



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 28, 2020

Council District 3

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: None submitted	Continued	Yes <u>X</u> No <u> </u>
	Case Manager	<u>Leo Valencia</u>
	Surplus	Yes <u> </u> No <u>X</u>
	Council Initiated	Yes <u> </u> No <u>X</u>

Owner / Applicant: Cowley Management of BOA Sorte, et al

Site Location: 11600 – 12400 blocks Old Weatherford Road Acreage: 407.81

Proposed Use: Single Family

Request: From: Unzoned
To: "A-5" One-Family

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

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

Staff Recommendation: Approval

Related cases: AX-19-012

Background:

The subject property is just north of Old Weatherford Road and west of Vista West Subdivision. The subject area is primarily comprised of A-5 and R1 zoning, rural single-family lots and vacant lots in the ETJ. The rezoning will prepare the property for more single-family development out west. The proposed owner-initiated annexation is for approximately 407.81 acres. Along with the zoning, an additional companion case is being processed concurrently as an annexation request, known as AX-19-012.

Staff has expressed some concerns about lower density and larger lot single family in rural and suburban residential neighborhoods.

The City Council will conduct a public hearing on the proposed annexation. The Public Hearing is scheduled for January 28, 2020. The public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the required public hearing, Council may consider a vote on authorizing the City Manager to execute a Municipal Services Agreement between the City and property owners- and adopt an ordinance annexing AX-19-012 for full purposes.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family, ETJ / undeveloped
- East "A-5" One-Family, "R1" Zero Lot Line/Cluster / undeveloped

South ETJ / undeveloped
West ETJ / undeveloped

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on November 25, 2019.
The following organizations were notified: (emailed November 19, 2019)

Organizations Notified	
Old Weatherford Road NA	Silver Ridge HA
Streams and Valleys Inc.	Trinity habitat for Humanity
Fort Worth ISD	Aledo ISD
White Settlement ISD	

Site not located within a registered Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

This proposed zoning change request is to prepare the property for single family development. The surrounding land uses consist of some rural residential, and primarily vacant land.

The proposed “A-5” zoning **is compatible** with the development pattern in the general area.

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

The 2019 Comprehensive Plan designates the subject property as Single-Family. The requested “A-5” zoning 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 2.5)

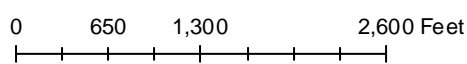
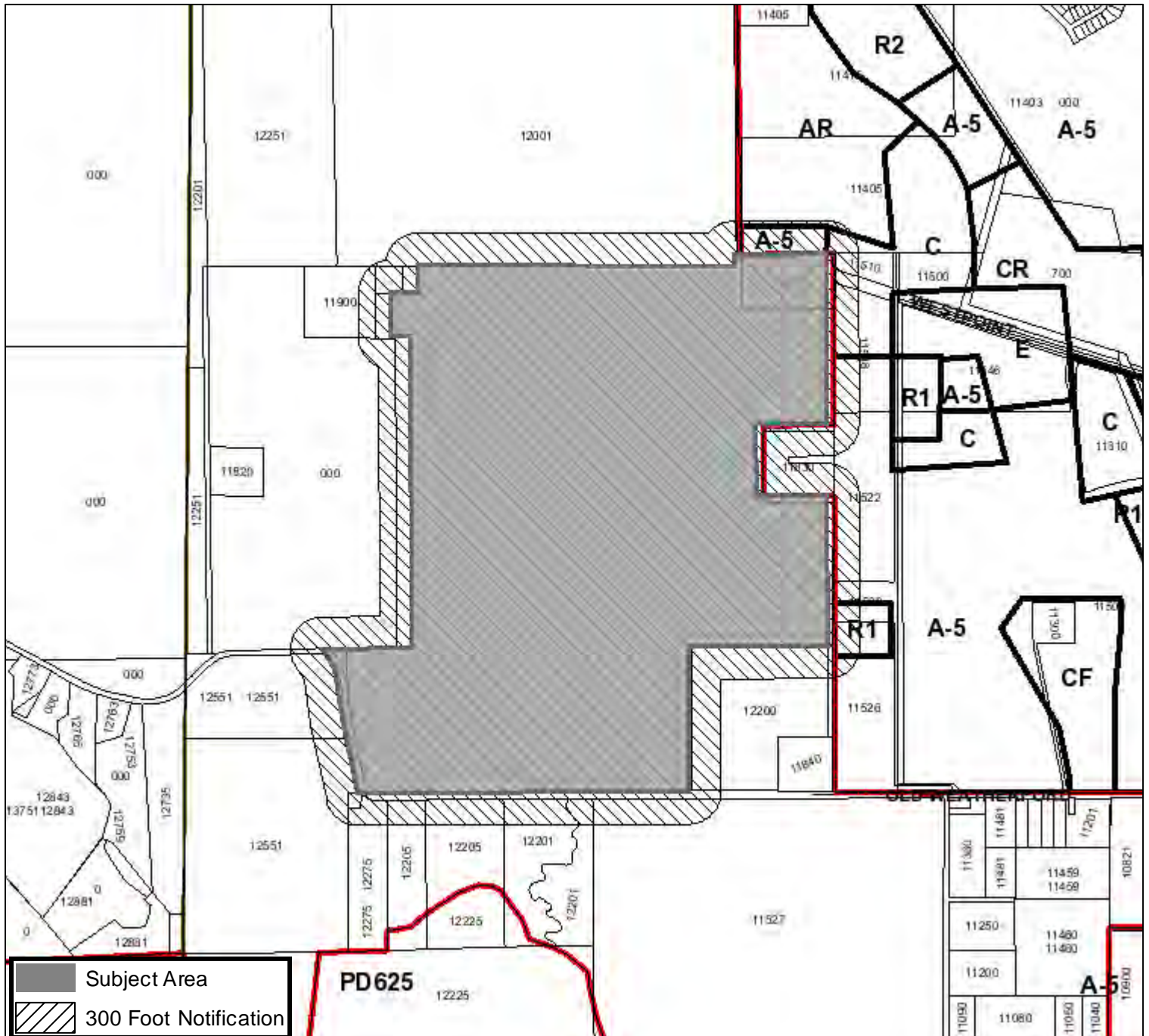
Based on conformance with the future land use map and policies stated above, the proposed “A-5” zoning **is consistent** with the Comprehensive Plan.

Attachments:

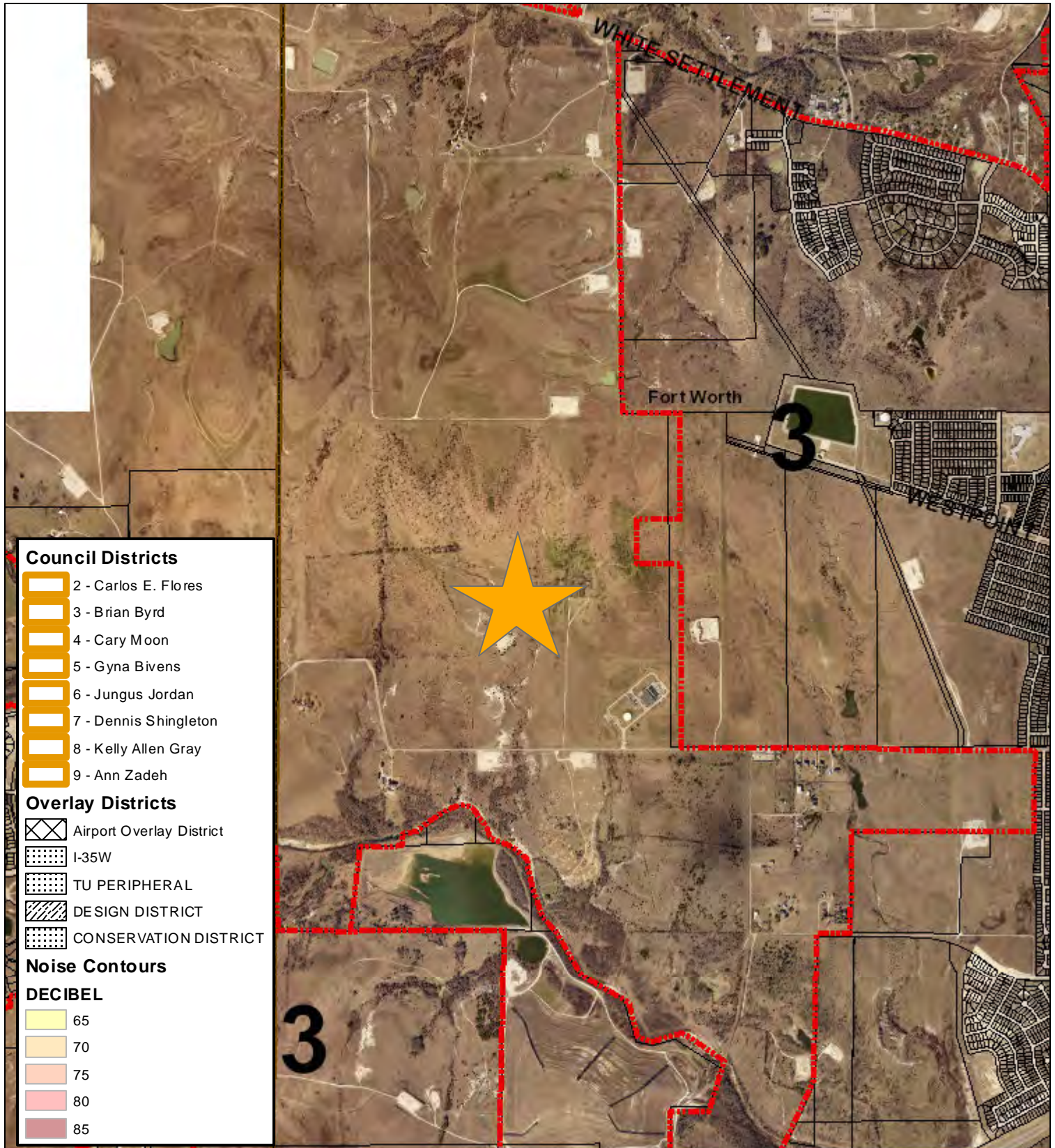
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

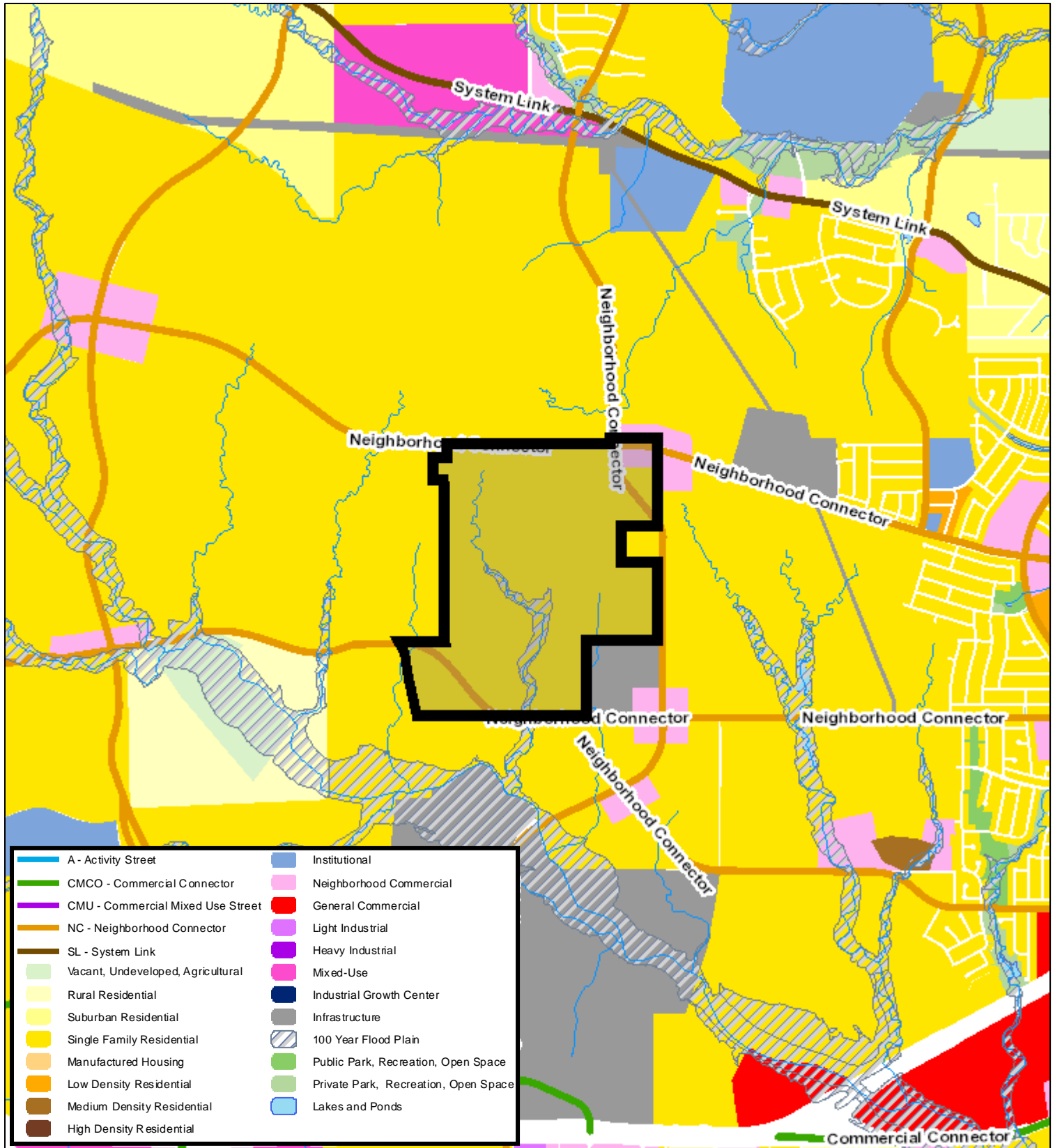
Applicant: Cowley Management for BOA SORTE, et al
 Address: 11600 - 12400 blocks Old Weatherford Road
 Zoning From: Unzoned
 Zoning To: A-5
 Acres: 407.8140956
 Mapsco: Pgs 57, 71
 Sector/District: Far West
 Commission Date: 12/11/2019
 Contact: 817-392-2495



Area Map



Future Land Use

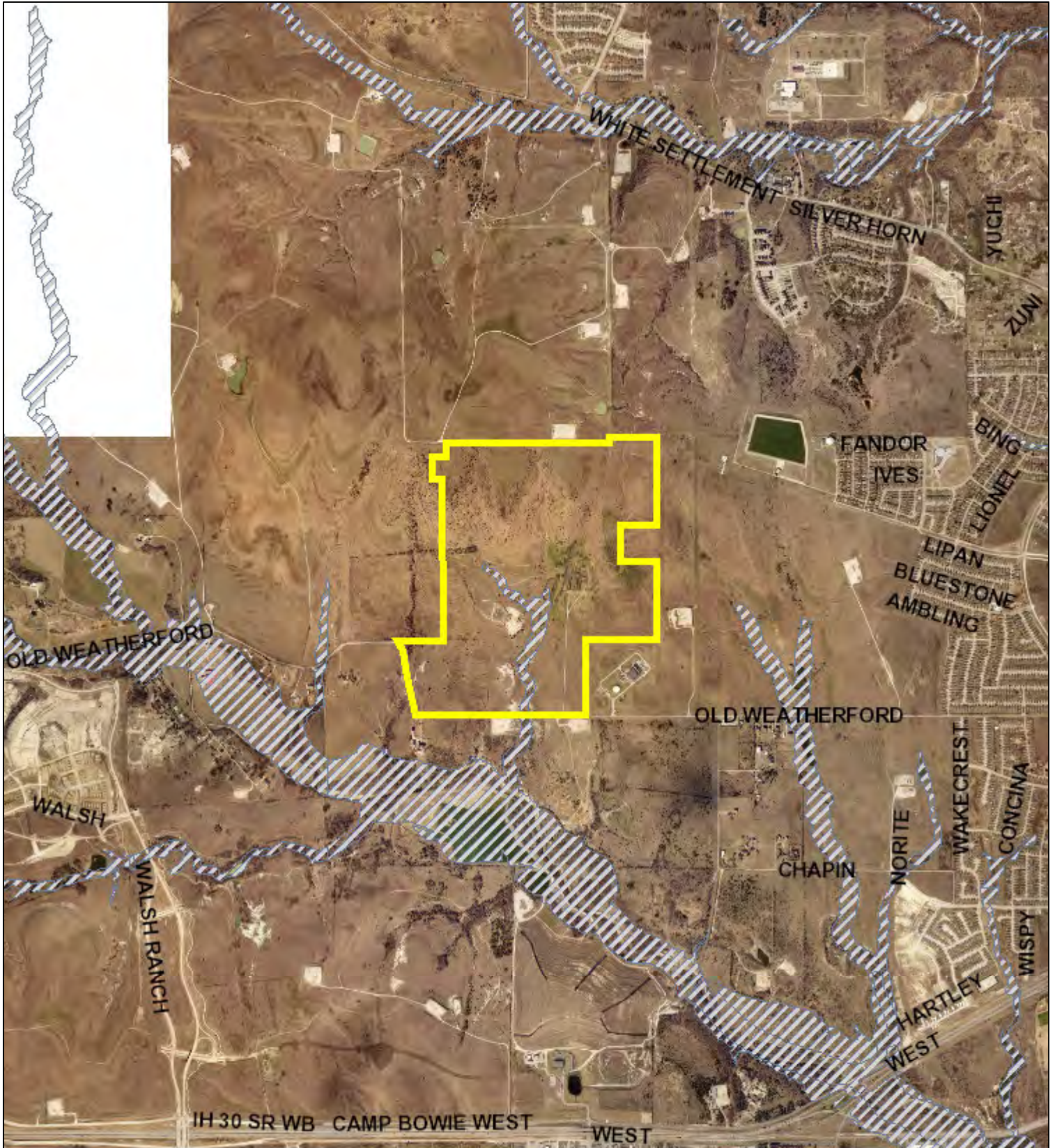


2,250 1,125 0 2,250 Feet

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 5, 2019.



Aerial Photo Map



0 1,500 3,000 6,000 Feet



Lynnette Payne, 5400 CR 316 Alvarado, TX, appeared before the Commission in support of ZC-19-182.

The following correspondence was submitted in support of ZC-19-182:
Hallmark-Camelot-Highland Terrace NA

Motion: Commissioner Conlin made a motion, seconded by Commissioner Gober, that ZC-19-182 be Approved as amended to “E”. Motion passed 8-0.

10. ZC-19-183 Cowley Management for BOA Sorte, Et Al (CD 3) – 11600-12400 Blocks Old Weatherford Rd. (407.81 ac.) From: “Unzoned” To: “A-5” One Family

Justin Light, 500 W 7th, appeared before the Commission in support of ZC-19-183.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, that ZC-19-183 be Approved. Motion passed 8-0.

11. ZC-19-184 Elizabeth Potter, Et Al (CD 6) – 12600-12800 Blocks Hemphill St. (20.39 ac.) From: “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial To: PD/C Planned Development for all uses in “C” Medium Density Multifamily with waivers to parking, fencing, and setbacks; site plan included

Chris Weugand, 8626 7334 Blanco Rd San Antonio, TX, appeared before the Commission in support of ZC-19-184.

The following correspondence was submitted in opposition of ZC-19-184:
47 letters
22 notices
Petition with 14 signatures

The following correspondence was submitted in support of ZC-19-184:
5 letters

Motion: Commissioner Runnels made a motion, seconded by Commissioner Gober, that ZC-19-182 be Approved. Motion passed 8-0.

12. ZC-19-186 Bryan & Jodi Scribner (CD 7) – 9200-9300 Blocks Harmon Rd. (4.99 ac.) From: “AG” Agricultural To: “E” Neighborhood Commercial

Jared Helmberger, 811 S Central Expwy Richardson, TX, appeared before the Commission in support of ZC-19-186.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-19-186 be Approved. Motion passed 8-0.

13. ZC-19-187 PB Ventana 1 LLC (CD 3) – 5972 Jerry Dunn Parkway (0.04 ac.) Request: Amend PD 1169 to add 50-foot telecommunication tower; site plan waiver requested