



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 3, 2021

**Council District:** 7

**Zoning Commission Recommendation:**

Approval by a vote of 6-3, with Commissioners McDonnell, Runnels, and Conlin voting in opposition

**Opposition:** 2 speakers, 2 letters, Bar C Ranch HOA

Continued Yes \_\_\_ No X  
Case Manager Sarah Bergman  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Lino & Maria Ochoa, Michael & Karen Burch, Steve & Valerie Cofer, Sidney Stewart/ Contour Development

**Site Location:** 8601 – 8637 Wagley Robertson Road (odds) **Acreage:** 58.44 acres

**Proposed Use:** Single Family Residential

**Request:** From: "AG" Agricultural

To: "A-5" One-Family

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

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

**Staff Recommendation:** Approval

**Background:**

The subject property is located along the west side of Wagley Robertson Road, north of its intersection with East Bailey Boswell Road. The applicant is requesting to change the zoning of this property from "AG" Agricultural District to "A-5" One-Family District in order to develop a new single-family subdivision. The 58.44-acre site is primarily vacant with the exception of a few single-family dwellings.

**Surrounding Zoning and Land Uses:**

- North "AG" Agricultural and "A-2.5A" One-Family / vacant and single-family dwellings
- East "E" Neighborhood Commercial and "A-5" One-Family / vacant and single-family dwellings
- South "A-5" One-Family and "AG" Agricultural / vacant
- West "A-5" One-Family / vacant

**Recent Relevant Zoning History:**

- ZC-20-002: Rezoned property located immediately to the south from a combination of "AG", "A-10", "A-7.5", and "E" to "A-5" One-Family.
- ZC-15-091: Rezoned property immediately to the north from "AG" to "A-2.5" One-Family.

**Public Notification:**

300-foot Legal Notifications were mailed on April 23, 2021.  
The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Glen Mills Homeowners Association
Streams and Valleys Inc.	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	

*Subject property is not located within a registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is requesting to change the zoning of this property from “AG” Agricultural to “A-5” One-Family. Surrounding land uses are primarily residential, both inside and outside of the City Limits. There is existing “A-5” One-Family zoning on properties immediately to the west and south, which are currently vacant. The properties zoned “AG” Agricultural to the north and south are either vacant or also developed with single-family dwellings. To the east, along Wagley Robertson Road, there is a portion of “E” Neighborhood Commercial zoning on land that is currently vacant, as well as the Bar C Ranch subdivision which is zoned “A-5” One-Family.

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

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

The 2021 Comprehensive Plan currently designates the entire subject property as “Single-Family Residential” on the Future Land Use Plan. The Comprehensive Plan specifies that “A-5” One-Family zoning is appropriate for this Future Land Use designation.

Wagley Robertson Road is designated as an arterial roadway on the City’s Master Thoroughfare Plan. However, the subject property is shaped such that it has limited frontage onto this roadway. The Future Land Use Map specifies an area of Mixed Use and Neighborhood Commercial development directly northeast of the subject property, centered around Wagley Robertson Road. There is also a large area of existing industrial zoning to the northwest, along Saginaw Boulevard. Residential use on the subject property would help support these growth centers.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- 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

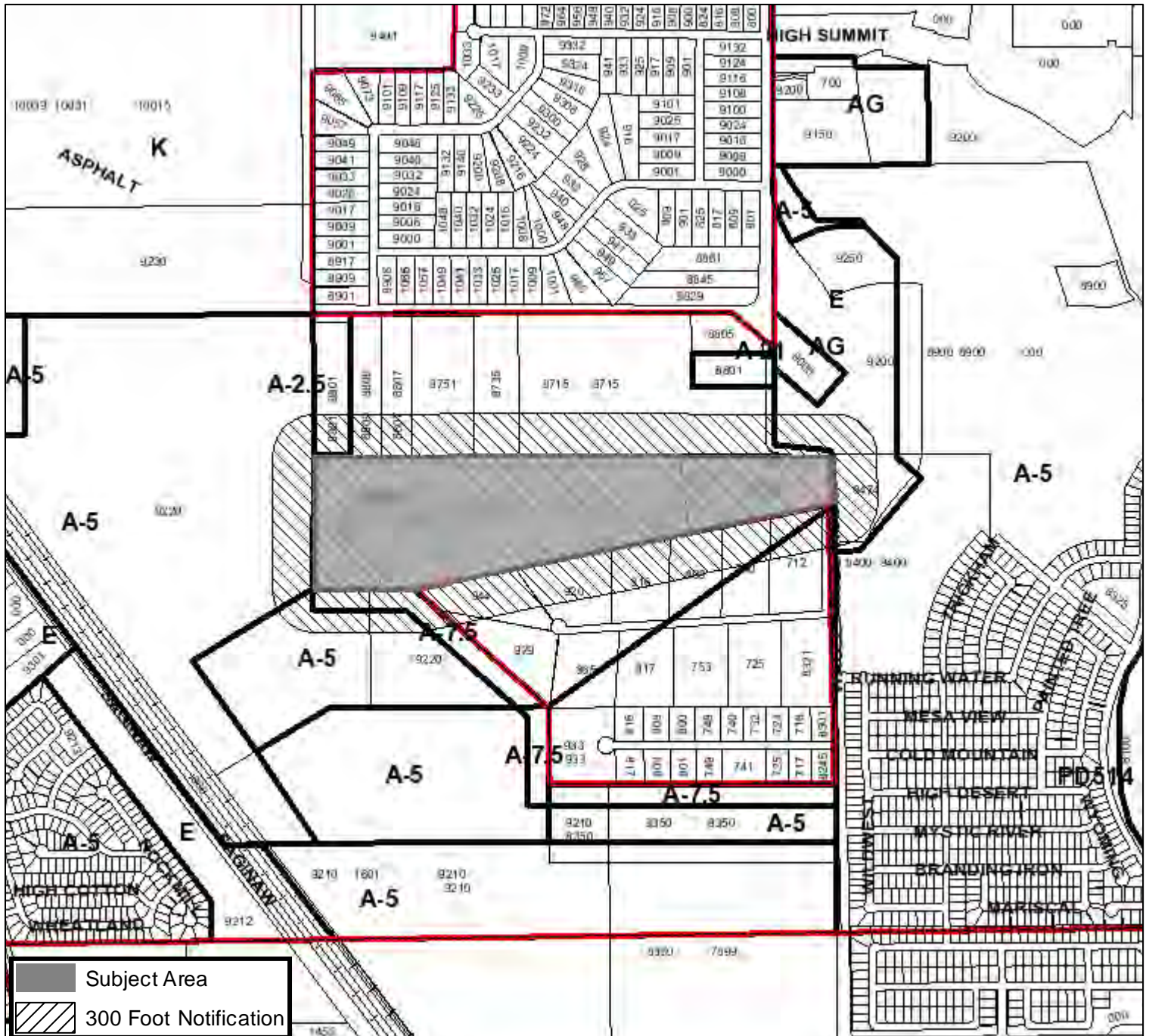
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

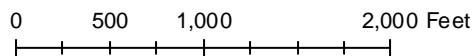
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

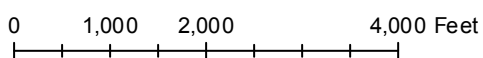
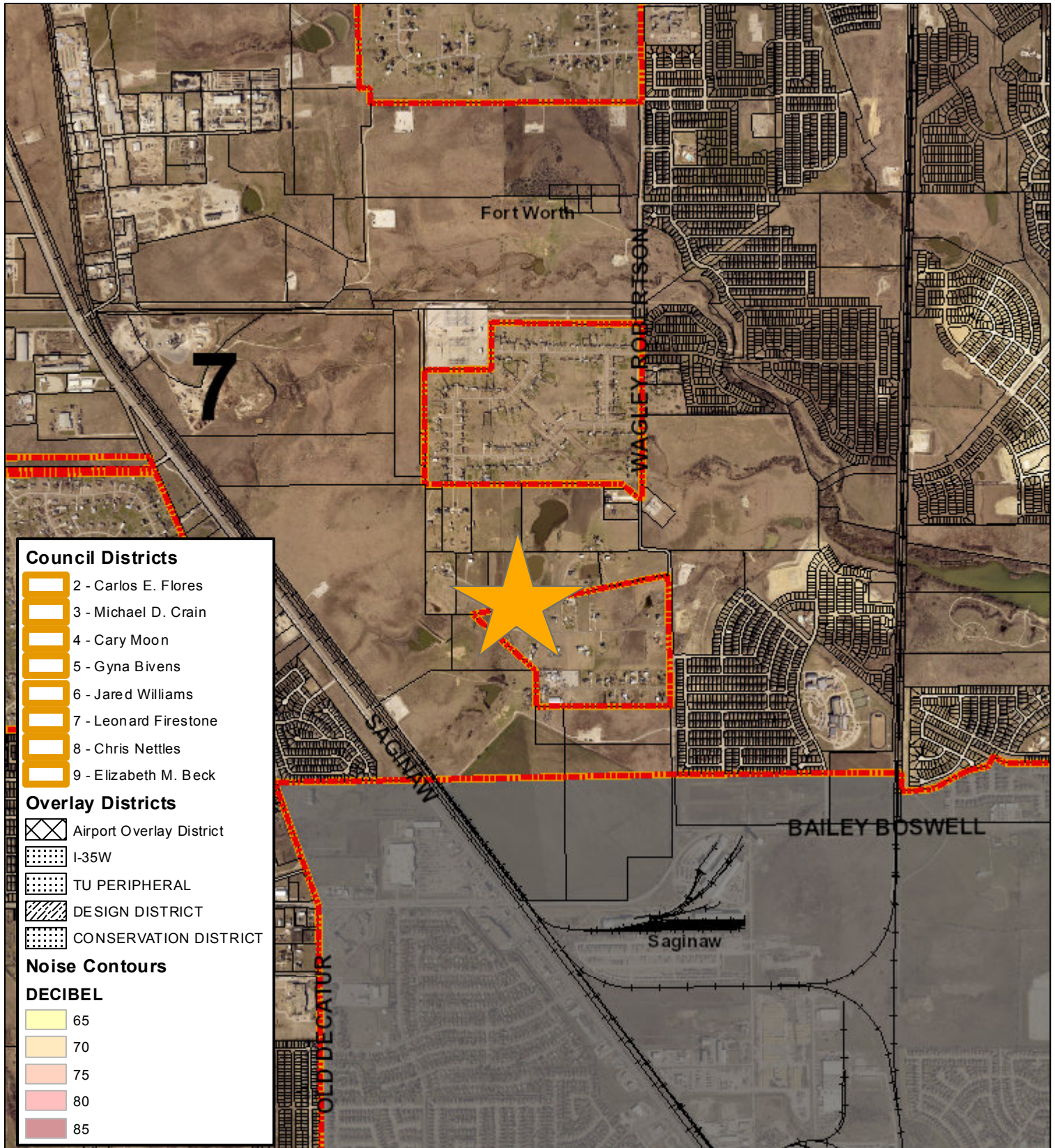
Applicant: Ochoa, Burch, Cofer, & Stewart  
 Address: 8601 - 8637 (odds) Wagley Robertson  
 Zoning From: AG  
 Zoning To: A-5  
 Acres: 58.4435154  
 Mapsco: 033G  
 Sector/District: Far Northwest  
 Commission Date: 5/12/2021  
 Contact: null



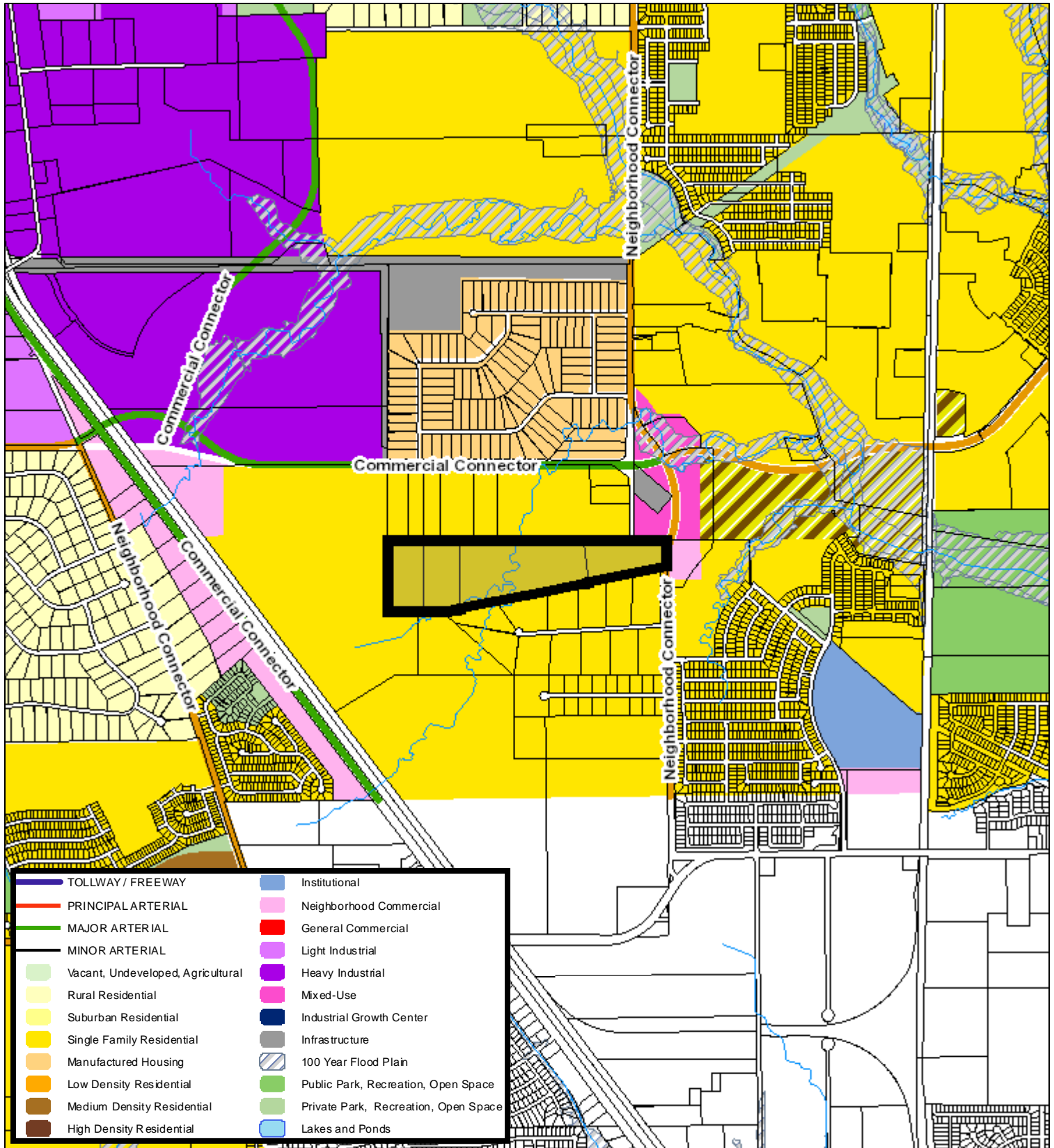
Subject Area  
 300 Foot Notification




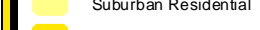






### Area Map



### Future Land Use



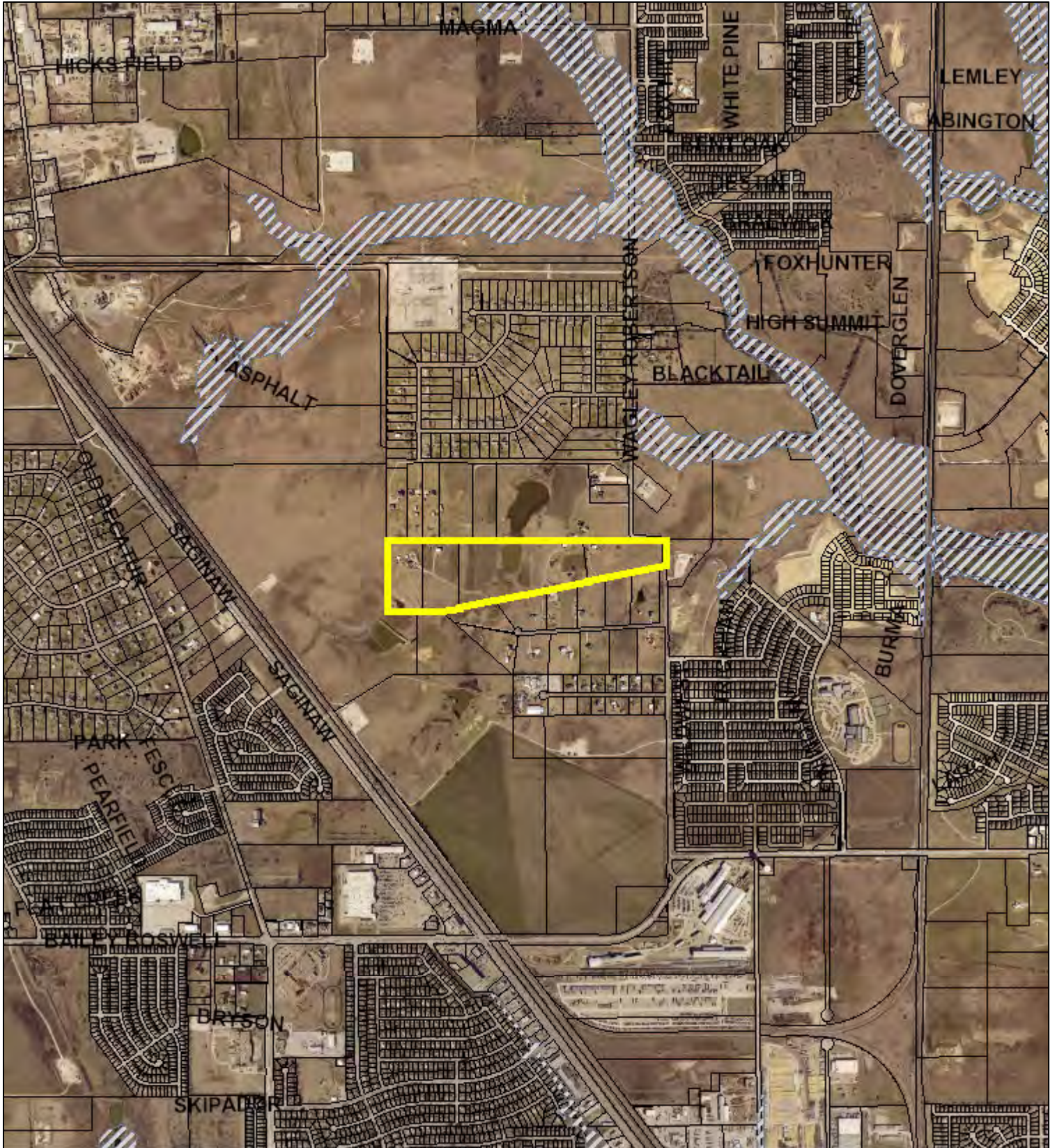
 TOLLWAY / FREEWAY	 Institutional
 PRINCIPAL ARTERIAL	 Neighborhood Commercial
 MAJOR ARTERIAL	 General Commercial
 MINOR ARTERIAL	 Light Industrial
 Vacant, Undeveloped, Agricultural	 Heavy Industrial
 Rural Residential	 Mixed-Use
 Suburban Residential	 Industrial Growth Center
 Single Family Residential	 Infrastructure
 Manufactured Housing	 100 Year Flood Plain
 Low Density Residential	 Public Park, Recreation, Open Space
 Medium Density Residential	 Private Park, Recreation, Open Space
 High Density Residential	 Lakes and Ponds

1,600 800 0 1,600 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 1,100 2,200 4,400 Feet

