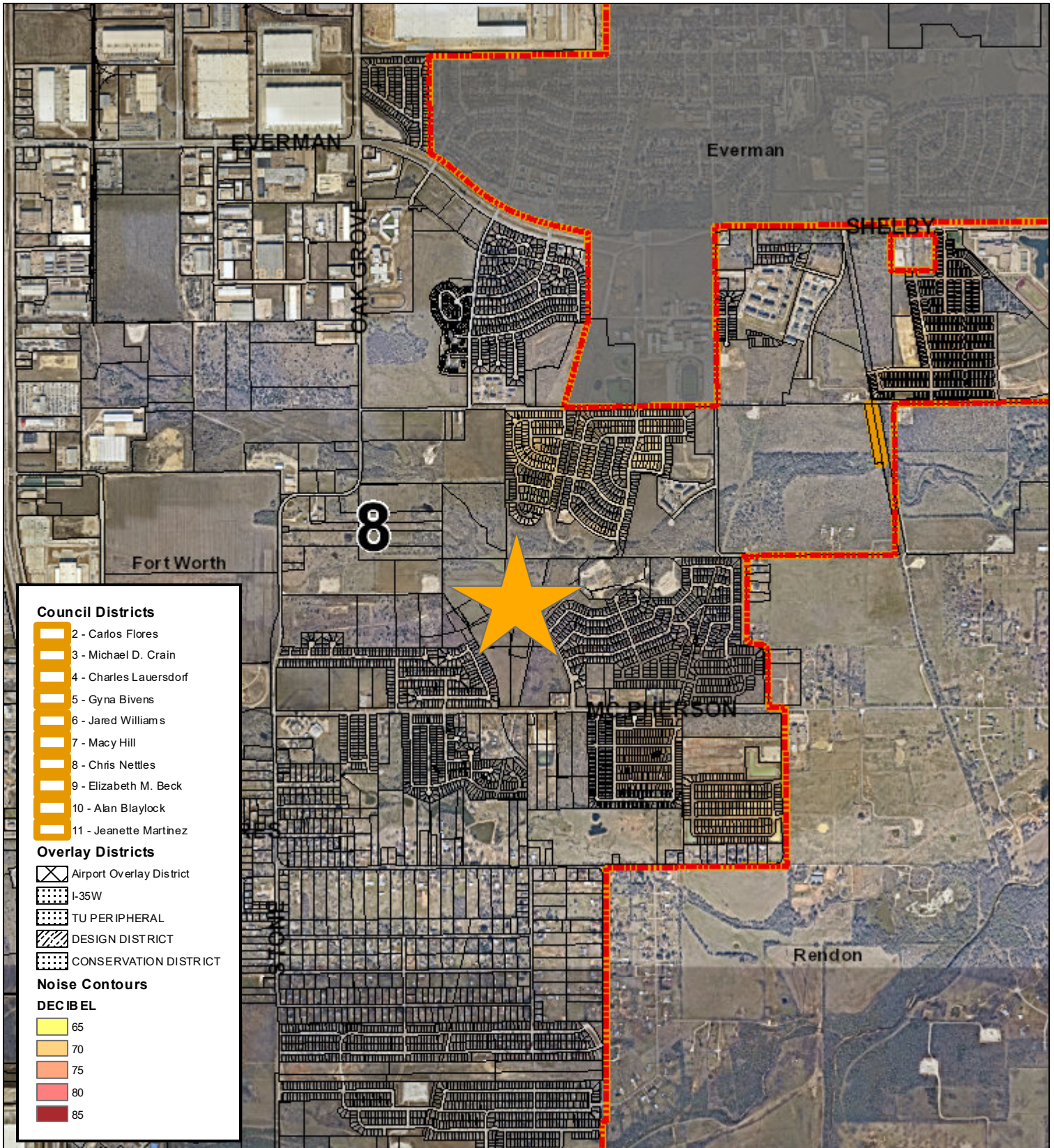
Applicant: Equus Lakes LLC/Dunaway Assoc
Address: 1175, 1201, 1227 McPherson Road
Zoning From: AG, AG, D, E
Zoning To: C, E
Acres: 15.006
Mapsc: Text
Sector/District: Far South
Commission Date: 8/13/2025
Contact: 817-392-2806





ZC-25-126

Area Map

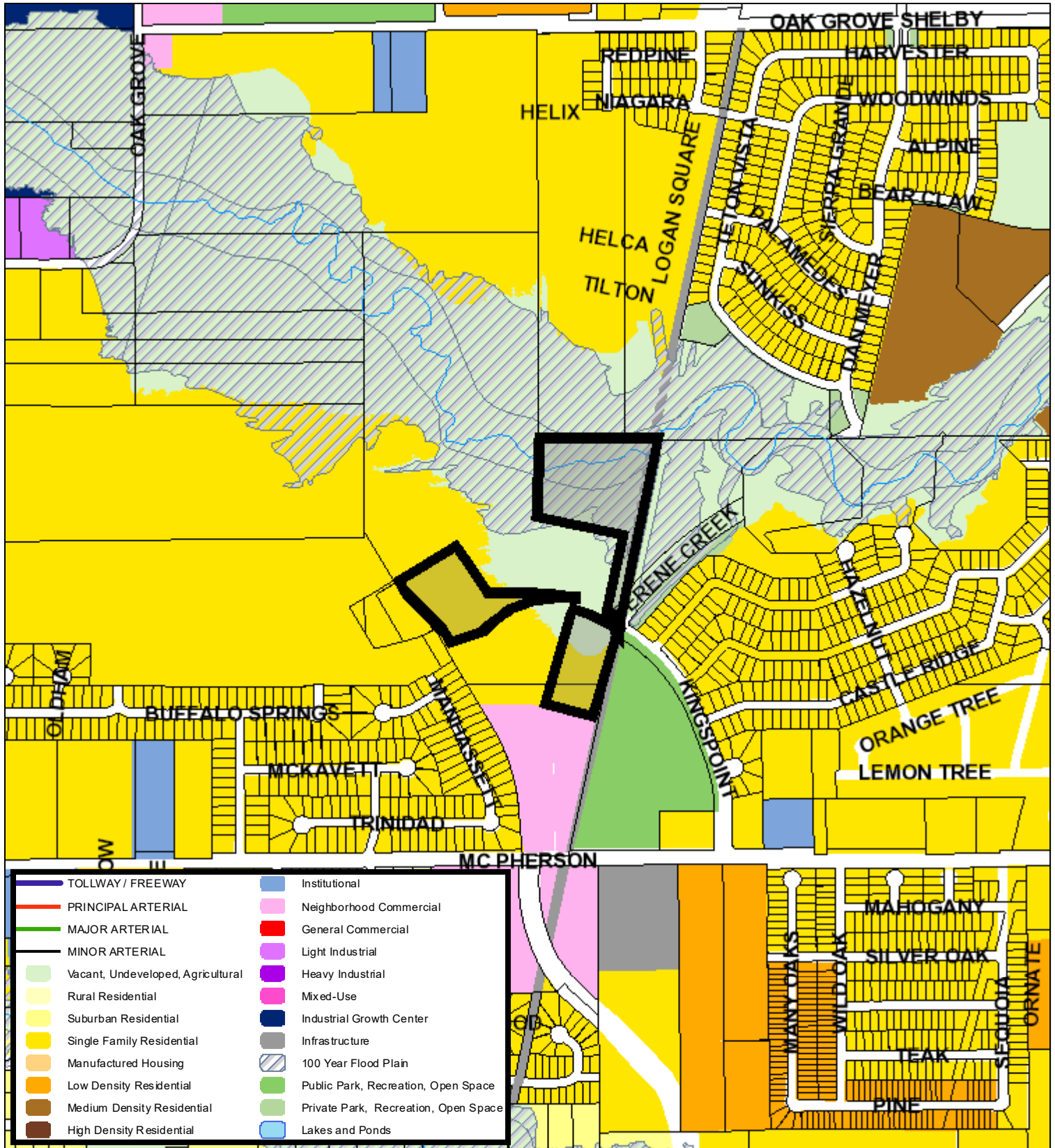


0 1,000 2,000 4,000 Feet



ZC-25-126

Future Land Use



720 360 0 720 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

