



Zoning Staff Report

Date: October 12, 2021

Case Number: ZC-21-107

Council District: 7

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Triple W Properties, LTD / Daniel Satsky

Site Location: 12985 NW Highway 287

Acreage: 171.55 acres

Request

Proposed Use: Single-Family Residential

Request: From: "AG" Agricultural

To: "A-5" One-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (technical inconsistency)**.

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

Correspondence: Support: 1 speaker Opposition: 6 letters, 4 speakers

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Project Description and Background

The subject property is located between Saginaw Boulevard and Highway 287, just south of Avondale Haslet Road. The 171-acre site is currently vacant with the exception of gas wells and one (1) single-family dwelling. This property was annexed into the City of Fort Worth in 2005 and assigned “AG” Agricultural zoning upon annexation. The applicant is now requesting to rezone this property to “A-5” One-Family District to allow for new single-family residential development.

This site is located along the northwestern edge of the Fort Worth City Limits and much of the nearby land is within the City’s Extraterritorial Jurisdiction (ETJ). There is a single-family subdivision immediately to the south of this site (within the ETJ) with lot sizes of at least one (1) acre. Property to the north has recently been developed for retail use with a Starbucks, Panda Express, and 7-Eleven constructed in the past two (2) years. There is also a City of Fort Worth water tower on the site to the north. On the opposite side of Highway 287 are additional retail uses including Walmart. Property to the west is developed with a variety of commercial and light industrial uses.

There are several existing features which limit the developable area of this site. This includes two large ponds and a drainage channel located in the center of the property, five (5) existing gas wells along the periphery of the site, and an existing electrical transmission line that runs along the northern and eastern property lines and is contained within a 100-foot wide Oncor electric easement. A concept plan showing these features and a proposed lot layout is attached to this staff report for reference only.

Surrounding Zoning and Land Uses

North: “G” Intensive Commercial / restaurant and retail

East: (across Hwy 287) “AG” Agricultural and “I” Light Industrial / construction company and vacant land

South: Unzoned (ETJ) / single-family dwellings on 1-acre lots

West: (across Saginaw Boulevard) “I” Light Industrial / light industrial and retail uses

Recent Zoning History

- ZC-14-027: Rezoned 530 acres of land, located approximately 2,000 feet southeast of the subject property, from “AG” Agricultural to “A-5” One-Family.

Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.

The following organizations were notified: (emailed July 26, 2021)

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

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

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “AG” Agricultural to “A-5” One-Family. There is an existing single-family subdivision to the south, within the City’s ETJ. The subject property is bounded by Saginaw Boulevard to the west and NW Highway 287 to the east, with commercial development on the opposite sides of both of these roadways. There is also commercial development to the north, but the land closest to the subject property is still vacant. The existing electrical line and water tower along this shared property line also provide additional separation between the subject property and any future commercial uses.

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

Comprehensive Plan Consistency – Far Northwest

The 2021 Comprehensive Plan currently designates the subject property as “Suburban Residential” on the Future Land Use Map. A smaller portion of the site along the northern property boundary, located closest to Highway 287 and containing an existing electrical transmission line, is designated as “Infrastructure.”

The “Suburban Residential” land use category is intended to include single-family development on lots of at least ½-acre (21,780 square feet) in size. The minimum lot size requirement in “A-5” One-Family is 5,000 square feet.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, 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
Manufactured Housing	Manufactured home parks and subdivisions	MH

However, staff contends that the proposed “A-5” One-Family zoning is still appropriate in this location. This property is located along the northwestern edge of the Fort Worth City Limits, but this area has experienced significant commercial and residential growth in recent years and this pattern is expected to continue. In 2014, a 530-acre tract of land located approximately 2,000 feet south of the subject property along Highway 287 was also rezoned from “AG” to “A-5” and has begun to develop with new single-family homes over the last two (2) years. In addition, the vast majority of vacant property to the east of the subject site, within the City’s ETJ, is designated as “Single-Family Residential” on the Future Land Use Map.

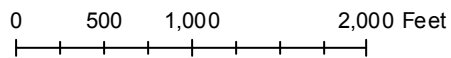
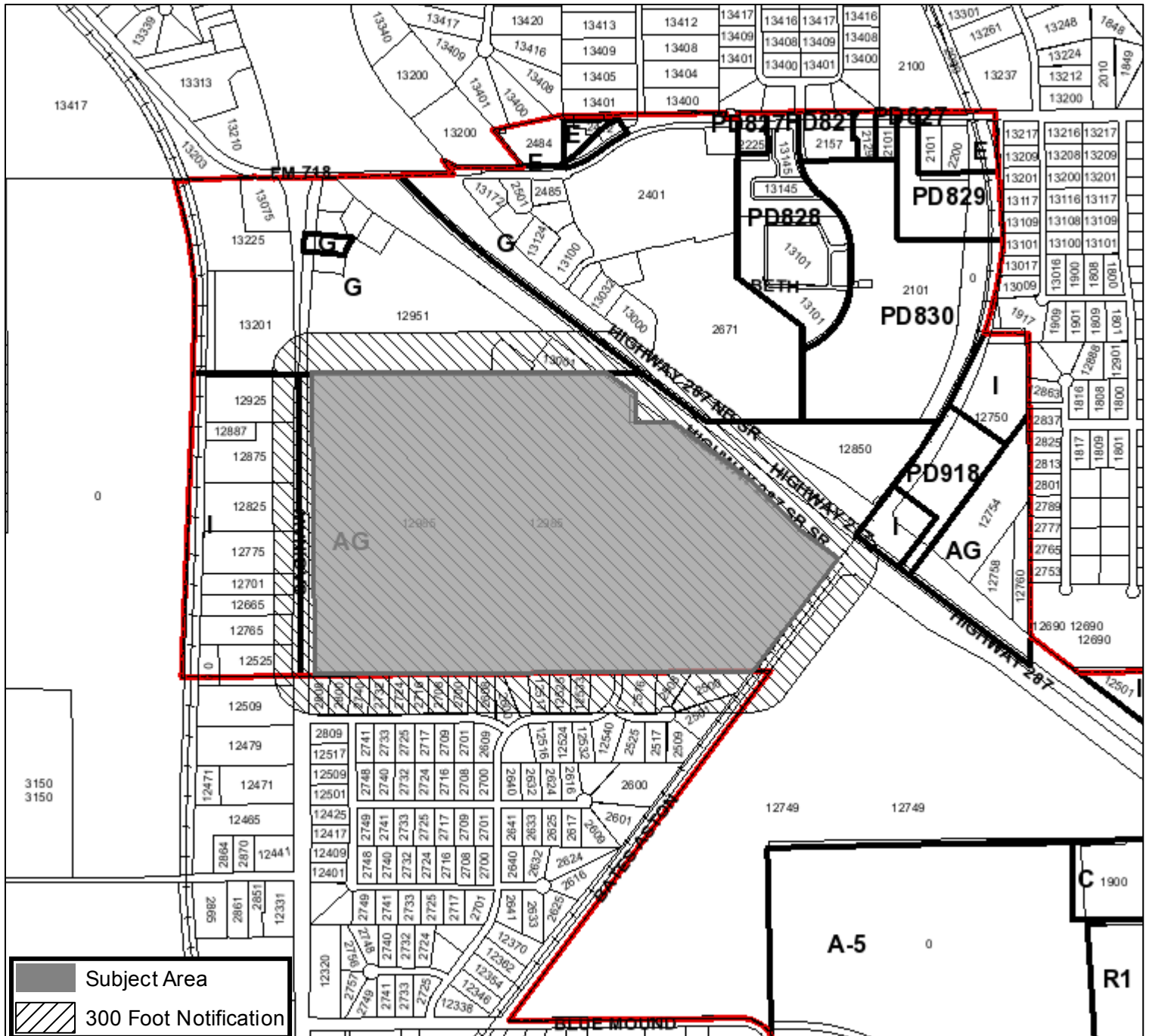
Several new retail developments have been constructed along the Highway 287 corridor in the last five (5) years. While the subject property does have frontage along Highway 287, the existing electrical transmission line and associated 100-foot easement limits the potential for commercial development along this frontage. The Future Land Use Plan recommendation for the entire 171-acre property is currently residential.

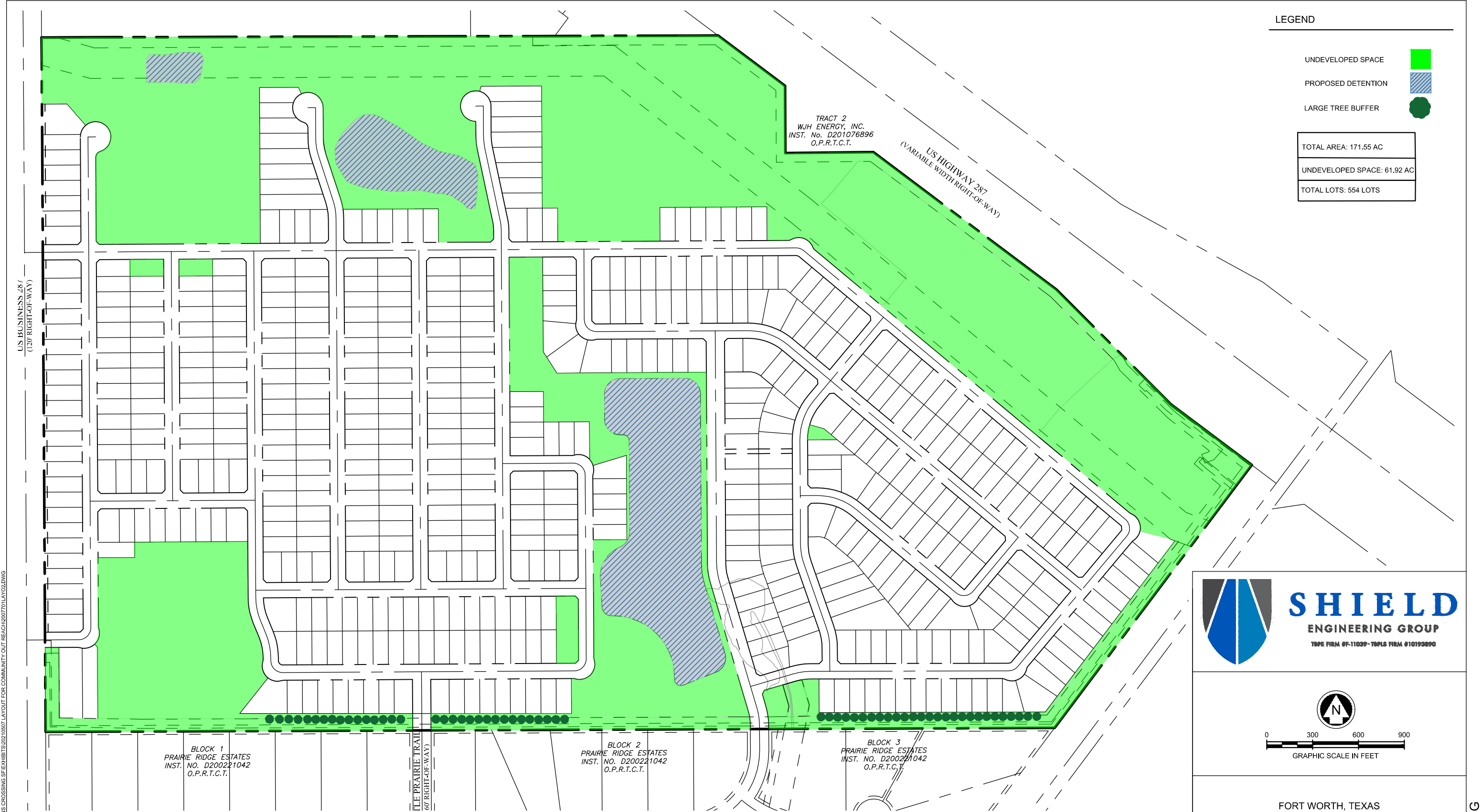
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan (**technical inconsistency**). If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.



Area Zoning Map

Applicant: Triple W Properties LTD
 Address: 12985 NW Highway 287
 Zoning From: AG
 Zoning To: A-5
 Acres: 171.55224139
 Mapsco: 4YZ
 Sector/District: Far Northwest
 Commission Date: 8/11/2021
 Contact: 817-392-2495

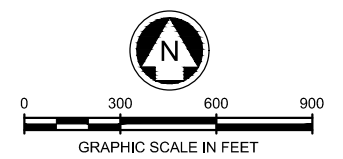
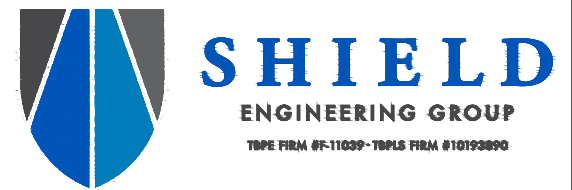




LEGEND

- UNDEVELOPED SPACE ■
- PROPOSED DETENTION
- LARGE TREE BUFFER ●

TOTAL AREA: 171.55 AC
UNDEVELOPED SPACE: 61.92 AC
TOTAL LOTS: 554 LOTS



FORT WORTH, TEXAS

CATTLEMAN'S CROSSING

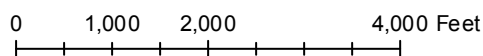
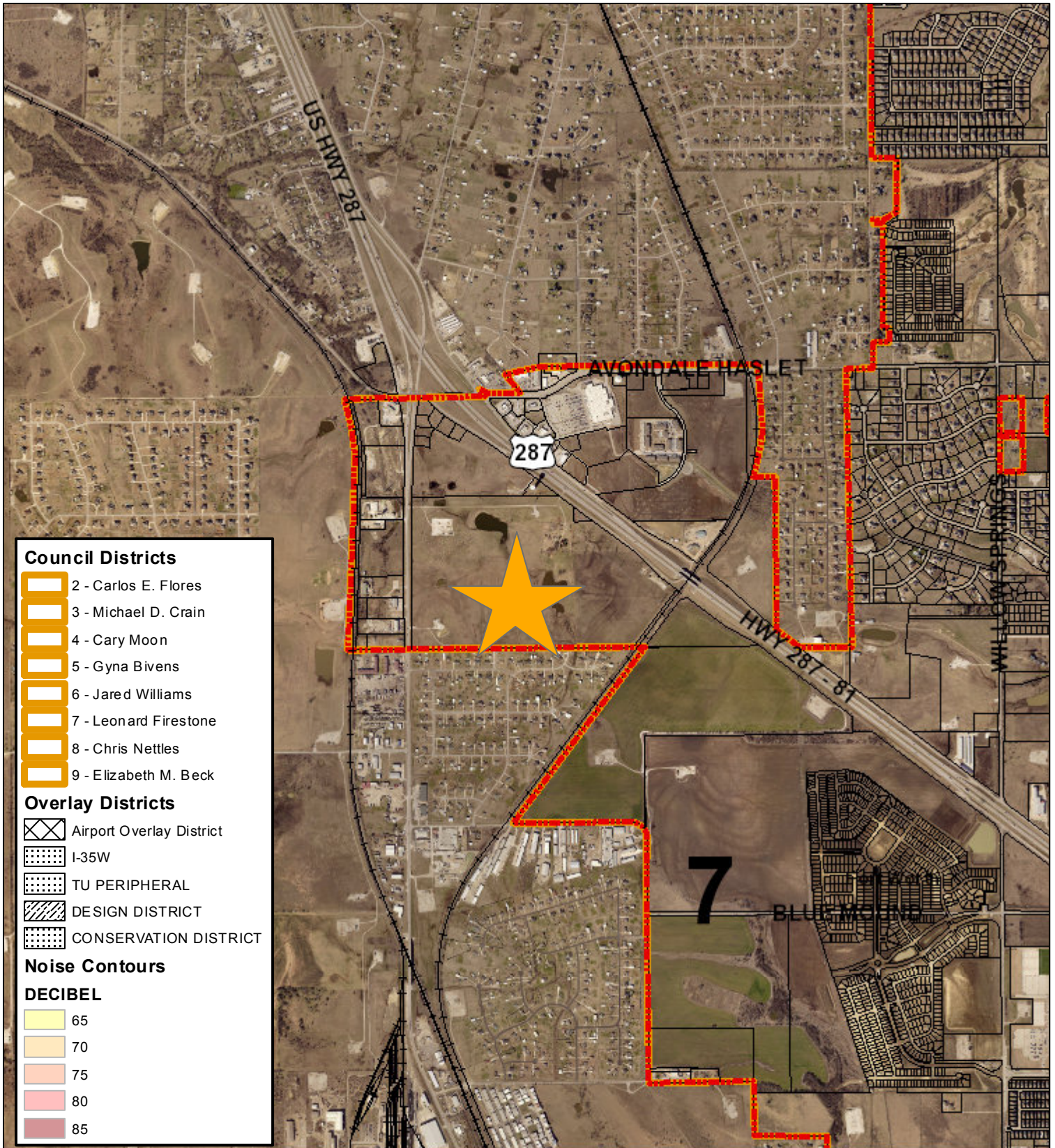
PROPOSED LAYOUT

DESIGNED: _____	SCALE: 1" = 300'	DATE: MAY 2021	SHEET: 1 OF 1
DRAWN: _____			

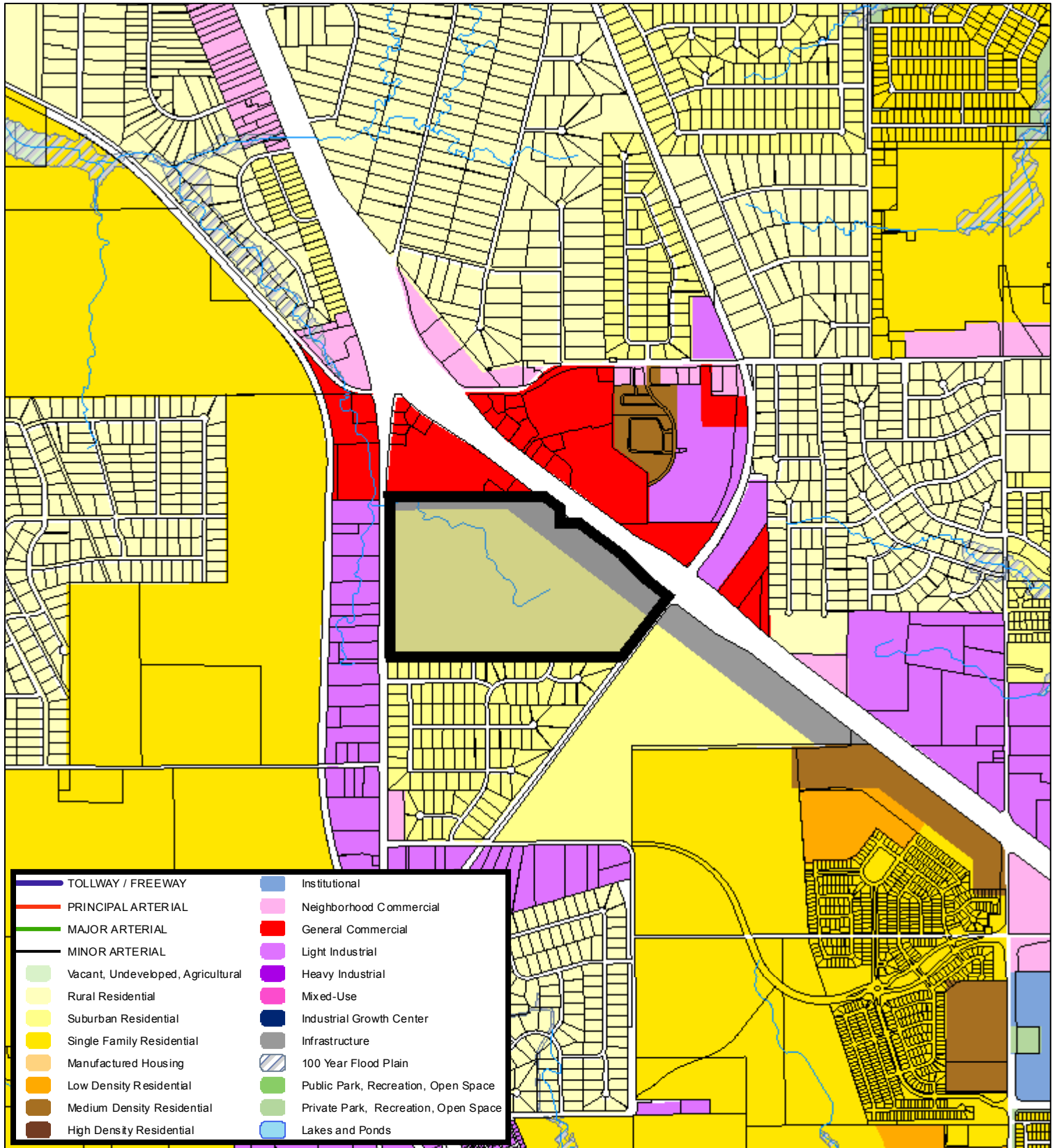
2021/05/26 FABIAN VARGAS LUCAS 2020/07/01 CATTLEMAN'S CROSSING SITE EXHIBITS 2021/05/07 LAYOUT FOR COMMUNITY OUT REVISION 20/07/01 LAYO2.DWG

CATTLEMAN'S CROSSING

Area Map



Future Land Use

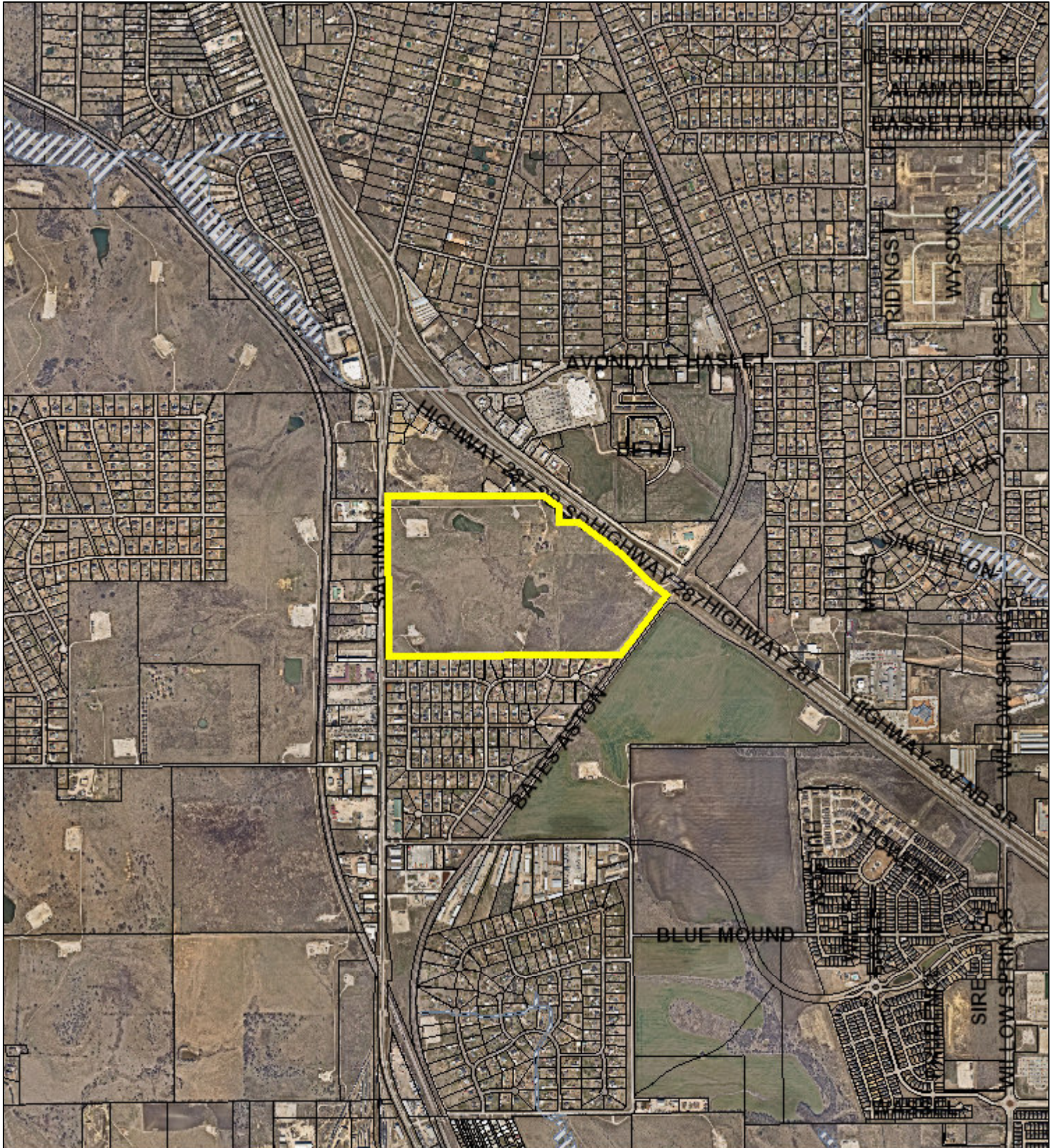


1,800 900 0 1,800 Feet

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.



Aerial Photo Map



0 1,150 2,300 4,600 Feet

