



Zoning Staff Report

Date: March 19, 2024

Case Number: ZC-23-203

Council District: 4

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: TCP Farms LP / Mary Nell Poole

Site Location: 8511 Old Denton Highway

Acreage: 2.2 acres

Request

Proposed Use: Residential

Request: From: “R1” Zero Lot Line/Cluster & “E” Neighborhood Commercial

To: “R1” Zero Lot Line/Cluster

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 by a vote of 9-0**

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Project Description and Background

The subject property is an un-platted parcel of land with two zoning designations: "R1" Zero Lot Line/Cluster and "E" Commercial.

The developer intends to develop the subject property as R1, a more compatible zoning option with the surrounding area than the commercial alternative. However, they need to resolve the issue of the split zoning before they can divide the property and ensure that it only has a single zoning category.

The purpose of the zero-lot line/cluster ("R1") district is to provide a specific zone for the development of one-family and two-family dwelling units where such dwelling units are developed on smaller lot areas and zero yards, including such uses accessory thereto. It is also for the purpose of providing for the development of one-family homes on unique patterned lots clustered around a common access road or cul-de-sac.

The homes will need to be designed to meet the "R1" Zero Lot Line/Cluster standards and although a site plan is not mandatory for this type of zoning request, the applicant has mentioned in their application that they are currently working on a site plan that meets the requirements of the R1 zoning and hopes to present it at the hearing. This proposed plan will help the Commissioners and the public understand how the developer plans to develop the site.

Surrounding Zoning and Land Uses

North "R1" Zero Lot Line/Cluster

East Across from Quail Valley "R1" Zero Lot Line/Cluster & PD/E / Single-family/ Vacant

South "E" Neighborhood Commercial / vacant

West "E" Neighborhood Commercial / vacant

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on January 30, 2024.

The following organizations were notified: (emailed January 30, 2024)

Organizations Notified	
North Fort Worth Alliance	Park Glen NA
Valley Brook Estates HOA	Streams and Valleys Inc
Trinity Habitat for Humanity	Public Improvement District #6
Keller ISD	

Development Impact Analysis

Land Use Compatibility

The property is on a parcel of land split-zoned into R1 and E. To the north lies a 5-acre vacant parcel zoned R1 and A-5. However, most of the area is covered by the Fema Floodplain. The land is developed with single-family structures in the north, west, and east of the vacant parcel. The properties to the south and west of the property, up to North Tarrant Parkway, are zoned E Neighborhood Commercial. However, only the properties along Tarrant Parkway have been developed with various commercial uses, such as restaurants, retail stores, and banks.

The proposed R1 zoning will help resolve the split zoning issue on the site. Since the R1 category has a higher density than the allowed A-5 north, it will provide a buffer between the low-density single-family and the more intense neighborhood commercial to the south.

Staff supports the zoning change to eliminate slit zoning and allow development since over 50% of the parcel is already zoned R-1. The proposed land use is compatible with the surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2023 Adopted Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map.

Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows the appropriate zoning type in Neighborhood Commercial designation of Future Land Use.

LAND USE & ZONING CONFORMANCE		COMPREHENSIVE PLAN LAND USE
FUTURE LAND USE AND ZONING CLASSIFICATIONS		
Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.		
		APPENDIX C: FUTURE LAND USE BY SECTOR
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed R1 zoning **is not consistent** with the land use designations for this area, however it aligns with the following policy of the Comprehensive Plan:

- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.
- Encourage high quality infill and mixed-income housing development, both single-family and multifamily, within the central city.

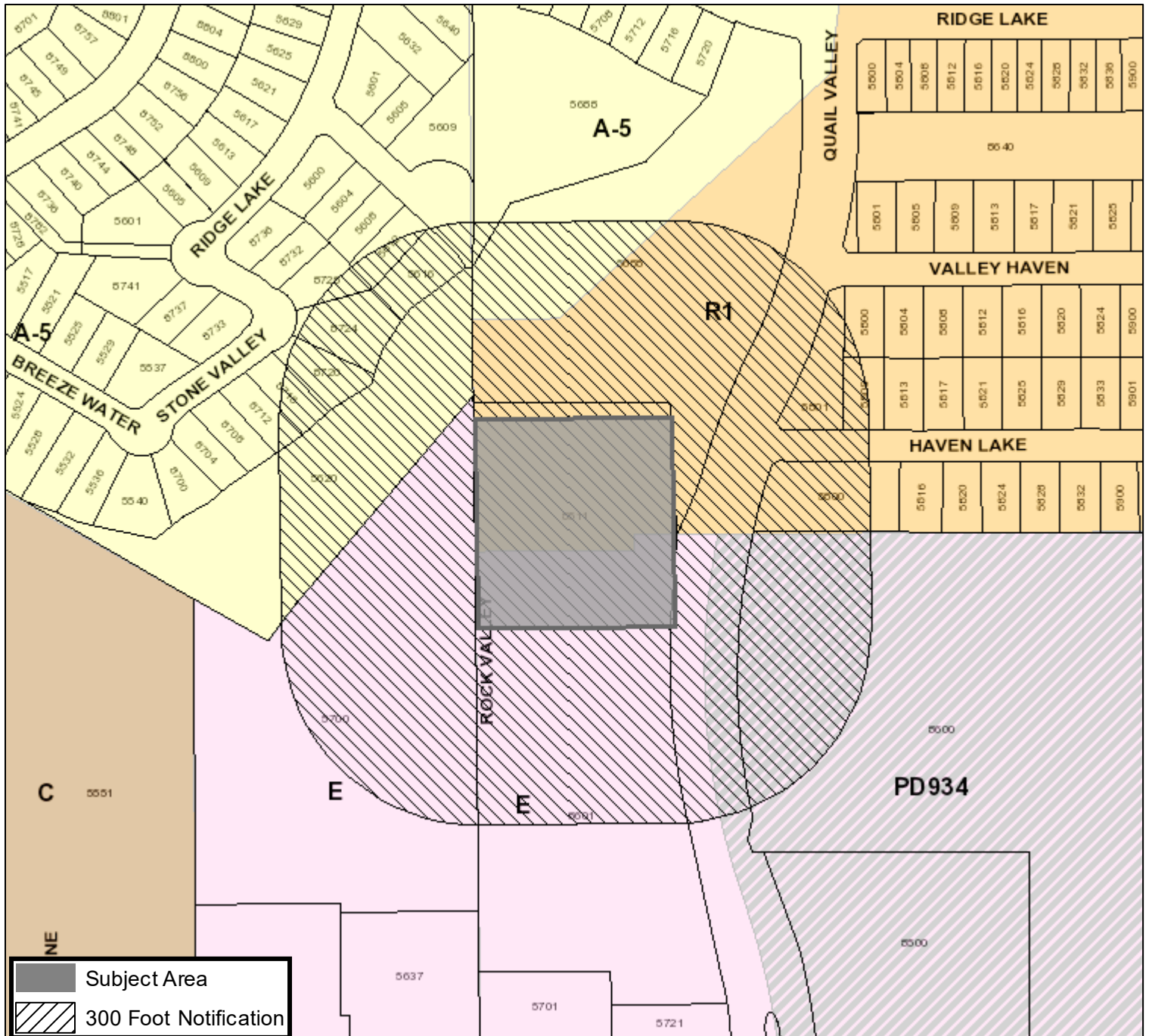
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.



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Area Zoning Map

Applicant: TCP Farms LP & Mary Nell Poole
Address: 8511 Denton Highway
Zoning From: R1, E
Zoning To: R1
Acres: 2.20386517
Mapsc0: Text
Sector/District: Far North
Commission Date: 2/14/2024
Contact: null



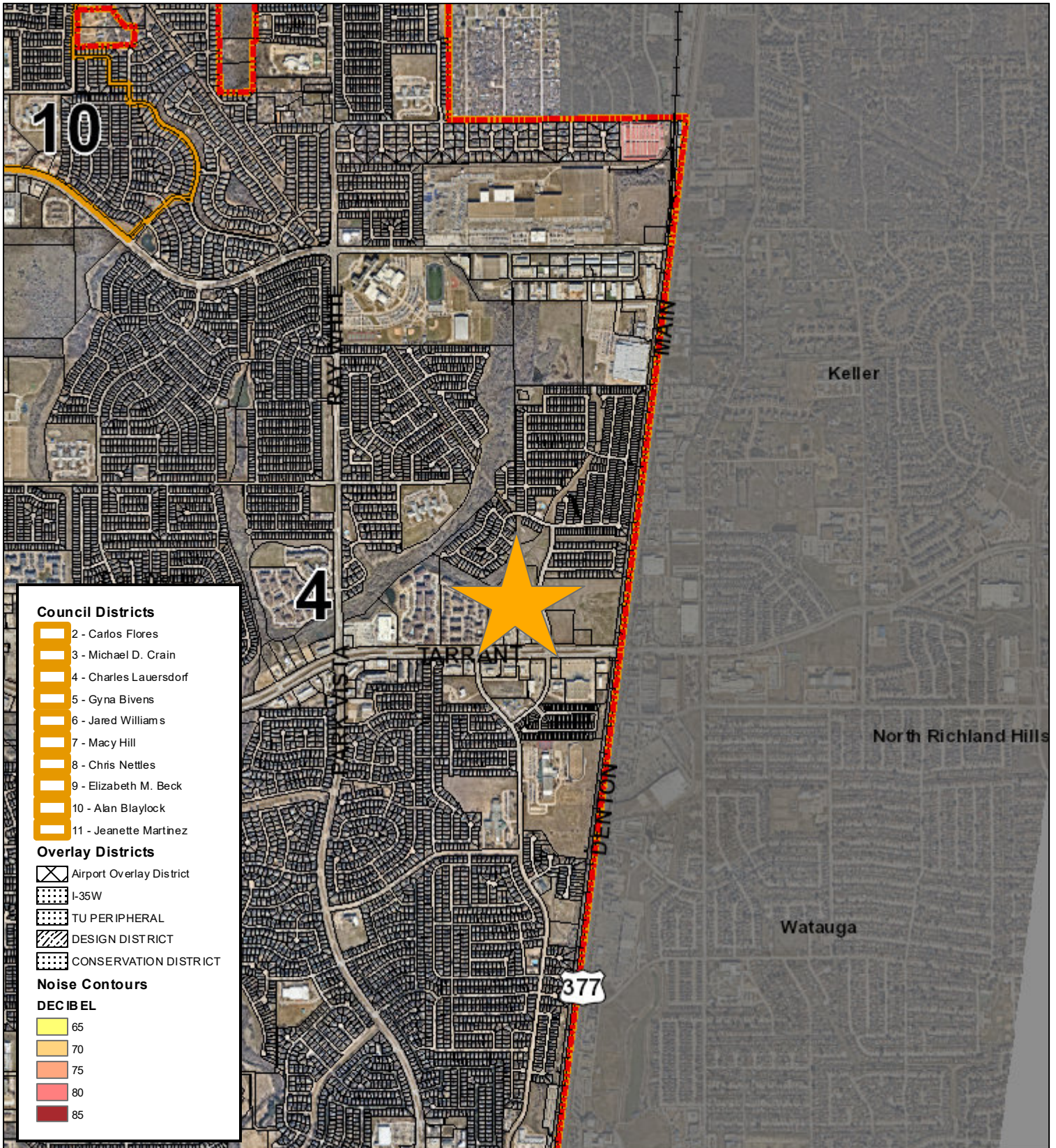
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Area Map

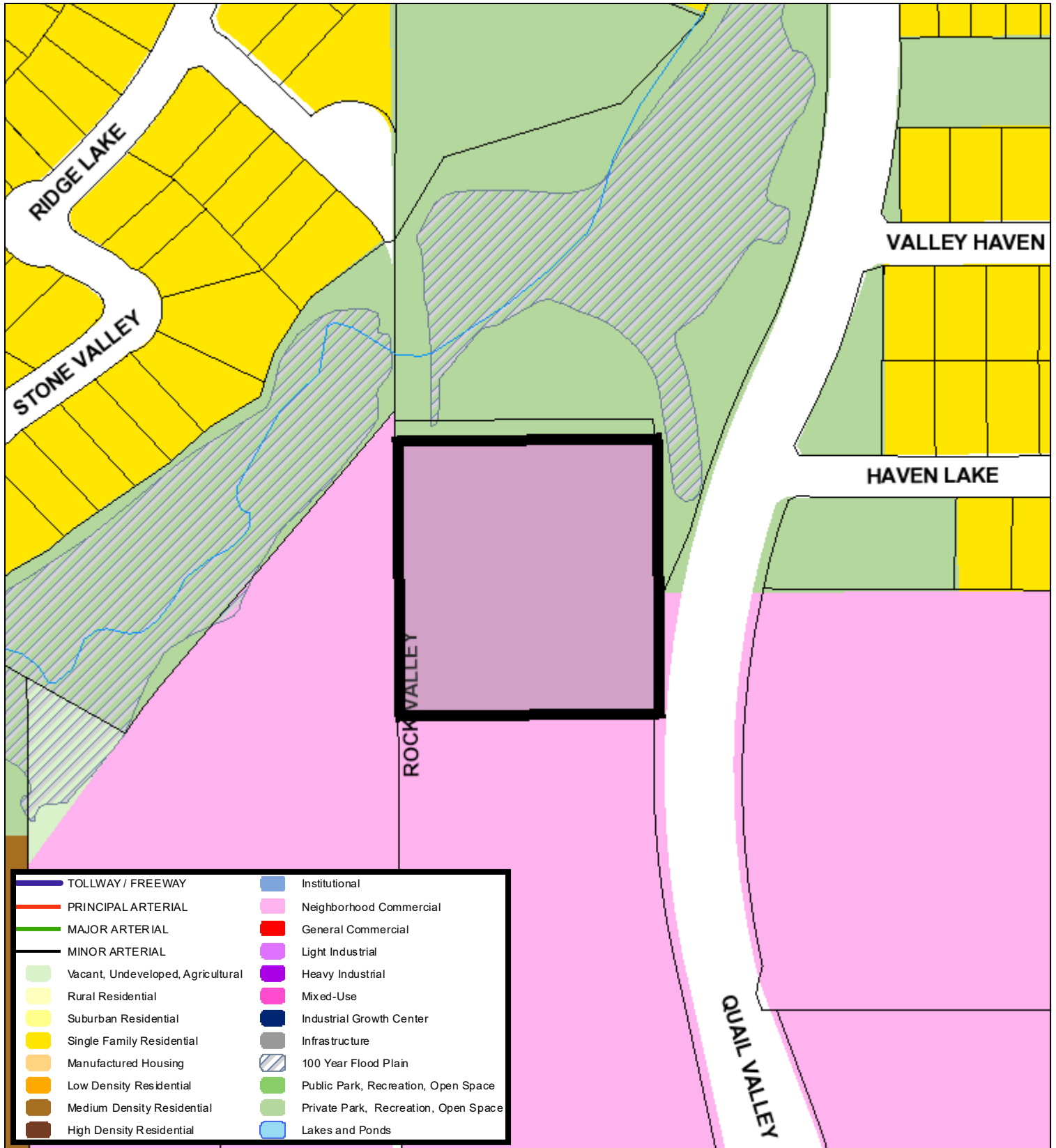


0 1,000 2,000 4,000 Feet



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Future Land Use



150 75 0 150 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.

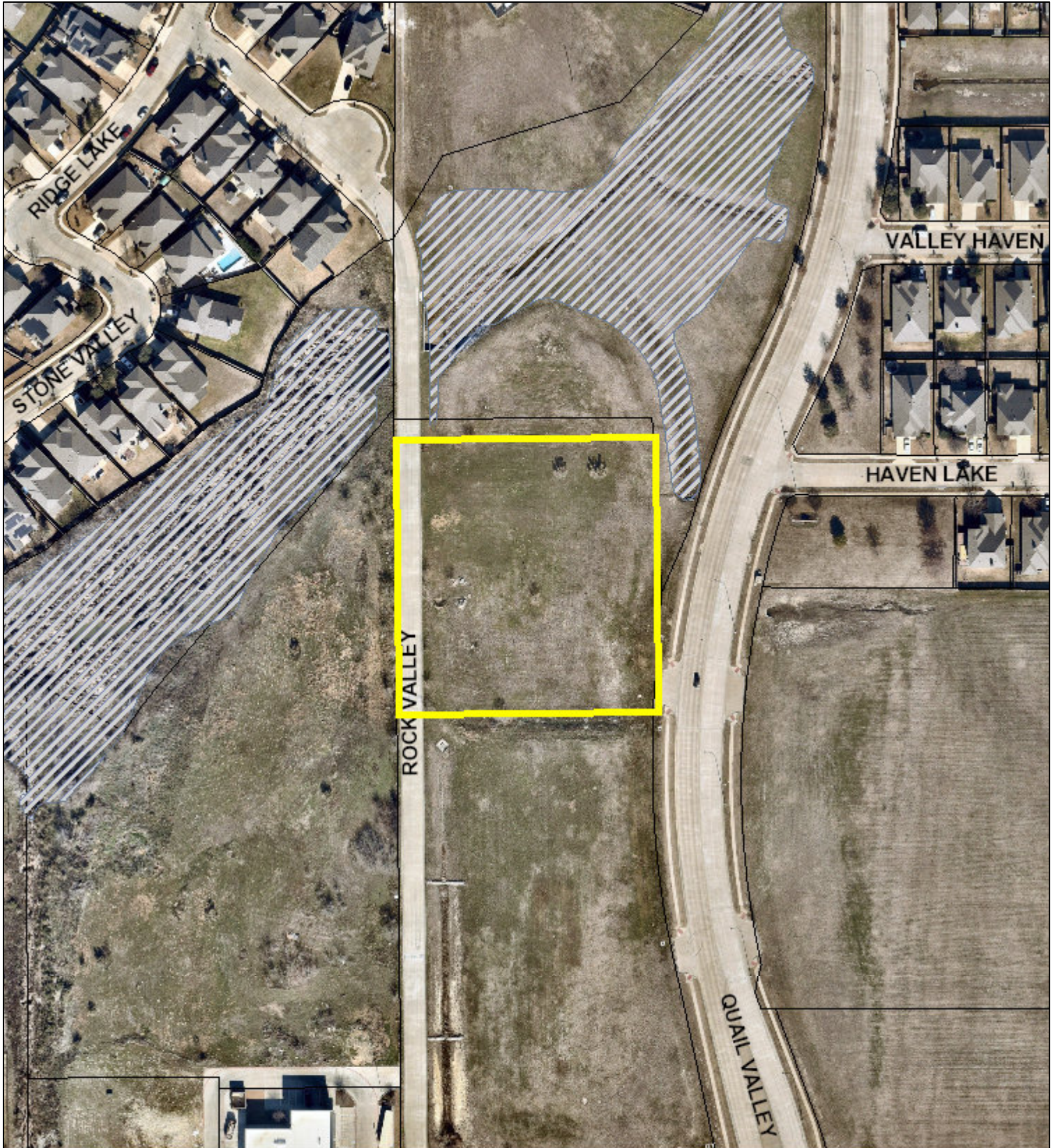


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Aerial Photo Map



0 95 190 380 Feet

