



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 15, 2020

Council District 7

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **W S Mineral Holdings LLC**

Site Location: 14191 John Day Road Acreage: 14.45

Proposed Use: **Single Family**

Request: From: "AG" Agricultural
To: "A-5" One-Family

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment).**

Staff Recommendation: **Approval**

Background:

The proposed site is located near John Day Road, within the Sendera Ranch area. The applicant is requesting to rezone the property to "A-5" One-Family for single family development.

The majority of the surrounding property was rezoned in 2001 and is part of the Sendera Ranch Development. Most of the leftover "AG" zoning in the area appears to be gas wells, however the site in question is does not have a pad site on it.

Surrounding Zoning and Land Uses:

- North "A-5" One Family / undeveloped
- East "A-5" One Family / undeveloped
- South "A-5" One Family / undeveloped
- West "A-5" One Family / undeveloped

Recent Relevant Zoning and Platting History:

Zoning History: ZC-01-1016 from AG to A-5, A-7.5, A-10, A-43, C, CF, and E; surrounding property

Public Notification:

300 foot Legal Notifications were mailed on October 26, 2020.
The following organizations were notified: (emailed October 19, 2020)

Organizations Notified

North Fort Worth Alliance	Sendera Ranch HOA*
Streams And Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

*Located within this Neighborhood Organization

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from “AG” Agricultural to “A-5” One-Family for single family development. Surrounding land uses consist of undeveloped single family.

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

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

The 2020 Comprehensive Plan designates the site as Agricultural. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

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

Attachments:

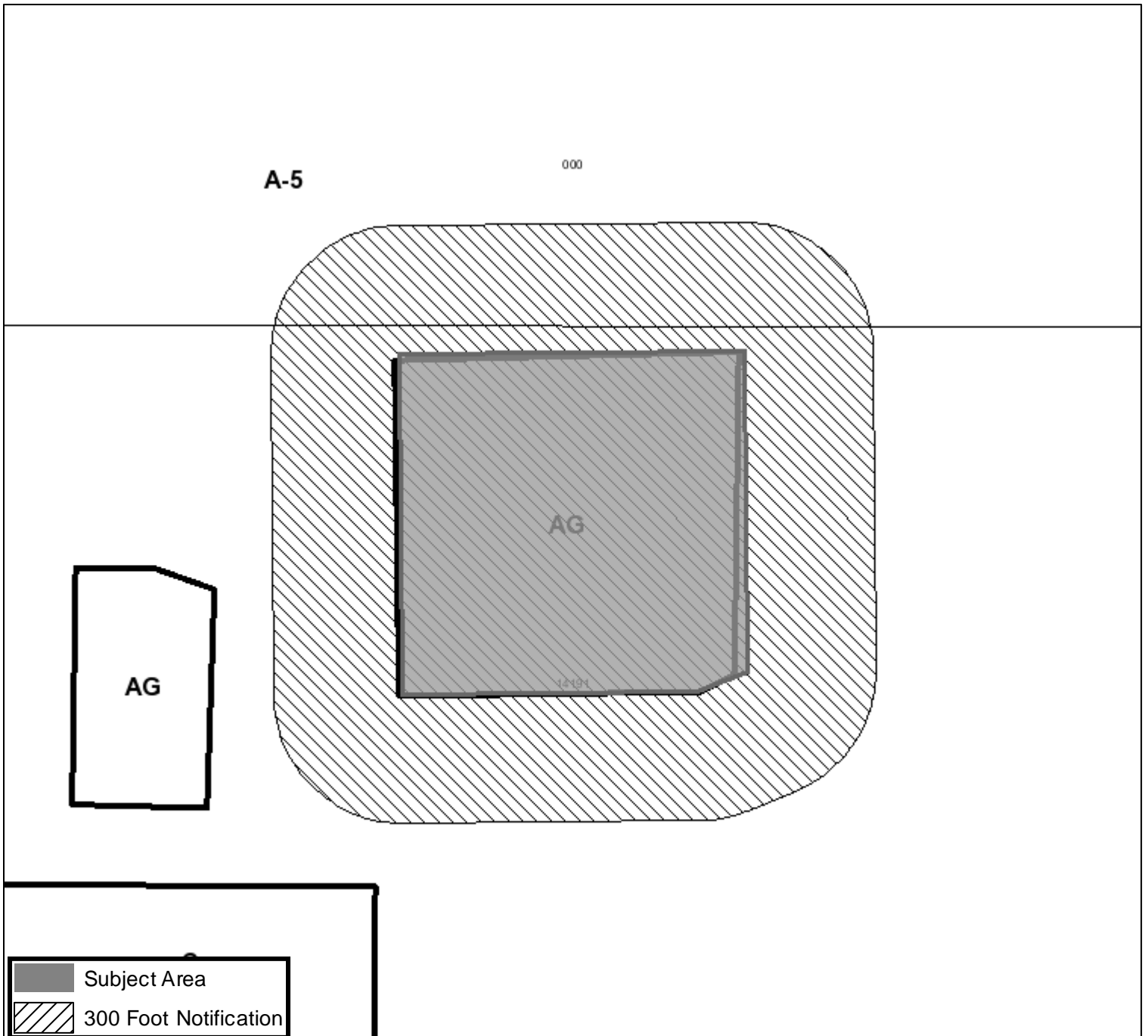
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



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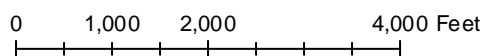
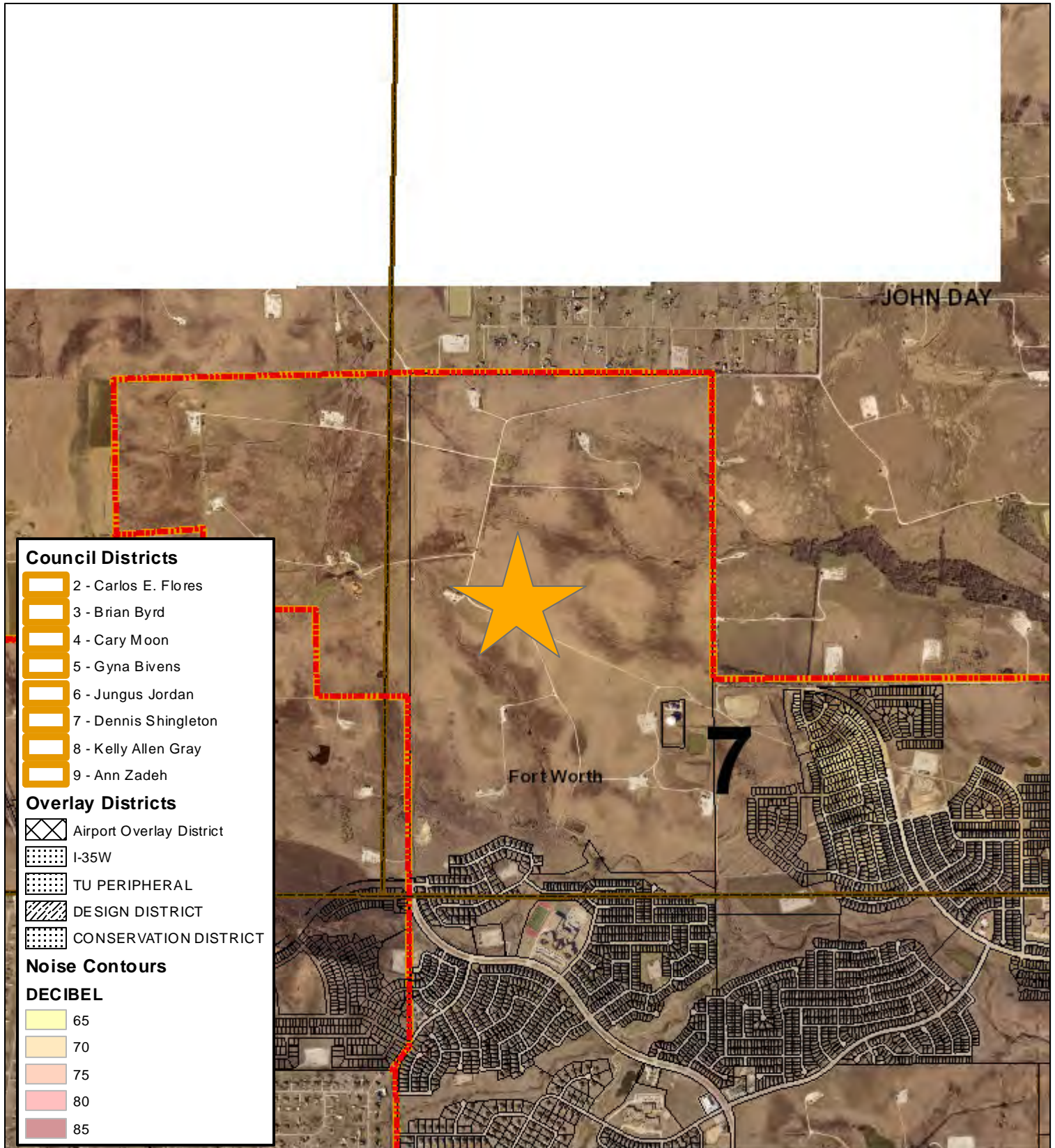
Area Zoning Map

Applicant: W S Mineral Holdings LLC
Address: 14191 John Day Road
Zoning From: AG
Zoning To: A-5
Acres: 14.44799518
Mapsc0: 5B
Sector/District: Far North
Commission Date: 11/11/2020
Contact: 817-392-8043

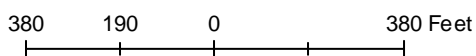
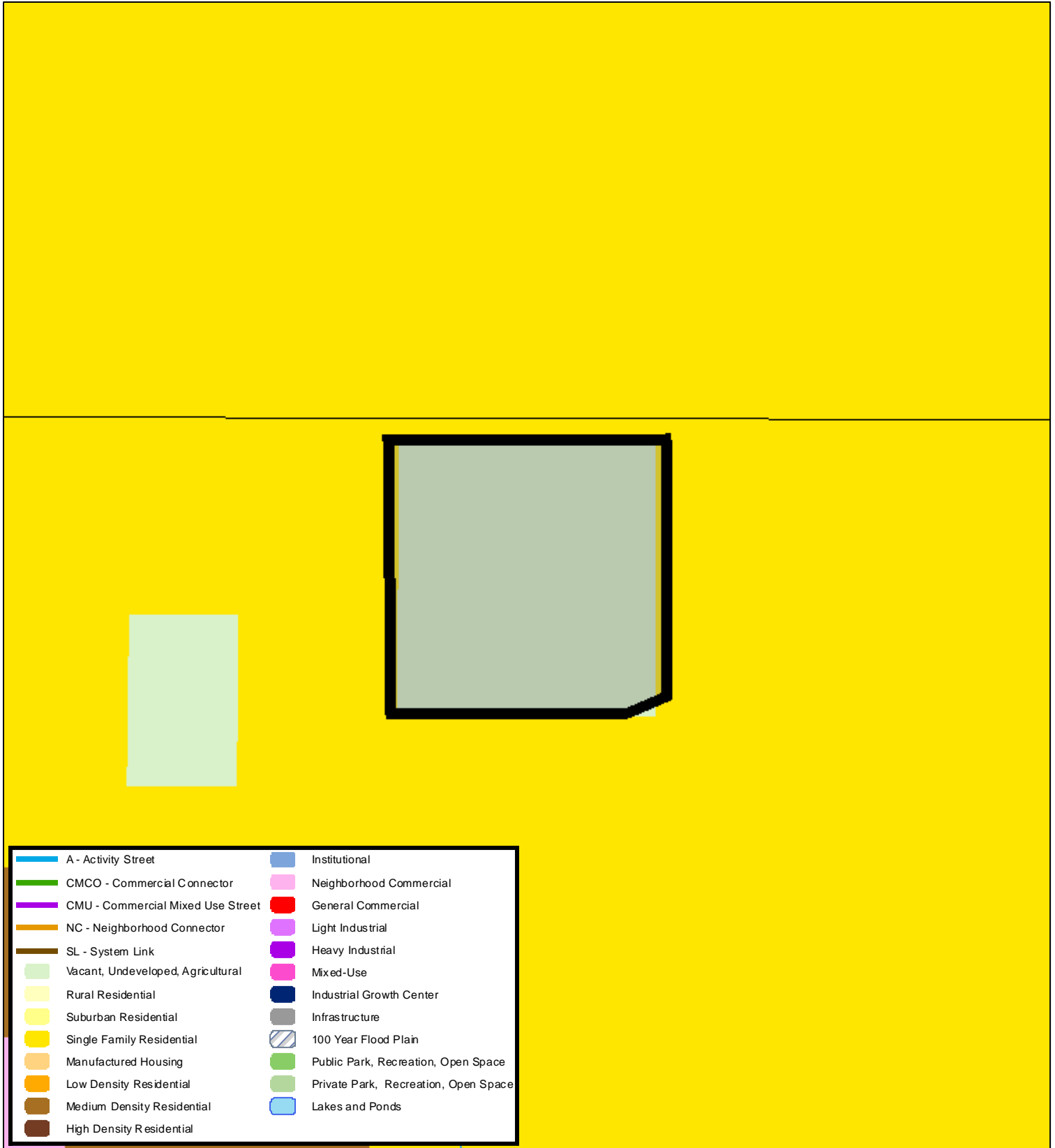


0 165 330 660 Feet

Area Map



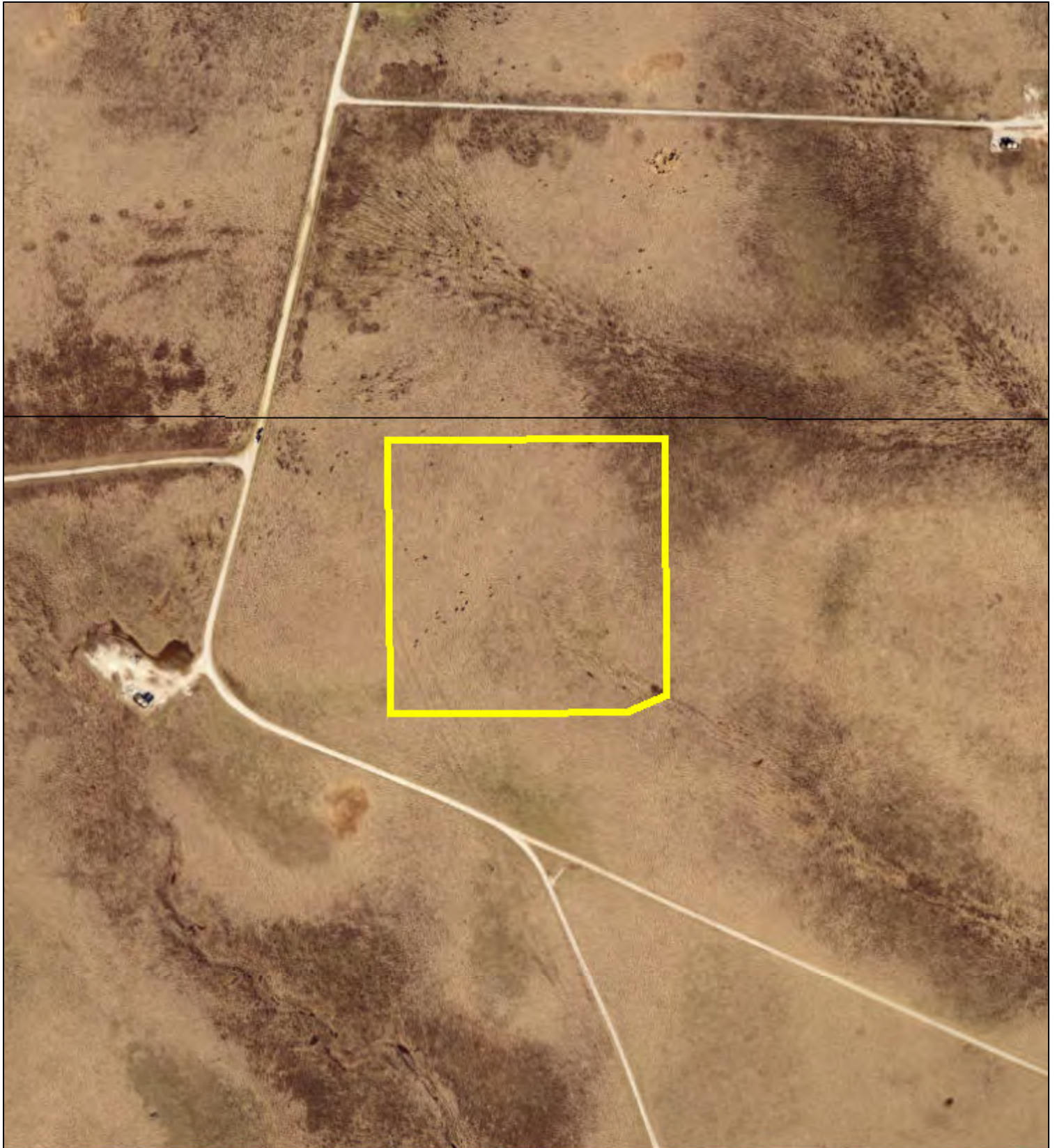
Future Land Use





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Aerial Photo Map



0 245 490 980 Feet

