



Zoning Staff Report

Date: December 12, 2023

Case Number: ZC-23-154

Council District: 10

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Bobby Samuel, GBTM Sendera LLC / Daniel Betton, LJA Engineering

Site Location: 14809 Bolo Street

Acreage: 1.55

Request

Proposed Use: Neighborhood Recreation Center

Request: From: "AG" Agricultural District

To: "A-7.5" One-Family Residential

Recommendation

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

Comprehensive Plan Consistency: Requested change is **consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

The property is situated in the Far North Planning Sector and Madero residential subdivision. This application seeks to change the zoning on the property from the current “AG” Agricultural District to “A-7.5” One-Family District on approximately 1.55 acres. This site was included in a full purpose annexation in 2001 that encompassed 2089.59 acres. The property has remained in the “AG” district since being annexed into the City of Fort Worth.

The property is undeveloped. The applicant proposes to construct a neighborhood recreation center on this site for the use of the adjoining Madero residential community. The site is currently a recorded lot in Phase 1 of Madero. The site must be rezoned from “AG” to allow for the development of the proposed neighborhood recreation center. Although the use is non-residential, it is permitted by right in the “A-7.5” district as it supports the residential community. The applicant provided the following narrative to support the request:

Lot 2X, located in Block 3 at 14809 Bolo Street recorded in the Madero Final Plat (FP-22-022, Denton County Filing Number 20230329000060). Currently, the 'AG' zoned lot remains vacant and is proposed to be a neighborhood recreation center to support the Madero Phase 1 residential subdivision.

The lot fronts onto Bolo Street, which is classified as a residential street. The lot meets the minimum lot area requirements for the “A-7.5” district (7,500 square feet). The proposed use will provide recreational opportunities for residents of the subdivision and their guests and are commonly constructed within the residential subdivision for ease of access. The proposed zoning is appropriate at this location.

Surrounding Zoning and Land Uses

North “AG” Agricultural District / undeveloped
East “A-7.5” One-Family / single-family residential
South “AG” Agricultural District / undeveloped
West “A-5” One-Family / single-family residential

Recent Zoning History

- AX-01-001 (annexation case): 2089.59 acres. Subject property was zoned to “AG” upon annexation - Ordinance No. 14888, effective December 11, 2001

Public Notification

300-foot Legal Notifications were mailed on October 27, 2023.
The following organizations were emailed on October 27, 2023:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning to “A-7.5” One Family to developed the 1.55-acre site for a future neighborhood recreation center. Surrounding uses consist of vacant land to the south, and developing single family to the north, east and west. The use of a neighborhood recreation center is a benefit to the residential community and would be compatible at this location.

The proposed zoning of “A-7.5” **is compatible** with surrounding uses.

Comprehensive Plan Consistency – Far North

According to the 2023 Comprehensive Plan, the subject property is designated as a future Open Space, but adjacent to Single Family Designations. A minor boundary adjustment to Single Family allows the proposed zoning of “A-7.5” One-Family to be compatible with the future land use designation of the adopted Comprehensive Plan.

This request also aligns with the following policies contained in the Comprehensive Plan:

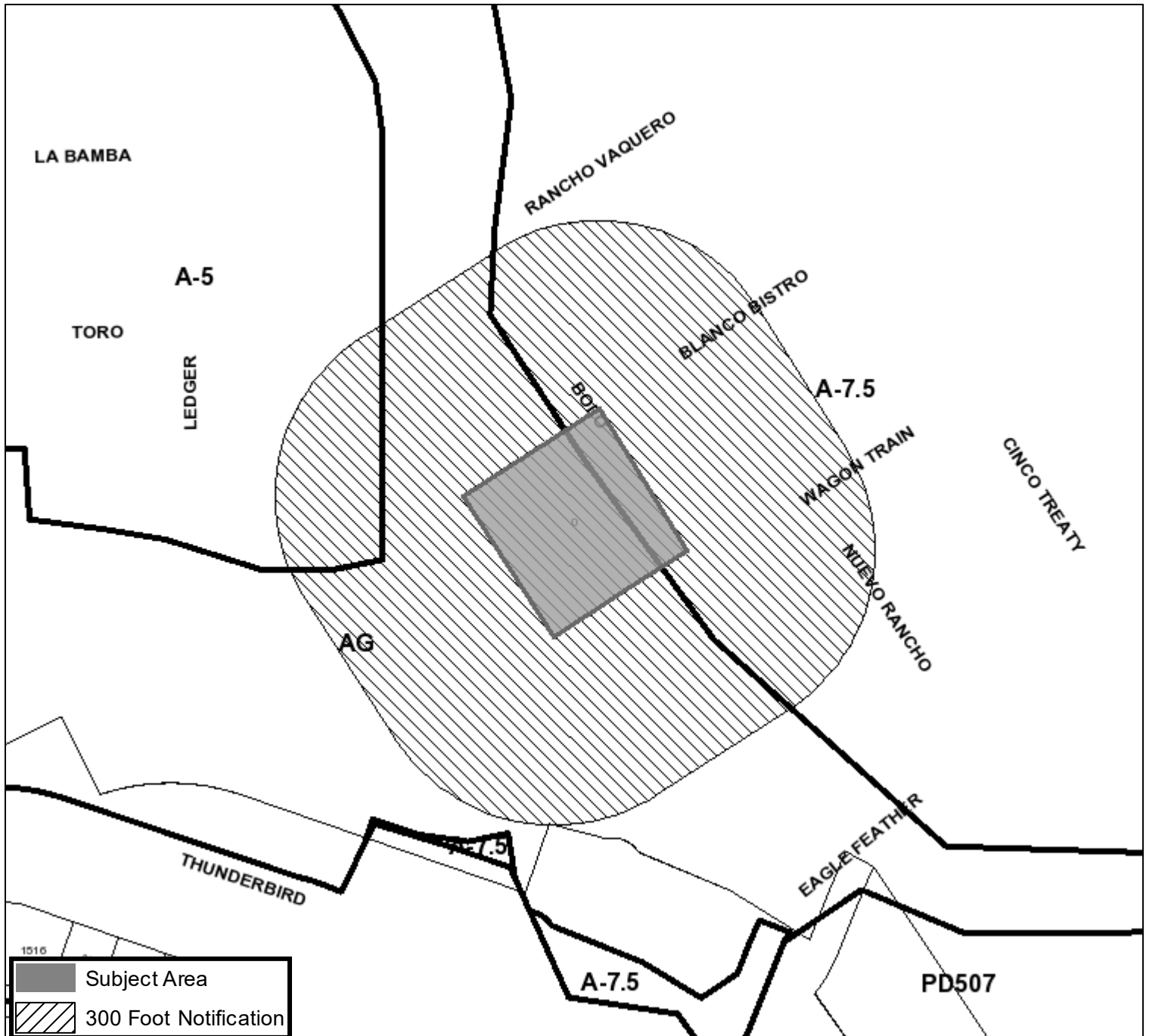
- Locate public neighborhood parks within easy access of residents (less than one-half mile).
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

The proposed zoning **is consistent** with a minor boundary adjustment to the Comprehensive Plan future land use designation.

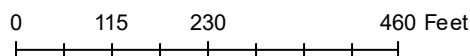


Area Zoning Map

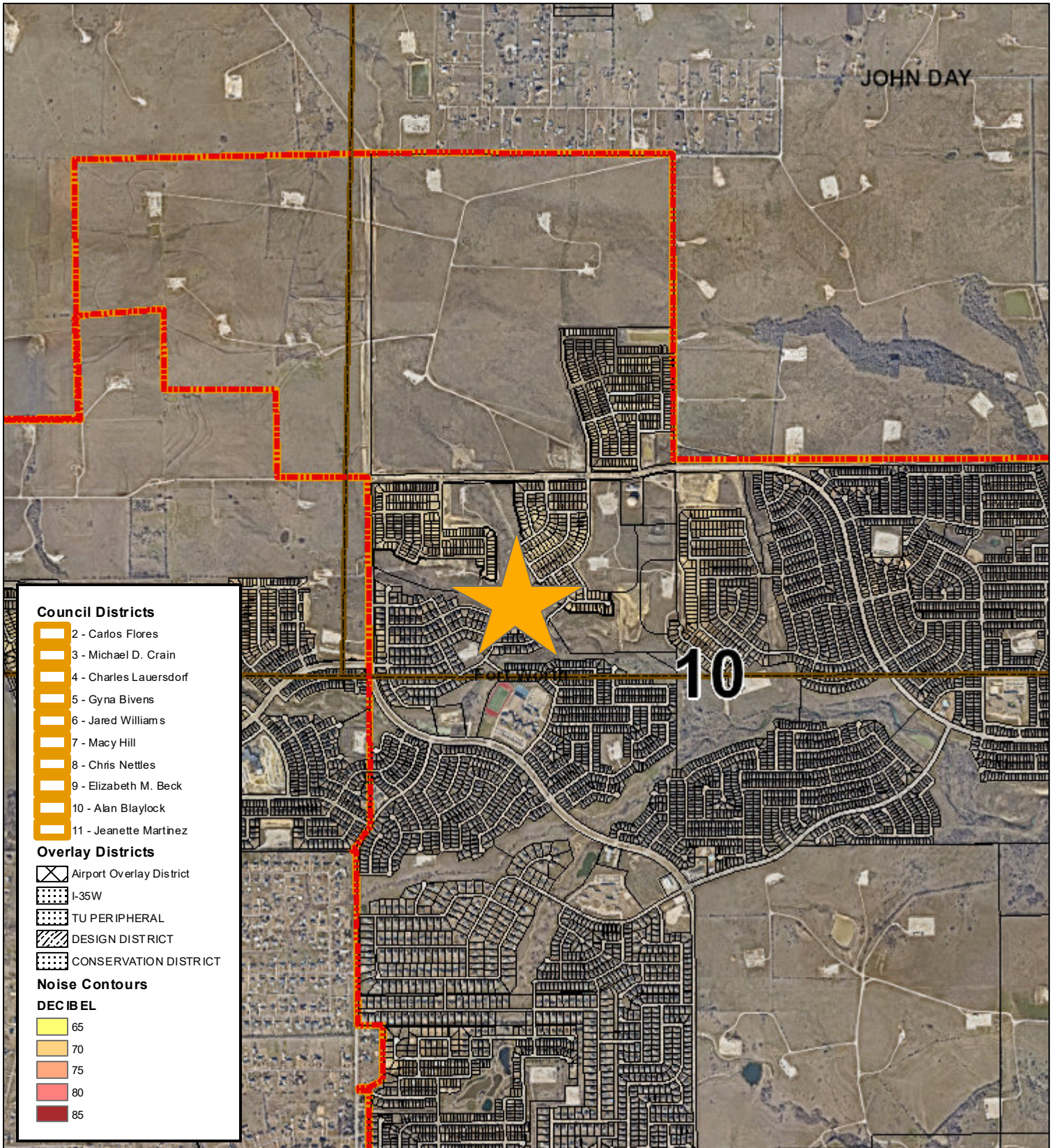
Applicant: GBTM Sendera LLC/ Bobby Samuel
 Address: 14809 Bolo Street
 Zoning From: AG
 Zoning To: A-7.5
 Acres: 1.53637837
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 11/8/2023
 Contact: 817-392-7869



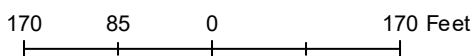
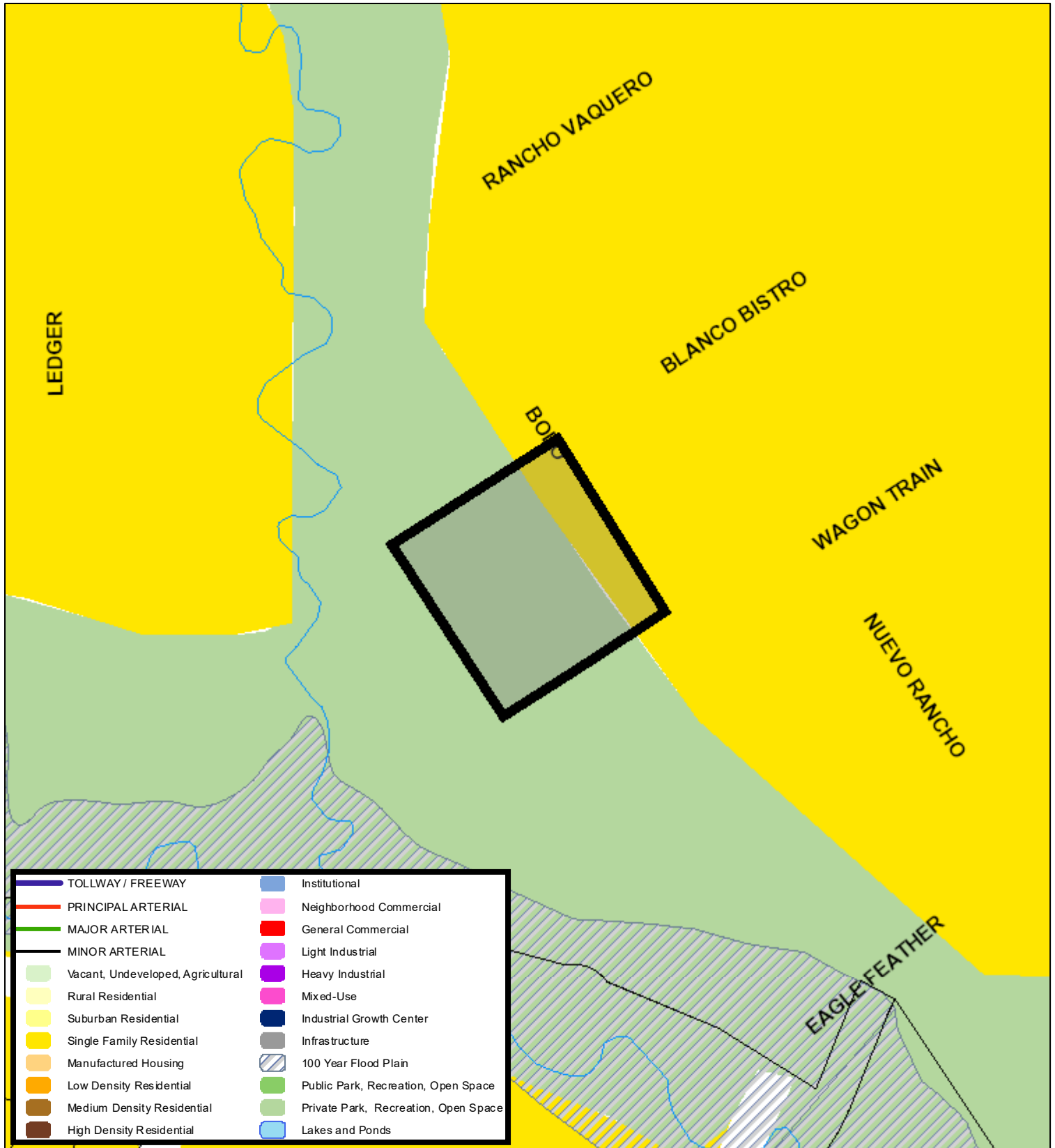
	Subject Area
	300 Foot Notification



Area Map



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



0 110 220 440 Feet

