



# Zoning Staff Report

**Date:** December 13, 2022

**Case Number:** ZC-22-117

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Luis Pardo / Xiomara Roa

**Site Location:** 9433 Heron Dr

**Acreage:** 0.38 acres

### Request

**Proposed Use:** Single-family

**Request:** From: "A-10" One-Family

To: "A-5" One-Family

### Recommendation

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

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

**Staff Recommendation:** **Approval**

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

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## Project Description and Background

The property is located on Heron Drive near Lake Worth. The applicant is proposing a zoning change from “A-10” One-Family to “A-5” One-Family in order to subdivide and replat the overall lot into two separate single-family lots. Surrounding uses are primarily single-family and undeveloped with A-5 zoning within the blockface. Staff supports this rezoning because lots near the site are platted for smaller single-family and the future land use is consistent with the proposed use.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / single family residential  
East “A-5” One-Family / undeveloped  
South “A-10” One-Family / undeveloped  
West “A-5” One-Family; “A-10” One-Family / single family residential, undeveloped

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on October 26, 2022.  
The following organizations were emailed on October 26, 2022:

Organizations Notified	
NA on South Lake Worth	White Settlement ISD
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	Streams and Valleys Inc

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The applicant is requesting a zoning change from “A-10” One-Family to “A-5” One-Family in order to subdivide the lot for two single-family homes. Surrounding uses are primarily undeveloped and single-family.

The proposed zoning **is compatible** at this location.

## Comprehensive Plan Consistency – Far West

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The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential. This is analogous to “A-5”, “A-7.5”, “A-10”, and “AR” zones.

The proposed zoning **is consistent** with the Comprehensive Plan.

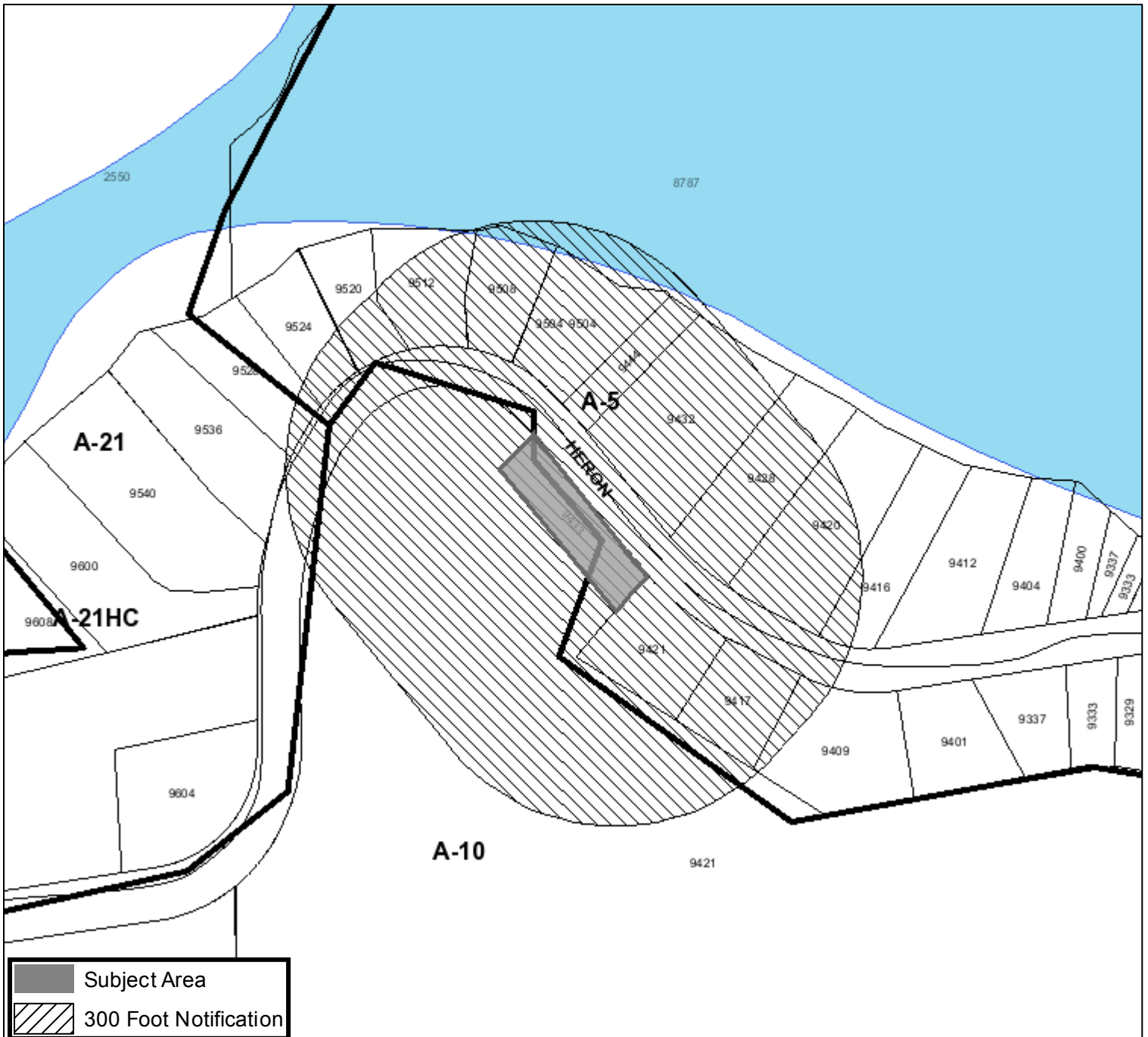
## Economic Development Plan

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The Far West sector of the City is not directly addressed in the adopted Economic Development Strategic Plan, which focuses on development strategies for established interior neighborhoods rather than the periphery of the City; however, the plan does call for providing a variety of housing choice throughout Fort Worth, as well as increasing the supply of housing to help alleviate pressure on rising costs of living.

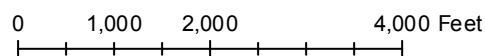
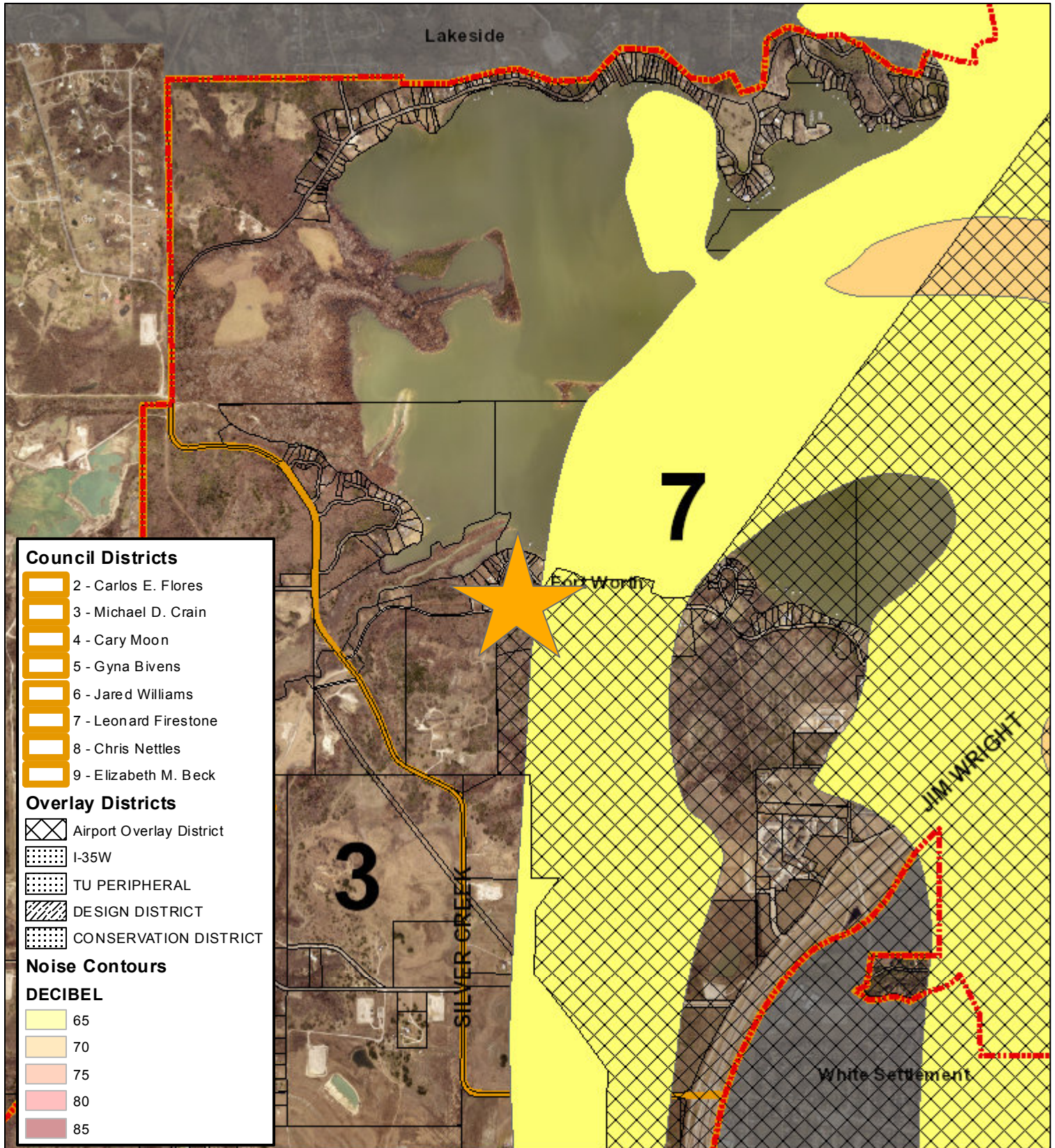
## Area Zoning Map

Applicant: Luis Pardo/Xiomara Roa  
Address: 9433 Herron Drive  
Zoning From: A-10  
Zoning To: A-5  
Acres: 0.38614171  
Mapsc0: 058D  
Sector/District: Far West  
Commission Date: 11/9/2022  
Contact: null

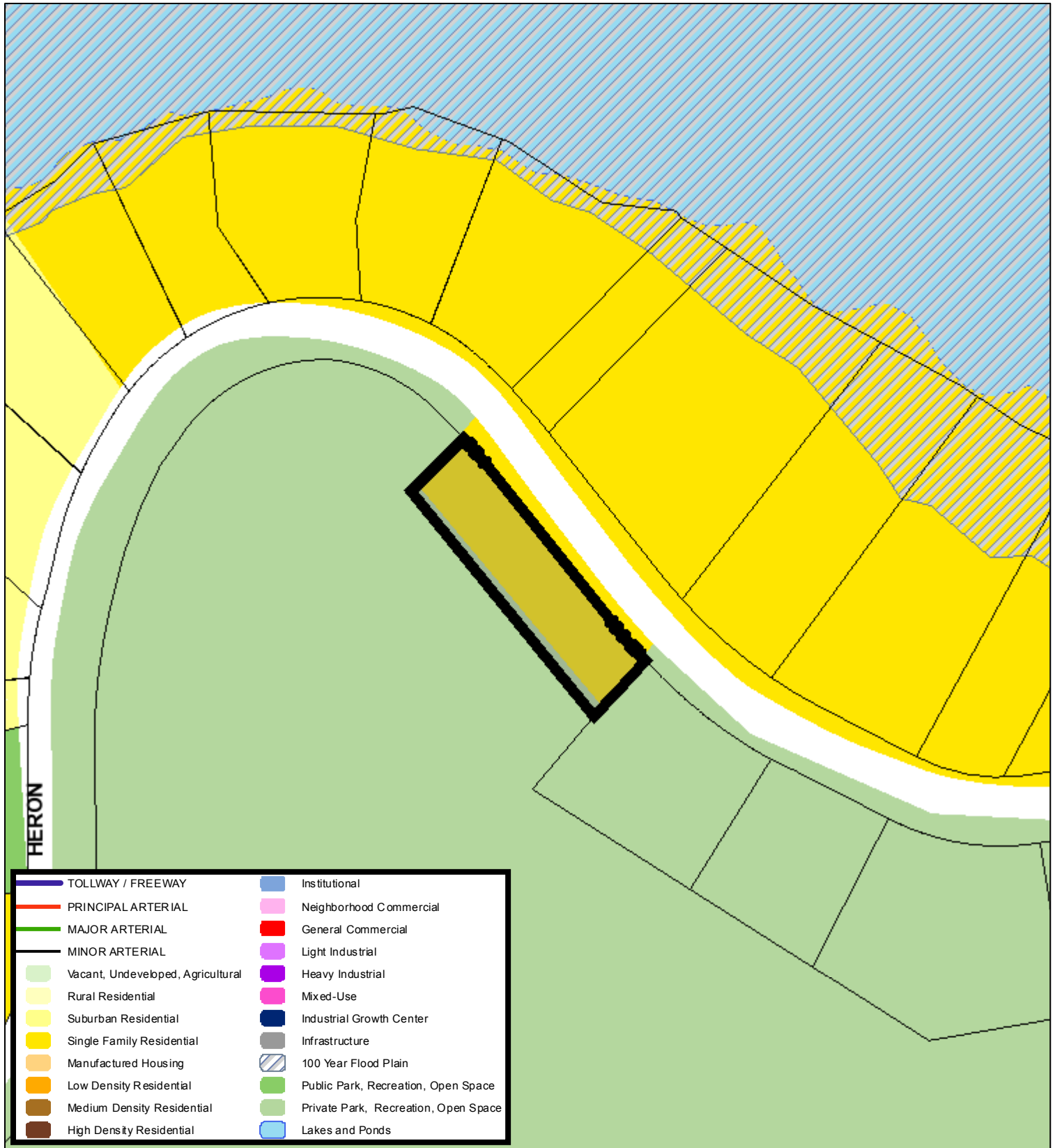


0 100 200 400 Feet

### Area Map



### Future Land Use



110 55 0 110 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**



0 75 150 300 Feet

