



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 5, 2019

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 8-0, as amended to exclude several uses

Opposition: Four people spoke; North Fort Worth Alliance; 53 letters; 1 notice

Support: Four people spoke

Continued Yes __ No X
Case Manager Leo Valencia
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Tracy and Jonathan Westrom

Site Location: 1297 Avondale Haslet Rd Acreage: 4.59

Proposed Use: Commercial

Request: From: Unzoned
To: "E" Neighborhood Commercial; (Applicant Request)
To: "PD/E" for all uses in "E" Neighborhood Commercial, excluding assisted living facility, nursing home, golf course, indoor amusement, game room as a primary use, event center or rental hall, drive in restaurant or business, lodge or civic club, commercial swimming pool, drive-in theater, movie theater or auditorium, bed and breakfast inn, business college or commercial school, convenience store, grocery store meat market, large retail store, liquor or package store, mortuary or funeral home, recording studio, taxidermist shop, gasoline sales, recycling collection facility, urban agriculture, storage or display outside; site plan waiver (Zoning Commission Recommendation)

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

Comprehensive Plan Consistency: Requested change is **not consistent (Minor Boundary Adjustment)**.

Staff Recommendation: Approval

Related cases: AX-19-007

Background:
The proposed site is located on the south side of Avondale Haslet Road and the terminus of Austin Stone Drive. The subject area is primarily comprised of rural and suburban single-family lots and A-5 single-family lots, with commercial zoning to the east and west of the site. The rezoning will prepare the property for neighborhood commercial development.

The proposed owner-initiated annexation of approximately 4.59 acres. AX-19-007 is the companion case to ZC-19-079. The proposed annexation site is anticipated to be developed for commercial uses which is compatible with current surrounding uses.

The annexation case was presented to the City Plan Commission on June 26, 2019. The Commission voted to make a recommendation to the City Council to approve the annexation.

The City Council will conduct a public hearing on the proposed annexation. Once the City Council has conducted the required public hearing, consideration of the area for annexation will be held on November 5, 2019.

Site Information:

Surrounding Zoning and Land Uses:

- North "CF" Community Facilities / community center
- East "E" Neighborhood Commercial / undeveloped
- South "A-43" One Family / single family
- West "PD 958 PD/E / commercial

Public Notification:

300 foot Legal Notifications were mailed on September 20, 2019.

The following organizations were notified: (emailed September 19, 2019)

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

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" Neighborhood Commercial for commercial development. Surrounding land uses are primarily rural and suburban sized single family lots, with CF zoning directly north and A-10, A-5 zoning to the northeast and commercial zoning and uses to the east and west.

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

2. Comprehensive Plan Consistency – Far North

The 2019 Comprehensive Plan designates the subject property as Rural Residential. However, there is existing neighborhood commercial zoning and uses along the south side of Avondale Haslet. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Preserve the character of rural and suburban residential neighborhoods.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan. This area should be looked at for a Future Land Use Change.

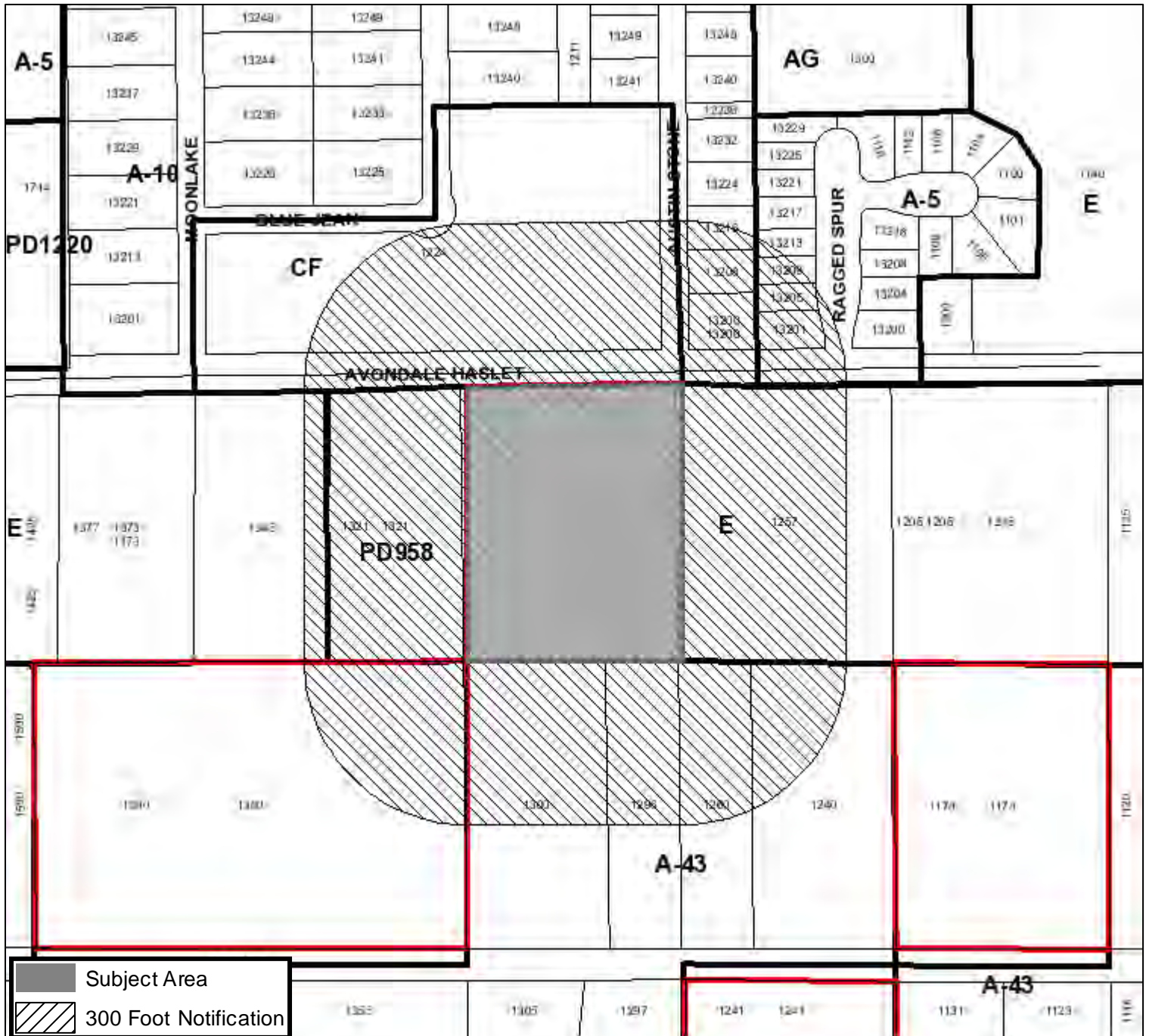
Attachments:

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



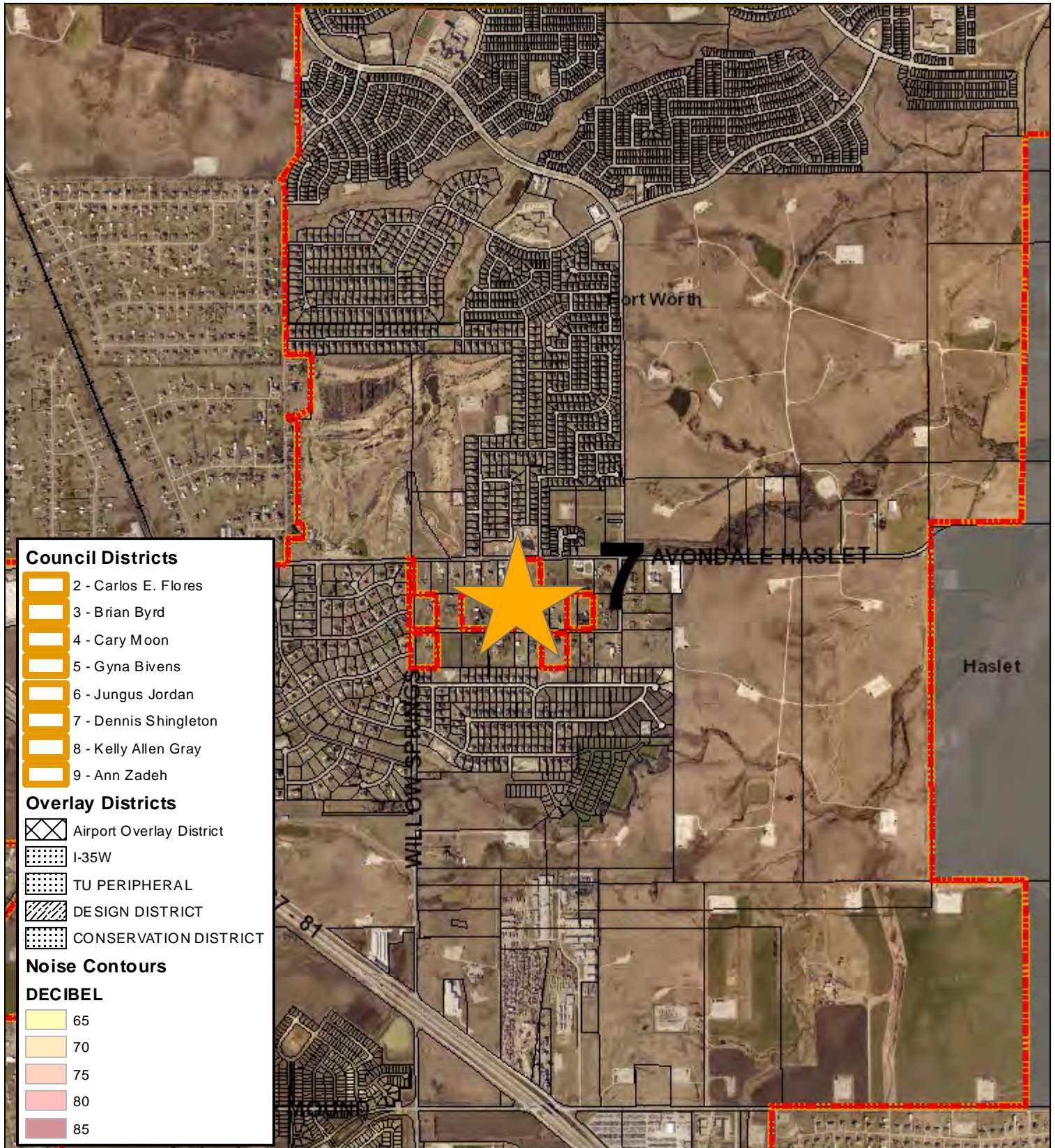
Area Zoning Map

Applicant: Tracy & Jonathan Westrom
 Address: 1297 Avondale Haslet Road
 Zoning From: Unzoned
 Zoning To: E
 Acres: 4.59404504
 Mapsco: 5U
 Sector/District: Far North
 Commission Date: 10/9/2019
 Contact: 817-392-2497

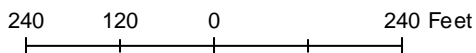
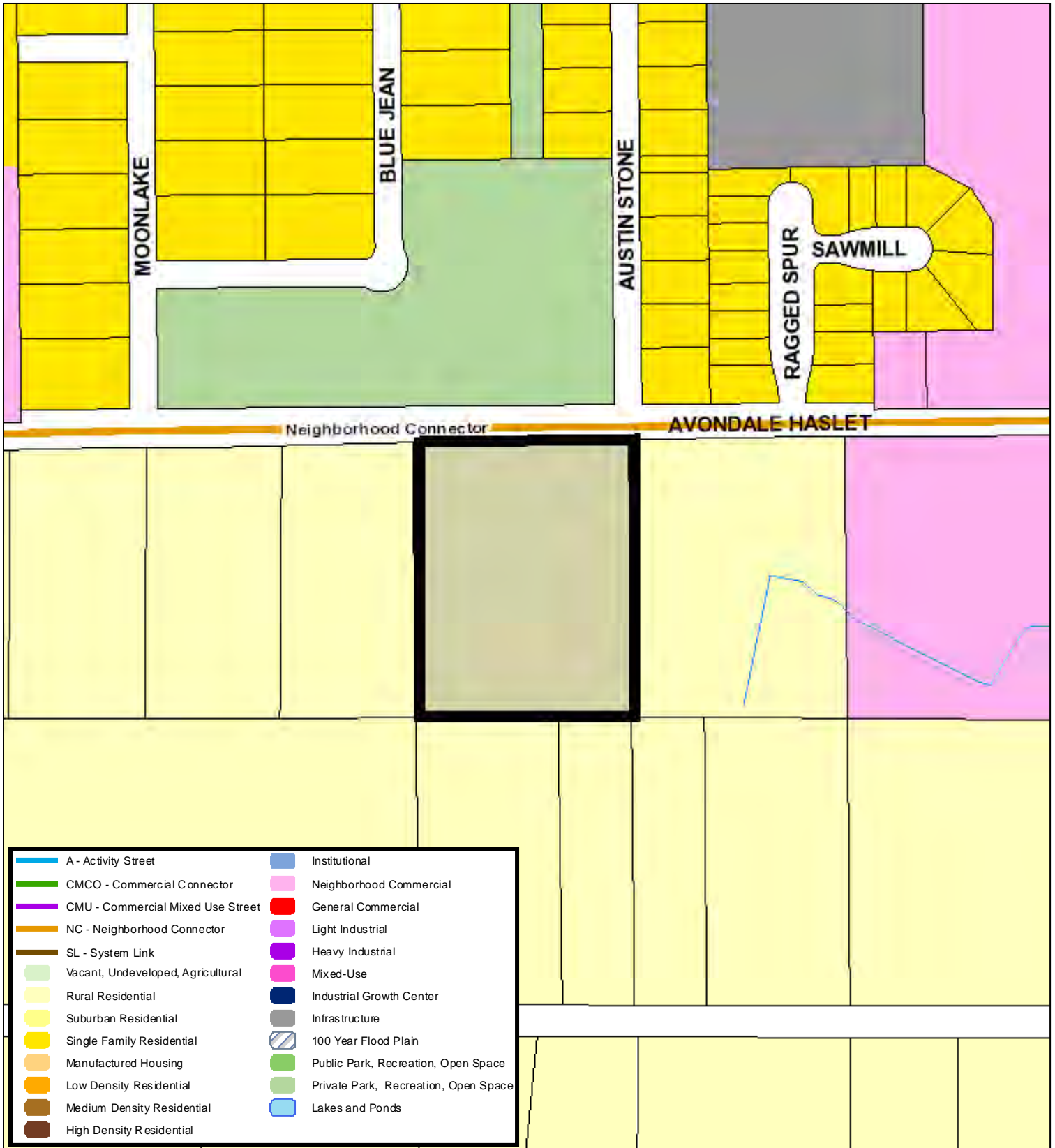


0 130 260 520 Feet

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



0 155 310 620 Feet

