



# Zoning Staff Report

Date: September 14, 2021

Case Number: ZC-21-134

Council District: 7

## Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: JP Morgan Chase Bank, N.A. and William Bloomstein as Co-Trustees of Charles Philippe La Prelle Trust, Francesca La Prelle Trust, and Lise Regina La Prelle Trust / Garrett Scroggins

Site Location: 500-800 blocks Blue Mound Road West

Acreage: 372.40 acres

### Request

Proposed Use: Single-family/Commercial

Request: From: "AG" Agricultural

To: "PD" Planned Development for "AG" Agricultural, "A-7.5" One-Family, "A-5" One-Family and "E" Neighborhood Commercial uses with increased lot coverage and development standards

### Recommendation

Land Use Compatibility:

Requested change **is compatible.**

Comprehensive Plan Consistency:

Requested change **is consistent (Minor Boundary Adjustment).**

Staff Recommendation:

**Approval**

Zoning Commission Recommendation:

**Approval as Amended by a vote of 9-0** to exclude golf course, park or playground (public or private), bed & breakfast inn, short term home rental, and taxidermist shop as allowed uses in the "E" Neighborhood Commercial area on Tracts A & B.

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## Project Description and Background

The proposed site is located on Blue Mound Rd near SH 287 west of I-35W. The applicant would like to rezone the property from “AG” Agricultural to “PD” Planned Development for “AG” Agricultural, “A-7.5” One-Family, “A-5” One-Family and “E” Neighborhood Commercial uses with increased lot coverage with development standards. The applicant has redesigned the proposal and is coming back with a variety of proposed uses. The table below describes the proposed zoning, standard, and uses.

| Tract              | Zoning  | Proposed Regulation   | Standard Regulation  | Use                     |
|--------------------|---|---|--|-------------------------|
| A & B              | E   | Follow E zoning regulations                                 | Will meet the standard regulation                          | Neighborhood Commercial |
| C                  | PD/A-5  | Minimum Lot Size-6,000 sf/ lot coverage 55%                 | Minimum Lot Size-5,000 sf/ lot coverage-50%                | Single-family           |
| D                  | PD/A-5  | Minimum Lot Size-6,000 sf/ lot coverage 55%                 | Minimum Lot Size-5,000 sf/ lot coverage-50%                | Single-family           |
| D                  | PD/A-7.5  | Minimum Lot Size-7200 sf; Lot width-60 ft; lot coverage-55% | Minimum Lot Size-7,500; Lot width-55 ft.; Lot coverage-45% | Single-family           |
| E                  | AG  | Follow AG zoning regulations                                | Will meet the standard regulation                          | Agriculture             |
| General Conditions | 1) A landscape buffer with a minimum width of ten (10) ft. shall be provided adjacent to Wagley Robertson, Blue Mound , and John Day Roads<br>2) All open space common areas shall be owned and maintained by the HOA |   |  |                         |

## Surrounding Zoning and Land Uses

North “A-5” One-Family, “E” Neighborhood Commercial, “I” Light Industrial / vacant  
 East Unzoned (located in City of Haslet) / vacant and single-family residential  
 South “J” Medium Industrial / industrial use, Unzoned (ETJ) / single-family residential  
 West “I” Light Industrial / gas well site

## Recent Zoning History

- ZC-20-099: Rezoned an adjacent 1,147-acre property to the north of this site to a combination of “A-5” One-Family, “CR” Low Density Multifamily, “UR” Urban Residential “E” Neighborhood Commercial, “F” General Commercial, “MU-1” Low Intensity Mixed Use, and “I” Light Industrial.

## Public Notification

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

The following organizations were notified: (emailed July 23, 2021)

| Organizations Notified  |                                |
|-------------------------|--------------------------------|
| Spring Ranch HOA        | The Parks at Willow Ridge HOA* |
| Streams and Valleys Inc | Trinity Habitat for Humanity   |
| Northwest ISD           |                                |

\* *This Neighborhood Association is located closest to the subject property*

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to change the zoning of this property from “AG” Agricultural to “PD” Planned Development for “AG” Agricultural, “A-7.5” One-Family, “A-5” One-Family and “E” Neighborhood Commercial uses with increased lot coverage with development standards. There are existing single-family residential subdivisions of similar size located south and east of the subject property, outside of the Fort Worth City Limits. Another adjacent property to the south, located within the City Limits, is zoned “J” Medium Industrial. Other surrounding properties are largely vacant.

The majority of the vacant property to the north of this site is zoned “A-5” One-Family, with smaller portions reserved for “E” Neighborhood Commercial and “I” Light Industrial zoning. Properties. Property to the west is zoned “I” Light Industrial and is primarily vacant except for existing gas well sites. A portion of the subject property, closest to the adjacent “I” Light Industrial zoned property, is located within the FEMA 100-year floodplain.

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

### Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as single-family. The proposed zoning is consistent with the land use designation of the Comprehensive Plan and aligns with the policies below.

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers, where the City seeks to concentrate employment and public services

Based on conformance with the policies stated above, the proposed zoning is **consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

## **PLANNED DEVELOPMENT (PD) STANDARDS:**

**Conformance with the City of Fort Worth Zoning Ordinance:** Except as otherwise set forth in these Development Standards, the regulations of the City's Zoning Ordinance (Ordinance No. 13896 as it currently exists or may be amended) shall apply.

### **TRACT A & B: "E" NEIGHBORHOOD COMMERCIAL**

1. Regulations: Tracts A & B shall meet regulations and uses permitted in "E" Neighborhood Commercial

### **TRACT C: PD – Village Residential A**

The Village Residential A lots shall comprise of PD A-5 single-family residential lots.

1. Regulations: all lots within Tracts C shall meet regulations and uses permitted in "A-5" One Family, except as follows:
  - a. Minimum Lot Size: 6,000 square feet
  - b. Lot Coverage: 55% maximum

### **TRACT D: PD – Village Residential B**

The Village Residential B lots shall comprise of a mix of PD A-5 and PD A-7.5 single-family residential lots.

#### **PD A-5**

1. Regulations: all lots within Village Resident B designated as PD A-5 lots shall meet the regulations and uses permitted in "A-5" One Family, except as follows:
  - a. Minimum Lot Size: 6,000 square feet
  - b. Lot Coverage: 55% maximum

#### **PD A-7.5**

1. Regulations: A minimum of 30% of the total lots within Village Residential B shall be comprised of PD A-7.5 lots. All lots within Village Resident B designated as PD 7.5 lots shall meet the regulations and uses permitted in "A-7.5" One Family, except as follows:
  - a. Minimum Lot Size: 7,200 square feet
  - b. Minimum Lot Width: sixty (60) feet
  - c. Lot Coverage: 55% maximum

### **GENERAL CONDITIONS**

1. A landscape buffer with a minimum width of ten (10) feet shall be provided adjacent to Wagley Robertson, Blue Mound, and John Day Roads.
2. All open space common areas shall be owned and maintained by an Home Owner's Association (HOA).



**TRACT C**  
PD - VILLAGE RESIDENTIAL A  
~64 ac

**TRACT D**  
PD - VILLAGE RESIDENTIAL B  
~282 ac

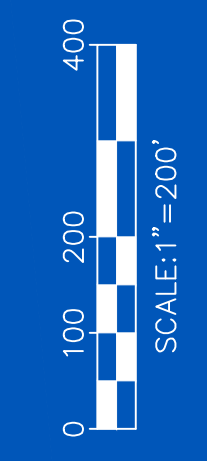
**TRACT A**  
E NEIGHBORHOOD  
COMMERCIAL  
~ 11.7 ac

**TRACT B**  
E NEIGHBORHOOD  
COMMERCIAL  
~ 7 ac

PROPOSED WAGLEY ROBERTSON ROAD

JOHN DAY ROAD

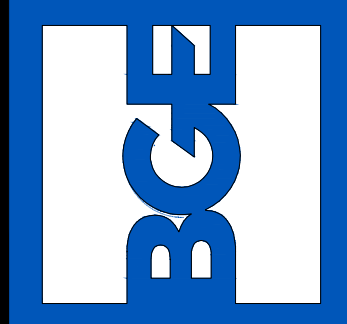
BLUE MOUND ROAD



# CONCEPT PLAN

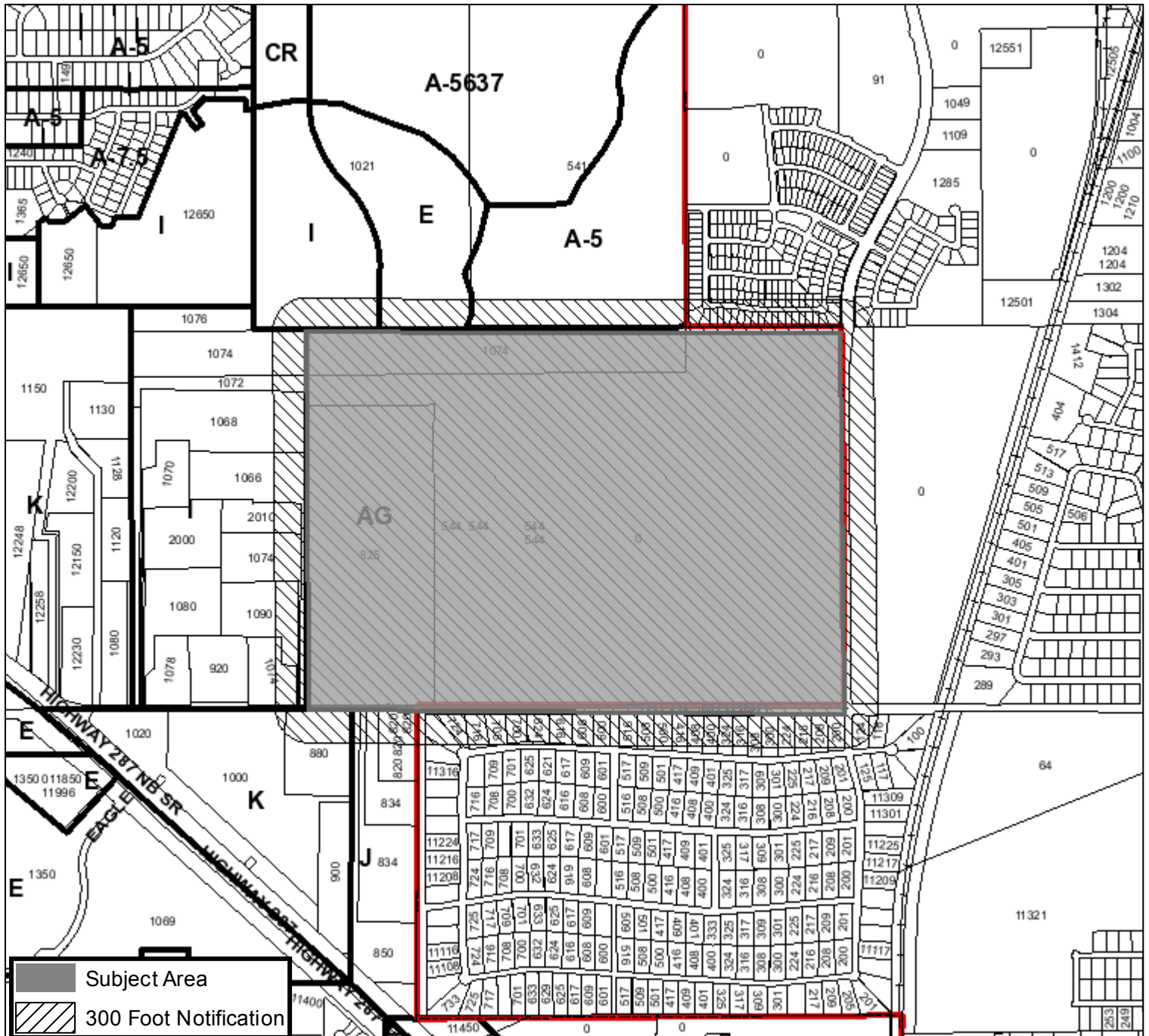
City of Fort Worth, Texas  
August, 2021



**BGE, Inc.**  
777 Main St., Suite 1900  
Fort Worth, TX 76102  
Tel: 817-887-6130 • www.bgeinc.com  
TBPE Registration No. F-1046

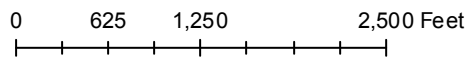


### Area Zoning Map

Applicant: La Prelle Trust  
 Address: 500 - 800 blocks Blue Mound Road West  
 Zoning From: AG  
 Zoning To: PD for AG, A-7.5, A-5, E uses with increased lot coverage and development standards  
 Acres: 372.40168178  
 Mapsco: 19DH, 20AE  
 Sector/District: Far North  
 Commission Date: 8/11/2021  
 Contact: 817-392-8047

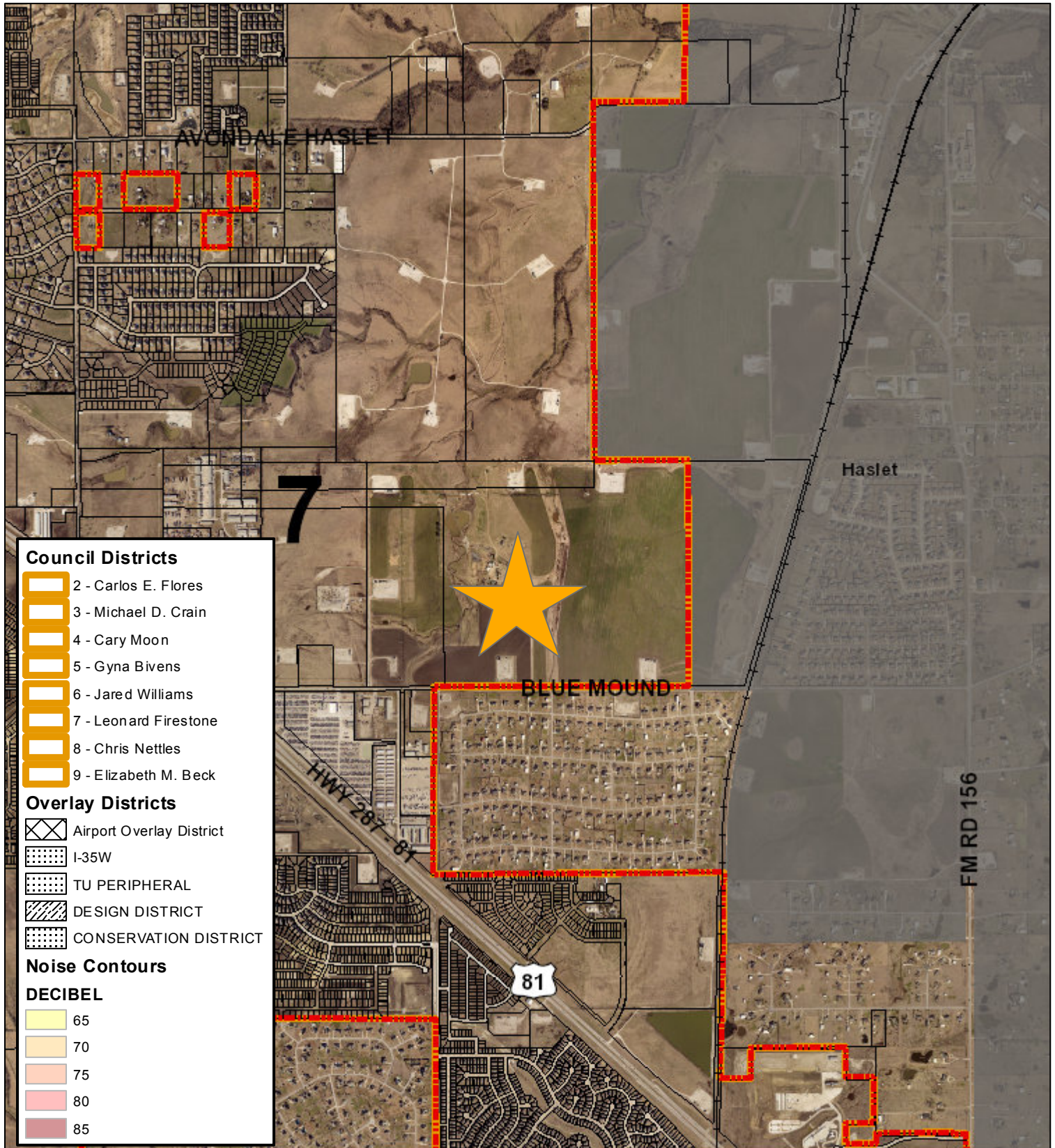


 Subject Area  
 300 Foot Notification


















### Area Map



**Council Districts**






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

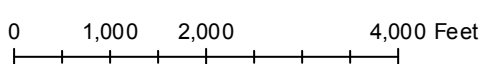
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

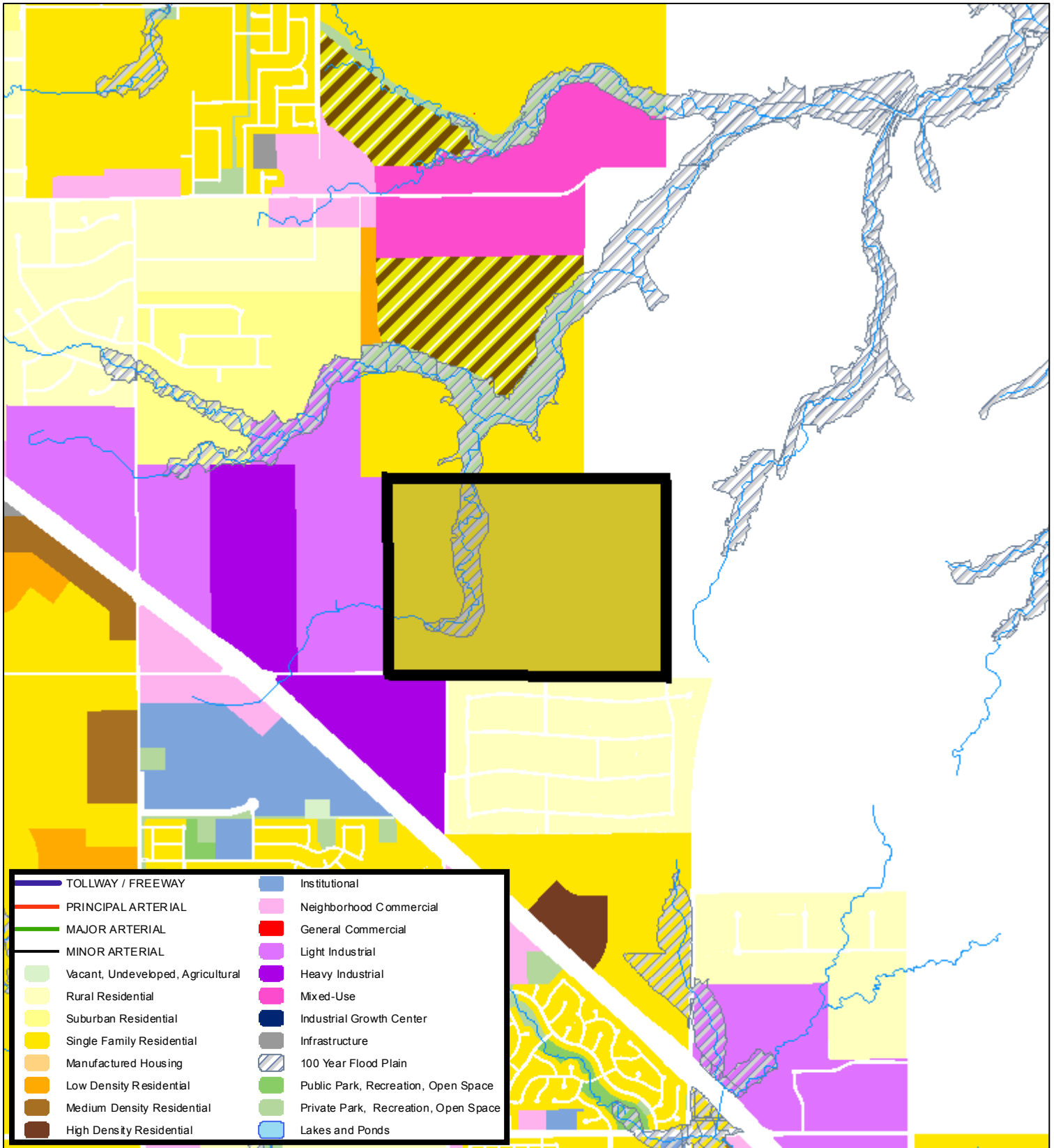
**DECIBEL**

-  65
-  70
-  75
-  80
-  85





### Future Land Use

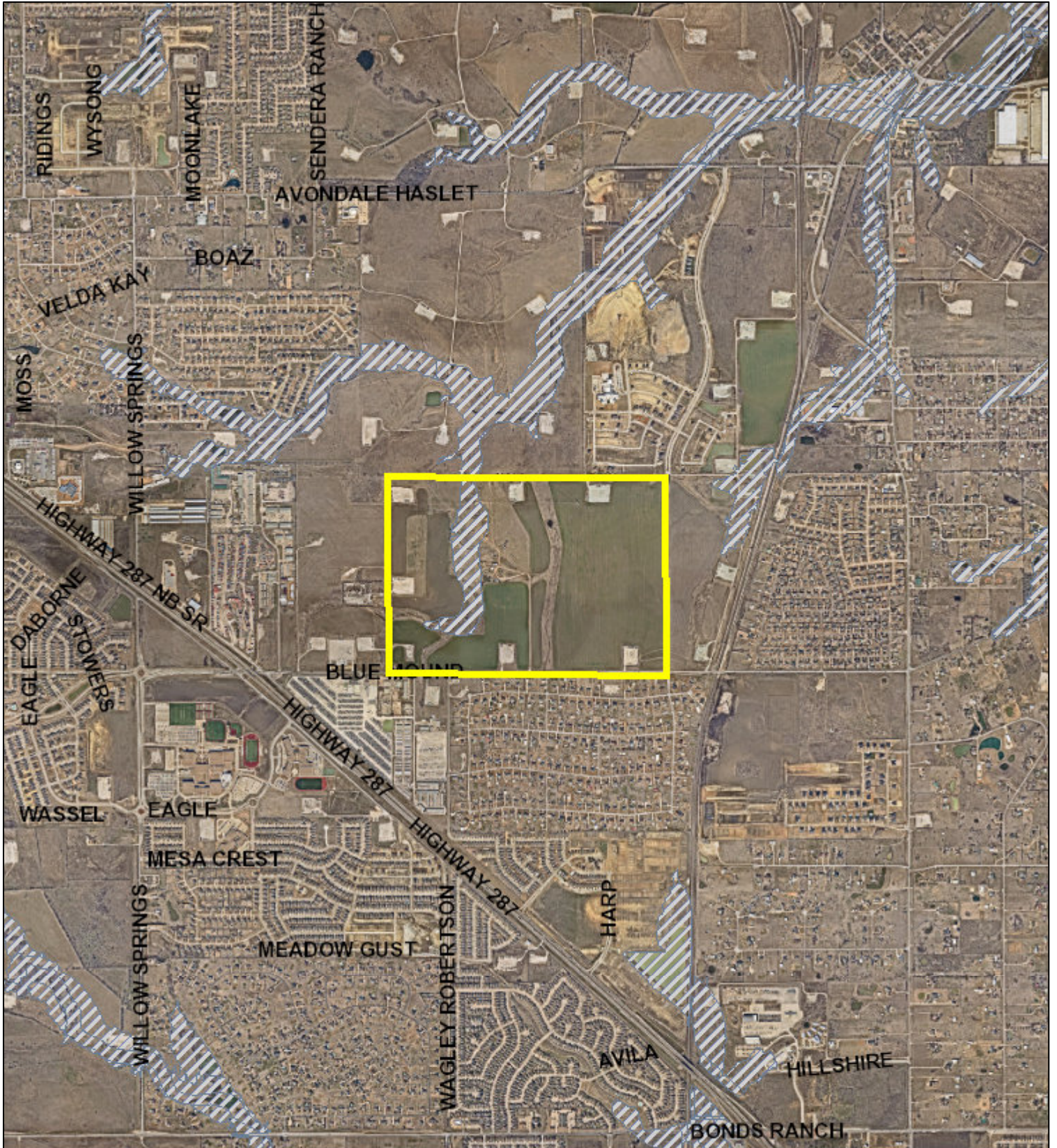


2,100 1,050 0 2,100 Feet

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 1,400 2,800 5,600 Feet

