



Zoning Staff Report

Date: December 9, 2025

Case Number: ZC-25-182

Council District: 07

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner: HSH Enterprises, Inc. / Elcor R Vasquez

Applicant: Mary Nell Poole

Site Location: 8715, 8735, & 8751 Wagley Robertson Road

Acreage: 32.31 acres

Request

Proposed Use: 166 single family home lots

Request: From: “AG” Agricultural
To: “A5” Single Family

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 10-1**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
5. [Public Notification](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property encompasses approximately 32.31 acres and is located west of Wagley Robertson Road. The site is currently undeveloped. The surrounding area is characterized primarily by residential uses, with the exception of a religious building located to the northeast. The property is presently zoned “AG” Agricultural, with surrounding zoning districts including “AG” Agricultural, “A-21” One-Family, and “A-5” One-Family.

The applicant proposes to develop approximately 166 single-family residential lots on the site. Additional details regarding the proposal are provided in the *Applicant’s Description* section below, along with a conceptual site plan (Figure 4) illustrating the proposed layout and development intent.

The conceptual site plan serves as a preliminary visualization of how the site could develop under the requested zoning. It is important to note that a formal site plan is not required at this stage of the rezoning process, and the applicant does not intend to submit one at this time. The current plan is conceptual only and does not reflect the results of detailed engineering or technical studies (such as drainage, transportation, or utility analyses), which will be required at later stages.

Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“The applicant is requesting to rezone existing Agriculture land to A5 Single Family. The Future Land Use is for Single Family. The plan is to develop a new single family community consisting of 166 residential lots.*

Typical lot size is 50x110 sf with 19 larger premium size lots.

Homes will be a combination of one and two story homes with pricing competitive with surrounding housing communities.

the property has a potential high water area that runs through the middle of the site. The developer plans to create a park area for the community with a water feature which will also serve as detention when needed.

The area will feature trees, a walking trail and other park amenities. The community will follow all subdivision requirements including sidewalks, streetlights and street trees.

The northern portion of the side borders the Future Heritage Trace Parkway. the developer will dedicating land for the parkway as indicated on the site plan.”



Figure 1: Site Photos taken by staff on 10//28/25; taken from Wagley Robertson Road looking northwest



Figure 2: Site Photos taken by staff on 10//28/25; taken off of Magnolia Blossom Trail looking southeast



Figure 3: Site Photos taken by staff on 10//28/25; taken from Wagley Robertson Road looking north

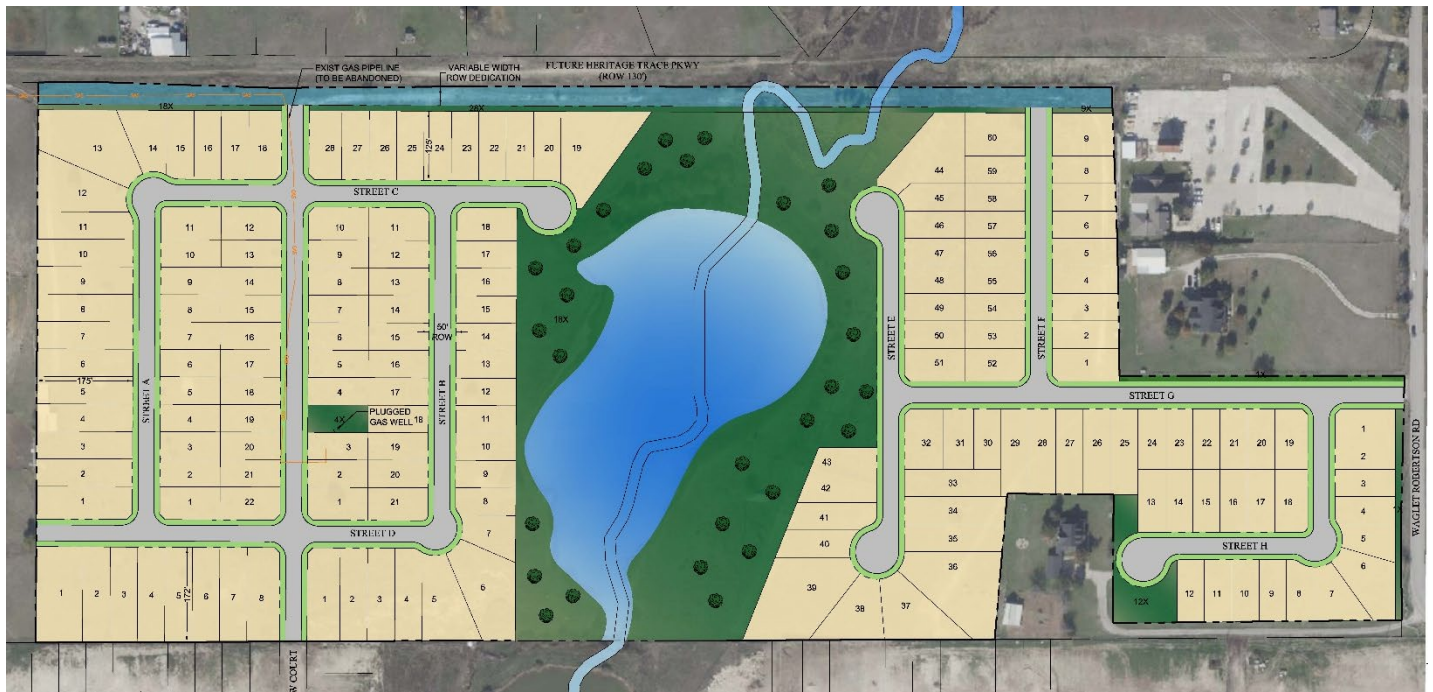


Figure 4: Applicant's site plan exhibit

Surrounding Zoning and Land Uses

North:	Extraterritorial Jurisdiction (ETJ) / Single family houses
East- north:	"AG" Agricultural / Religious building
East- south:	"A-21" One-Family / Single family home
South:	"A-5" One-Family / Single family houses
West:	"AG" Agricultural / Single family houses

Recent Zoning History

This property has been zoned "AG" Agricultural since prior to 2004. The information on how it became "AG" Agricultural as the information we have before 2004 is not readily available.

Development Impact Analysis

Land Use Compatibility

The surrounding area is predominantly residential in character, with the exception of the property to the east, which is currently occupied by a religious institution. The proposed single-family residential development is considered compatible with the surrounding land uses, as it complements the existing residential pattern and provides a logical continuation of neighborhood development in this area.

The applicant is aware of the potential flooding concerns associated with the existing water feature on the site and has proposed the addition of a community park area surrounding it (Figure 4). This feature is intended not only to manage drainage and flood considerations but also to create an accessible recreational amenity that enhances community connectivity and provides residents with opportunities for outdoor enjoyment and neighborhood interaction.

The submitted conceptual site plan is intended solely as a theoretical representation of the maximum development potential that could be achieved under the proposed zoning district. It does not incorporate detailed analyses related to City development standards, including subdivision regulations, infrastructure design, drainage, and transportation improvements. These future requirements may ultimately influence the final lot count, density, and layout of the development. Meaning, at this stage, the exact number of residential lots that could be accommodated remains undetermined. Nonetheless, the proposed land use—single-family residential—remains consistent and compatible with the surrounding area and is not expected to create any adverse impacts on neighboring properties.

The proposed single-family use **is compatible** with the surrounding residential and community-oriented land uses and supports the overall character of the area.

Comprehensive Plan Consistency

The adopted Comprehensive Plan designates the subject property as Agricultural (Vacant) & Single-Family Residential, 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
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
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

The proposed zoning designation is generally consistent with the Agricultural (Vacant) and Single-Family Residential categories identified on the Future Land Use (FLU) Map. While a portion of the site designated as Agricultural (Vacant) does not fully align with the applicant’s requested zoning district, the single-family residential designation supports the overall intent of the proposed development.

It is important to note that the property presents unique site constraints, as portions of the land are located within Potential High Water Area (see Figure 5). These flood-prone conditions will likely influence the final development layout, including the placement of lots, open space, and drainage features.



Figure 5: Left is the FLU Map for quick reference; Right is Potential High Water Areas – Advisory Zoning Map

The proposed single-family residential development is consistent with the intent of the Comprehensive Plan and aligns with key land use policies promoting compatible neighborhood growth. The surrounding area is primarily

developed with low-density residential uses, and the proposed zoning would continue this pattern while allowing for a logical transition of land use intensity.

The Comprehensive Plan encourages the establishment of small-lot single-family zoning districts (such as “AR” and “A-5”) along the edges of mixed-use growth centers, where the City seeks to concentrate employment and public services. The proposed development supports this policy direction by introducing appropriately scaled residential lots that provide a gradual transition between undeveloped or agricultural areas and more intensive commercial or mixed-use activity expected in nearby growth centers.

Additionally, the Plan emphasizes the importance of ensuring that new residential developments are compatible in scale with adjacent neighborhoods. The proposed project advances this goal by maintaining a comparable lot size, building scale, and density to existing single-family neighborhoods in the vicinity. The development pattern minimizes abrupt changes in lot size or units per acre, thereby preserving the character and continuity of the surrounding area.

Key policies guiding this vision include:

- *Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers, where the City seeks to concentrate employment and public services.*
- *Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.*

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

**Located closest to this registered Neighborhood Association*

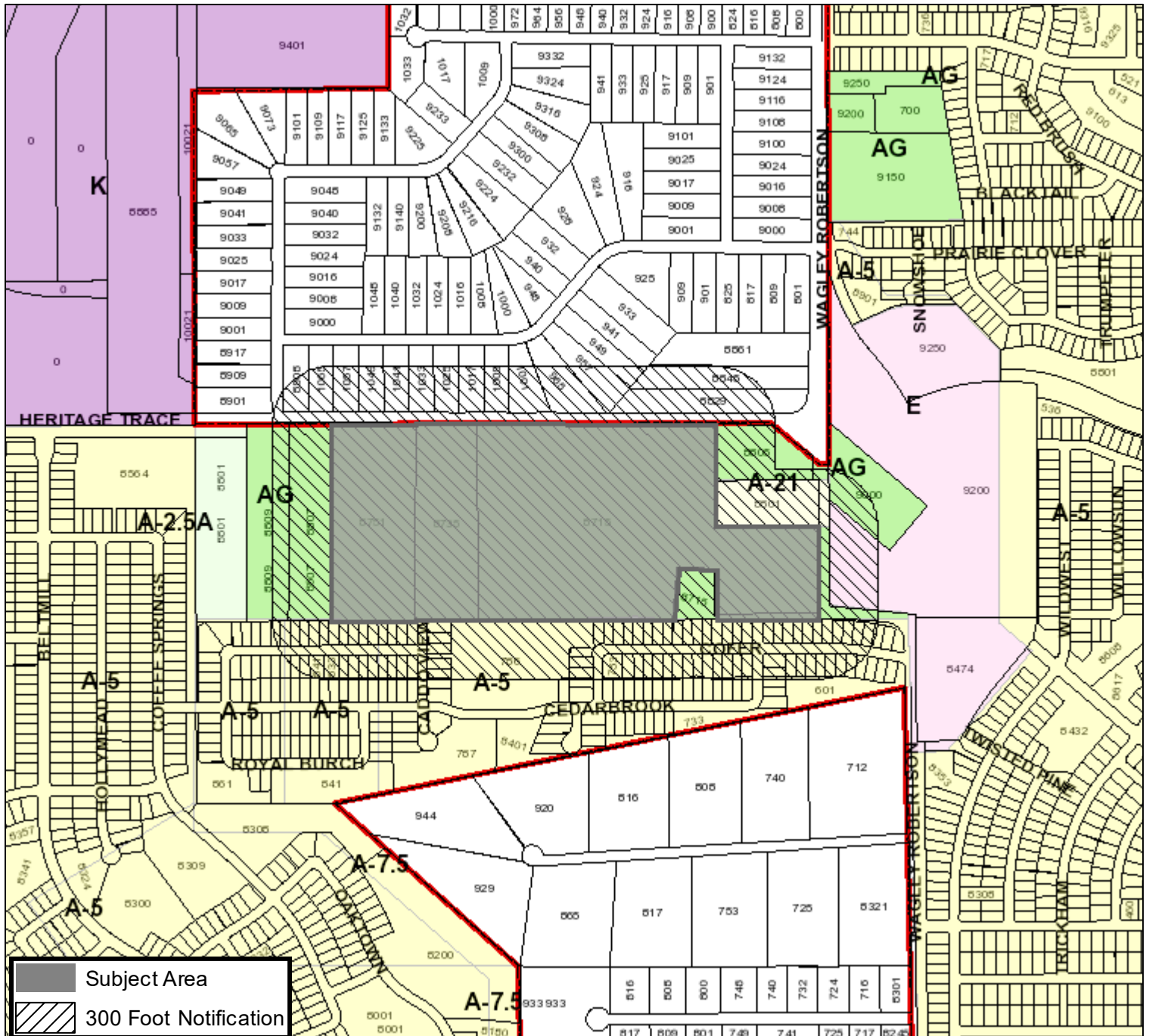




ZC-25-182

Area Zoning Map

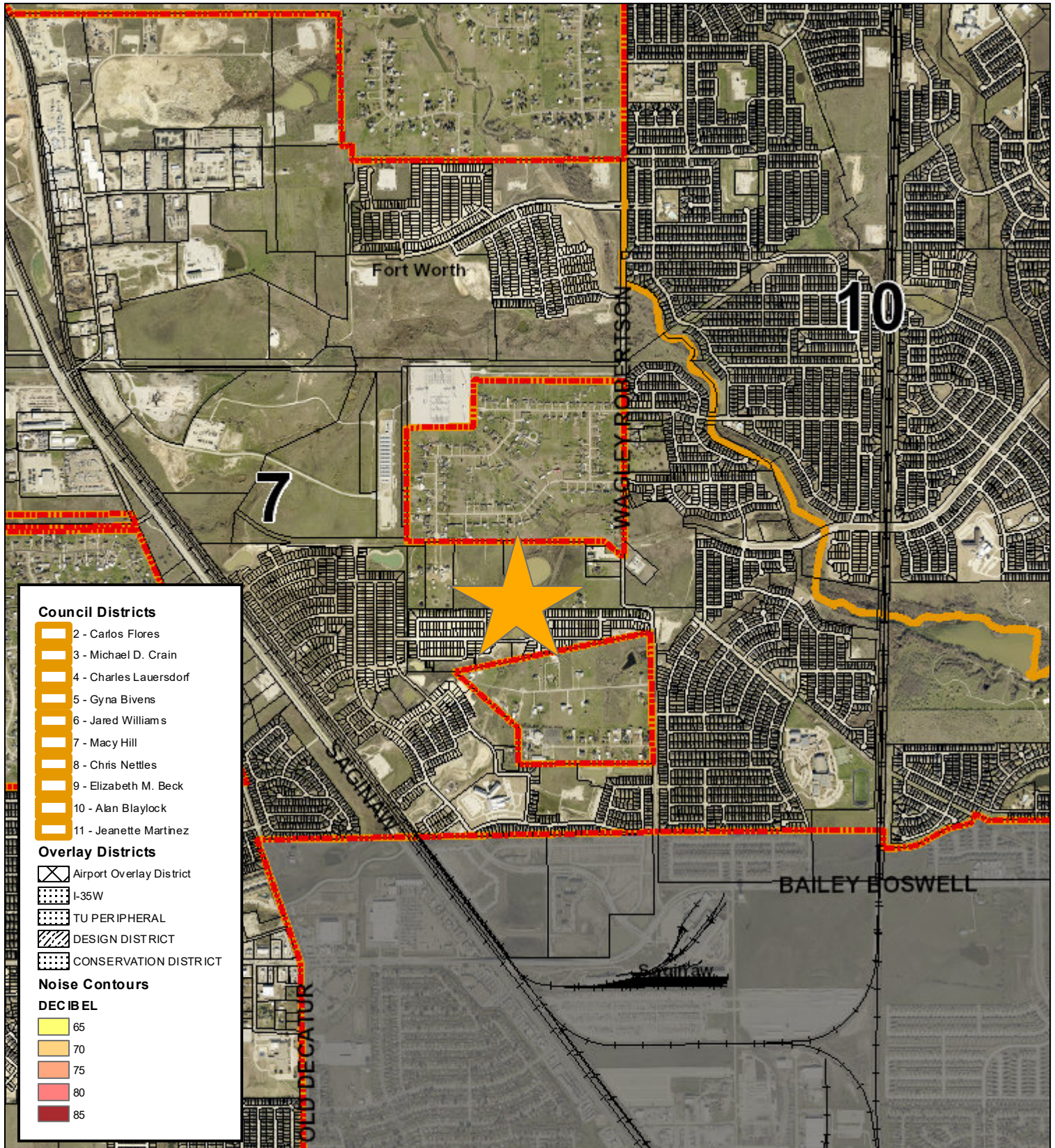
Applicant: HSH Enterprises & Elcor Vasquez/Townsite
Address: 8715 - 8751 (odds) Wagley Robertson Road
Zoning From: AG
Zoning To: A-5
Acres: 50
Mapsc0: Text
Sector/District: Far Northwest
Commission Date: 11/12/2025
Contact: 817-392-2806



0 360 720 1,440 Feet

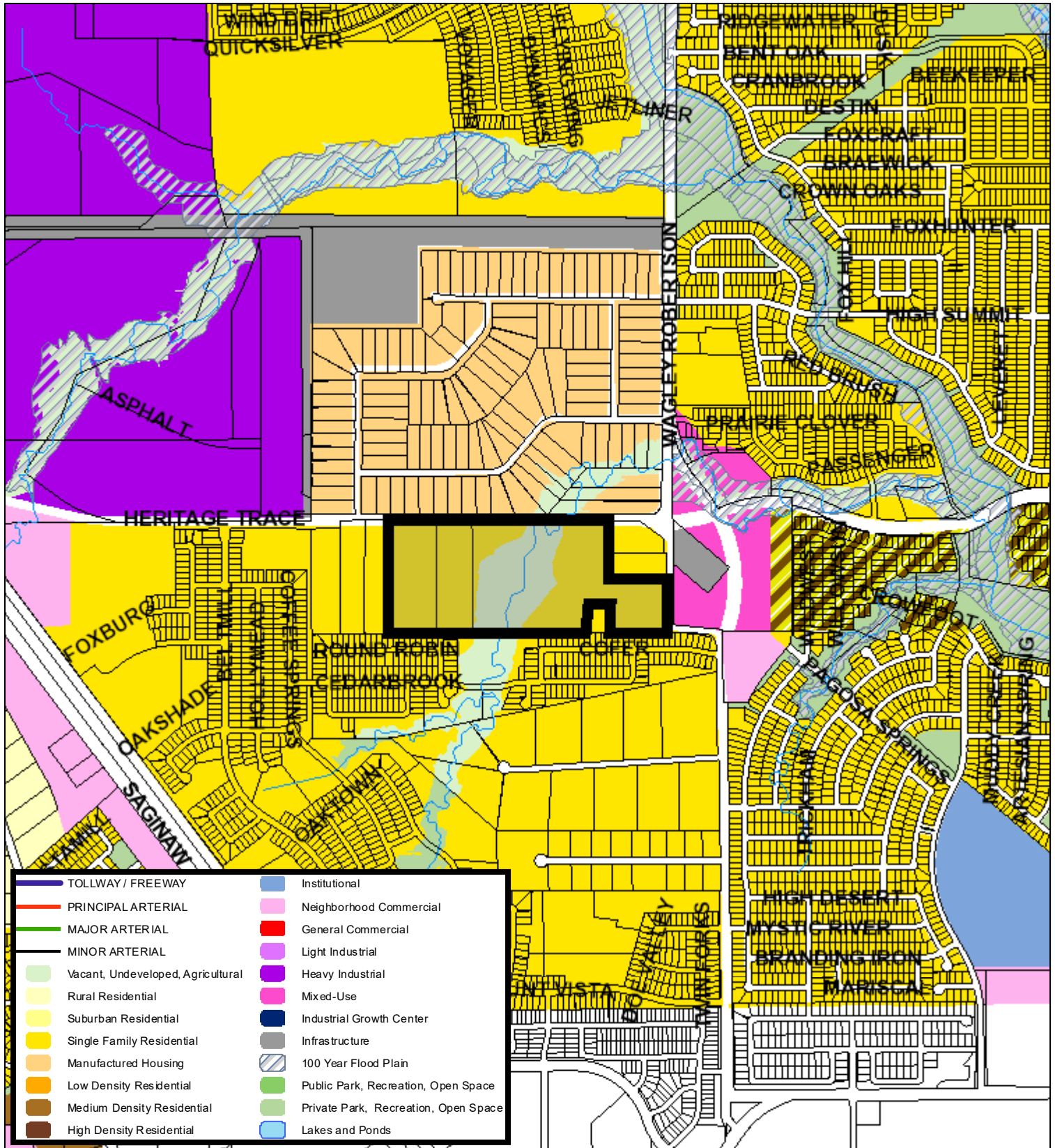
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Area Map



0 1,000 2,000 4,000 Feet

Future Land Use



1,100 550 0 1,100 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.



