



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 22, 2021

**Council District:** 6

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Sarah Bergman  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Casey & Jennifer Deaton

**Site Location:** 12640 Oak Grove Road South **Acreage:** 2.99 acres

**Proposed Use:** Single Family Dwelling

**Request:** From: "AG" Agricultural  
To: "A-21" One-Family

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

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

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

**Background:**

This subject property is located along the west side of Oak Grove Road South just north of its intersection with Oak Grove Lane, near the southern border of the Fort Worth City Limits. The site is currently vacant and is zoned "AG" Agricultural District. The property owner is requesting that the zoning be changed to "A-21" One-Family District to allow for construction of a new single-family home.

**Surrounding Zoning and Land Uses:**

- North "AG" Agricultural / single-family residential
- East Unzoned (ETJ) / single-family residential
- South "AG" Agricultural / gas well site
- West "AG" Agricultural / vacant

**Recent Relevant Zoning History:** None

**Public Notification:**

300-foot Legal Notifications were mailed on April 23, 2021.  
The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Burleson ISD

*Subject property is not located within a registered Neighborhood Association*

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is requesting to change the zoning of this property from “AG” Agricultural to “A-21” One-Family. All surrounding property is zoned “AG” Agricultural, with the exception of property to the east which is located outside of the Fort Worth City Limits. There are existing single-family dwellings to the north, south, and east of this site. Land to the west is vacant and located partially within the FEMA 100-year floodplain. There is an existing gas well site to the south.

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

**2. Comprehensive Plan Consistency – Far South**

The 2021 Comprehensive Plan currently designates the subject property as “Suburban Residential” on the Future Land Use Map. The Comprehensive Plan specifies that the appropriate zoning designation for Suburban Residential use is “A-21” One-Family.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Encourage large lot residential or agricultural uses in the far southern (Johnson County) portion of the Far South sector, especially in areas with large numbers of gas wells.

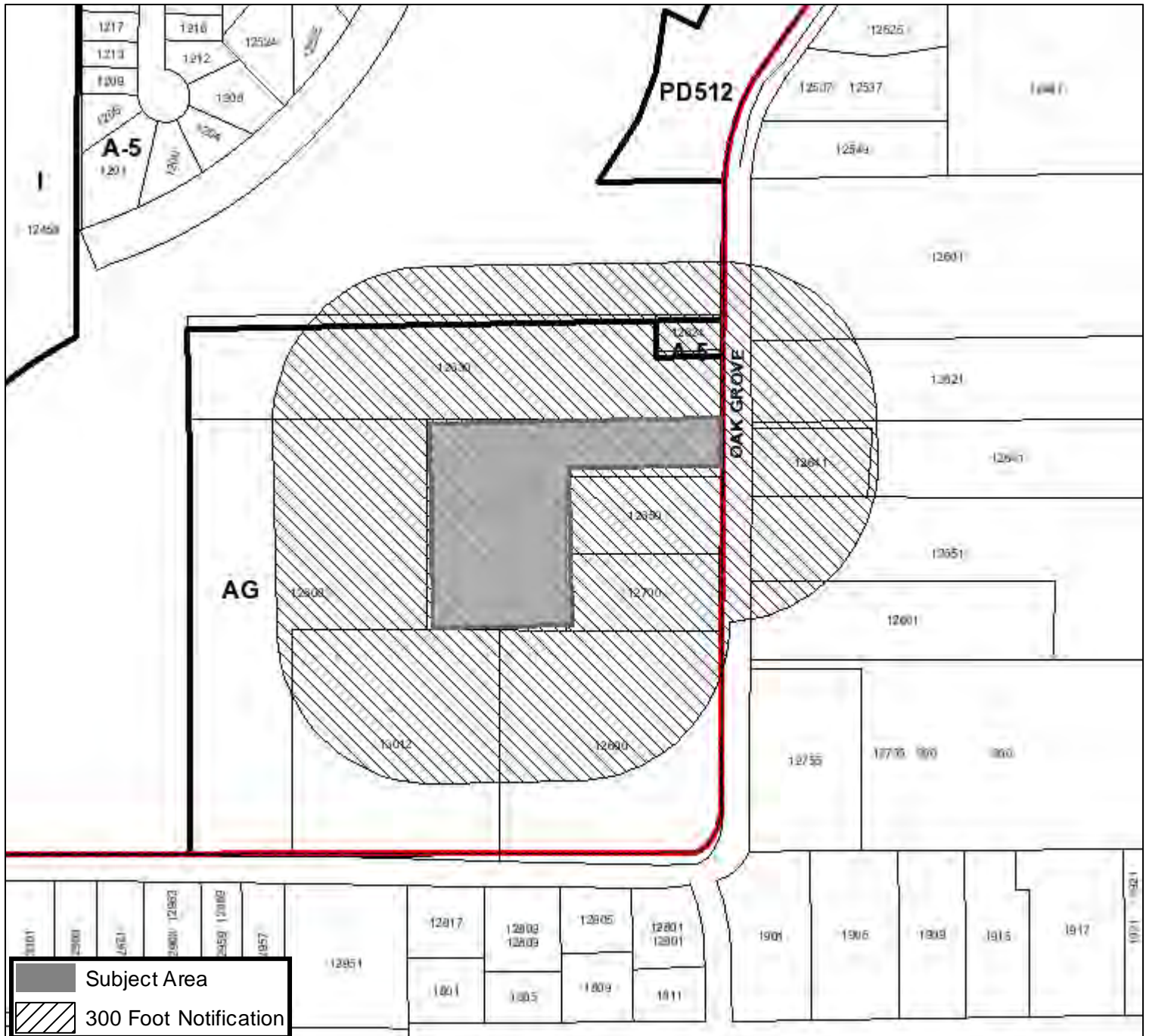
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.



***Attachments:***

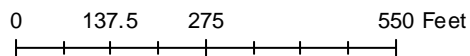
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

Applicant: Casey & Jennifer Deaton  
 Address: 12640 Oak Grove Road South  
 Zoning From: AG  
 Zoning To: A-21  
 Acres: 2.98782651  
 Mapsco: 119R  
 Sector/District: Far South  
 Commission Date: 5/12/2021  
 Contact: null

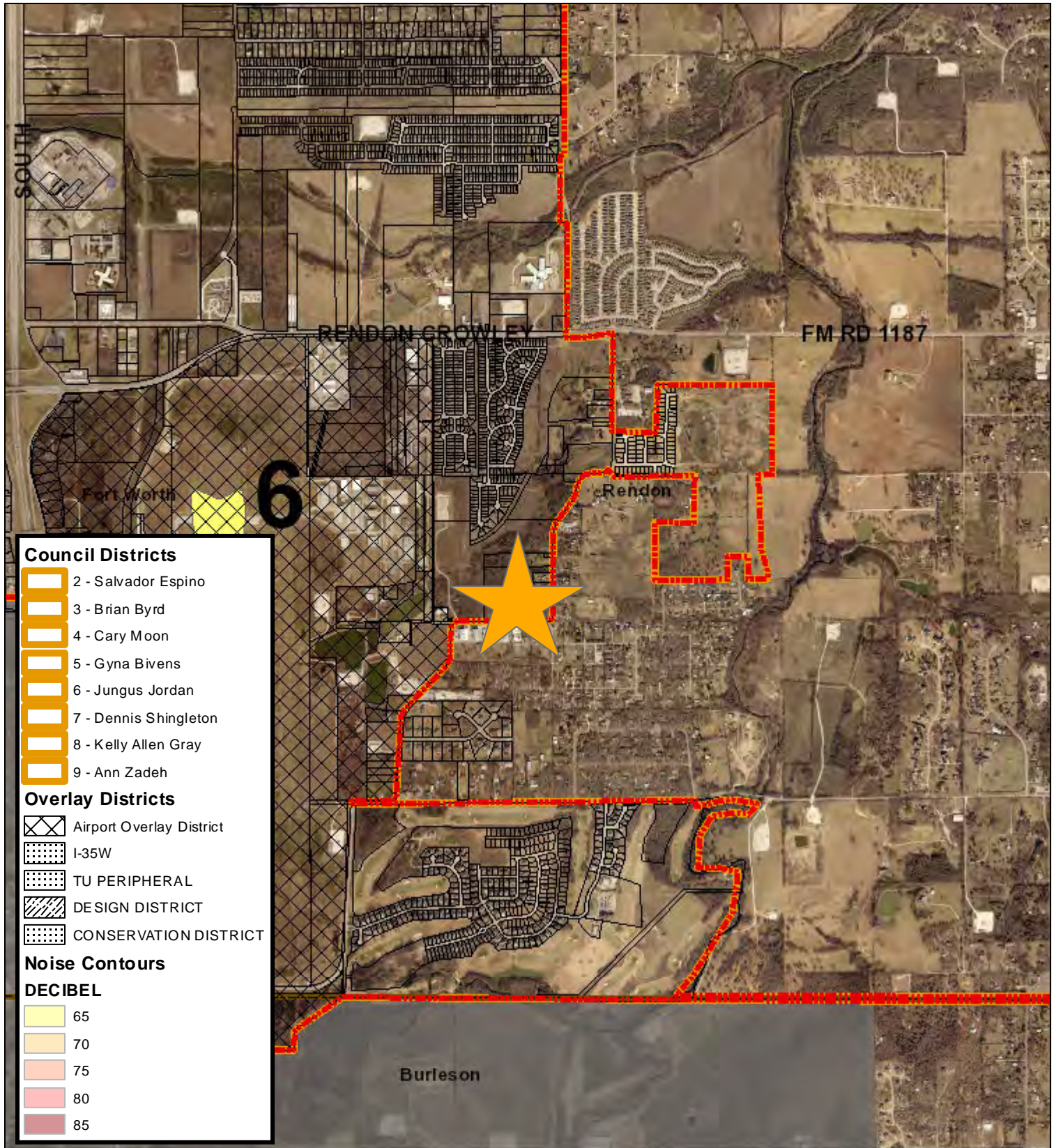


 Subject Area  
 300 Foot Notification

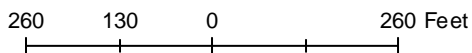
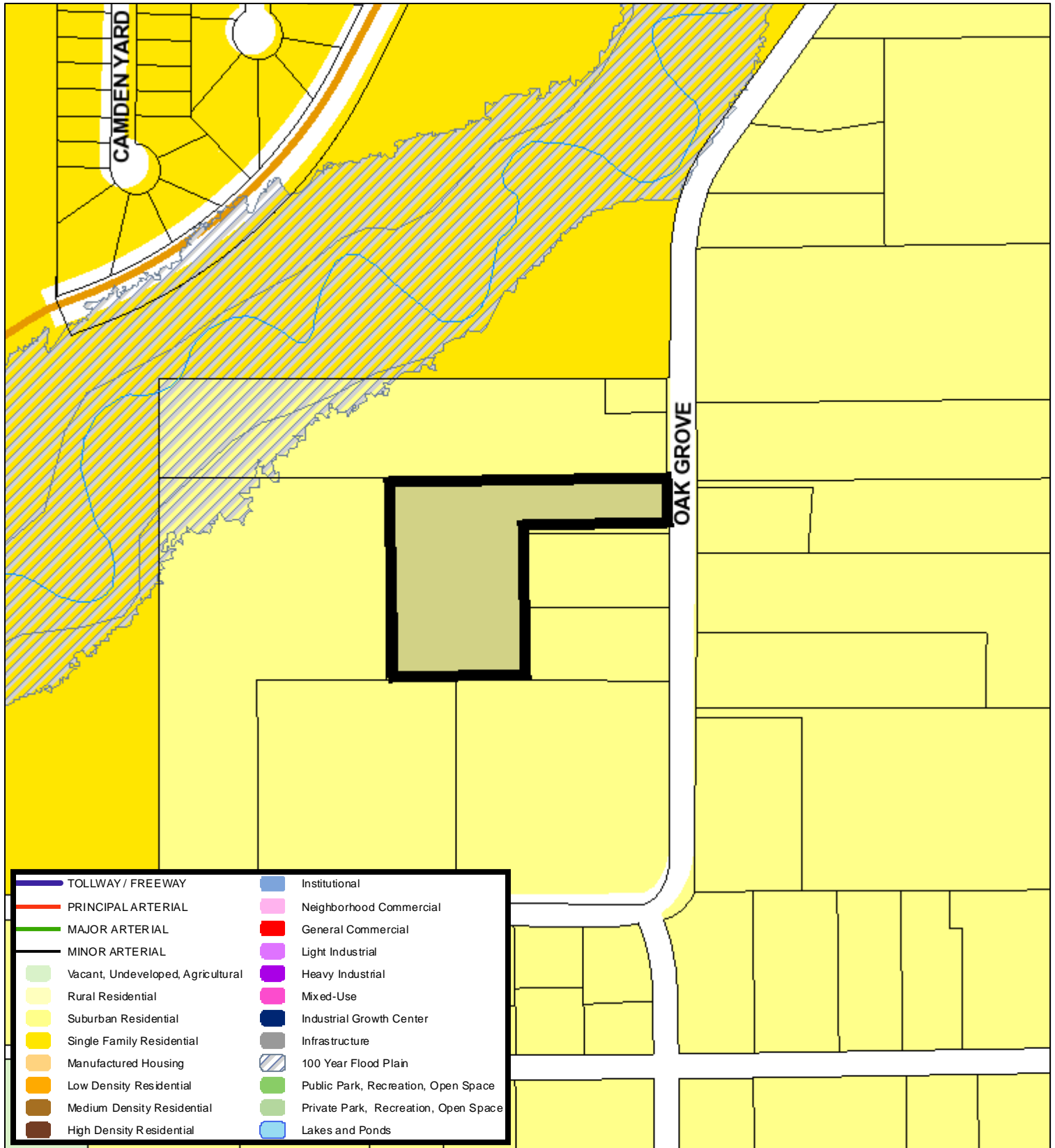




### Area Map



### Future Land Use

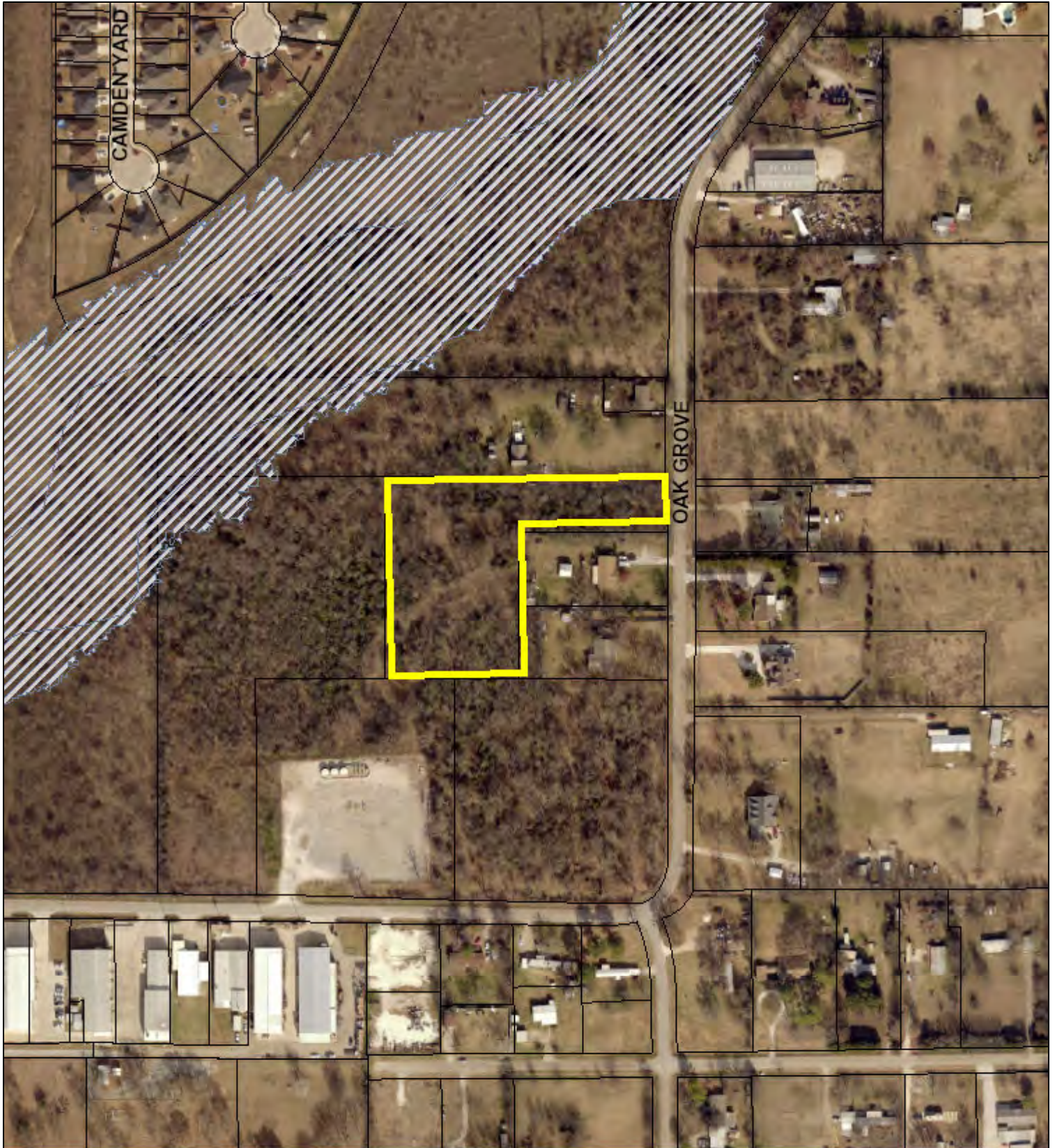


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





**Aerial Photo Map**



0 170 340 680 Feet

