



Zoning Staff Report

Date: June 10, 2025

Case Number: ZC-25-077

Council District: 10

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Reginald & Julie Young / Priceless Real Estate IMP INC/ D.R. Horton -Texas LTD / LJA Engineering

Site Location: 12800 Timberland Dr., 12860 Timberland Dr, & 12541 N Caylor Rd

Acreage: 12.25 acres

Request

Proposed Use: Single-Family Detached Homes

Request: From: “A-21” One-Family Residential

To: “R1” Zero Lot Lone / Cluster Residential

Recommendation

Land Use Compatibility: Requested change **is not compatible.**

Comprehensive Plan Map Consistency: Requested change **is not consistent.**

Comprehensive Plan Policy Consistency: Requested change **is not consistent.**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 10-0**

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Project Description and Background

Located in the Far North Planning Sector, this 12-acre site is located on the southwest corner of Timberland Boulevard and North Caylor Road. The site is currently two single-family residential properties characteristic of suburban residential land use.



Project description provided by the applicant:

“The property is approximately 12 acres and located at the southwest corner of Timberland Boulevard and [North] Caylor Road. The developer is proposing to rezone the area from “A-21” One-Family to “R1” Zero Lot Line/Cluster in order to construct detached single-family homes that will front public streets and have garage access via rear alleys. This proposed land use will serve as a transition from the larger lot developments to the south/east and the commercial developments to the west.”

Surrounding Zoning and Land Uses

North “A-21” One-Family Residential (single-family homes & school)
East “A-7.5” One-Family Residential (single-family homes)
South “A-21” One-Family Residential (single-family homes)
West “A-21” One-Family Residential (single-family homes)

Recent Zoning History

- **ZC-24-014:** [3/13/24; *Denied by Zoning Commission; withdrawn prior to City Council hearing*] “PD-D” Planned Development for all uses in “D” High Density Multifamily, plus Restaurant, Café, Cafeteria and Retail Sales, General, with development standards for parking and 48-foot maximum height within 250 feet of one-family district, Site plan included

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **April 25, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

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 **April 25, 2025**:

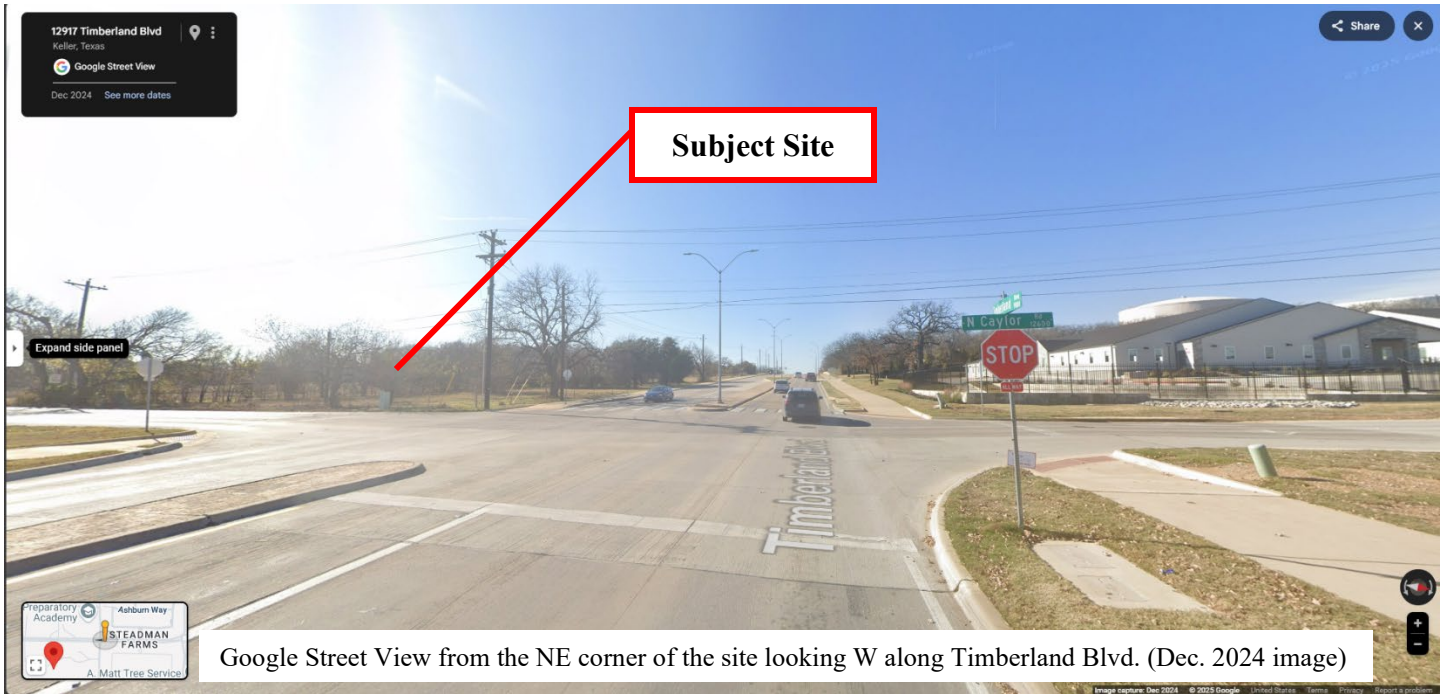
Organizations Notified	
North Fort Worth Alliance	Timberland Estates HOA
Steadman Farms HOA*	Saratoga HOA
McPherson Ranch HOA	Villages of Woodland Springs HOA
Streams And Valleys, Inc.	Trinity Habitat for Humanity
Northwest ISD	Keller ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

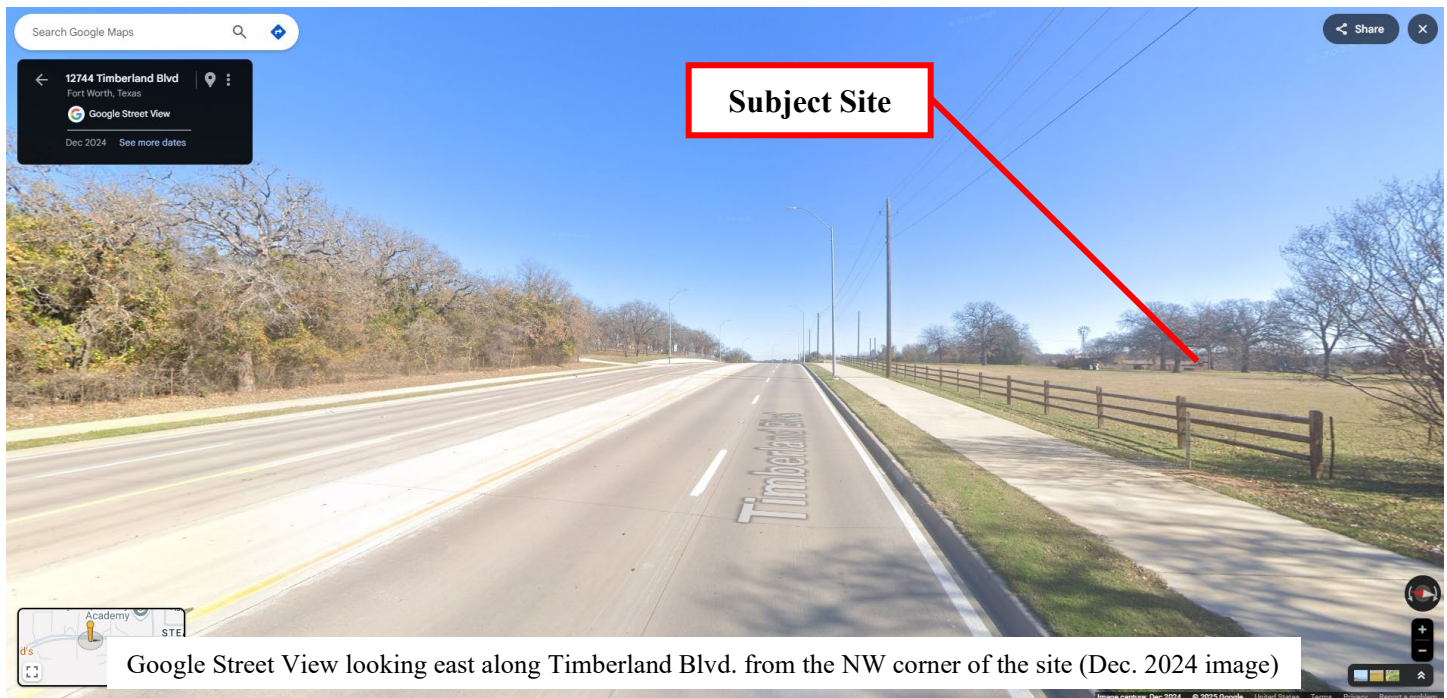
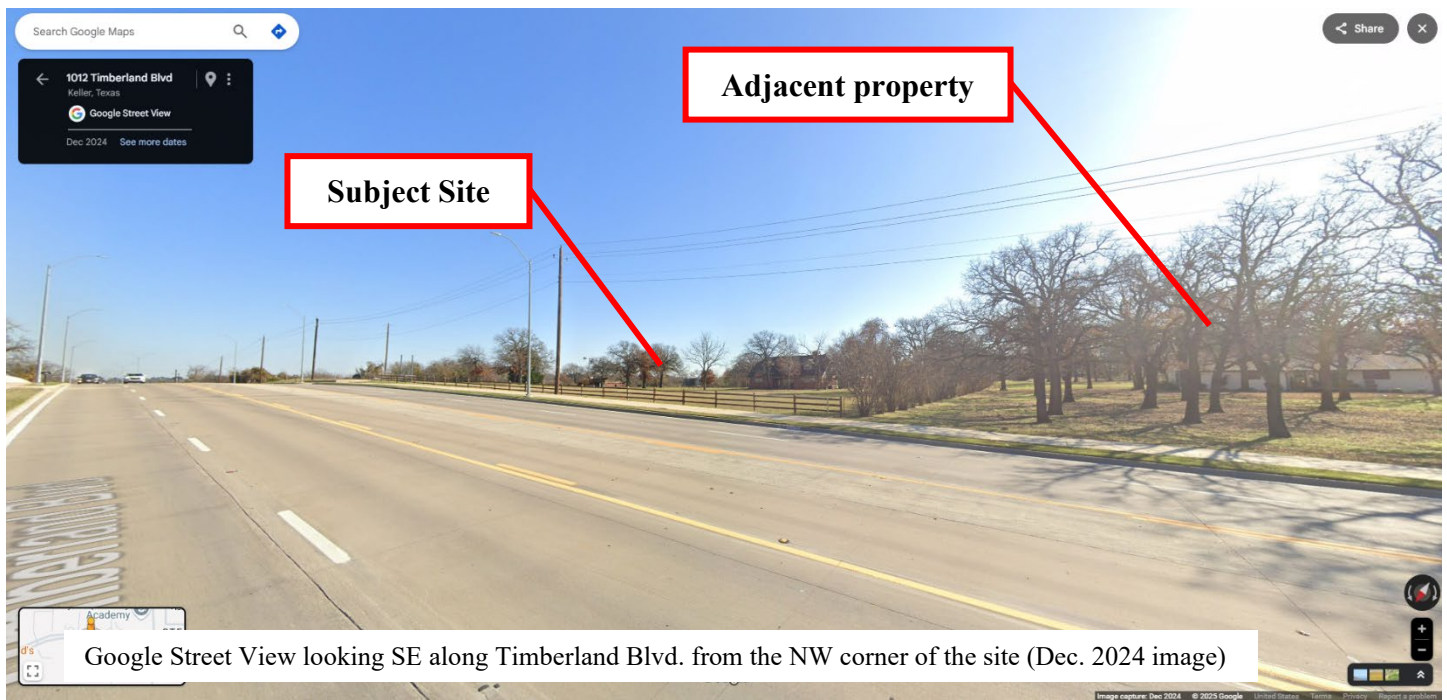
The predominant land use in this area of the city is Single-Family Residential, with “A-5” and “A-7.5” making up most of the development pattern. Several areas characteristic of Suburban Residential development, including the subject property, are near this site. Institutional uses, including a private school and foster care facility are located nearby to the north of the site.



The image above is a view from the northeast corner of the site looking west. The private school facility is seen in the righthand side of the photo.

To the east across N. Caylor Road is an “A-7.5” residential neighborhood and two “A-5” residential neighborhoods sit to the northeast and southeast of the site. Along the west and southern property boundaries are “A-21” suburban residential home sites. To the north of Timberland Blvd. there are several home sites ranging from two to four acres each and Trinity Preparatory Academy is located on the northwest corner of Timberland Blvd. and N. Caylor Road.





A commercial development is approximately one-half mile to the west at the intersection of Timberland Blvd. and North Beach/Alta Vista Street. Tenants include a Kroger grocery store, several restaurants, a preschool and various other retail and professional businesses. While the requested zoning change is similar to existing land uses surrounding the site, the land use intensity allowed in the “R1” district **is not compatible** with the lower-intensity land use found in surrounding “A-21”, “A-7.5”, and “A-5” districts.

Comprehensive Plan Consistency

~~The 2023 Comprehensive Plan Future Land Use Map designates this property as Suburban Residential which is characterized by ½-acre single-family lots. The Future Land Use designation and the current zoning of the property are consistent. The requested zoning of “R1” Zero Lot Lone / Cluster Residential is **not consistent** with Future Land Use Map designation.~~

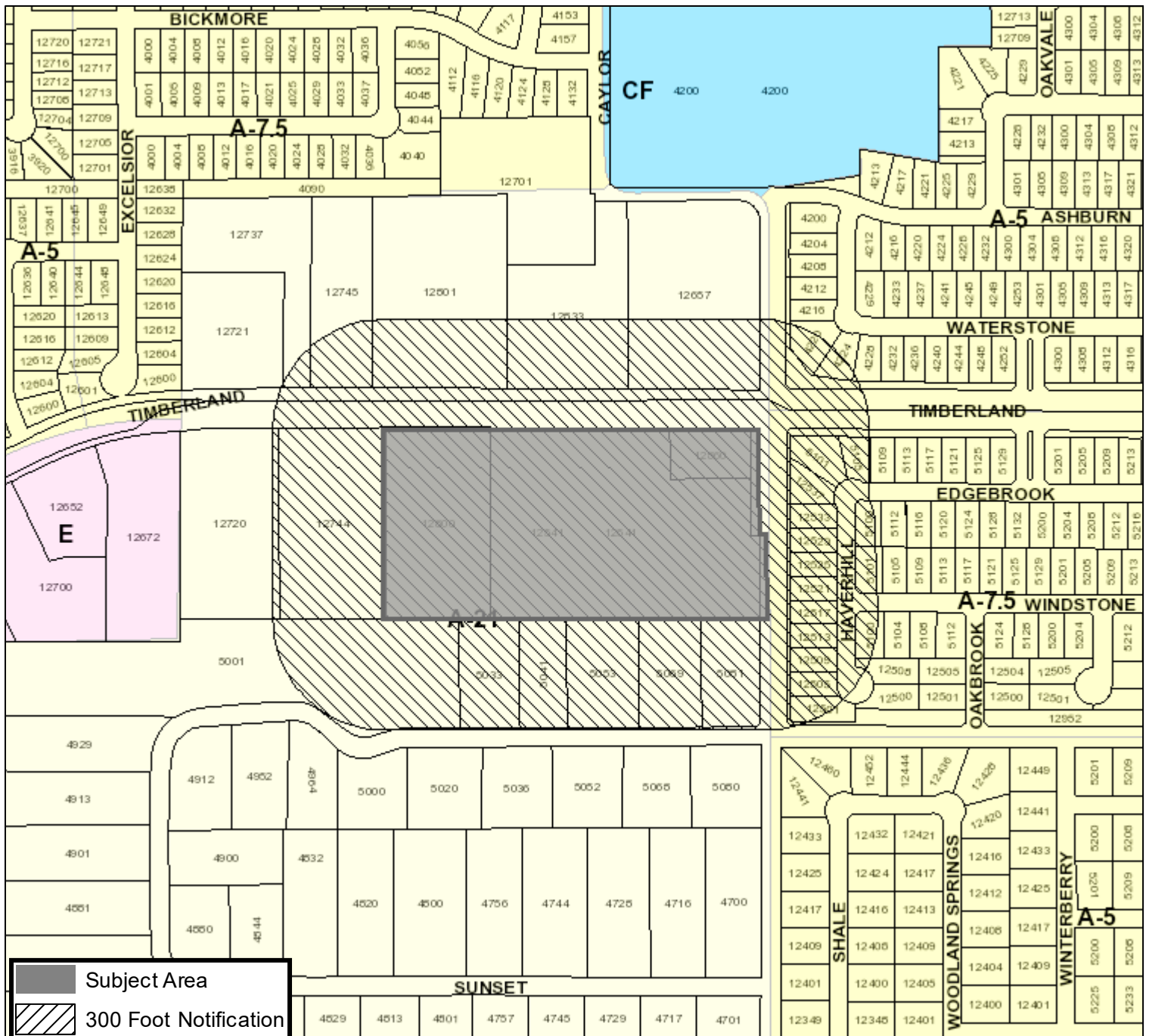
The site is located along an arterial roadway – Timberland Boulevard – between N. Main/US 377 and Alta Vista Road/N. Beach Street. While having access to nearby Neighborhood Connector streets, the site is not located within or near a designated growth center. The Comprehensive Plan calls for accommodation of higher density residential developments within designated growth centers.

Adopted Comprehensive Plan policies and strategies do not support the requested zoning change. The Comprehensive Plan calls for new development to be in character with the existing neighborhood scale, architecture and platting pattern of adjacent properties. Additionally, the Plan calls for ensuring that residential developments are compatible in scale to abutting residential developments. The subject site is surrounded by “A-21”, “A-7.5”, and “A-5” residential developments. The nearest “R1” district is located to the south along Keller Hicks Road approximately 1.5 driving miles from the site.

The requested rezoning to “R1” Zero Lot Lone / Cluster Residential allows for 3,000 sqft lot sizes with a minimum width of 30-feet. In contrast and excluding the “A-21” properties adjacent to the site, surrounding neighborhood lot sizes range from 5,000 sqft to 7,500 sqft with 50-foot to 55-foot lot widths. The requested zoning change is **not consistent** with the following Comprehensive Plan policies:

- Preserve the character of rural and suburban residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- 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.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Applicant: Priceless Real Estate Imp /LJA Engineering
Address: 12800 & 12860 Timberland Drive, 12541 N. Caylor Road
Zoning From: A-21
Zoning To: R1
Acres: 12.253
MapSCO: Text
Sector/District: Far North
Commission Date: 5/14/2025
Contact: 817-392-8043

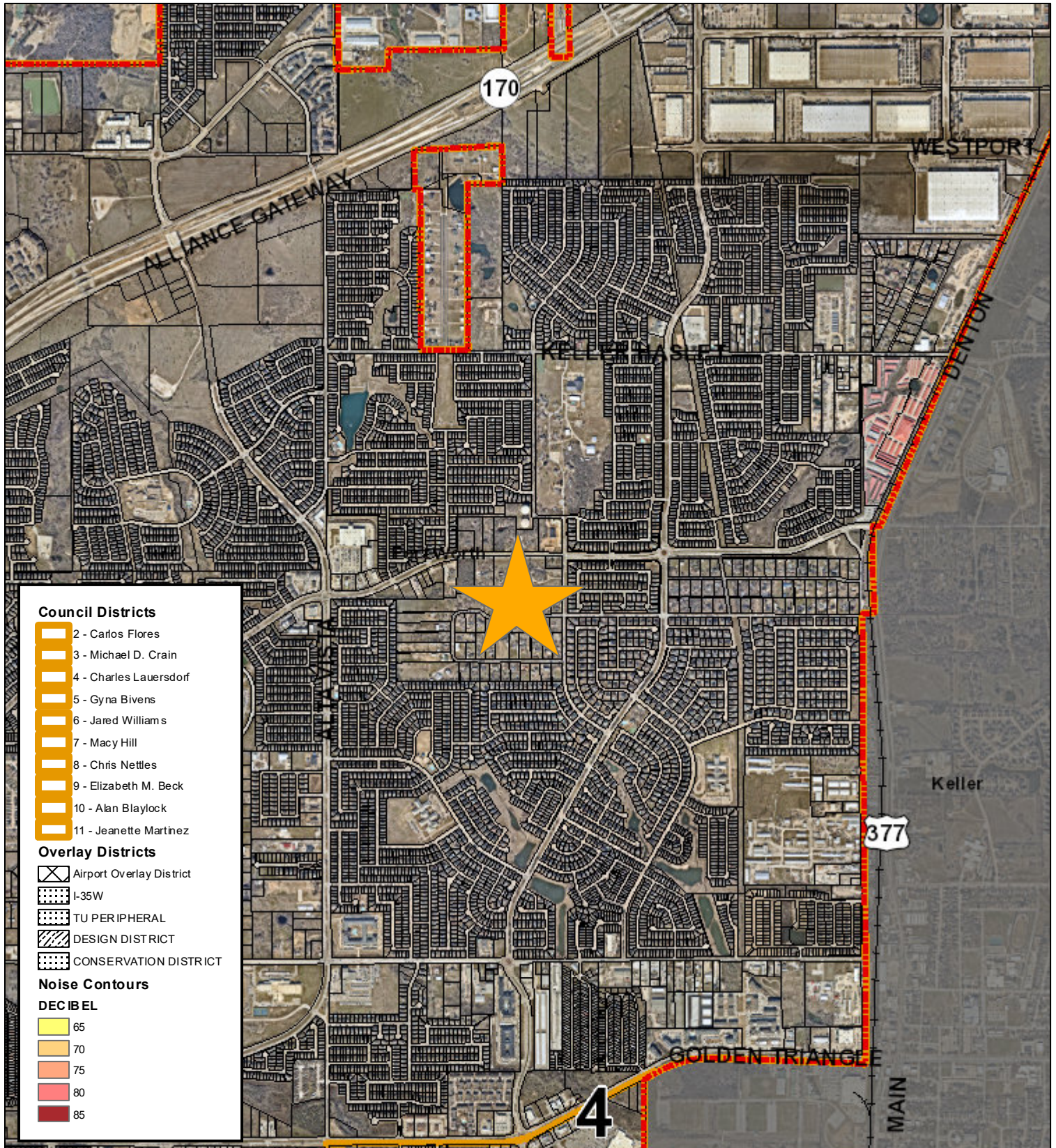


0 195 390 780 Feet



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Area Map

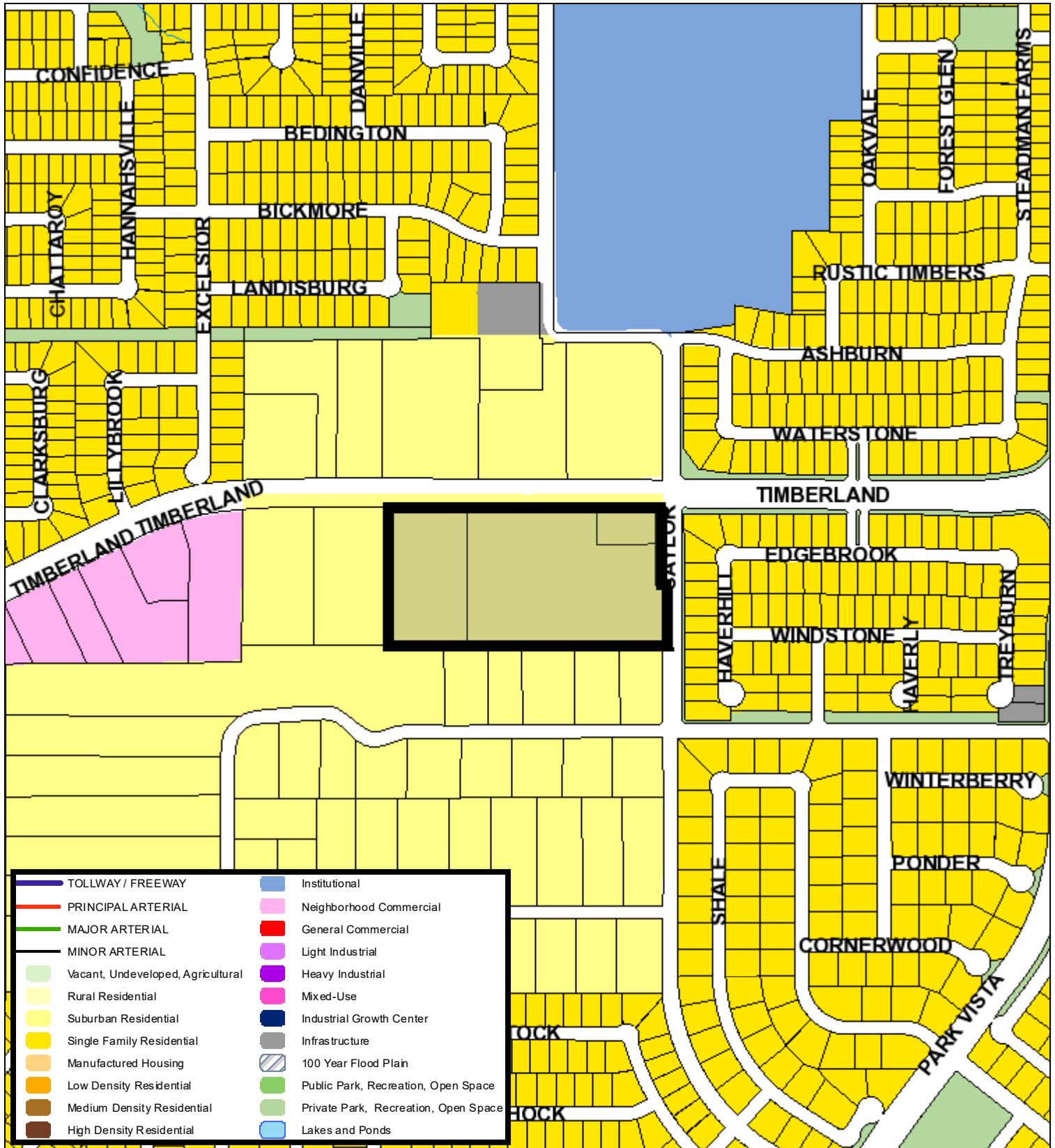


0 1,000 2,000 4,000 Feet



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Future Land Use



500 250 0 500 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.



