



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 23, 2020

Council District **2**

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Zena Management Services, LLC**

Site Location: 5000 – 5300 blocks W. J. Boaz Road 6.97 acres

Proposed Use: **Single Family**

Request: From: "E" Neighborhood Commercial
To: "R1" Zero Lot Line/Cluster

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located north of W J Boaz Road identified as a Neighborhood Connector on the City's Master Thoroughfare Plan. At a Pre-Development conference meeting in July 2018 the applicant mentioned this portion being rezoned was part of an overall single family development for approximately 284 single-family dwellings. The majority of the area is zoned R1 with some CR zoning which allows for single family development as well.

Site Information:

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / vacant land
- East "A-2.5A" One-Family / suburban single-family
- South "CR" Low Density Multifamily / vacant land
- West "R1" Zero Lot Line/Cluster / suburban single family and vacant land

Public Notification:

300 foot Legal Notifications were mailed on (May 18, 2020)

The following organizations were notified: (emailed May 18, 2020)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Parkview Hills*
Boswell Meadows HOA	Streams and Valleys, Inc.
Eagle Mountain-Saginaw ISD	Trinity Habitat for Humanity

*Closest registered Neighborhood Organization

Recent Relevant Zoning and Platting History:

Zoning History: ZC-20-041 to be heard by City Council 06-02-20 recommended for Approval for A-5, subject area just to the north.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting to rezone from “E” Neighborhood Commercial to “R1” Zero Lot Line/Cluster for single family development. Surrounding land uses consist of predominantly vacant land with a large residential lot to the west and east of the subject property.

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

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

The 2020 Comprehensive Plan designates the subject property as Single Family Residential. The area just to the west and north is currently undeveloped, the requested zoning for “R1” zero lot line/cluster 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.

Based on conformance with the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

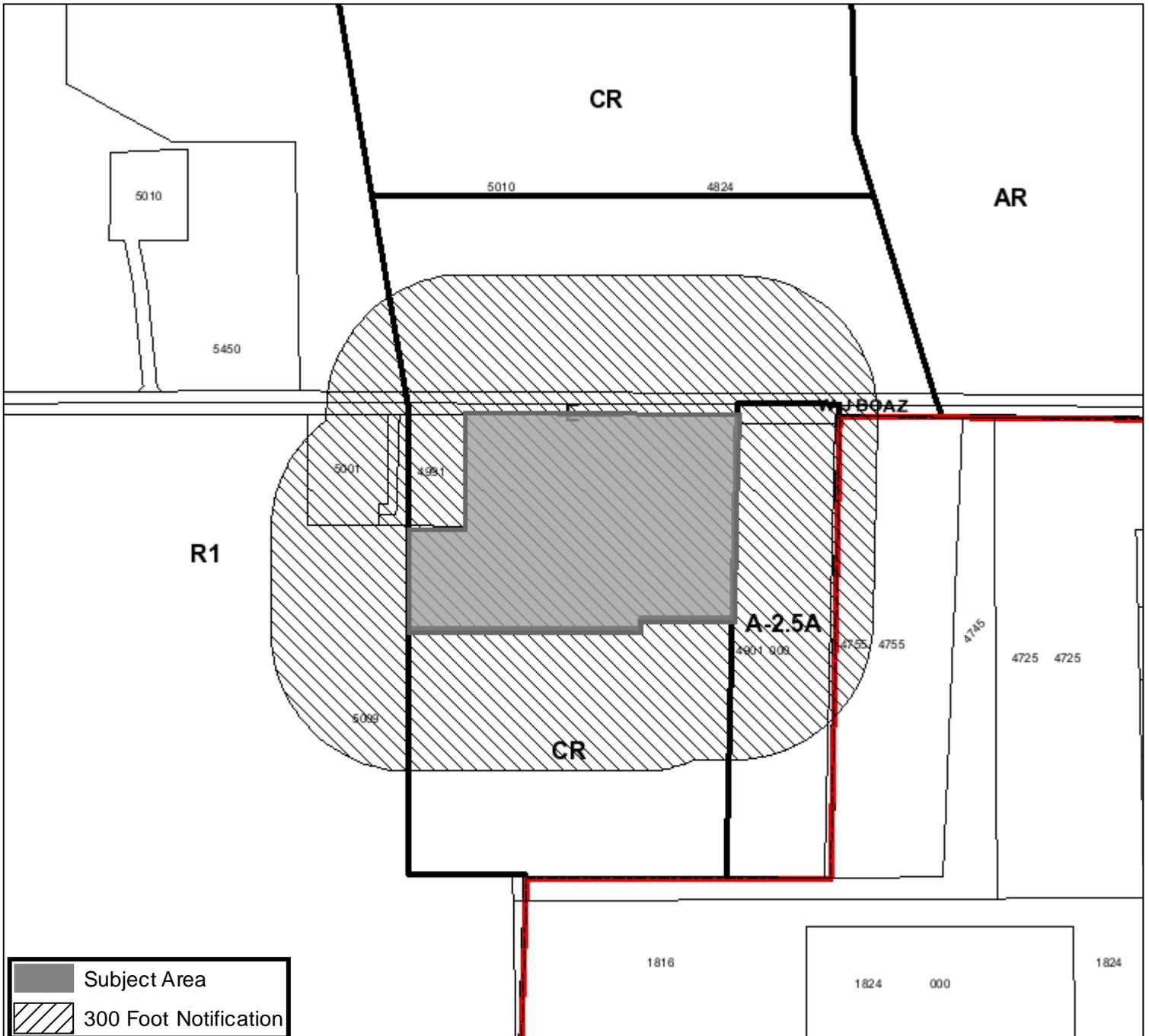
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-20-062

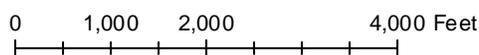
Area Zoning Map

Applicant: Zena Management Services, LLC
Address: 5000 - 5300 blocks WJ Boaz Road
Zoning From: E
Zoning To: R1
Acres: 6.97184419
Mapsc0: 33S
Sector/District: Far Northwest
Commission Date: 6/10/2020
Contact: 817-392-2495

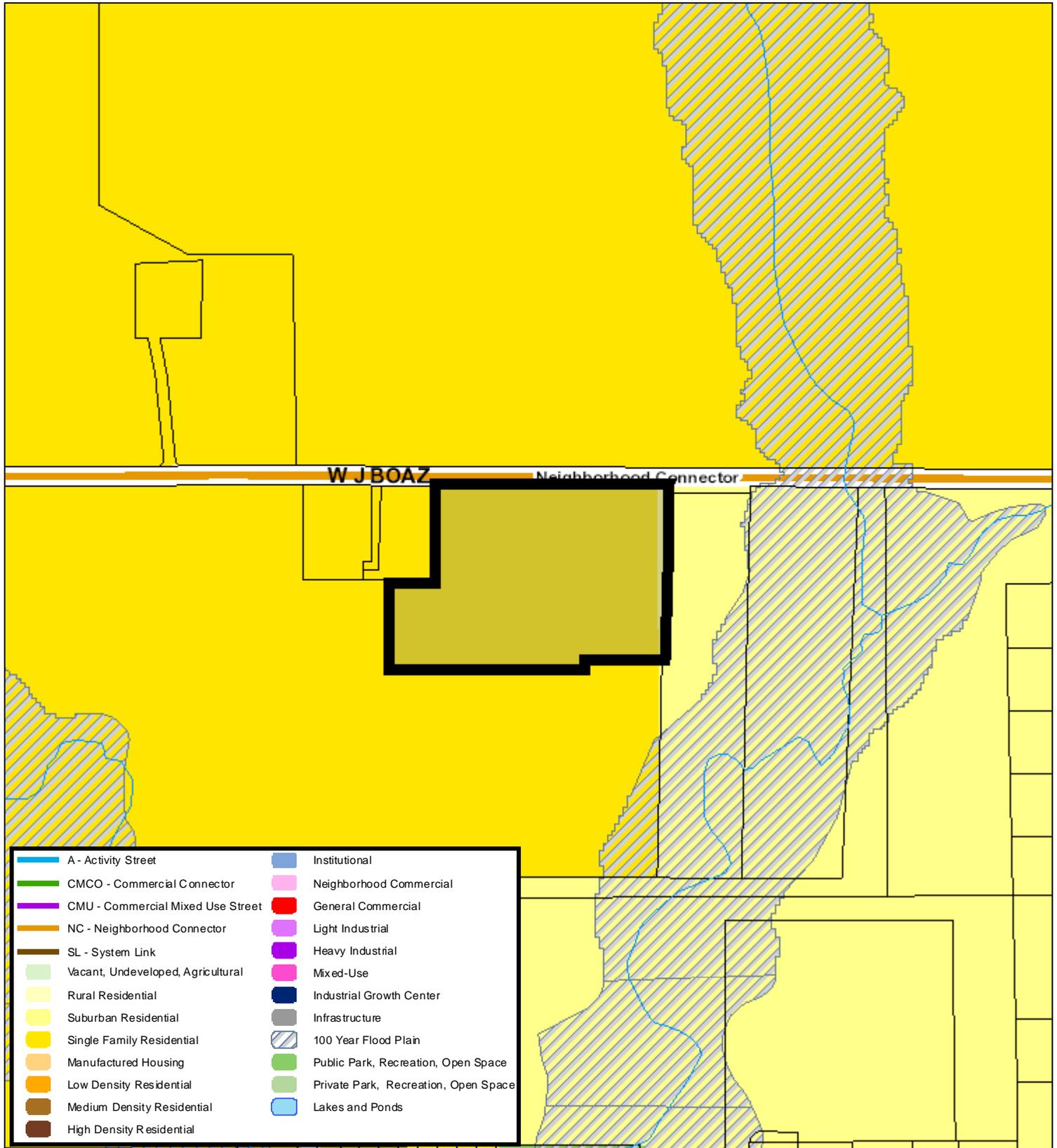


0 155 310 620 Feet

Area Map



Future Land Use

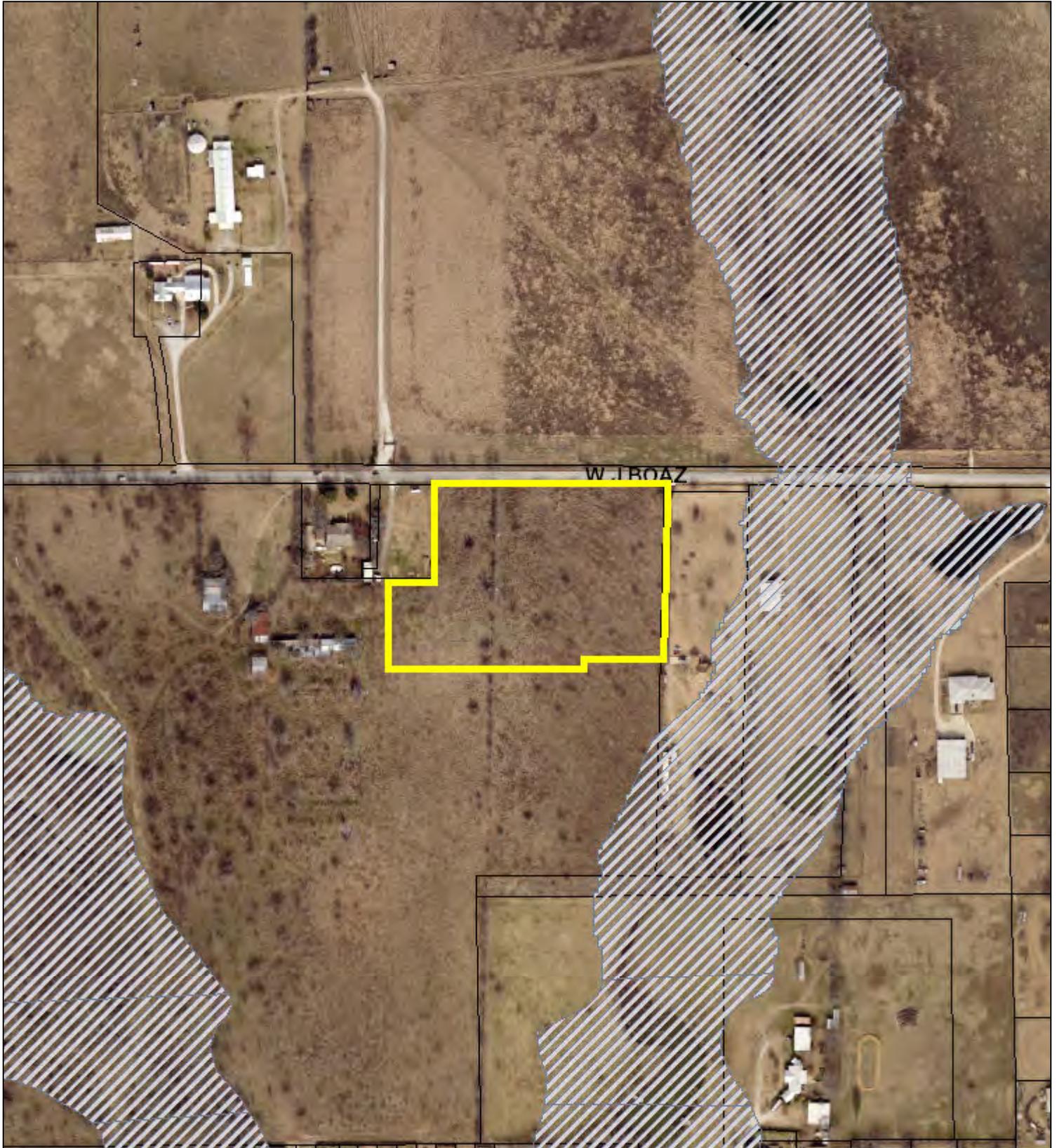


340 170 0 340 Feet

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



0 215 430 860 Feet

