



# Zoning Staff Report

**Date:** June 25, 2024

**Case Number:** ZC-24-045

**Council District:** 3

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Kelby Golden/ Brighton Yau

**Site Location:** Near the corner of Turner May Dr & Joplin Blues Ln

**Acreage:** 1.05 acres

### Request

**Proposed Use:** Single-family residential, roadway, & open space- Part of Phase 8 in the Ventana Development

**Request:**  
From: Unzoned  
To: "PD 1169" PD/SU Planned Development/"A-5" One-Family and "R1" Zero Lot Line/Cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; site plan waived.

### Recommendation

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

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

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

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

**Zoning Commission Recommendation:** **Approval 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](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject property, spanning 1.05 acres, is currently outside the City of Fort Worth. However, the applicant is in the process of annexing the parcel (reference AX-24-003). This parcel is intended to be part of the Ventana Development Phase Eight (**Figure 1**) and will be used for roadways, open space, and single-family houses (**Figure 2**).

The applicant proposes annexing this small parcel to facilitate the next phase of the larger Ventana development, which is being completed in stages as outlined in the zoning exhibit included in this rezoning case. To proceed with Phase Eight, the applicant needs this parcel annexed into the city and requires a zoning change. The applicant requests to incorporate this parcel into the existing PD 1169- PD/SU Planned Development/"A-5" One-Family and "R1" Zero Lot Line/Cluster.

This annexation and rezoning will align the parcel with the development plans and ensure the cohesive integration of infrastructure and residential units within the Ventana community. The addition of the parcel is crucial for the seamless continuation of the project, providing necessary roadways and open spaces that contribute to the overall layout and functionality of Phase Eight.

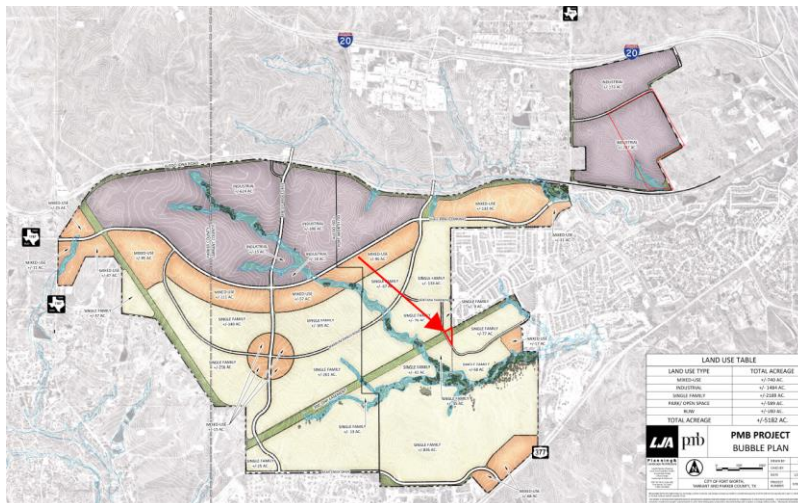


Figure 1: Master Plan for the Ventana Development, applicant provided

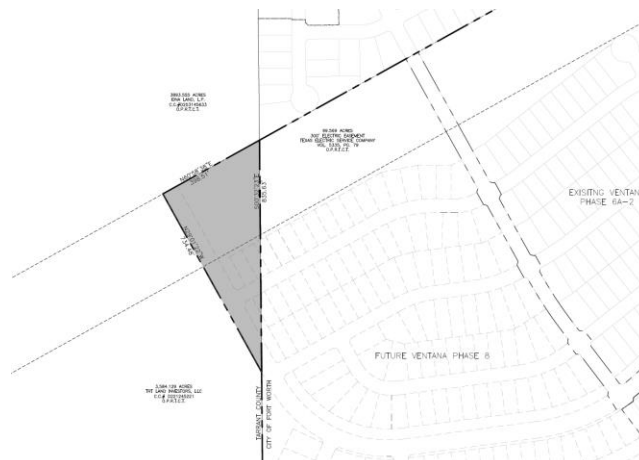


Figure 2: Unzoned Parcel part of the Ventana Development, phase 8, applicant provided

## Surrounding Zoning and Land Uses

North	Unzoned
East	PD 1169- PD/SU Planned Development / Single-Family Residential
South	Unzoned
West	Unzoned

## Recent Zoning History

- N/A

## Public Notification

300-foot Legal Notifications were mailed on May 31, 2024.  
The following organizations were notified: (emailed May 31, 2024)

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc

*\* Located within a registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

The surrounding area is slated to be part of the larger Ventana Development, with this particular parcel situated at the core of the overall project. Rezoning this parcel to be included in the adjacent PD 1169 will align its designation with the surrounding area. This alignment will facilitate the development of compatible uses that enhance the vibrancy and cohesiveness of the City of Fort Worth.

Integrating the parcel into PD 1169 ensures that its development is consistent with the planned infrastructure, residential units, and open spaces of Ventana. This rezoning supports the city’s growth objectives by promoting orderly development and maintaining a cohesive community aesthetic. By enabling the development of compatible uses, the rezoning will contribute to the overall vitality of Fort Worth, creating a seamless transition between phases of the Ventana project and fostering a vibrant, well-planned community.

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

### Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates a part of the subject property as Infrastructure on the Future Land Use Map.

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

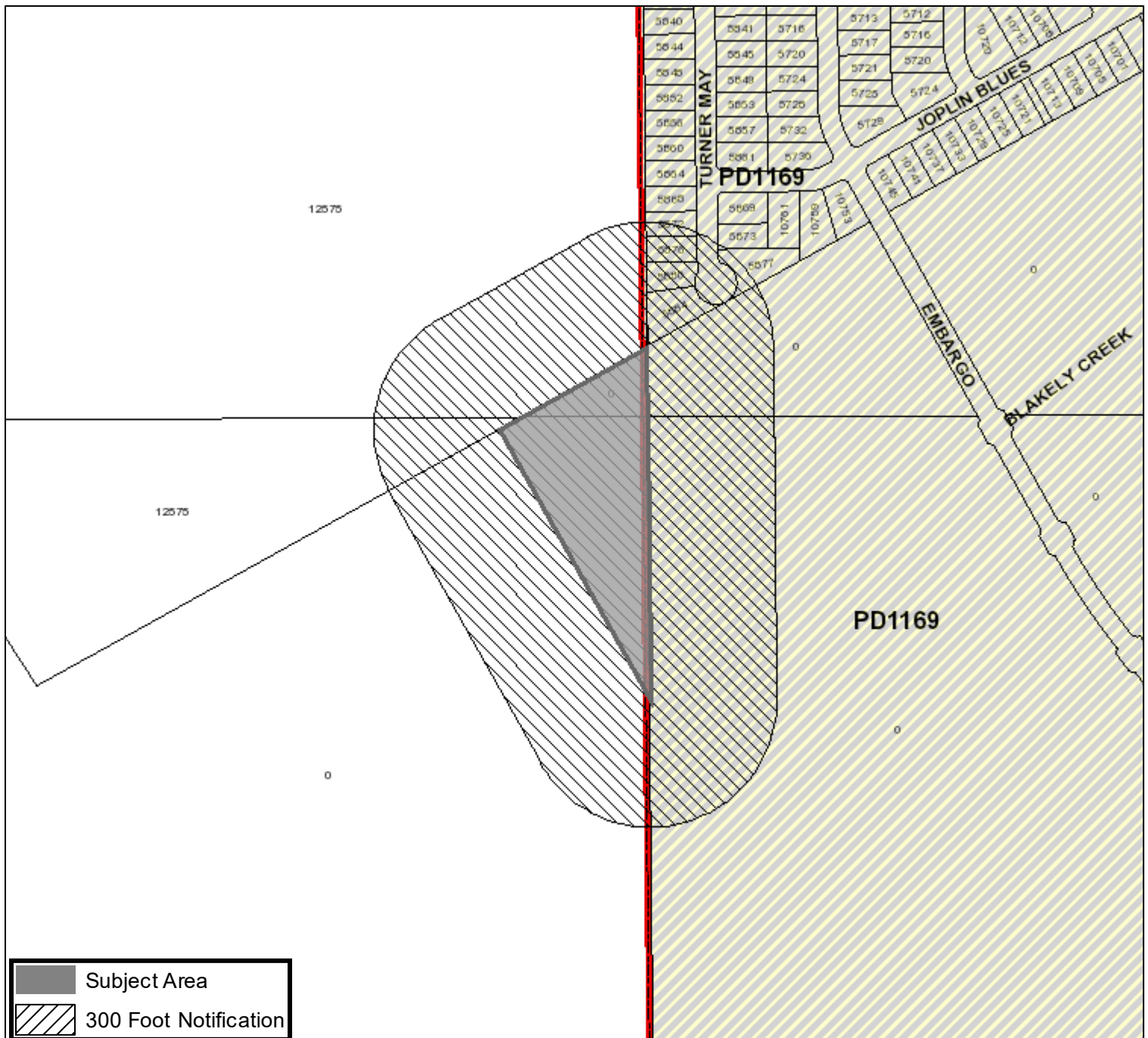
The parcel's location within the Infrastructure Future Land Use (FLU) category makes it highly compatible with the proposed use. The applicant plans to construct a road on this parcel, which will serve as a critical connection to future phases of the Ventana development. Consequently, incorporating this parcel into the existing PD 1169 zoning district, in an area designated for infrastructure development, aligns with the future urban planning objectives.

This rezoning supports the intended land use by facilitating necessary infrastructure that enhances connectivity and access within the Ventana development. This approach ensures the planned roadways and utilities are seamlessly integrated, contributing to the overall functionality and efficiency of the community. Therefore, the proposed rezoning not only aligns with but also reinforces the City's broader urban planning and development goals.

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



Applicant:	TRT Land Investors LLC
Address:	null
Zoning From:	Unzoned
Zoning To:	PD1169
Acres:	3.3597239
Mapsc0:	Text
Sector/District:	Far_Southwest
Commission Date:	6/12/2024
Contact:	817-392-2806



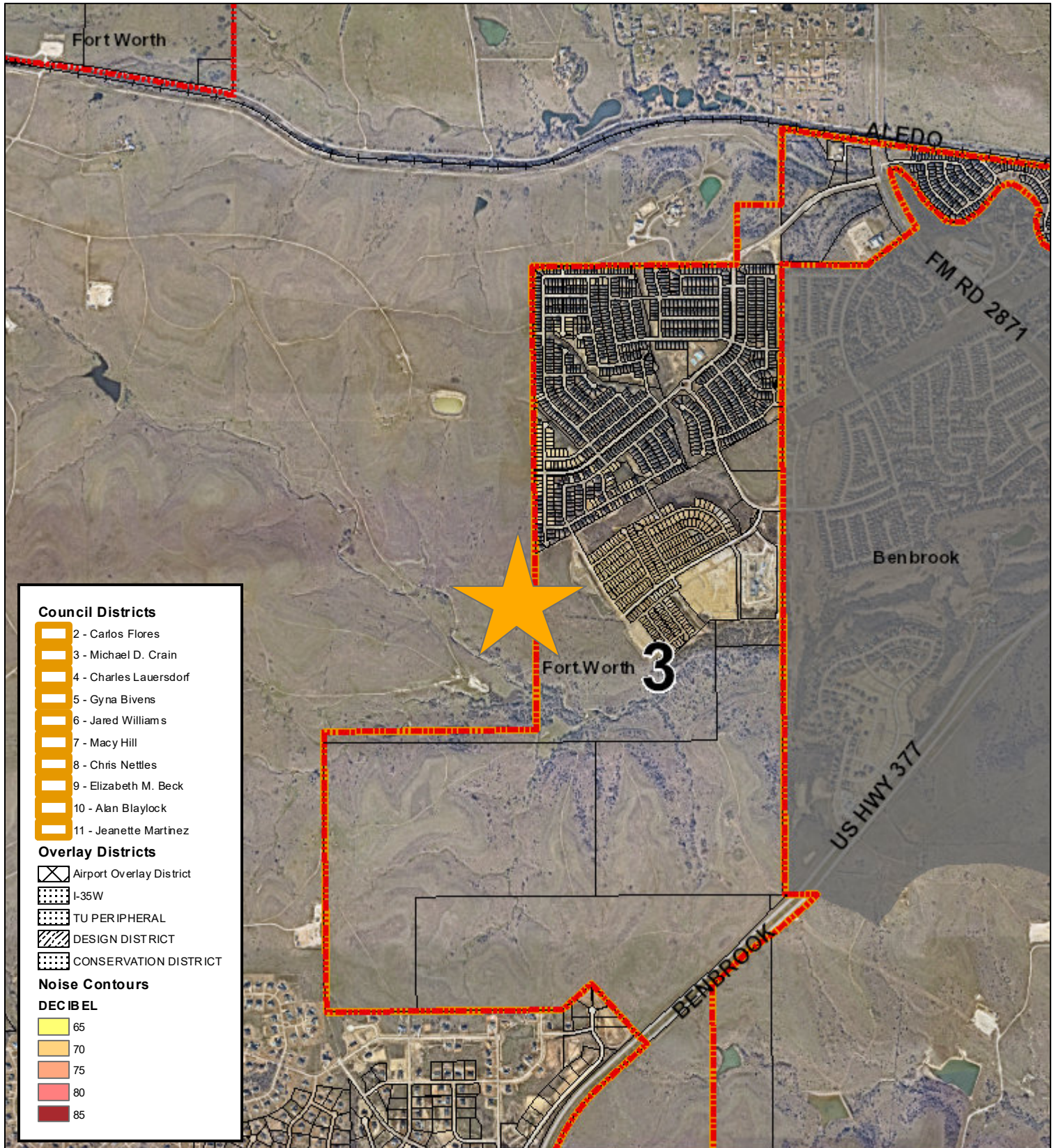
A horizontal number line representing distance in feet. The line starts at 0 and ends at 680. Major tick marks are labeled at 0, 170, 340, and 680. There are 10 equal intervals between 0 and 680, with minor tick marks at every 68-foot interval.





ZC-24-045

## Area Map



0 1,000 2,000 4,000 Feet

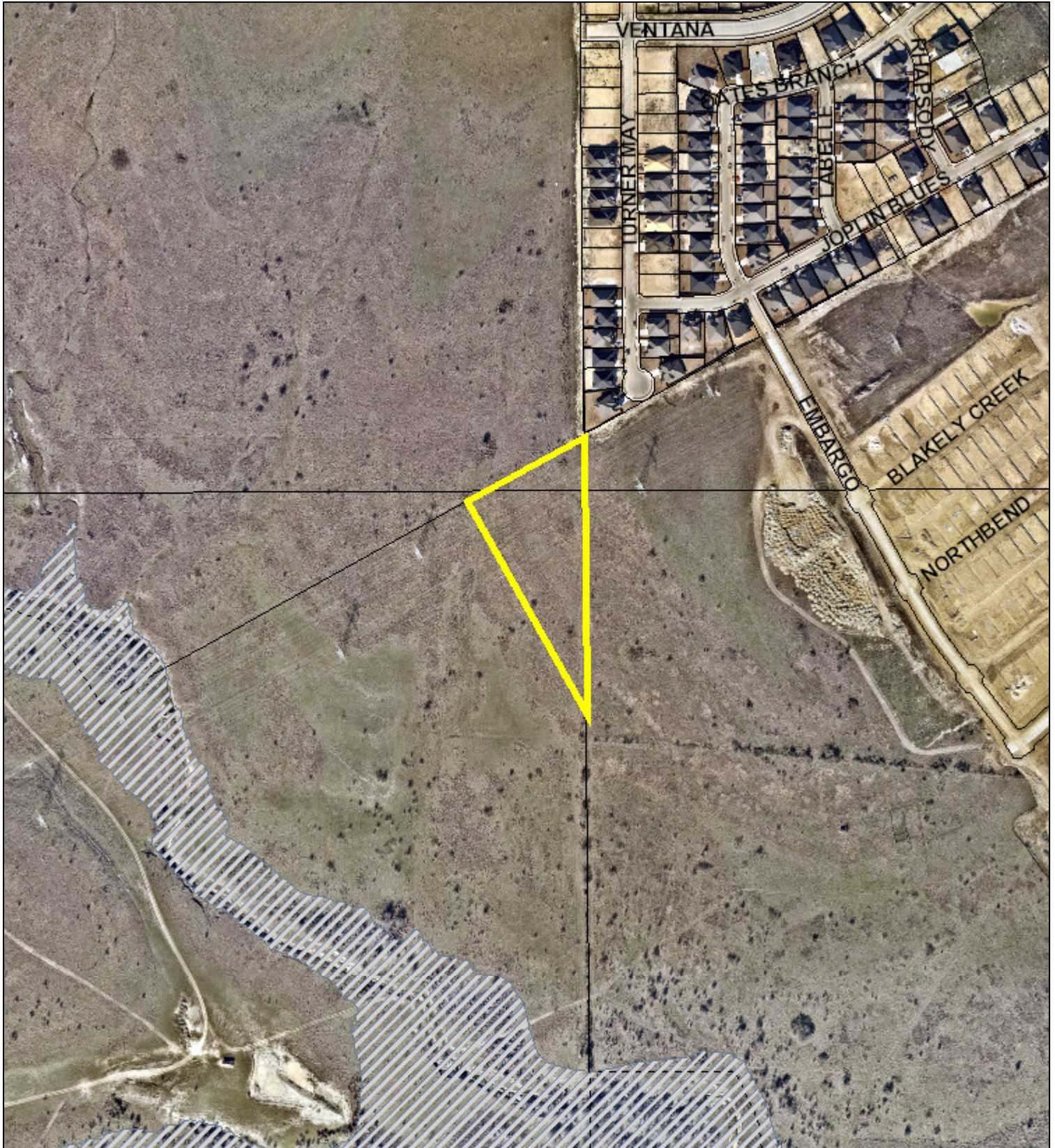






ZC-24-045

## Aerial Photo Map



0 250 500 1,000 Feet

