



Northwest Fort Worth Neighborhood Alliance	Gleneagles HOA
Lake Country POA*	Highlands HOA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	

*Located within this registered neighborhood association\**

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing a zoning change to PD/A-5 Planned Development for “A-5” One-Family to allow an attached single-family structure. Surrounding land uses are predominantly single-family, vacant land to the west.

As a result, the proposed zoning **is compatible** with surrounding land uses.

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

The 2019 Comprehensive Plan designates the subject property as Single Family. The proposed zoning is consistent with the land use designation of the Comprehensive Plan and **is consistent** with the following policy.

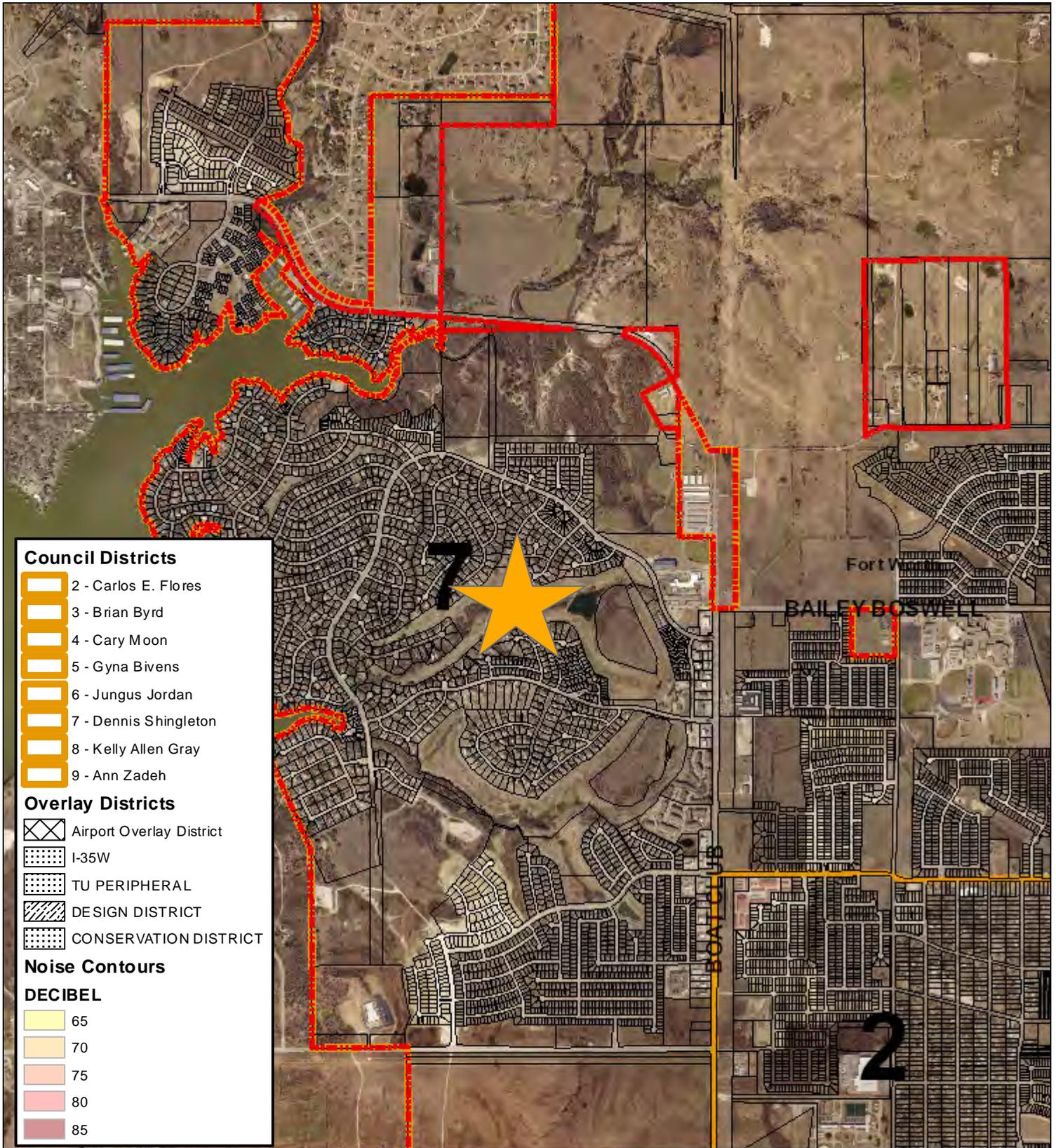
- Locate single-family homes adjacent to local or collector streets

***Attachments:***

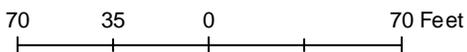
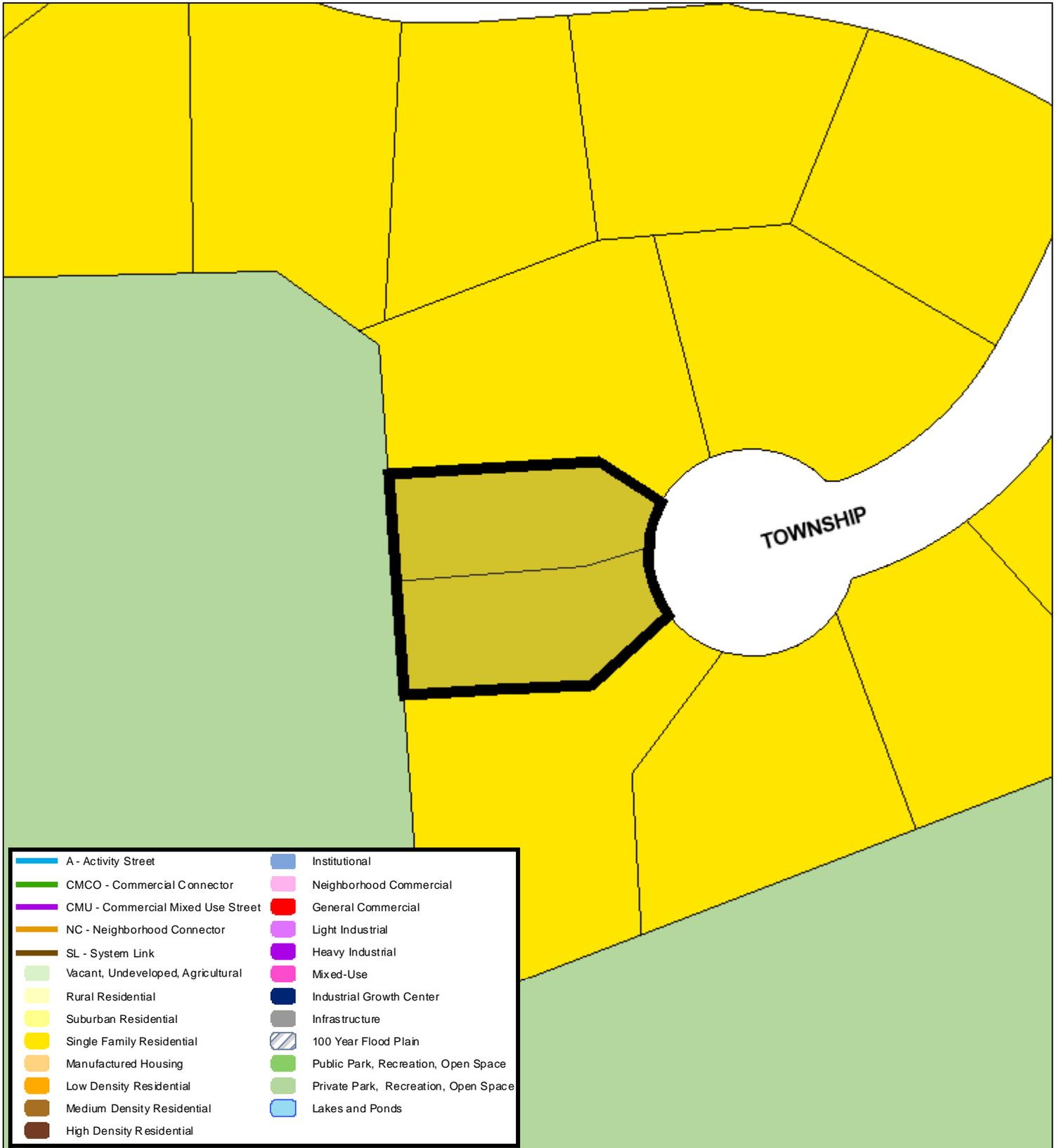
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



### Area Map



### Future Land Use



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 5, 2019.



**Aerial Photo Map**



0 40 80 160 Feet

