



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 4, 2020

**Council District** 7

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> 7 letters submitted <b>Support:</b> none submitted	Continued	Yes ___	No ___
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** David & Barbara Nance

**Site Location:** 11000 – 11600 blocks Willow Springs Road      Acreage: 117.36

**Proposed Use:** Residential

**Request:**      From: "A-10" One-Family, "A-5" One-Family, "E" Neighborhood Commercial  
                    To: "A-5" One Family and "R1" Zero Lot Line/Cluster

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

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

**Staff Recommendation:** Approval

**Background:**

The proposed site is located west of Willow Springs Road and north of Bonds Ranch Road. The surrounding area is primarily single-family 6,000 sq. ft. lots up to an acre or more outside the City limits. The subject area is part of an overall single family development.

The applicant is proposing approximately 76.52 acres to from "A-10" to "A-5" One-Family, 26.17 acres from "A-5" One-Family to "R1" Zero Lot Line/Cluster and 14.99 acres from "E" Neighborhood Commercial to "A-5" One-Family

**Site Information:**

Surrounding Zoning and Land Uses:

- North "A-5" One Family / undeveloped
- East PD 564 Planned Development for 6,000 sq. ft. lots, ETJ / single family
- South ETJ / undeveloped
- West ETJ / single family

Zoning History: ZC-19-178 denied by City Council January 14, 2020; PD 564 Planned Development/Specific Use for "A-5" One-Family lots size 6,000 square foot minimum; site plan waived, Effective 8/04/04; subject area and to the east

**Public Notification:**

300 foot Legal Notifications were mailed on June 19, 2020.  
The following organizations were notified: (emailed June 16, 2020)

<b>Organizations Notified</b>	
The Parks at Willow Ridge HOA*	Trinity Habitat for Humanity
Streams and Valleys, Inc.	Northwest ISD
Van Zandt Farms HOA	Eagle Mountain-Saginaw ISD

*\*Closest registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “A-5” One-Family and “R1” Zero Lot Line/Cluster for residential, townhouse development. Surrounding land uses are single family to the north and east with single family lots in the ETJ to the east and west and gas wells, vacant land to the south.

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

**2. Comprehensive Plan Consistency – Far Northwest**

The 2020 Comprehensive Plan designates the subject property as Single Family and Neighborhood Commercial. The requested zoning change for the “A-5” and “R1” is consistent with the following Comprehensive Plan policies:

- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle and transit access between adjacent neighborhoods and nearby destinations.
- To promote orderly growth in developing areas, the City should generally support single-family residential development with lot sizes compatible with surrounding single-family lot sizes. The City should support lower density, larger-lot single-family residential zoning districts (i.e. A-7.5 through A-2.5A) in more remote locations.
- Encourage large lot residential or agriculture uses in the far northern portion of the Far Northwest sector, especially in areas with large numbers of gas wells.

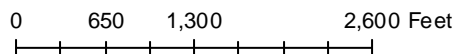
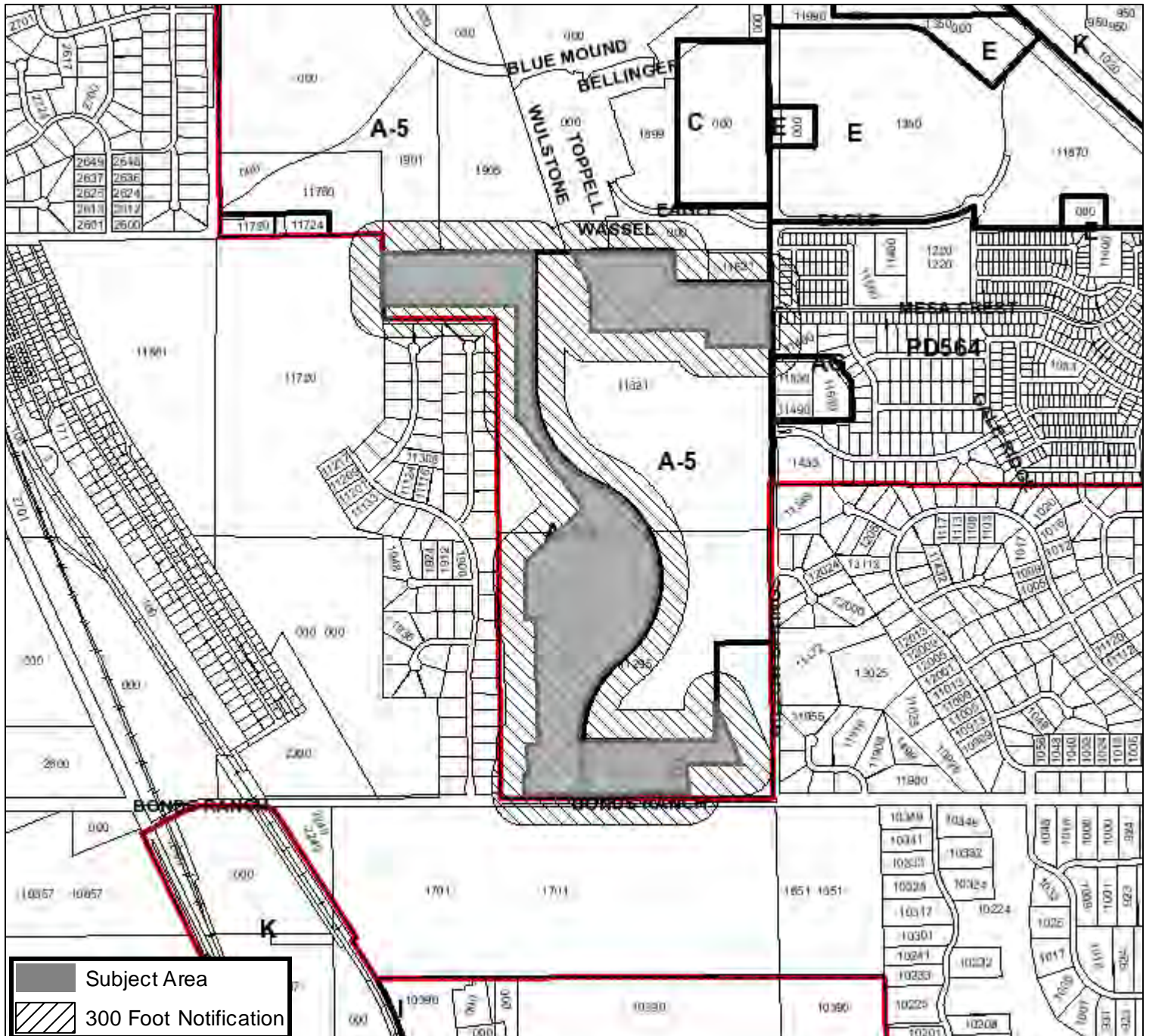
Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan. The portion of E Neighborhood Commercial in the future land use map would be considered a minor boundary adjustment

**Attachments:**

- Area Zoning Map with 300 ft. Notification Area
- Exhibit
- Area Map
- Future Land Use Map
- Aerial Photograph

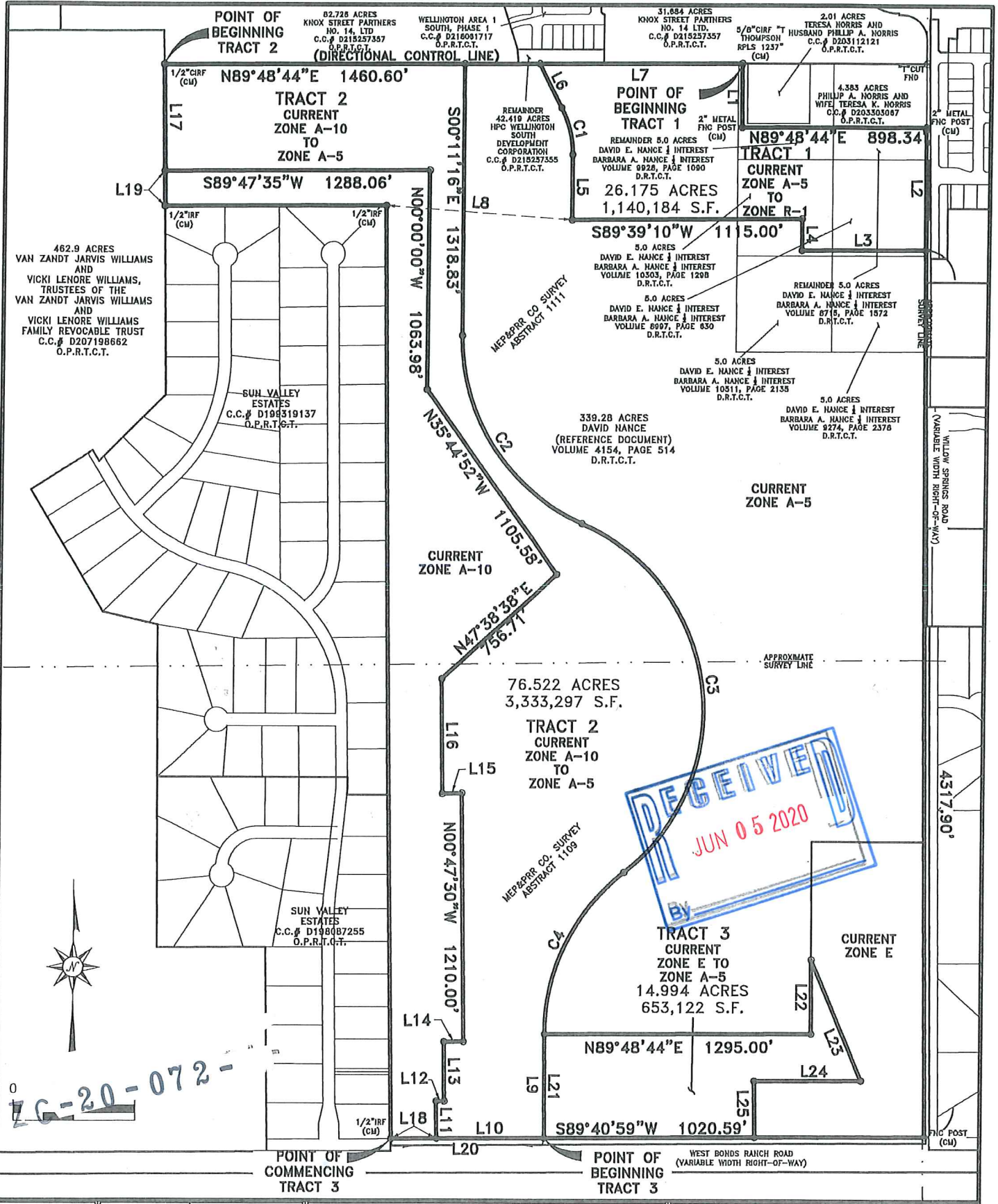
## Area Zoning Map

Applicant: David & Barbara Nance  
 Address: 11000 - 11600 blocks Willow Springs Road  
 Zoning From: A-10, A-5, E  
 Zoning To: A-5, R1  
 Acres: 146.1262673  
 Mapsco: 19JKNP  
 Sector/District: Far Northwest  
 Commission Date: 7/8/2020  
 Contact: 817-392-2495





S:\NTX-LAND\0011\200 SURVEY\280 Easements\0011N-EX04R.dwg 3/6/2020



PAGE 7 OF 8	DATE:	03/06/2020
	DRWN BY:	B.M.Y.
	CHKD BY:	C.M.
	PROJ NO.	0011N

**EXHIBIT "B"**  
**ZONING EXHIBIT**  
 IN THE  
 MEP & PRR CO. SURVEY, ABSTRACT NO. 1109 AND  
 THE MEP & PRR CO. SURVEY, ABSTRACT NO. 1111,  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS









**LJA Surveying, Inc.**  
 6060 North Central Expressway Suite 440  
 Dallas, Texas 75206  
 Phone 469.621.0710  
 T.B.P.L.S. Firm No. 10194465








## Area Map



**Council Districts**






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

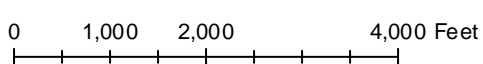
**Overlay Districts**

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

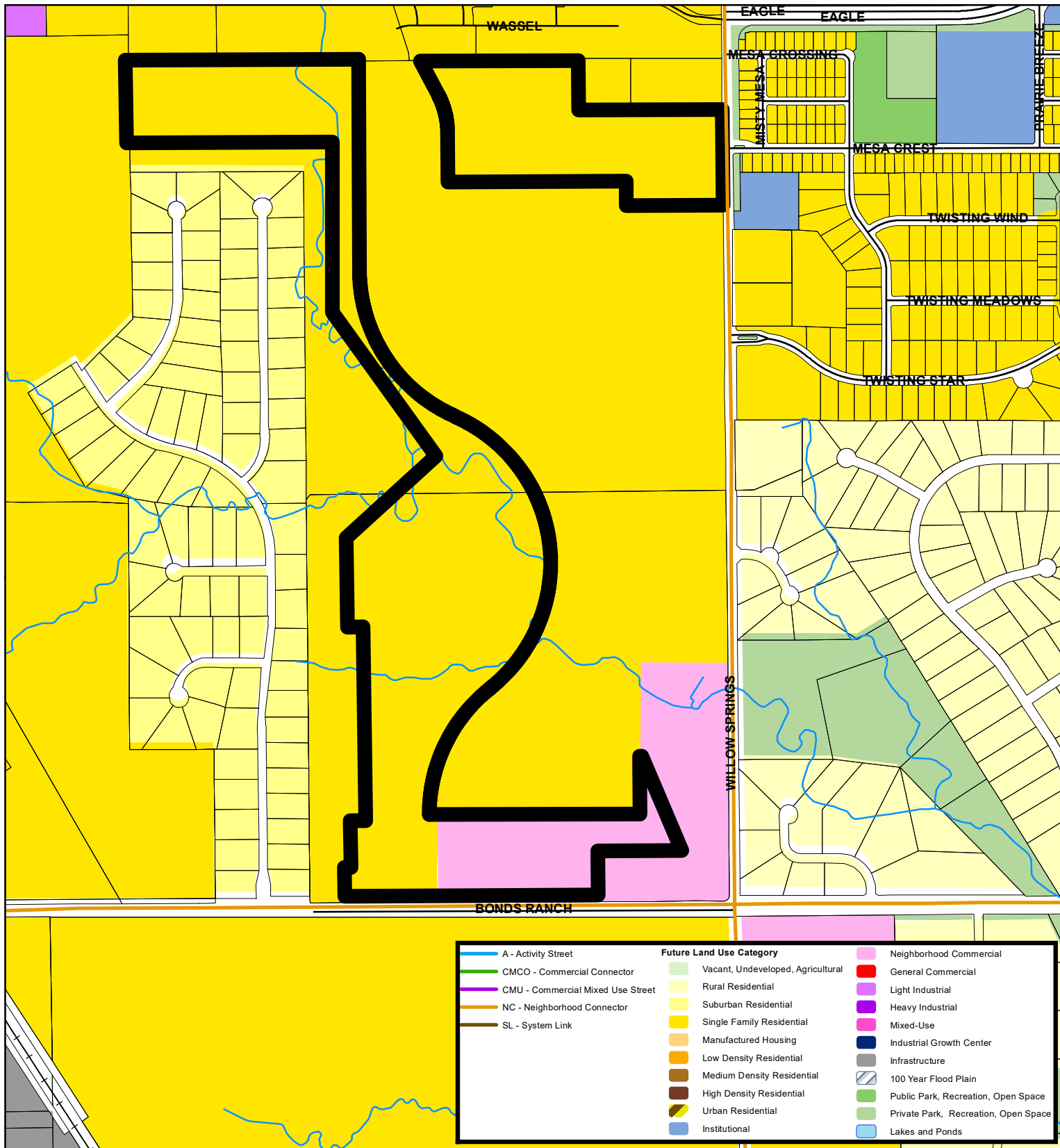
**Noise Contours**

**DECIBEL**

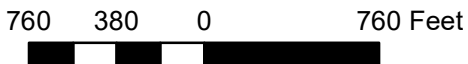
-  65
-  70
-  75
-  80
-  85



## Future Land Use



Future Land Use Category	
	A - Activity Street
	CMCO - Commercial Connector
	CMU - Commercial Mixed Use Street
	NC - Neighborhood Connector
	SL - System Link
	Vacant, Undeveloped, Agricultural
	Rural Residential
	Suburban Residential
	Single Family Residential
	Manufactured Housing
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Urban Residential
	Institutional
	Neighborhood Commercial
	General Commercial
	Light Industrial
	Heavy Industrial
	Mixed-Use
	Industrial Growth Center
	Infrastructure
	100 Year Flood Plain
	Public Park, Recreation, Open Space
	Private Park, Recreation, Open Space
	Lakes and Ponds



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 6, 2018.





Aerial Photograph

