



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 5, 2012

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** D. R. Horton-Texas, Ltd

**Site Location:** 2400 Block of Basswood Boulevard Mapsco: 35S

**Proposed Use:** Single-family

**Request:** From: "A-7.5" One-Family  
To: "A-5" One-Family

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

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

**Background:**

The applicant is requesting a zoning change from "A-7.5 to "A-5" One-Family for an interior portion of a platted subdivision phase. The official name of the subdivision is the Parr Trust, Blocks 52, 53, and 54 (FP-11-028). Since it is adjacent to the Sante Fe Enclave subdivision directly to the east, it is intended to be marketed as the gated Santa Fe Enclave which is zoned A-5 one-family.

The plat for the phase provides 17 interior lots that do not meet the required 7,500 square foot lot minimums for the A-7.5 zoning district. The applicant is proposing the average lot size to be around 7,200 square feet. The applicant has chosen to rezone just the affected lots instead of the entire phase for marketing purposes. This is legally acceptable since the single family use is consistent.

**Site Information:**

Owner: D. R. Horton-Texas, Ltd.  
6751 North Freeway  
Fort Worth, Texas 76131  
  
Agent: Peloton Land Solutions/Travis Clegg  
Acreage: 3.30  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

- North "A-7.5" & "A-5" One-Family / single-family & vacant
- East "A-5" One-Family / single-family
- South "A-5" One-Family / vacant
- West "A-5" One-Family and "E" Neighborhood Commercial / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-145 approved by Council 011/09/10 for single-family, neighborhood commercial, and general commercial subject property to the west

Platting History: FP-11-028 Parr Trust Blocks 52, 53, and 54 recorded 03/08/12 for 109 single-family lots

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Basswood Blvd	Two-way/not constructed	Principle Arterial	Yes
Horseman Rd	Two-way	Minor Arterial	Yes

**Public Notification:**

The following Neighborhood Associations were notified:

Basswood Village HA  
Santa Fe Enclave HA

North Fort Worth Alliance  
Fort Worth ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" single-family because 17 lots do not meet the minimum lot size of 7n500 sq. ft. for A-7.5.

Surrounding land uses consist of some single-family and vacant land to the north, south, east, and west.

As a result, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as single-family residential. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development. (pg. 37)

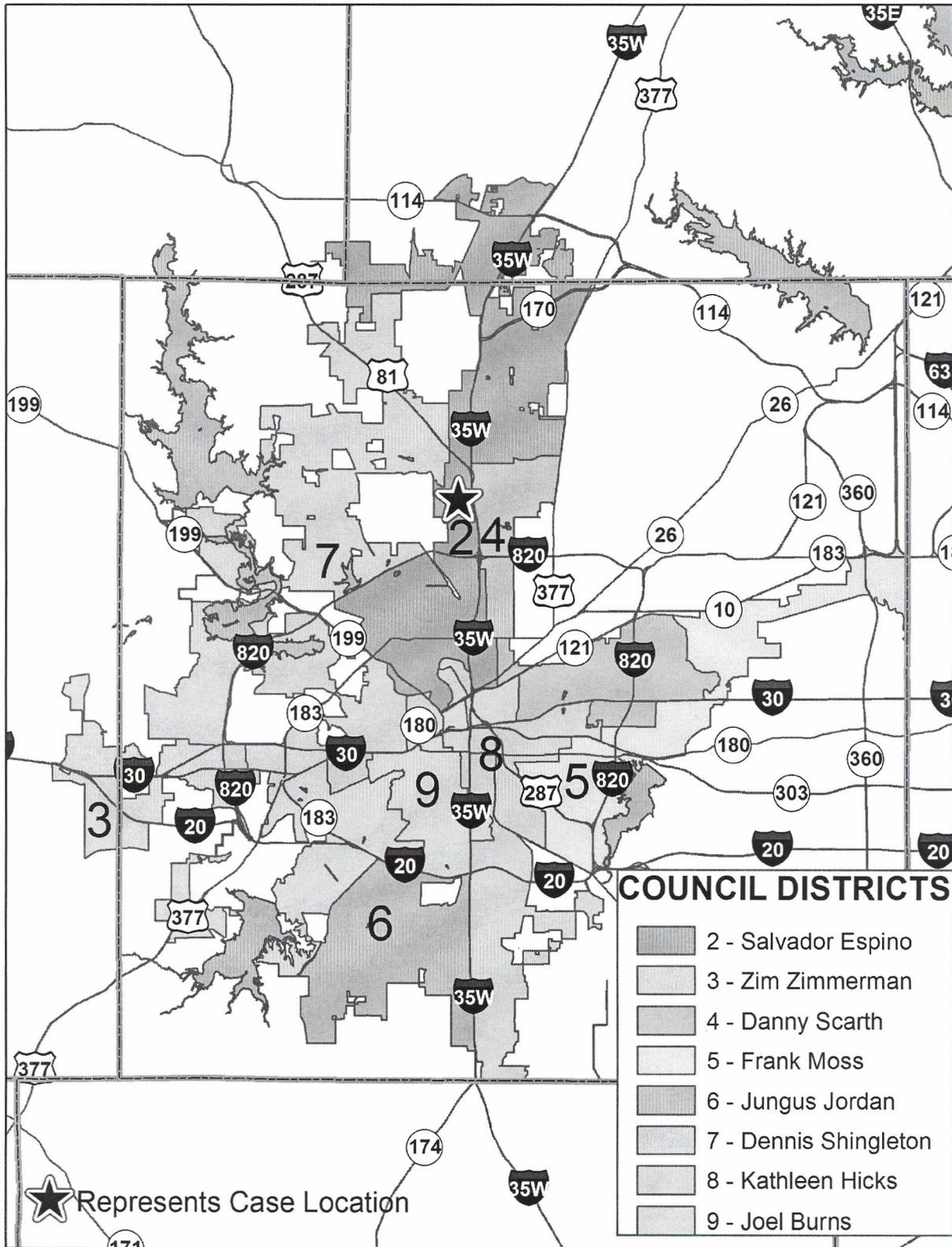
Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Final Plat
- Minutes of the Zoning Commission meeting

## Location Map





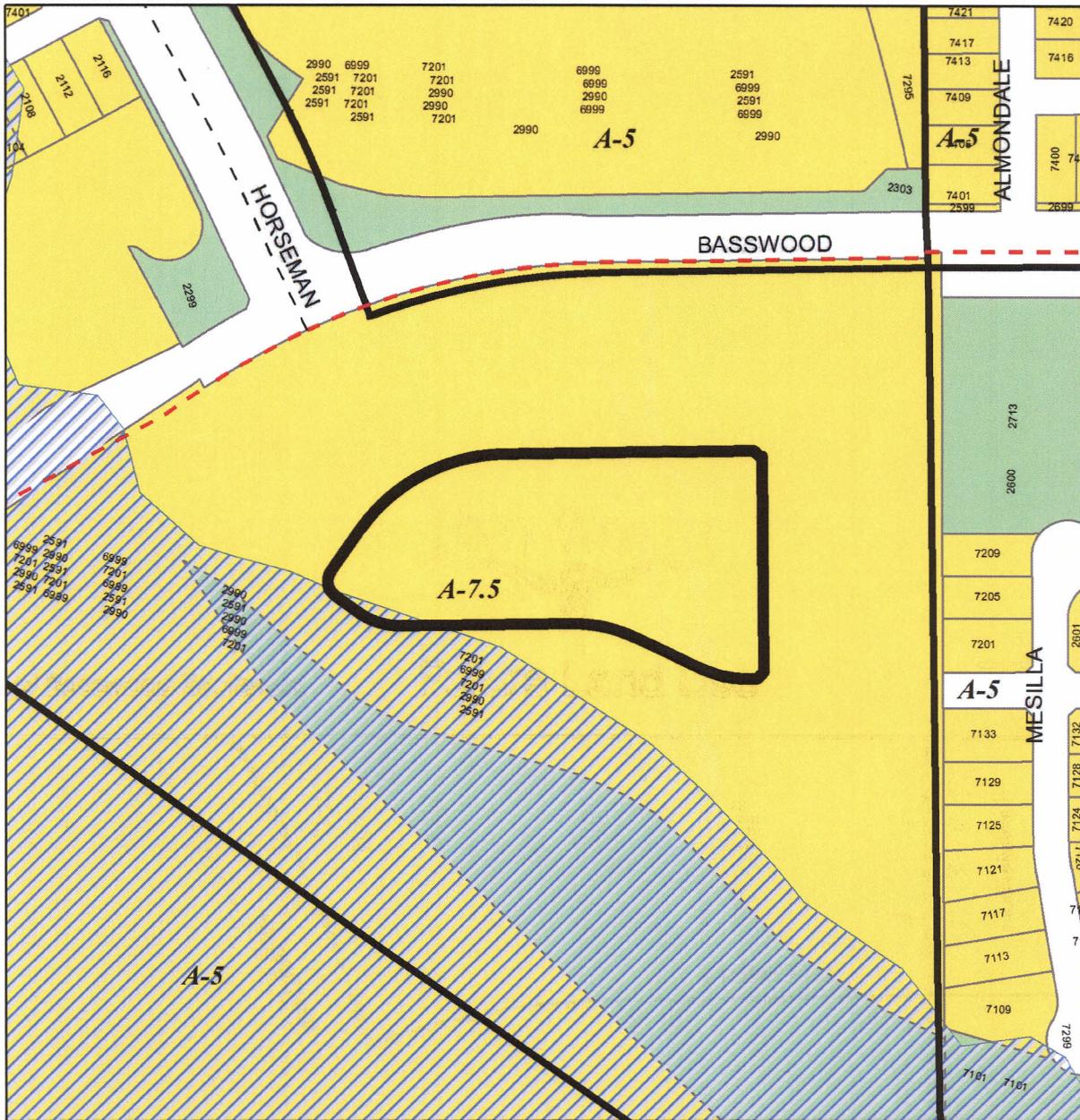
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2400 block of Basswood Boulevard

## Future Land Use

ZC-12-045



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

200 100 0 200 Feet

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 06, 2012



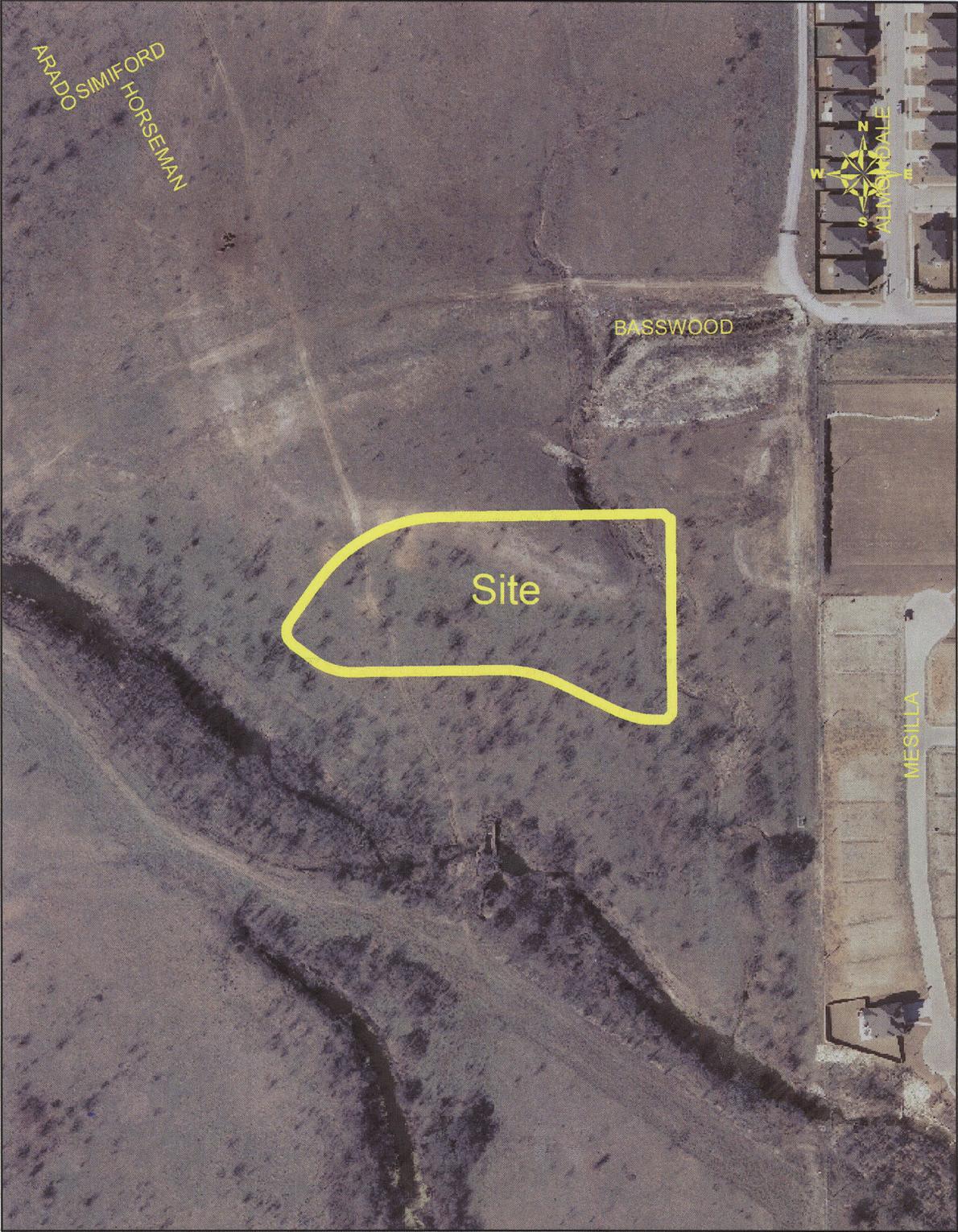
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2400 block of Basswood Boulevard

ZC-12-045

## Aerial Photo Map





**10. ZC-12-045 D. R. Horton Texas Ltd. (CD 2)- 2400 Block of Basswood Boulevard (Milby Gilbert Survey, Abstract No. 565, 3.31 Acres): from “A-7.5” One-Family to “A-5” One-Family**

Travis Clegg, 5751 Kroger Drive, Keller, Texas representing D. R. Horton explained to the Commissioners the request to rezone to A-5. Mr. Clegg mentioned there are 59 single-family lots originally zoned A-7.5 and they want to rezone the middle of the block to A-5 in order to meet square footage requirements. The lots will be approximately 7300 square feet each. This is a gated community that will be part of the subdivision to the east that includes 70 existing lots. He also mentioned they are already through the design process for construction plans.

Mr. West wanted to clarify that there are no houses out there right now so no one would have bought a lot or house relying on a certain size. Mr. Clegg said there are no existing homes here. Mr. West asked what the lot sizes are to the east. Mr. Clegg said they are zoned A-5 and are about 7000 square foot lots.

Mr. Ortiz asked if they are proposing any trails. Mr. Clegg said there is a trail system to the southeast. He said they are not proposing to extend the trail at this time.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

**11. ZC-12-046 City of Fort Worth Planning & Development Oakridge Terrace (CD 8)- Generally bounded by Seminary Drive, Wichita Street, IH 20, and the rr line east of Oak Grove Road (see addresses in case file, 1300.79 Acres): from “A-7.5” One-Family, “B” Two-Family, “CR” Low Density Multifamily, “C” Medium Density Multifamily, “D” High Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial restricted, “G” Intensive Commercial, and “I” Light Industrial to “B” Two-Family, “R2” Townhouse/Cluster, “CR” Low Density Multifamily, “C” Medium Density Multifamily, “D” High Density Multifamily, “CF” Community Facilities, “E” Neighborhood Commercial, and “G” Intensive Commercial**

Beth Knight, Senior Planner City of Fort Worth, Texas explained to the Commissioners this area encompasses Oakridge Terrace neighborhood association just west of Campus Drive. There are a significant number of community facilities in this area that are open to the public and some are not.

Mr. Ortiz acknowledged a couple of supporters in the audience.

Motion: Following brief discussion, Ms. Conlin recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-12-046
Name	Address	In/Out 200 notification area	ft	Position on case
				Summary