



Zoning Staff Report

Date: October 21, 2025

Case Number: ZC-25-117

Council District: future 8

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Pulte Homes of Texas LP / Jace Motheral, PE-Sheild Engineering Group

Location: Southwest Intersection of FM 1187 & Redbird Lane

Acreage: 61.28 acres

Request

Proposed Use: Single-Family Residential

Request: From: Unzoned (AX-25-002)

To: “C” Medium Density Multifamily

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval as Amended to “A-5” One-Family by a vote of 10-0**

Table of Contents

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

Project Description and Background

Continued from the September 16th Council meeting.

The subject site is located just south of FM 1187, adjacent to the intersection with Redbird Lane, and is adjacent to Council District 8. Total acreage is just over 61 acres, and the site is currently undeveloped. The following narrative was included as part of the applicant's submittal package:

The purpose of the proposed zoning change from current for the 61.283 acre parcel of the Parks of Village Creek property, which is located South West of FM 1187 and Redbird Ln intersection, is to align the zoning of the property with the current land usage of the surrounding properties. The proposed zoning will allow the development of this property to match the City's design criteria while providing quality product for the community.

The property is located outside the city limits but within the City's extra-territorial jurisdiction (ETJ). The property owner has requested owner-initiated annexation and case will be considered by City Council on September 16, 2025. The City Council will conduct a public hearing on the proposed annexation request. The public hearing is an opportunity for individuals who are interested in the annexation to be heard. Once the required public hearing is conducted, City Council can consider a vote to approve the request and authorize the execution of a Municipal Services Agreement and annex the property into the corporate limits of the City of Fort Worth.

The subject property is part of a Developers Agreement with the City CSC No. 57026:

3. ANNEXATION. At any point prior to recording a final plat with Tarrant County for any portion of the Property, Owner shall submit a petition to the City requesting full purpose annexation of the land subject to such final plat. The parties agree to cooperate in good faith toward the annexation of the Property, including, without limitation, the execution by Owner and the City of such further documents or instruments as may be reasonably necessary to legally effectuate such annexation. The City shall, in accordance with applicable statutory requirements, take all steps necessary to complete the annexation of the Property substantially contemporaneously with the zoning of the Property in accordance with Section 7. Owner shall not record a final plat for any portion of the Property unless the City annexes the land subject to such final plat; provided, however, if Owner complies with this Section 3 and the City Council does not adopt an ordinance annexing such property within ninety (90) days after Owner submits the annexation petition to the City, Owner is authorized to record the final plat and to develop and use such property in accordance with this Agreement.

7. PERMITTED USES; ZONING

(a) Owner is authorized to develop the Property with all uses permitted in the "C" Multifamily District in accordance with applicable City regulations. The Property may be developed with a combination of the uses permitted in the "C" Multifamily District, to be determined at Owner's discretion.

(b) Concurrently with annexation of the Property by the City, Owner shall submit an application to zone the Property "C" Multifamily. Approval of ordinances annexing and zoning the Property shall be considered at the same City Council meeting.

(c) In the event of any conflict between this Agreement and any zoning ordinance adopted by the City Council relating to the Property, this Agreement will prevail except as expressly agreed in writing by the Owner of such Property.

Surrounding Zoning and Land Uses

North n/a (ETJ) / commercial
East n/a (ETJ) / suburban single-family residential
South n/a (ETJ) / suburban single-family residential, agricultural
West n/a (ETJ) / undeveloped

Recent Zoning History

- None

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on July 31, 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 July 31, 2025:

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

**Not located within a registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

This re-zoning request is consistent with the abutting zoning district on the west side of the property. The land on the east side of the property is developed as large lot residential. Redbird Lane, an existing narrow County Lane of approximately 20 feet in width, separates the subject property from the large lot residential area. Redbird Lane is shown on the applicant's preliminary plat as providing direct access to the proposed annexation property. Redbird Lane does not meet City standards for right-of-way or pavement width.

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

Comprehensive Plan Consistency – Southeast

The 2023 Comprehensive Plan currently designates the subject property as *agricultural and suburban residential*. The zoning types that would be in alignment with this future land use designation are “AG”, “A-21” vacant and suburban residential zones. The proposed zoning **is not consistent** with the future land use map portion of the Comprehensive Plan. However, a change to the comprehensive plan through the adoption of annexation to single-family residential would be consistent. Planting would be the appropriate entity to determine lots that fall within the floodplain. City plan Commission on 8-06-2025 recommended Approval of a change to the Comprehensive Plan to single-family.

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
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF
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

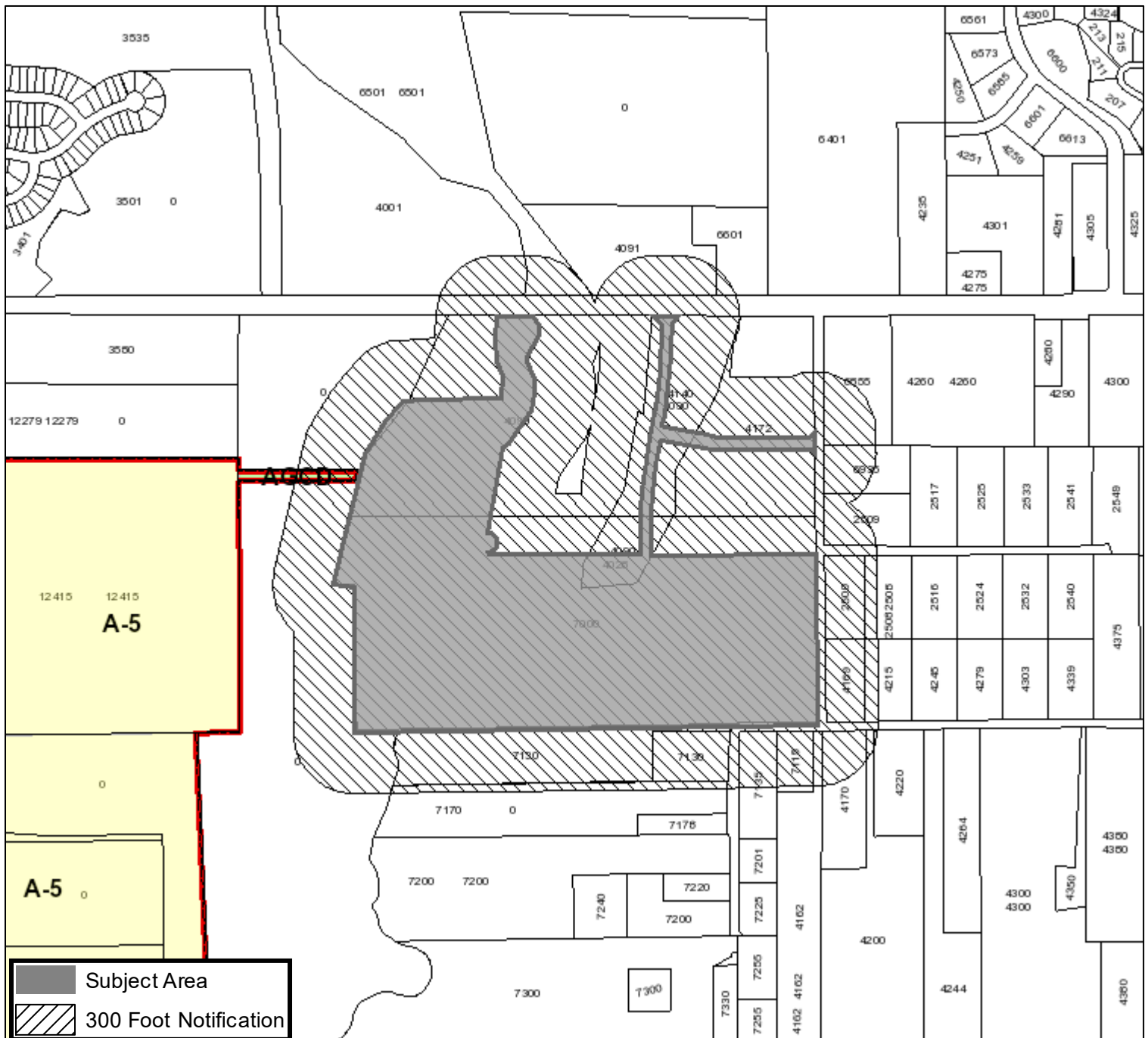
The proposed zoning **is not consistent** with the following policies of the Comprehensive Plan:

- Leave floodplains in their natural state (with hike/bike trails encouraged) to improve water quality and minimize flooding.
- Maintain floodplains in their natural state to the extent possible to protect water quality, reduce the risk of erosion, and protect the riparian environment.

However, the proposed development **is compatible** with current surrounding uses. The following Comprehensive Plan policies are relevant to the requested zoning for “C” Multifamily:

- Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.
- Evaluate development proposals and transportation investments based on the impacts of land use and platting decisions on the overall transportation system, and the impacts of transportation decisions on land use.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- 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.

Applicant:	Pulte Homes of TX LP/Shield Engineering Group
Address:	3900 - 4100 blocks FM 1187, 6800 - 7000 blocks Redbird Lane
Zoning From:	Unzoned
Zoning To:	A-5
Acres:	61.283
Mapsc0:	Text
Sector/District:	Far South
Commission Date:	8/13/2025
Contact:	817-392-7869

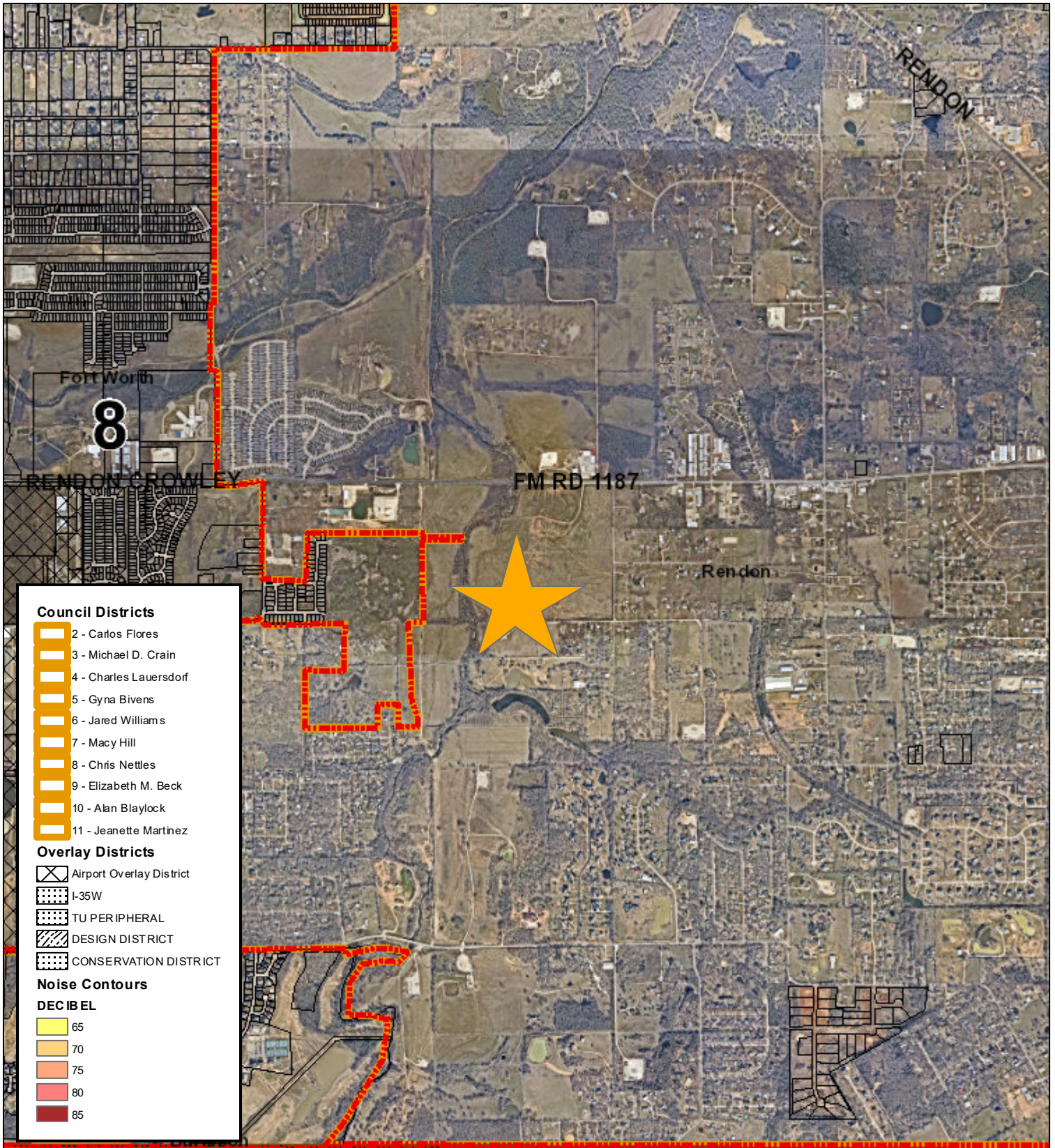


0 345 690 1,380 Feet



ZC-25-117

Area Map

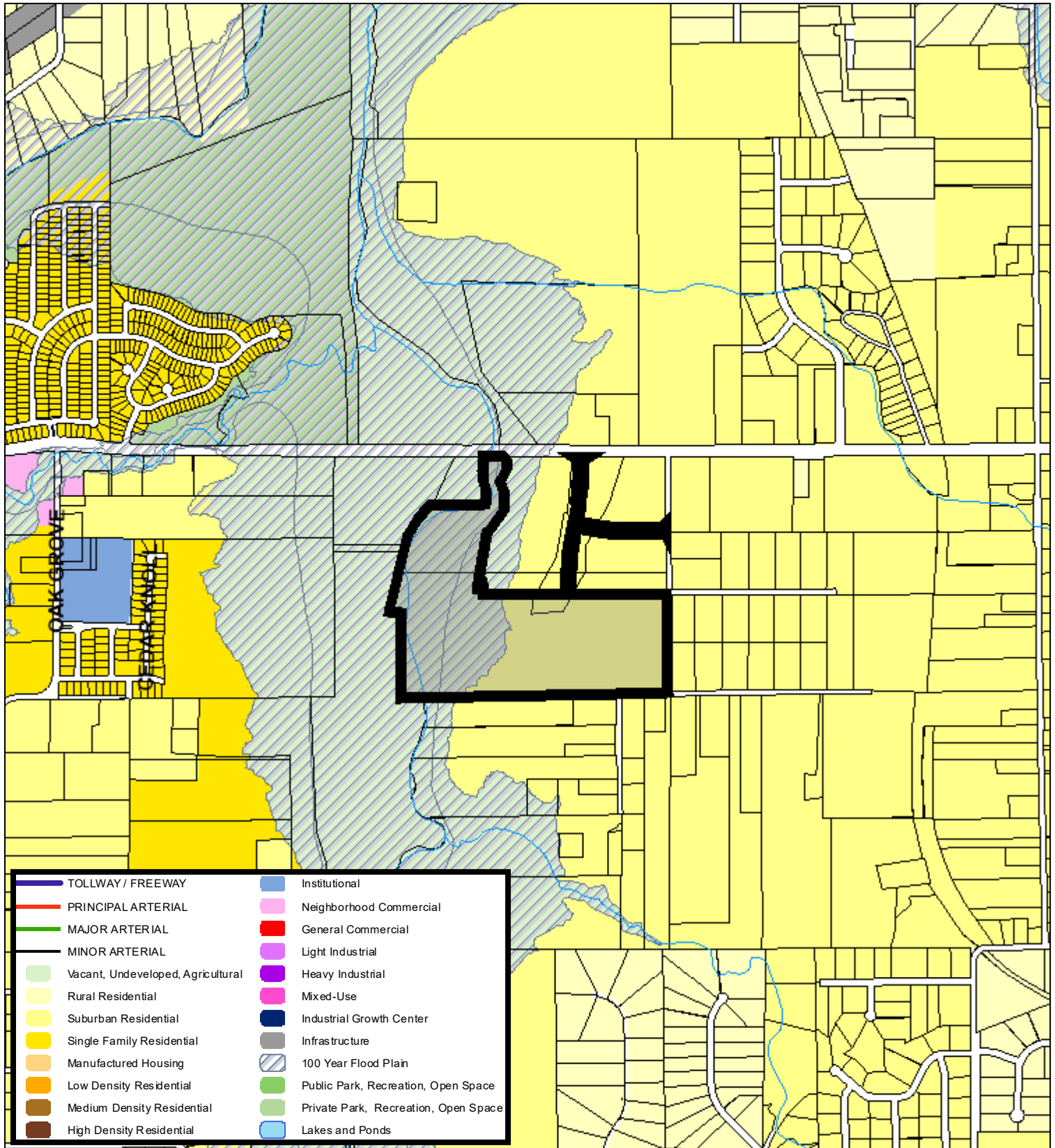


0 1,000 2,000 4,000 Feet



ZC-25-117

Future Land Use



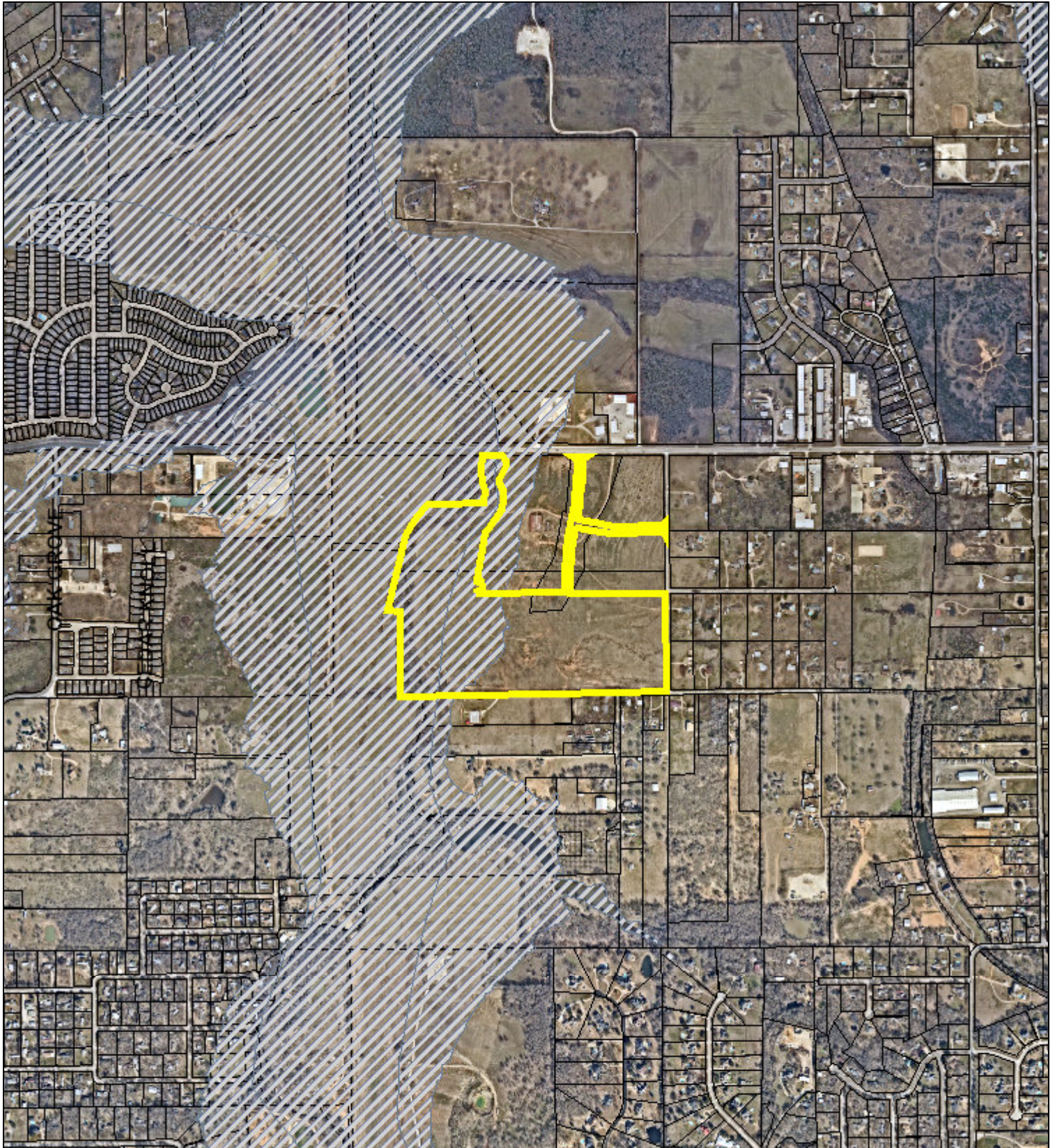
1,000 500 0 1,000 Feet

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.



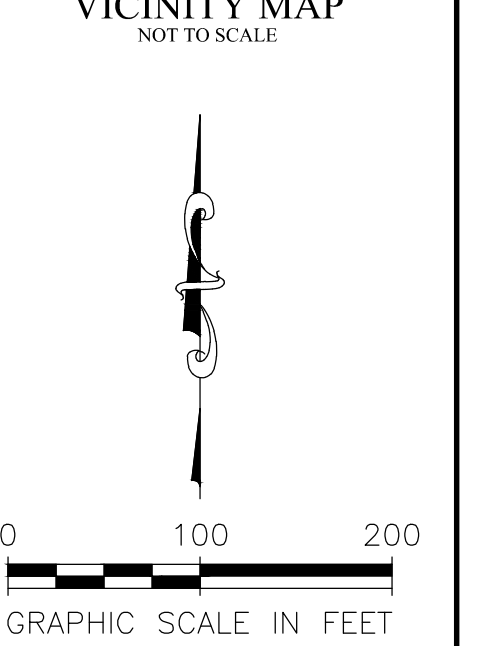
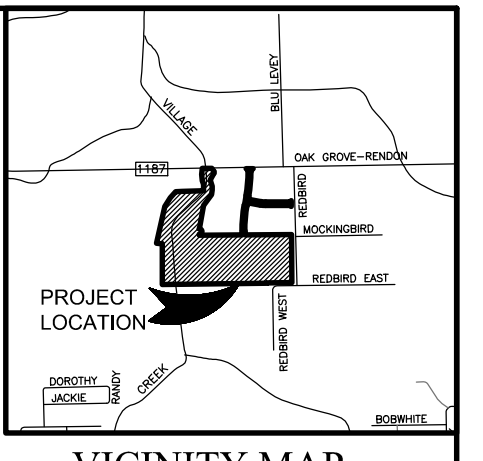
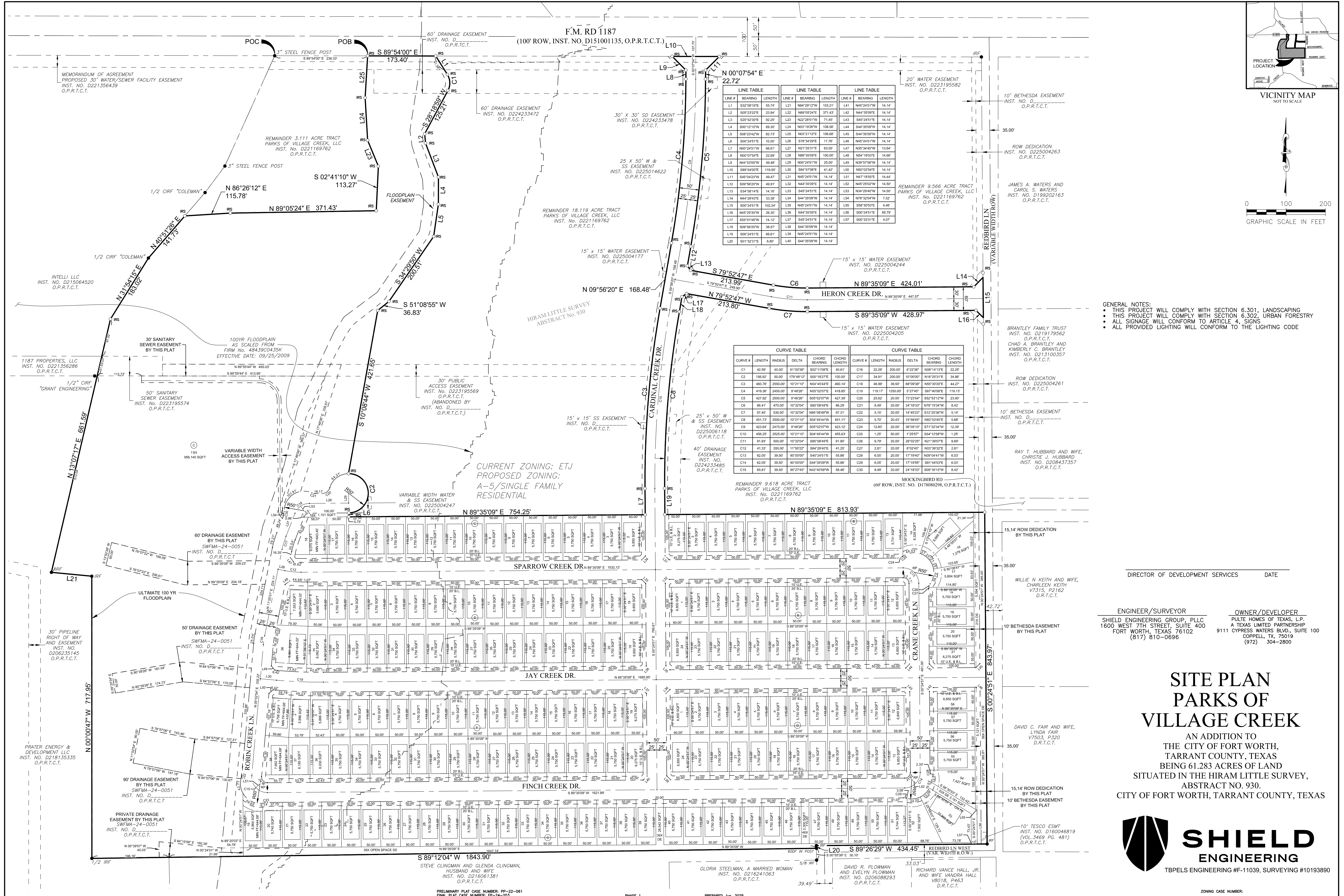
Created: 7/17/2025 9:12:50 AM

Aerial Photo Map



0 700 1,400 2,800 Feet





- GENERAL NOTES:
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE

DIRECTOR OF DEVELOPMENT SERVICES DATE

ENGINEER/SURVEYOR
SHIELD ENGINEERING GROUP, PLLC
1600 WEST 7TH STREET, SUITE 400
FORT WORTH, TEXAS 76102
(817) 810-0696

OWNER/DEVELOPER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
9111 CYPRESS WATERS BLVD., SUITE 100
COPPELL, TX, 75019
(972) 304-2800

SITE PLAN
PARKS OF
VILLAGE CREEK

AN ADDITION TO
THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
BEING 61.283 ACRES OF LAND
SITUATED IN THE HIRAM LITTLE SURVEY,
ABSTRACT NO. 930,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

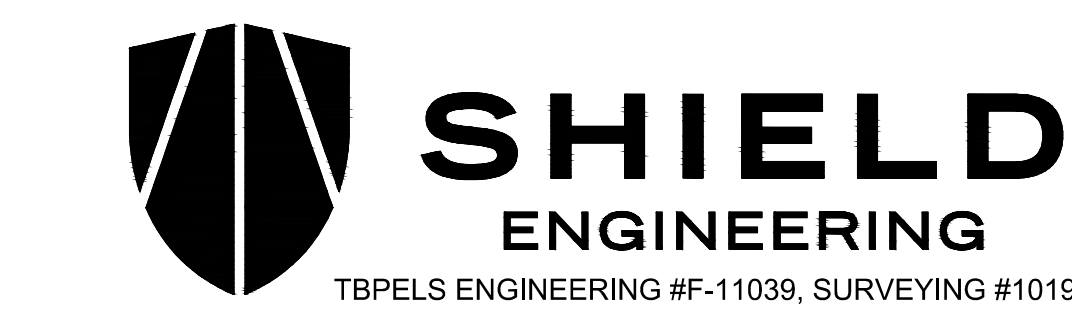


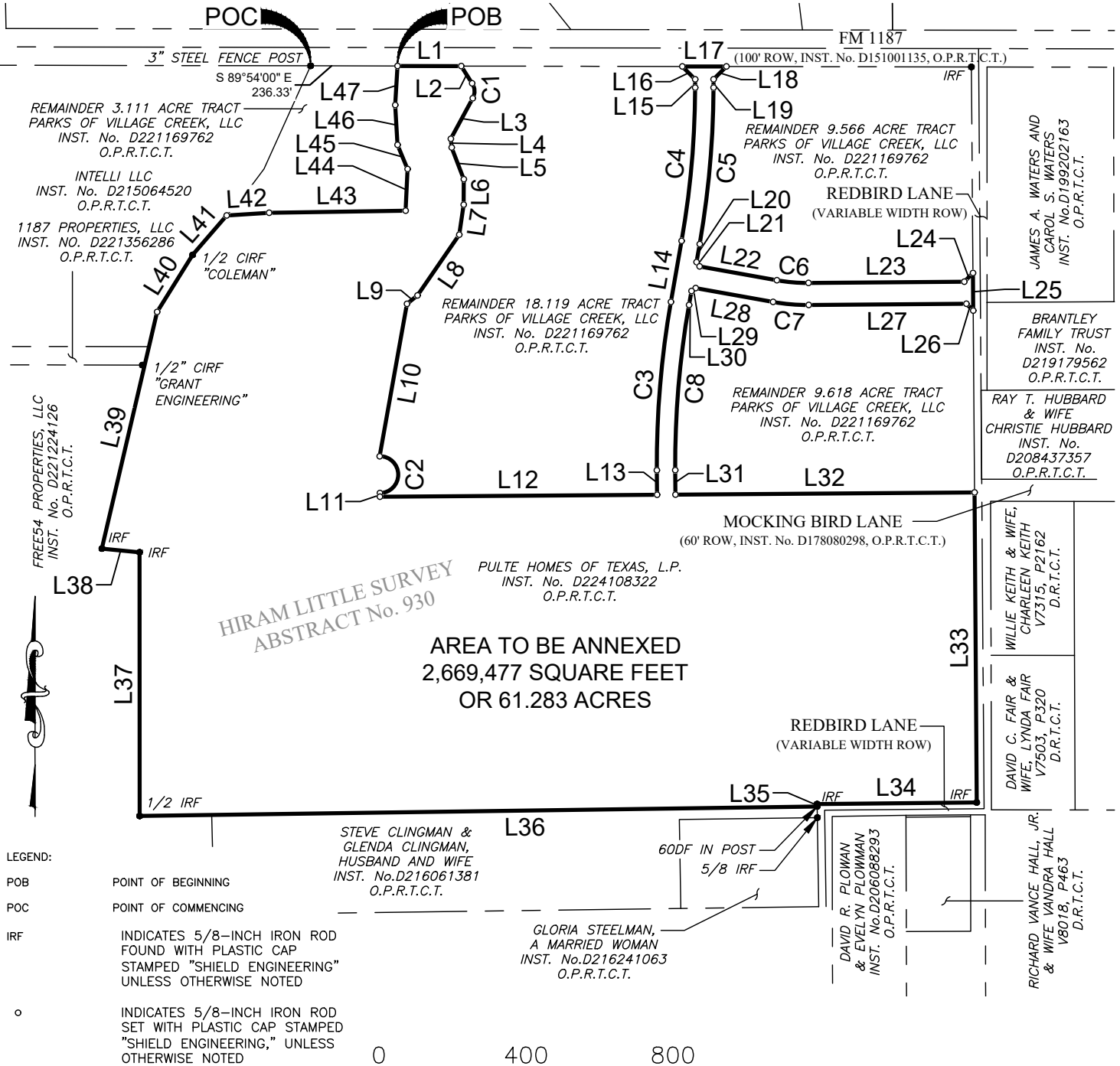
EXHIBIT "A"

ANNEXATION EXHIBIT

2,669,477 SQFT OR 61.283 ACRES OF LAND

HIRAM LITTLE SURVEY, ABSTRACT 930

CITY OF FORT WORTH ETJ, TARRANT COUNTY, TEXAS



SHIELD
ENGINEERING

TBPELS ENGINEERING #F-11039, SURVEYING #10193890

SHEET 1 OF 4