



Zoning Staff Report

Date: February 10, 2026

Case Number: ZC-25-200

Council District: 10

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner: Beaten Path Development Nance Ranch LLC

Applicant: Benjamin Materne

Site Location: 541 & 693 Avondale Haslet Road

Acreage: 36.92 ac

Request

Proposed Use: Single-Family Residential

Request: From: “MU-1” Low Intensity Mixed-Use and “UR” Urban Residential
To: “A-5” One-Family Residential

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is compatible**

Comprehensive Plan Policy Consistency: Requested change **is not consistent. (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

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Project Description and Background

The site is located on Avondale Haslet Road, west of John Day Road. The site was part of an annexation in 2002 and rezoned to “MU” and “UR” in 2020 and is part of the Nance Ranch development. There is single-family development in the City of Haslett to the east, single family zoned property to the south, a mix of low density multifamily, single-family, and neighborhood commercial zoned property to the west, and property zoned for general commercial to the north.

The applicant is requesting to rezone this property from “MU-1” Low Intensity Mixed-Use and “UR” Urban Residential to “A-5” One-Family Residential.

Applicants project description:

We respectfully request approval to rezone approximately 36.924 acres from MU-1 (30.206 acres) and UR (6.718 acres) to A-5 to allow for the development of a single-family residential neighborhood. This rezoning will support the creation of quality housing consistent with the area's growth pattern and the City of Fort Worth's long-range planning goals. The project will also include a 0.5-acre pocket park to provide passive recreation opportunities and community open space.

The subject property is located within an area currently developed with single-family homes. The proposed A-5 zoning aligns with the established residential character and will reinforce the existing neighborhood fabric. Adjacent property planned for future development is zoned MU-1, which will accommodate a mix of residential and neighborhood-serving uses. The proposed residential zoning provides a compatible and logical transition, establishing stable single-family use adjacent to future mixed-use development. Thoughtful site design and open space amenities will further support compatibility and connectivity with the surrounding community.

This request is consistent with the City of Fort Worth Comprehensive Plan, which encourages quality residential development, coordinated growth, and efficient extension of infrastructure. Rezoning to A-5 supports planned development patterns in this area, helps meet ongoing demand for single-family housing, and aligns with the City's vision for balanced and sustainable neighborhood growth.

We respectfully request approval of this rezoning as it supports the City's planning objectives and contributes to quality residential development in Fort Worth.

Surrounding Zoning and Land Uses

North “F” General Commercial / vacant land
East City of Haslet / single-family
South “A-5” One-Family Residential / vacant land
West “MU-1” Low Intensity Mixed-Use and “UR” Urban Residential / vacant land

Recent Zoning History

ZC-20-099, Various zoning districts to “MU-1” and “UR”, approved 10/13/2020.
ZC-22-070, From “E” and “I” to “A-5, approved 2/05/2023

Development Impact Analysis

Land Use Compatibility

Surrounding land consists of single-family residential uses to the east in City of Haslet with vacant land to the south, west and north.

The proposed zoning request for “A-5” One-Family residential **is compatible** with surrounding residential land uses.

Comprehensive Plan Consistency – Far North Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as Mixed Use and Urban Residential on the Future Land Use Map. The requested zoning of “A-5” One-Family Residential is **not consistent with the Future Land Use Map**.

However, the proposed zoning request **is consistent with the following Comprehensive Plan policies**:

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

While the proposed rezoning is not consistent with the Future Land Use Map, it meets several Comprehensive Plan policies, and a **minor boundary adjustment would be acceptable**.

Public Notification

Written Notice

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

Posted Notice

A sign was erected on the property on **December 23, 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 **December 30, 2025**:

Organizations Notified	
Tarrant Regional Water District	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

Sign posted 12/23/2025

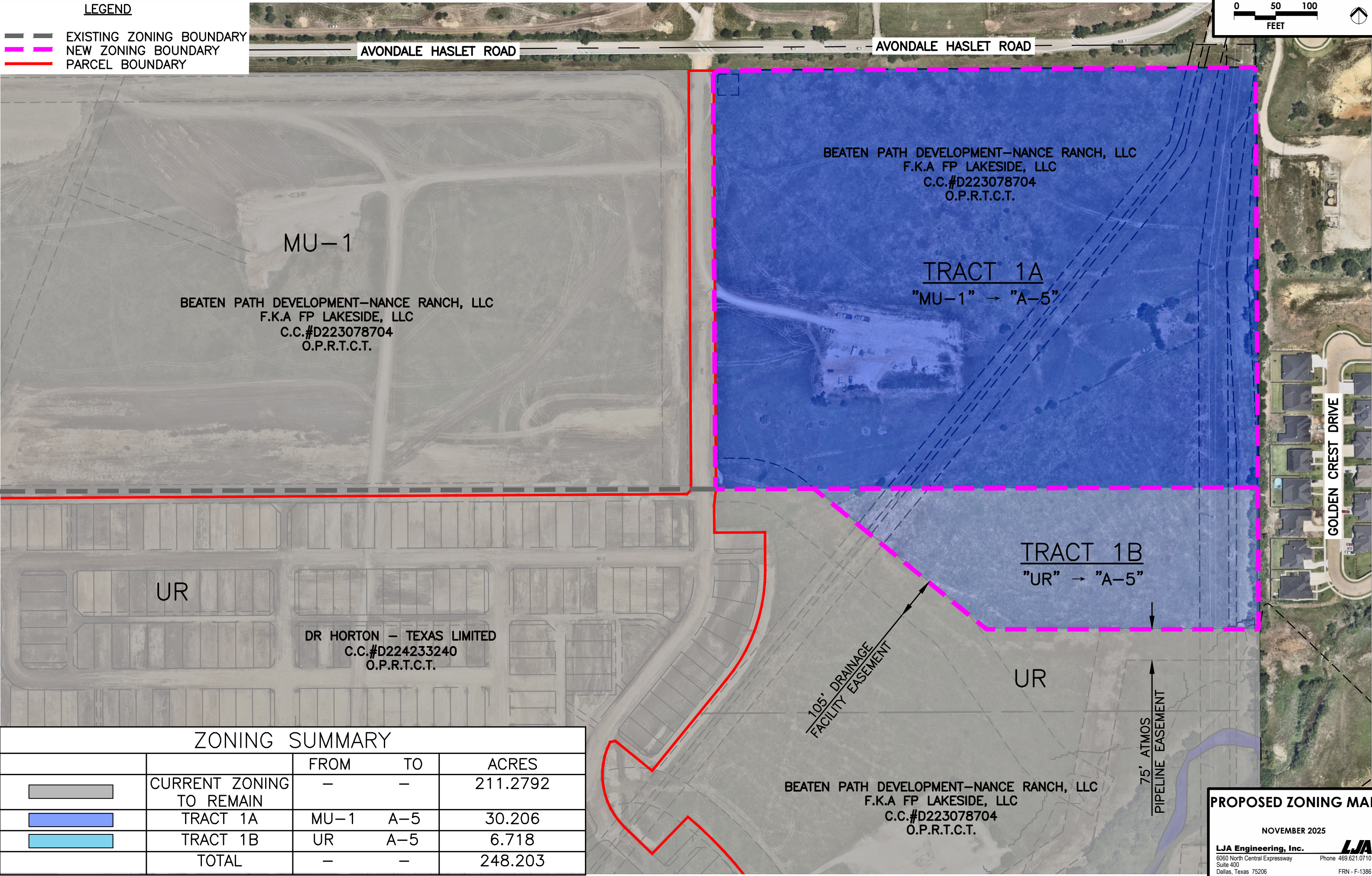
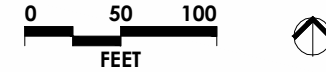
Zc-25-200




**ZONING CHANGE
REQUESTED
FOR INFORMATION CALL
CITY HALL
817-392-8028**



LEGEND

- EXISTING ZONING BOUNDARY
- NEW ZONING BOUNDARY
- PARCEL BOUNDARY



ZONING SUMMARY				
		FROM	TO	ACRES
	CURRENT ZONING TO REMAIN	—	—	211.2792
	TRACT 1A	MU-1	A-5	30.206
	TRACT 1B	UR	A-5	6.718
	TOTAL	—	—	248.203

PROPOSED ZONING MAP

NOVEMBER 2025

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206

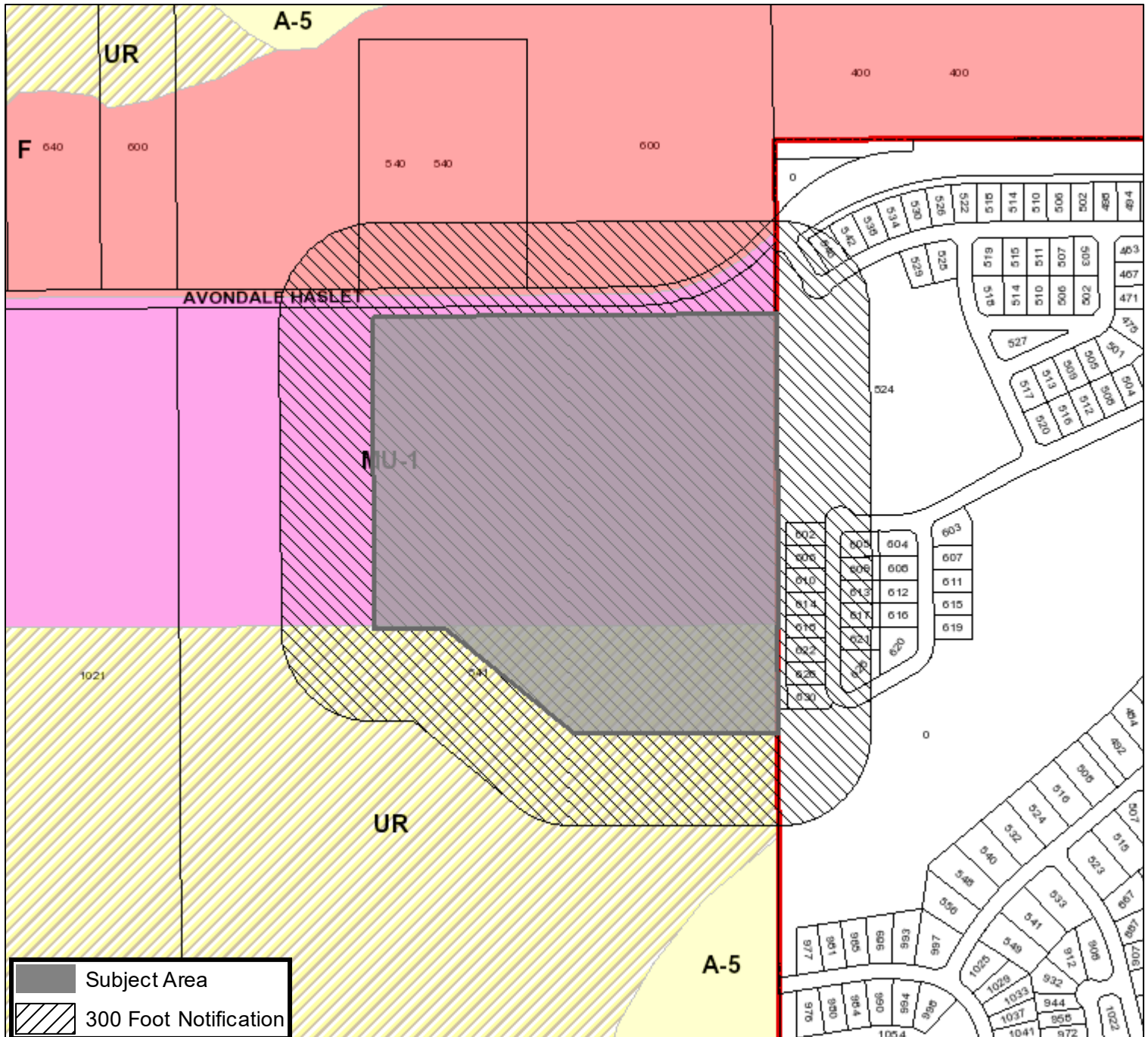
Phone 469.621.0710
FRN - F-1386



ZC-25-200

Area Zoning Map

Applicant: Beaten Path Dev. Nance Ranch/LJA Engineering
Address: 541 & 693 Avondale Haslet Road
Zoning From: UR, MU-1
Zoning To: A-5
Acres: 36.924
Mapsc0: Text
Sector/District: Far North
Commission Date: 1/14/2026
Contact: 817-392-7869



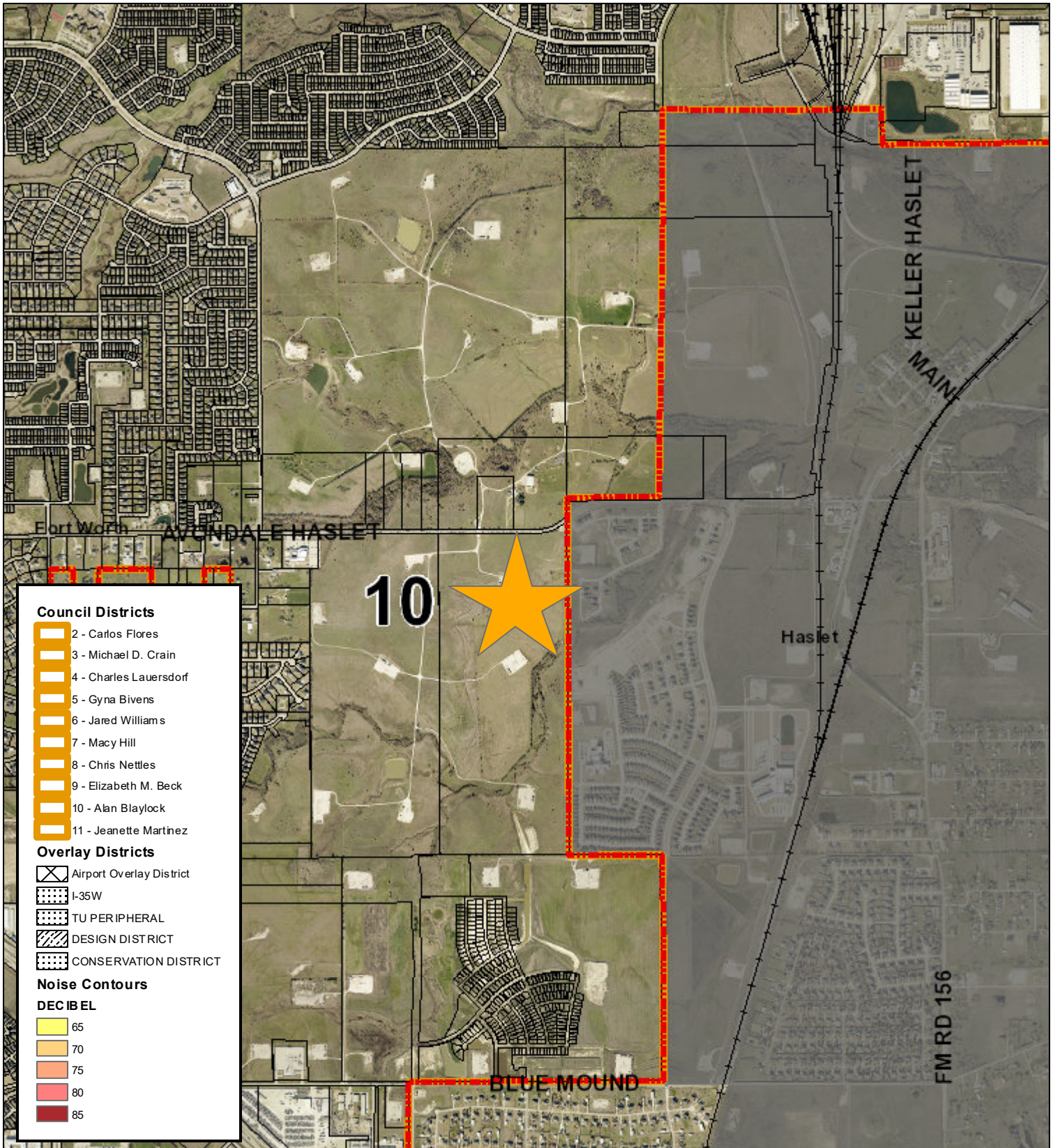
0 230 460 920 Feet

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Area Map

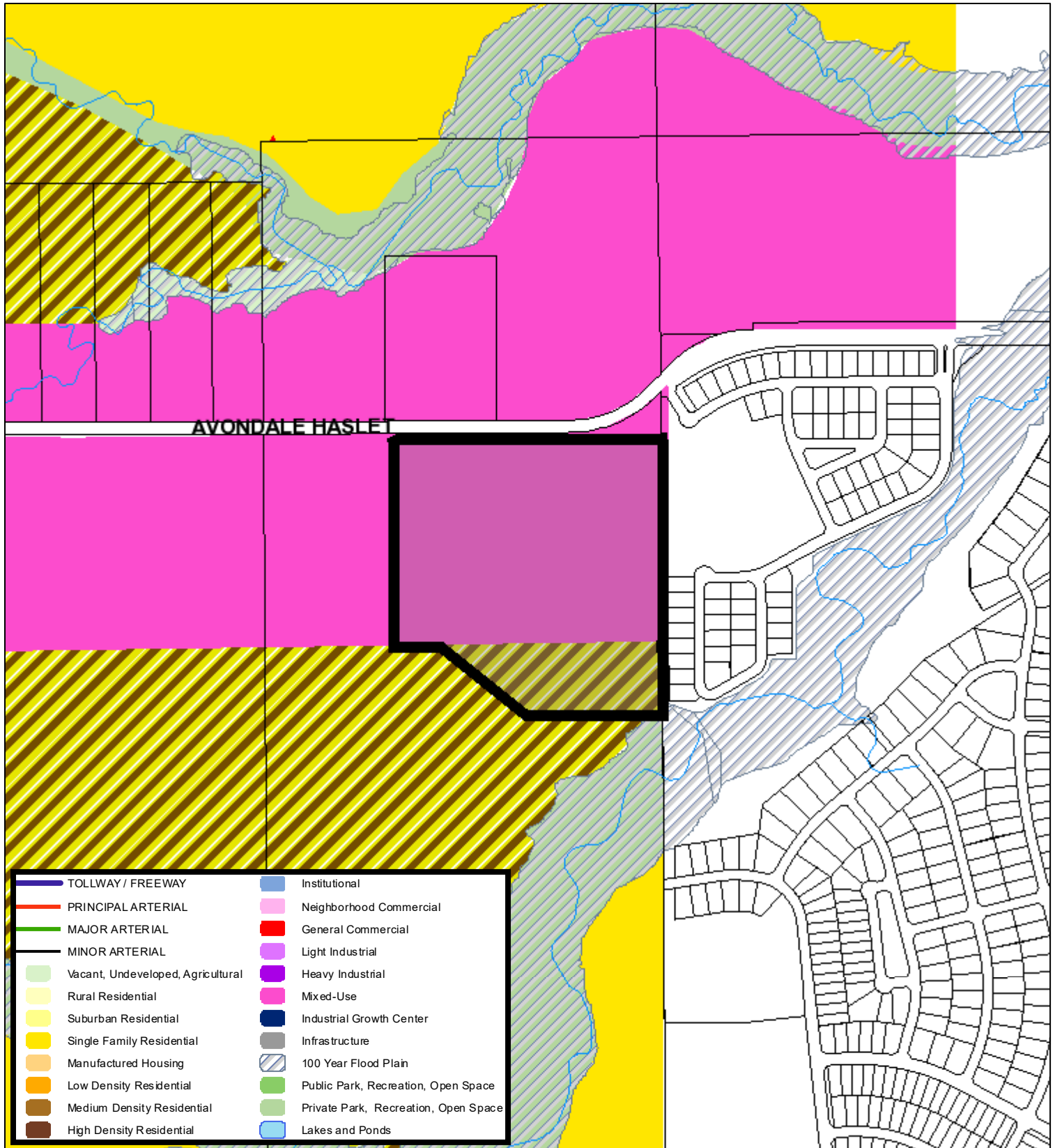


0 1,000 2,000 4,000 Feet



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Future Land Use



650 325 0 650 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.

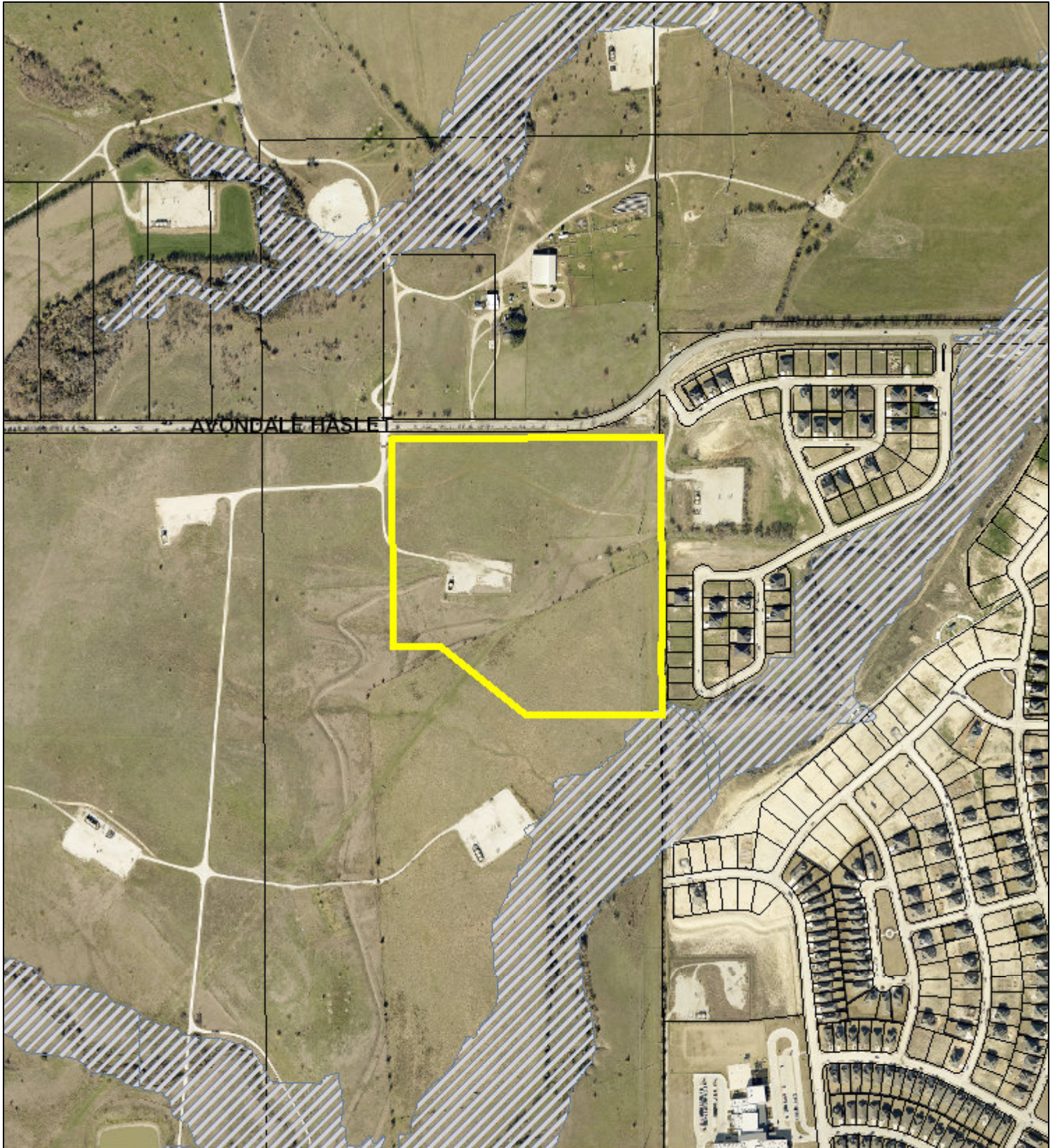


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Aerial Photo Map



0 400 800 1,600 Feet

