



Zoning Staff Report

Date: February 8, 2022

Case Number: ZC-21-226

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owners / Applicant: Montserrat Hills, LLC (various owners) / Townsite Company, Mary Nell Poole

Site Location: 4100-4500 blocks Longvue Avenue, 100-200 blocks RM 2871 **Acreage:** 106.3 acres

Request

Proposed Use: Single Family Residential

Request: From: “A-43” One Family Residential

To: “A-21” One Family Residential

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

This proposed zoning change would apply to a little over 100 acres of land in the Far West sector of the City, near the intersection of I-20 and Loop 820. The applicant is proposing to rezone portions of the Montrachet neighborhood from the current “A-43” zoning to “A-21” zoning. Both zones are considered One-Family Residential for the purpose of accommodating single family homes on individual lots. The only distinction is the lot minimum which changes from 1-acre minimum on “A-43” zoned lots to ½-acre minimum on “A-21” lots. There are 63 individual lots involved in this rezoning request, which will leave the common areas and streets under the original “A-43” zoning.

Surrounding Zoning and Land Uses

North “AG” Agricultural / ranch
East “A-43” One Family Residential / residential
South n/a (ETJ) no zoning & “A-21” One Family Residential / residential
West n/a (ETJ) no zoning / undeveloped

Recent Zoning History

- (ZC-19-020) Request from unzoned (ETJ) to “A-43”, “A-21” and “A-10” One Family Residential. Zoning Commission recommended approval unanimously, City Council voted to approve unanimously.

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were emailed on December 28, 2021:

Organizations Notified	
Montserrat HA*	Westland NA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Chapin Rd & Alameda St NA	Fort Worth ISD

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the site to “A-21” One-Family. The surrounding uses vary with predominately single-family to the east and south, and undeveloped land to the west and north.

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

Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan currently designates the subject properties as “rural residential”. Rural residential is analogous to, but not the same as “A-2.5” One Family Residential and “A-43” One-Family Residential zones. The current zoning of “A-43” is compatible with the Comprehensive Plan designation, however the proposed rezoning to “A-21” would be considered “suburban residential” rather than “rural residential” under the future land use plan schema. Please note that future land use/Comprehensive Plan designations are not the same as zoning, but are intended as a tool to help guide decisions on zoning change requests.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, 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
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed zoning is **not consistent** with the Comprehensive Plan. However since “rural residential” and “suburban residential” are very similar in composition, design, and function, this would be considered only a **technical inconsistency** rather than a significant deviation. The primary difference between the two is the size of the lots.

If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect such change.

Economic Development Plan

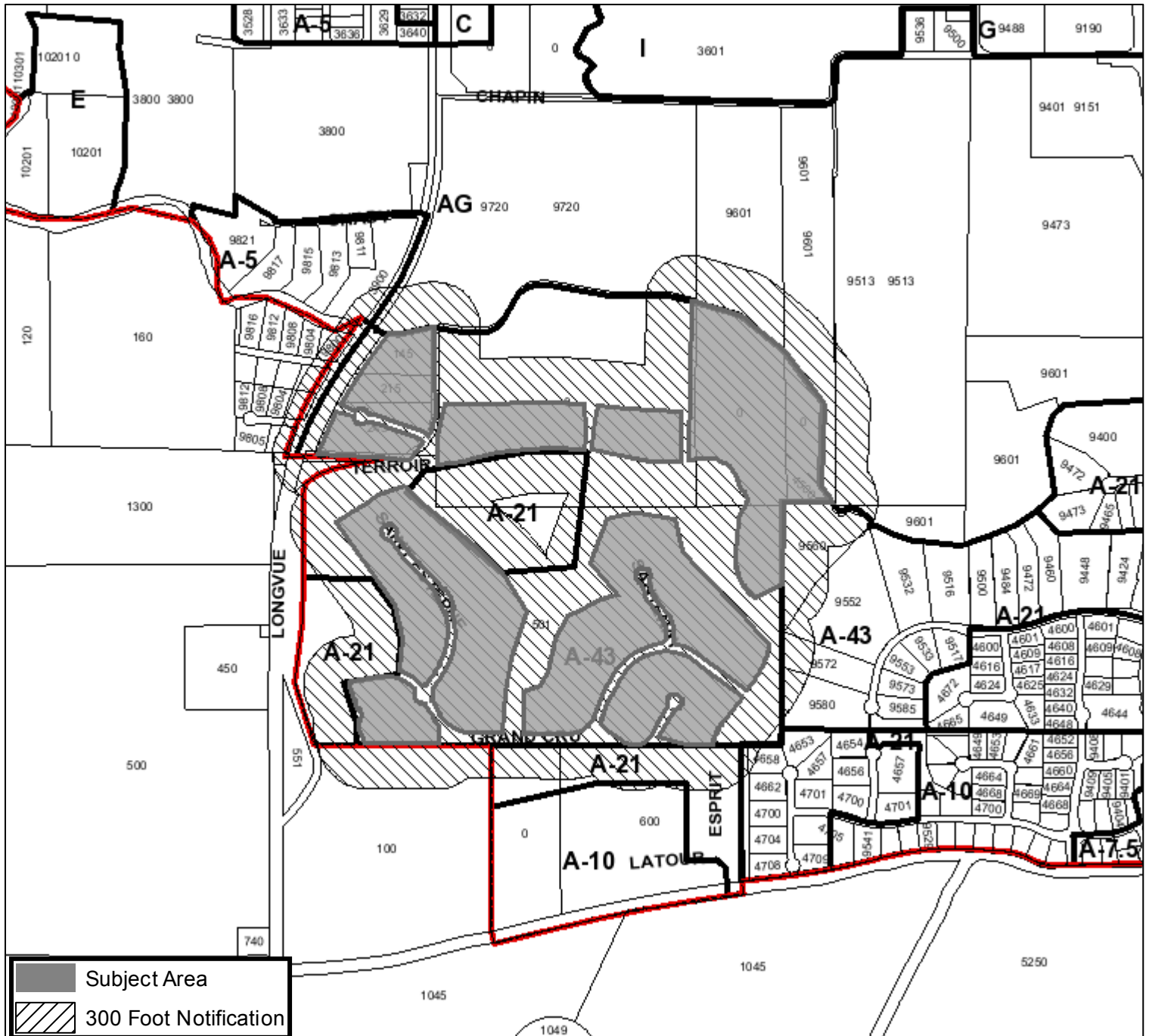
The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high quality housing with a range of types and price points. This proposal meets this objective.



3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.

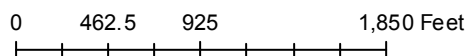
- 3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

Area Zoning Map

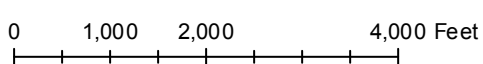
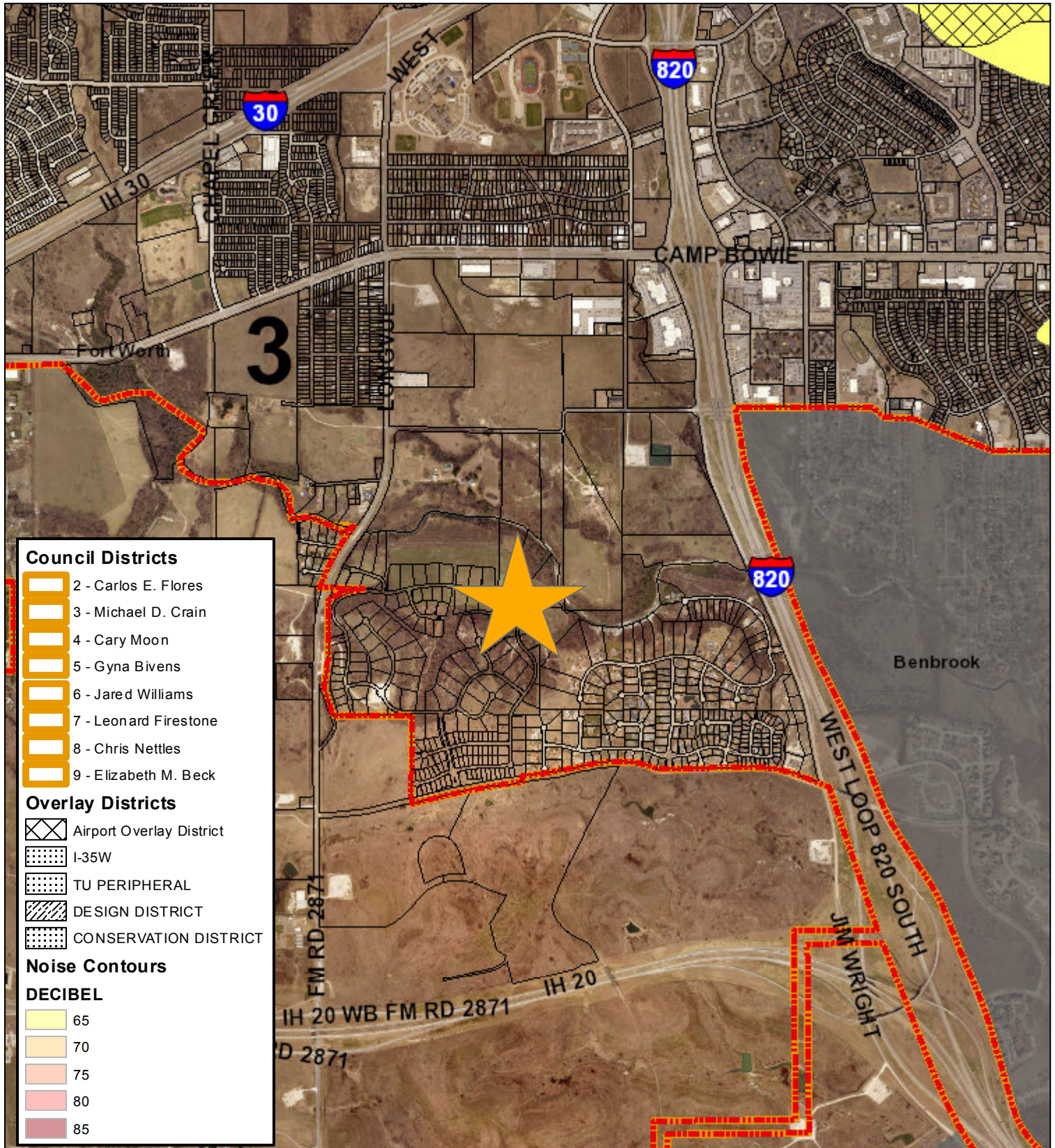
Applicant: Montserrat Hills LLC, et al
 Address: 4100 - 4500 blocks Longvue Avenue, 100 - 200 blocks RM 2871
 Zoning From: A-43
 Zoning To: A-21
 Acres: 106.22863285
 Mapsco: 72UY
 Sector/District: Far West
 Commission Date: 1/12/2022
 Contact: 817-392-8043



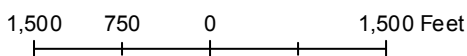
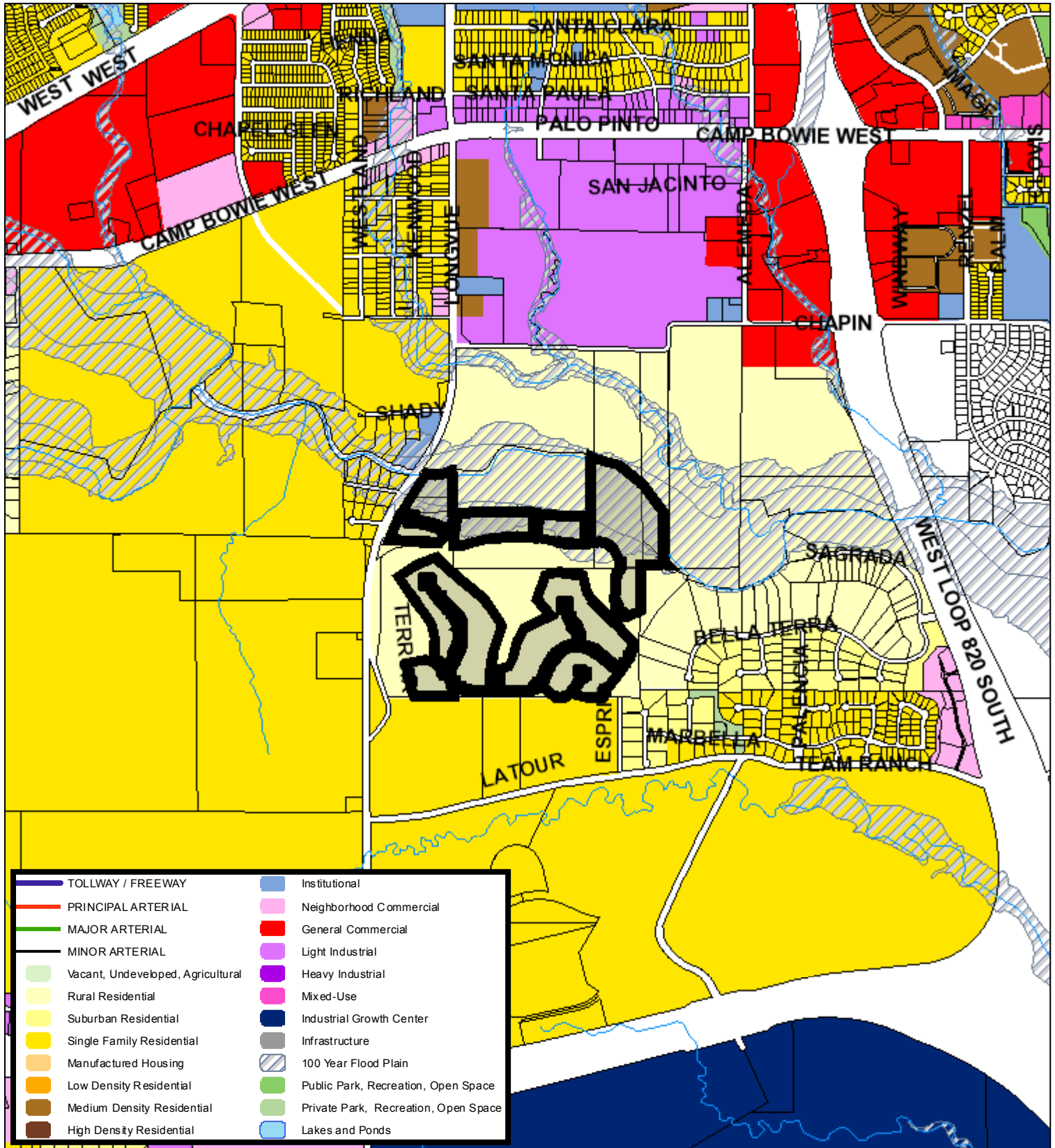
	Subject Area
	300 Foot Notification



Area Map



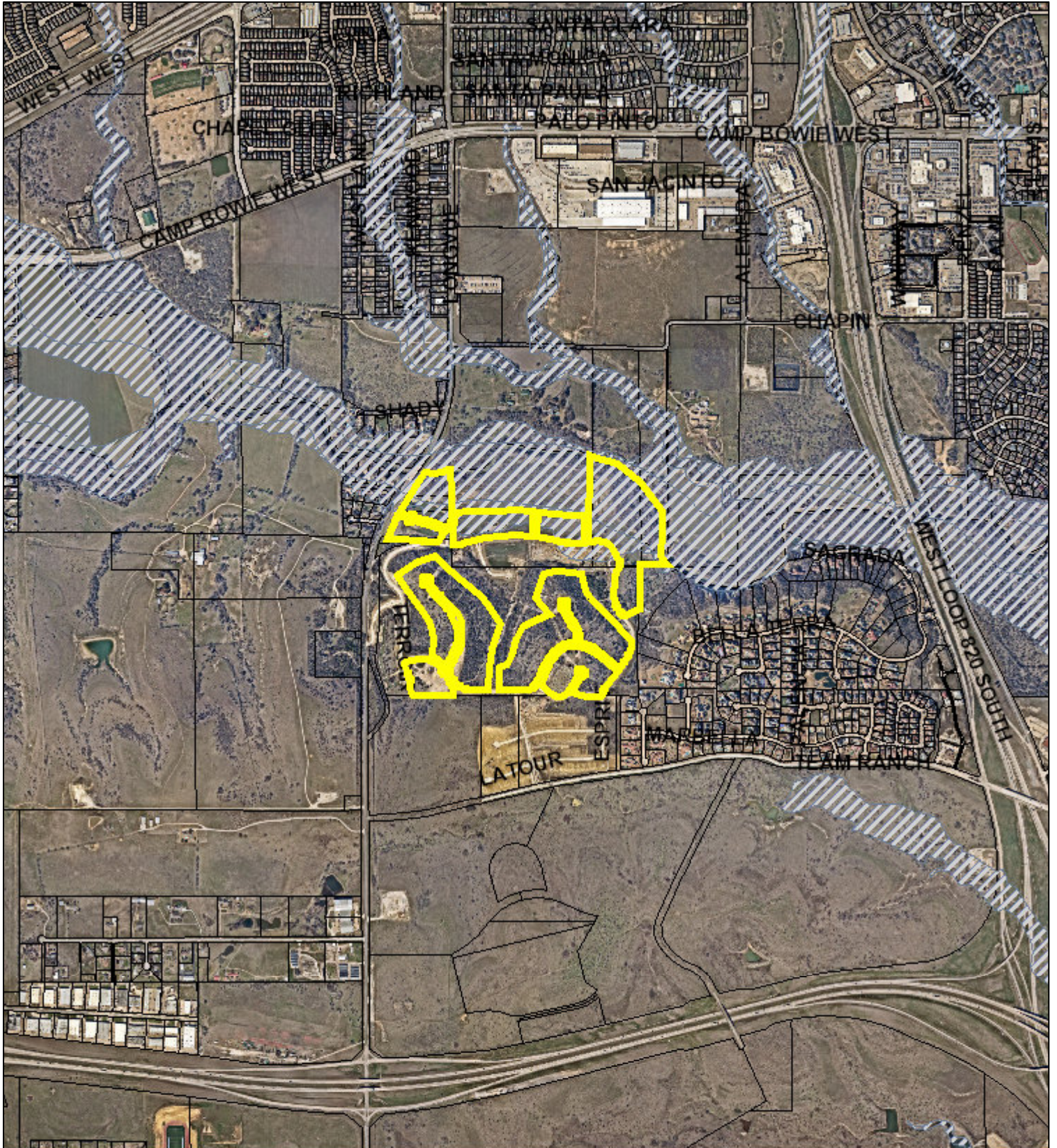
Future Land Use



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 1,000 2,000 4,000 Feet





0.2
0
0.08
0.2 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

Legend

- Zoning Outline
- Overlay Districts
- <Null>
- 21047
- AO
- APZ 1
- APZ 2
- CIRCLE PARK
- OZ
- DOWNTOWN URBAN
- I-35W CENTRAL
- I-35W NORTH
- I-35W SOUTH
- TCU
- TUP 1
- TUP 2
- TUP 3
- TUP 4
- TUP 5
- TUP 6
- TUP 7
- Subdivisions
- Parcels
- Lots
- Regional Arterials
- Freeways
- Streets
- Tarrant County Streets
- Parks
- Lakes
- City Limit
- Extrajurisdictional Jurisdiction (ETJ)
- Conditional Use Permits
- City Arterials
- Parker County Streets
- Denton County Streets



12/1/21 11:51 AM

1:5,061



MONTRACHET ZONING PROPERTIES

Owner	ADDRESS	BLOCK	LOT	ACRES	COMMENTS
Montserrat Hills, LLC	9600 Grand Cru Terrace	6	1	1.49	Corp Doc's 1 of 31
Montserrat Hills, LLC	9608 Grand Cru Terrace	6	2	1.68	2 of 31
Bryan or Christen Braswell	9618 Grand Cru Terrace	6	3	1.81	
Randal or Vonie Davis	4517 Santenay Place	6	4	1.59	
Montserrat Hills, LLC	4509 Santenay Place	6	5	1.42	3 of 31
Montserrat Hills, LLC	4501 Santenay Place	6	6	2.22	4 of 31
Montserrat Hills, LLC	4500 Santenay Place	6	7	2.60	5 of 31
Montserrat Hills, LLC	9628 Grand Cru Terrace	6	8	1.61	6 of 31
Montserrat Hills, LLC	9636 Grand Cru Terrace	6	9	2.02	7 of 31
Montserrat Hills, LLC	9644 Grand Cru Terrace	6	10	2.13	8 of 31
Montserrat Hills, LLC	9652 Grand Cru Terrace	6	11	2.01	9 of 31
Derrick Potter	9660 Grand Cru Terrace	6	12	2.00	
Montserrat Hills, LLC	9700 Grand Cru Terrace	6	13	1.24	10 of 31
Montserrat Hills, LLC	9716 Grand Cru Terrace	6	15	1.65	11 of 31
Montserrat Hills, LLC	4557 Saint Estephe Place	6	16	1.58	12 of 31
Montserrat Hills, LLC	4549 Saint Estephe Place	6	17	1.98	13 of 31
Montserrat Hills, LLC	4541 Saint Estephe Place	6	18	2.28	14 of 31
Montserrat Hills, LLC	4533 Saint Estephe Place	6	19	2.13	15 of 31
Montserrat Hills, LLC	4525 Saint Estephe Place	6	20	1.88	16 of 31
Montserrat Hills, LLC	4517 Saint Estephe Place	6	21	1.53	17 of 31
Montserrat Hills, LLC	4509 Saint Estephe Place	6	22	1.34	18 of 31
Manmohan Multani	4501 Saint Estephe Place	6	23	1.43	
Montserrat Hills, LLC	4500 Saint Estephe Place	6	24	1.39	19 of 31
Thomas or Kimberly Karsten	4508 Saint Estephe Place	6	25	1.05	
Montserrat Hills, LLC	4516 Saint Estephe Place	6	26	1.17	20 of 31
Montserrat Hills, LLC	4524 Saint Estephe Place	6	27	1.24	21 of 31
Montserrat Hills, LLC	4540 Saint Estephe Place	6	28	1.30	22 of 31
Montserrat Hills, LLC	9800 Grand Cru Terrace	6	29	1.33	23 of 31
Daniel Gralapp	4300 Esprit Avenue	6	47	1.53	
Daniel Gralapp	4308 Esprit Avenue	6	48	1.22	
The Morrison Group, LLC	4316 Esprit Avenue	6	49	1.16	Corp Doc's 1 of 6
CJBFT Investments, LLC	4324 Esprit Avenue	6	50	1.07	Corp Doc's 1 of 2
Jeff or Kim Cook	4332 Esprit Avenue	6	51	1.04	
Creel Management Trust Inc.	4400 Esprit Avenue	6	52	1.34	Corp Doc's
Graham or Audey Radler	4408 Esprit Avenue	6	53	1.19	
Montserrat Hills, LLLC	9733 Grand Cru Terrace	5	25	2.14	24 of 31
Montserrat Hills, LLLC	4617 Terroir Drive	5	26	1.15	25 of 31
Thomas or Migueline Brizes	4601 Terroir Drive	5	27	1.33	
Montserrat Hills, LLC	9624 Montmarie Place	3	2	1.84	26 of 31
Ryan or Michelle Vinson	9608 Montmarie Place	3	3	1.68	
Montserrat Hills, LLC	9600 Montmarie Place	3	4	1.86	27 of 31
Ben or Ester Cowan	9601 Montmarie Place	3	5	1.7	Warranty Deed

Montserrat Hills, LLC	9609	Montmarie Place	3	6	1.7	28 of 31
Matt or Stacy Posey	4501	Esprit Avenue	1	20	1.29	Warranty Deed
Two Frogs, LLC	4409	Esprit Avenue	1	21	1.16	Corp Doc's
Sherrri or Jay Conn	4401	Esprit Avenue	1	22	1.51	
CJBFT Investments, LLC	4341	Esprit Avenue	1	23	4.00	2 of 2
Montserrat Hills, LLLC	4333	Esprit Avenue	1	24	0.89	29 of 31
Montserrat Hills, LLLC	4325	Esprit Avenue	1	25	7.08	30 of 31
The Morrison Group, Inc.	4317	Esprit Avenue	1	27	1.54	2 of 6
The Morrison Group, Inc.	4309	Esprit Avenue	1	28	1.41	3 of 6
The Morrison Group, Inc.	4301	Esprit Avenue	1	29	1.34	4 of 6
Tapan Jani	4239	Esprit Avenue	1	30	1.41	
Panther Fort Worth 200, LLC	4225	Esprit Avenue	1	31	1.36	Corp Doc's
Michael or Meri Stanley	4217	Esprit Avenue	1	32	1.36	
The Morrison Group, Inc.	4209	Esprit Avenue	1	33	1.52	5 of 6
The Morrison Group, Inc.	4201	Esprit Avenue	1	34	1.66	6 of 6
MMC Management Services, Inc.	9816	Loire Valley Trail	1	35	2.36	Corp Doc's
Montserrat Hills, LLLC	9824	Loire Valley Trail	1	36	2.26	31 of 31
Rodney D Summerville, II	9832	Loire Valley Trail	1	37	2.09	
Brian or Rachael Mitchell	9833	Loire Valley Trail	1	39	1.02	
Andre Le or Calley Case	9825	Loire Valley Trail	1	40	1.02	
Ray or Kim Cosgrove	9817	Loire Valley Trail	1	41	1.07	

Total 63 Lots

106.4