



Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-22-070

Council District: 7

Zoning Map Amendment

Case Manager: [Beth.Knight](#)

Owner / Applicant: Hall-Nance Ranches Ltd. / Beaten Path Development

Site Location: 700 - 900 blocks Avondale Haslet Road **Acreage:** 84.20 acres

Request

Proposed Use: Single-Family Residential

Request: From: “E” Neighborhood Commercial and “I” Light Industrial

To: “A-5” One-Family

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The subject property is part of the Nance Ranch, located between Avondale-Haslet and Blue Mound Road, along the proposed Wagley Robertson Road extension. This site, as well as all immediately adjacent land, is currently vacant. The subject property is zoned “E” Neighborhood Commercial and “I” Light Industrial. The surrounding properties to the northwest, north, east, and south are zoned for residential uses, with multifamily to the north and single family in remaining directions. Land to the southwest and west is zoned “I” Light Industrial. The applicant is requesting to rezone the subject property to “A-5” One-Family in order to develop it as part of a larger single-family development planned for this area.

Surrounding Zoning and Land Uses

North “A-5” One-Family and “B” Two-Family / vacant, single-family residences located further north

East “B” Two-Family / vacant

South (across McPherson Road) “E” Neighborhood Commercial / vacant

West “A-5” One-Family / vacant

Recent Zoning History

- ZC-18-170, west of site, from A-7.5, I to I, approved.
- ZC-20-099, subject site and to north, from AG, A-5, R2, C, E, G, I, PD 637 to A-5, CR, UR, E, F, MU-1, I, approved.
- ZC-21-034, south of site, from AG to A-5, approved.
- ZC-21-134, south of site, from A-5 to PD for AG, A-7.5, A-5, E uses with increased lot coverage and development standards, approved.

Public Notification

300-foot Legal Notifications were mailed on April 27, 2022.

The following organizations were notified: (emailed April 22, 2022)

Organizations Notified	
Spring Ranch HOA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

The subject property is located closest to this registered Neighborhood Association.

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone the subject property from “E” Neighborhood Commercial and “I” Light Industrial to “A-5” One-Family. All surrounding property to the north, east, and south is zoned for residential use and much of the vacant land is under common ownership. The property owner intends to develop the surrounding land for single-family residential use and would like to incorporate the subject property into this development.

Property to the southwest and west is zoned “I” Light Industrial. This land is currently vacant as well. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential and Private Open Space on the Future Land Use Map. “A-5” One-Family is listed as an appropriate zoning district within this designation.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes

In addition, the proposed zoning 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.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

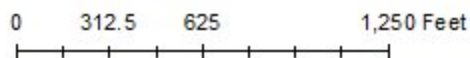
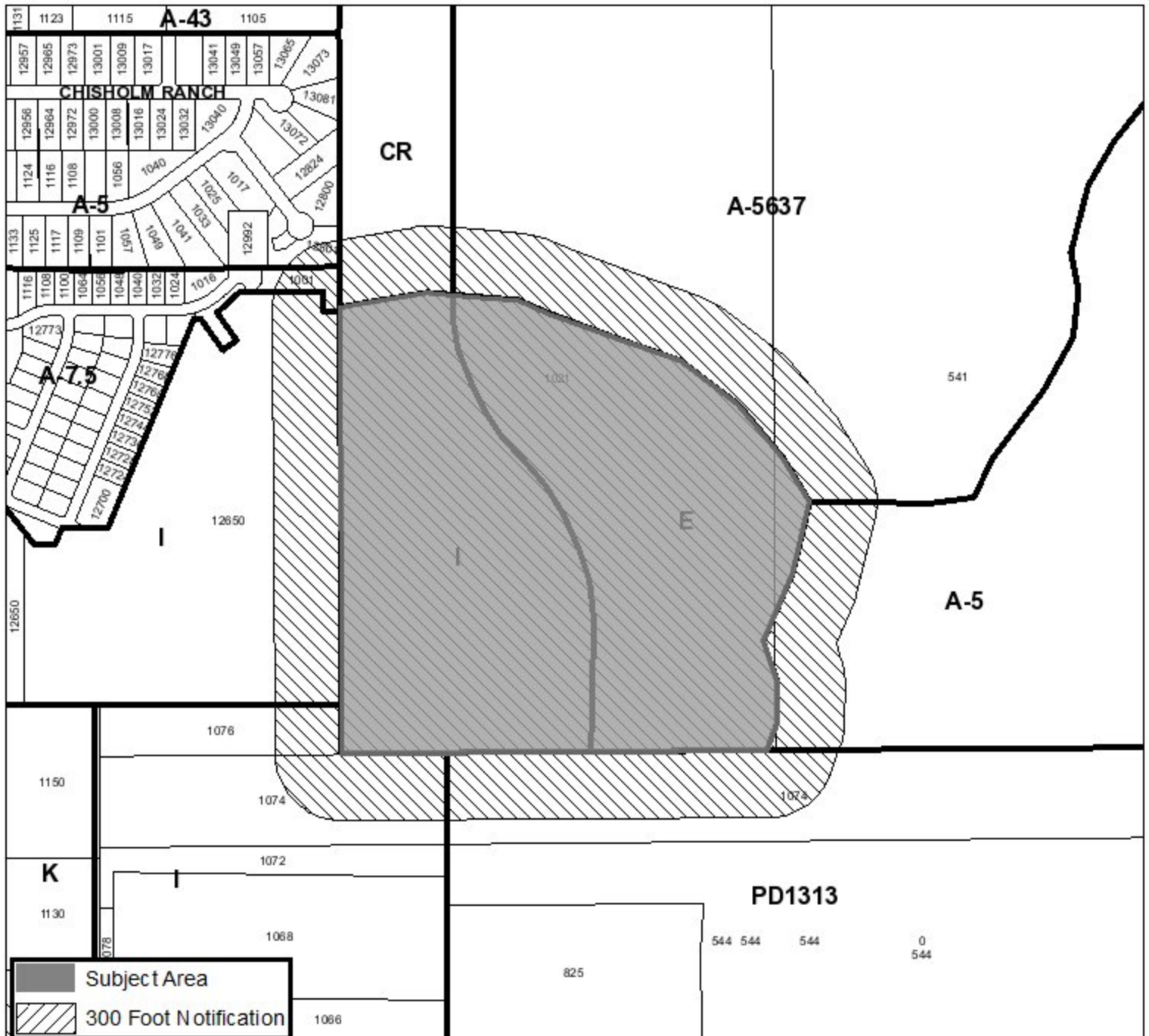
The proposed zoning is **consistent** with the Comprehensive Plan.



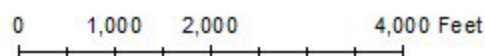
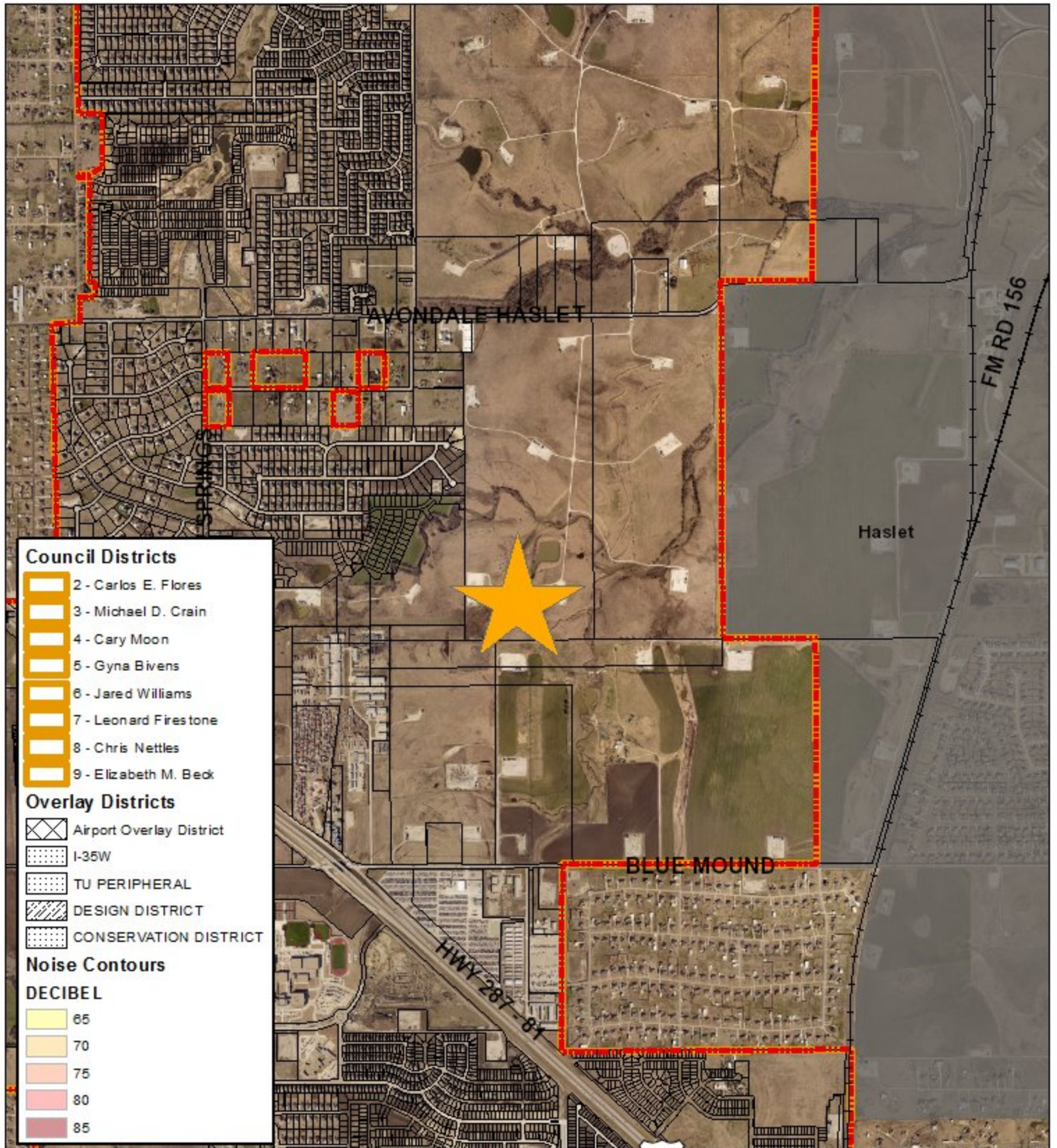
ZC-22-070

Area Zoning Map

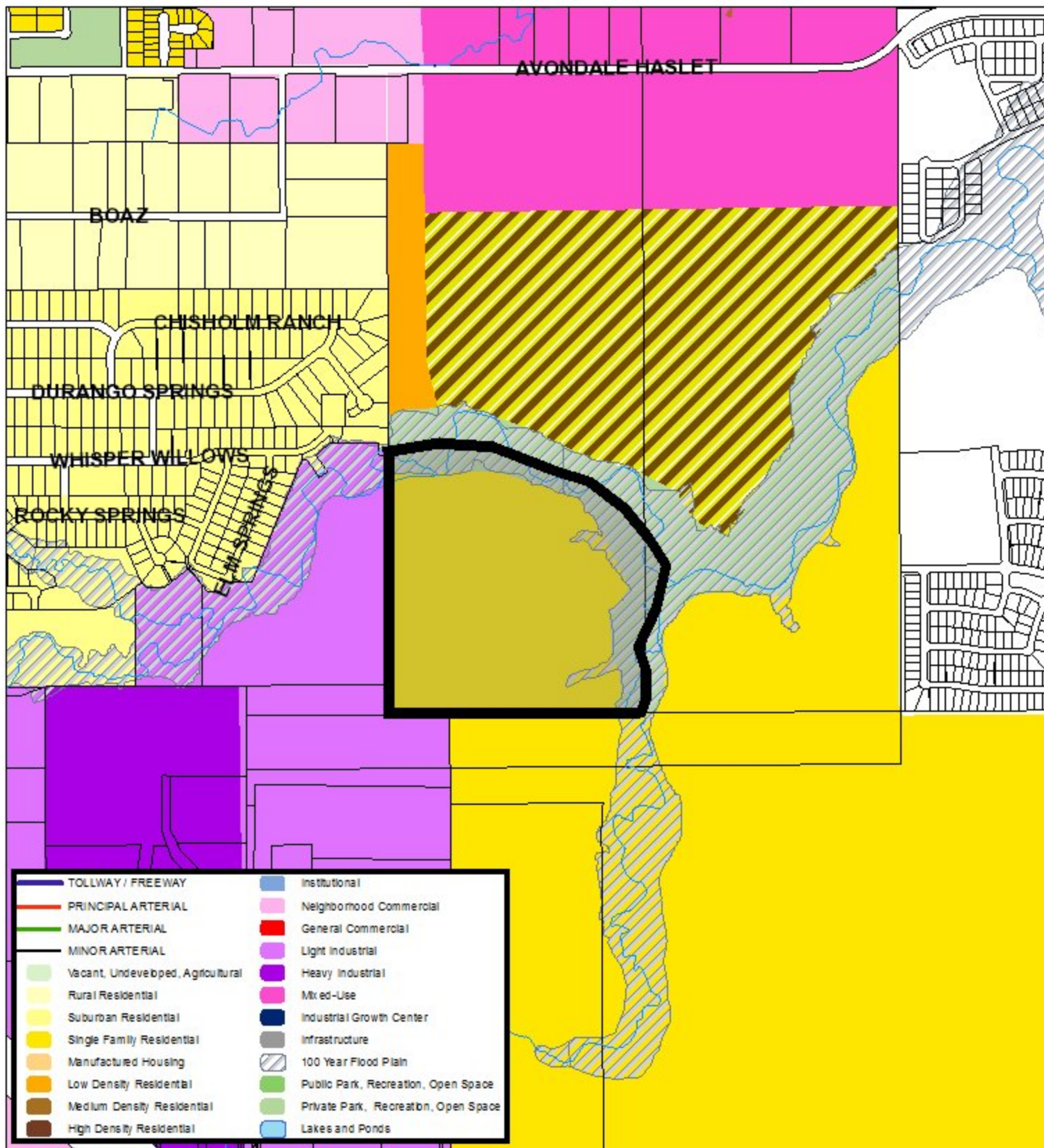
Applicant: Hall-Nance Ranches Ltd.
 Address: 700 - 900 blocks Avondale Haslet Road
 Zoning From: E, I
 Zoning To: A-5
 Acres: 84.20448613
 Mapsco: 5Z, 19D
 Sector/District: Far North
 Commission Date: 5/11/2022
 Contact: 817-392-8190



Area Map



Future Land Use



1,000 500 0 1,000 Feet

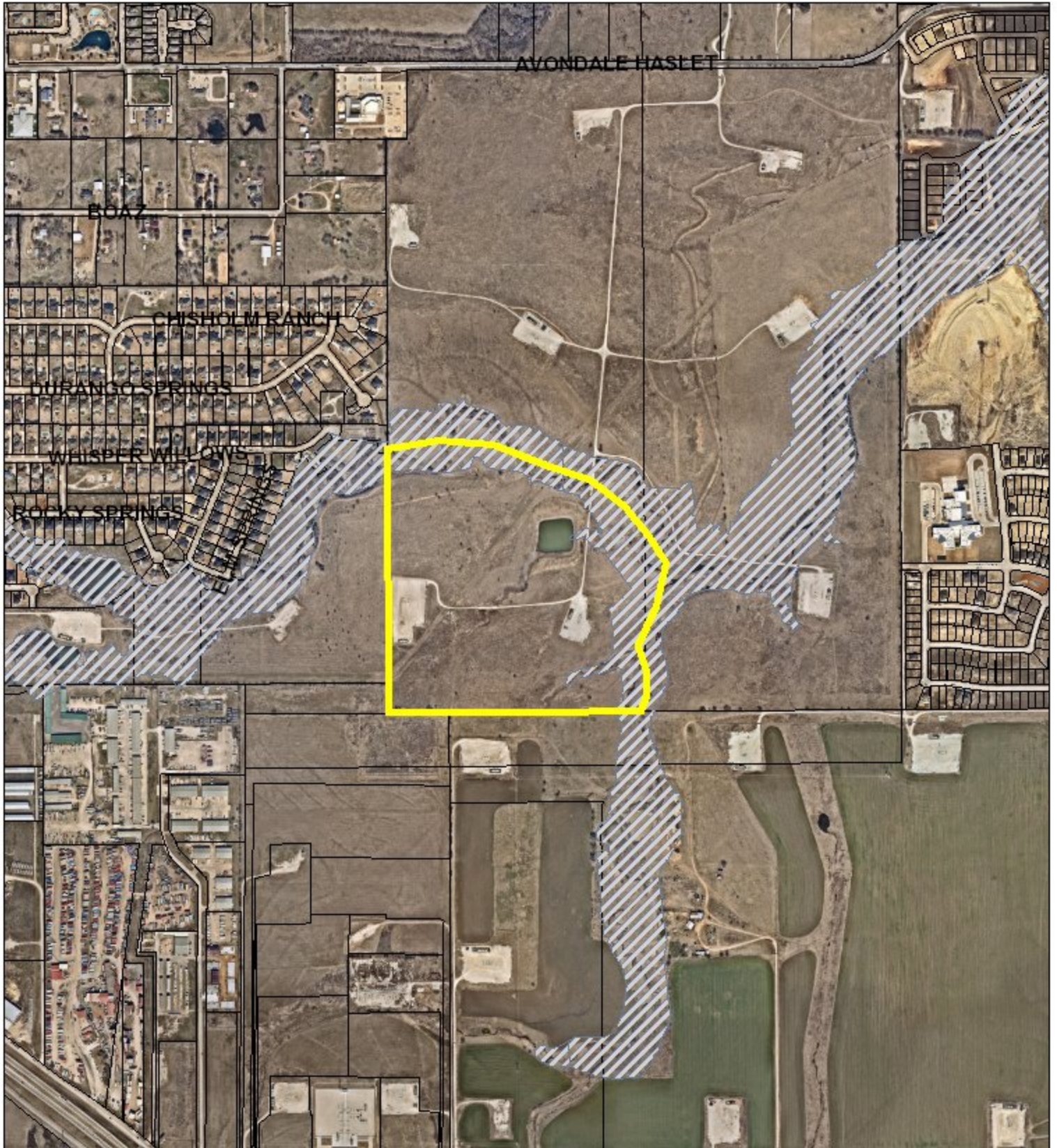
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





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Aerial Photo Map



0 625 1,250 2,500 Feet

