



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 24, 2021

Council District: (Future) 3

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

Opposition: None
Support: None

Continued: No
Case Manager: Brett Mangum
Council Initiated: No

Owner / Applicant: Wyatt Carrell / Christopher Tysdal, Lennar Homes

Site Location: 10821 Old Weatherford Road **Acreage:** 45.949 acres

Proposed Use: Single-family

Request: From: n/a (pending annexation into Fort Worth City limits)

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is consistent

Staff Recommendation: Approval

Background:

The proposed site is just under one (1) mile north of the West Freeway (I-30), west of Chapel Creek Boulevard. The applicant, Lennar Homes, would like to rezone approximately 46 acres to "A-5" One-Family, for 176 new single-family dwelling units.

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / undeveloped
- East "A-5" One-Family / undeveloped
- South "A-5" One-Family / private school
- West n/a (ETJ) / rural residential

Recent Relevant Zoning History:

There is no zoning on the property as it is currently located in the City's ETJ (Extraterritorial Jurisdiction). There are no land use controls (zoning) in the ETJ. This property has an annexation hearing tentatively scheduled to go to before City Council on August 24th, alongside a hearing on the Municipal Service Agreement and final action on the zoning change (see timeline below):

EXHIBIT B
TIMETABLE FOR CITY COUNCIL ACTION ON OWNER-INITIATED
FULL PURPOSE ANNEXATION

Case No. AX-21-006
 Carrell Tract, approx. 45.949 acres of land (0.072 sq. miles).
 as shown on attached Exhibit A

Council Date	Council Action
7/14/2021	Associated Zoning Case to Zoning Commission
8/24/2021	City Council holds Public Hearing.
8/24/2021	City Council considers approving Municipal Service Agreement.
8/24/2021	City Council considers approving Annexation Case.
8/24/2021	City Council considers approving Zoning Case.

Public Notification:

300-foot Legal Notifications were mailed on June 25, 2021

The following organizations were notified: (emailed June 23, 2021)

Organizations Notified	
Chapel Creek NA	Trinity Habitat for Humanity
Old Weatherford Road NA	Streams And Valleys Inc.
FW Vista West HA	Fort Worth ISD
	White Settlement ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the site to "A-5" One-Family. There is a high rate of growth in this sector with many similar large scale residential neighborhoods proposed, under construction, or recently completed. Property to the north and east remains undeveloped, while the south features a newly built private school. The land to the west is in the City's ETJ, and is composed of large lot, rural residential development.

The proposed "A-5" One-Family zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan designates the subject property as future Single-Family residential. The proposed rezoning **is consistent** with the future land use plan contained within the Comprehensive Plan.

Attachments:

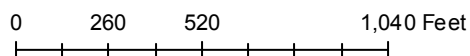
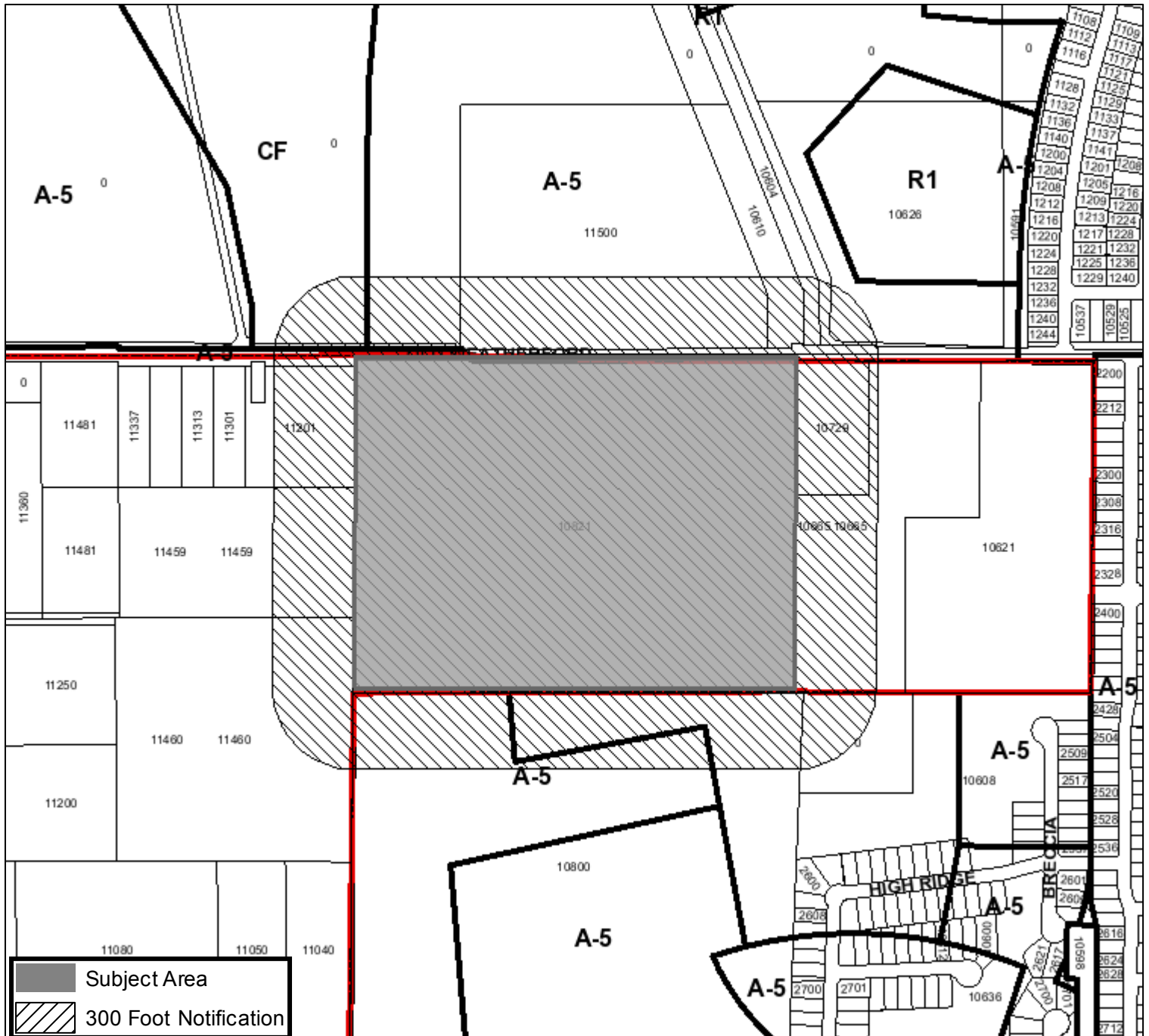
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



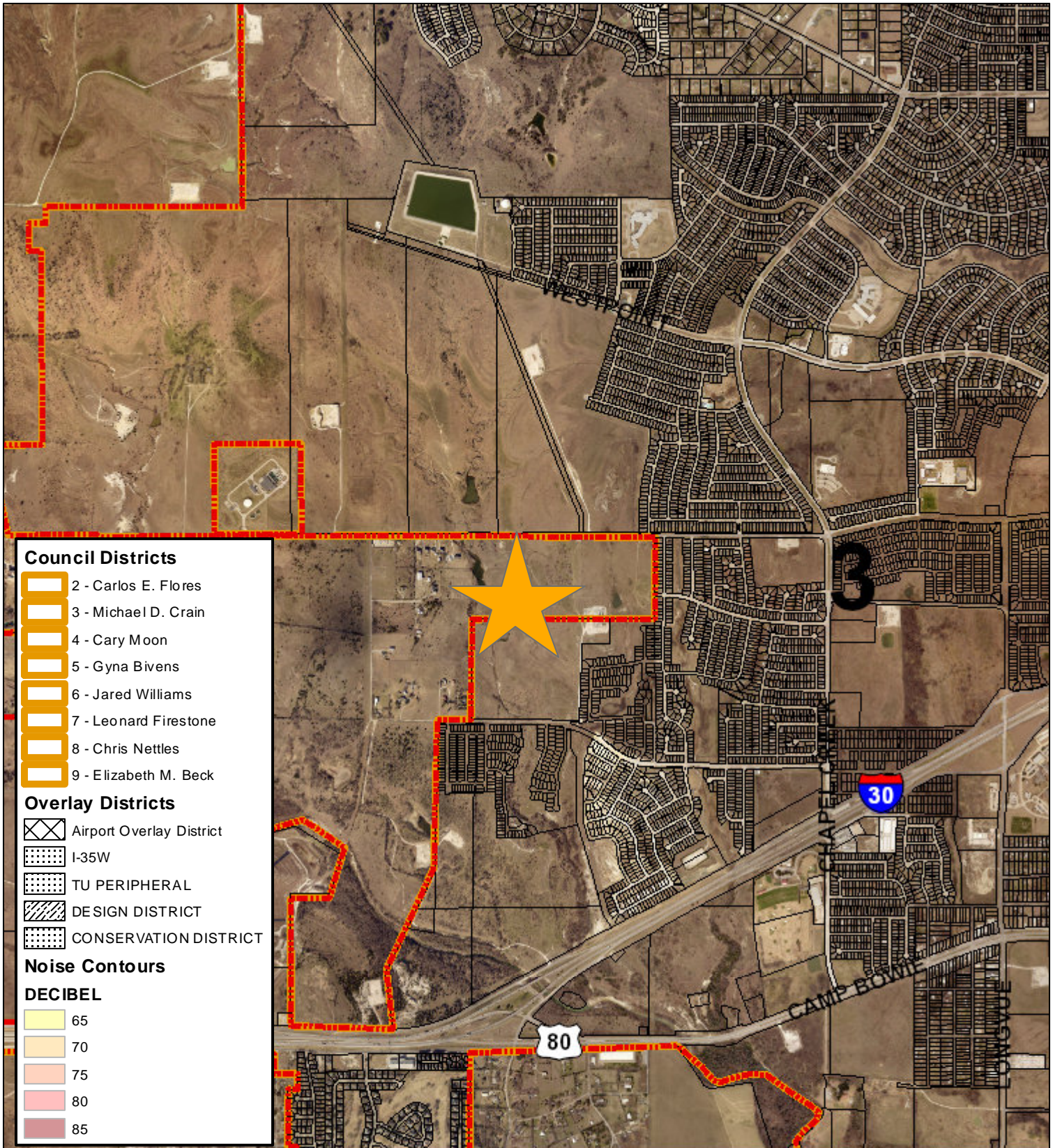
ZC-21-085

Area Zoning Map

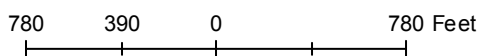
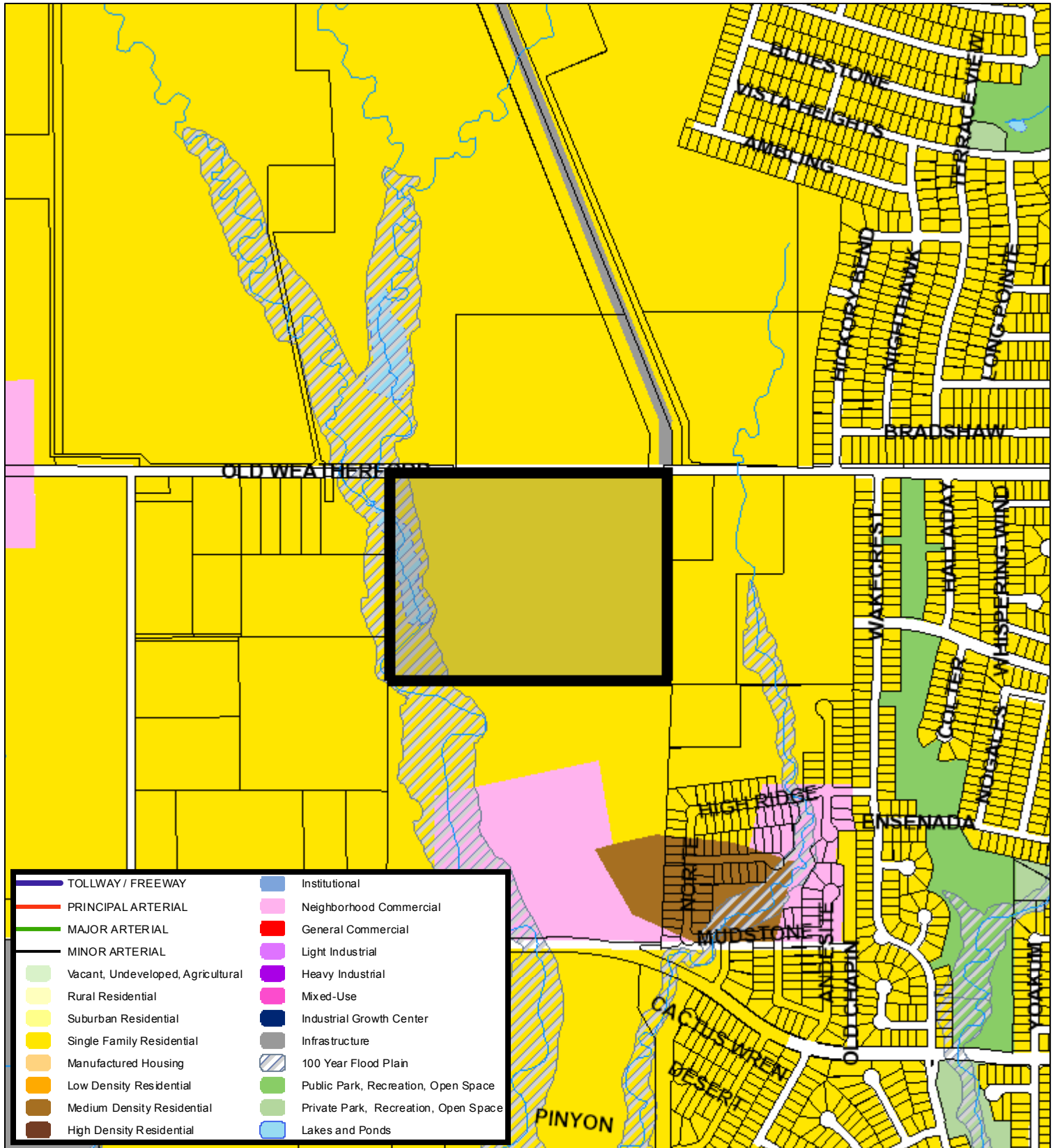
Applicant: Wyatt Carrell
 Address: 10821 Old Weatherford Road
 Zoning From: Unzoned
 Zoning To: A-5
 Acres: 45.94922257
 Mapsco: 71H
 Sector/District: Far West
 Commission Date: 7/14/2021
 Contact: 817-392-8043



Area Map



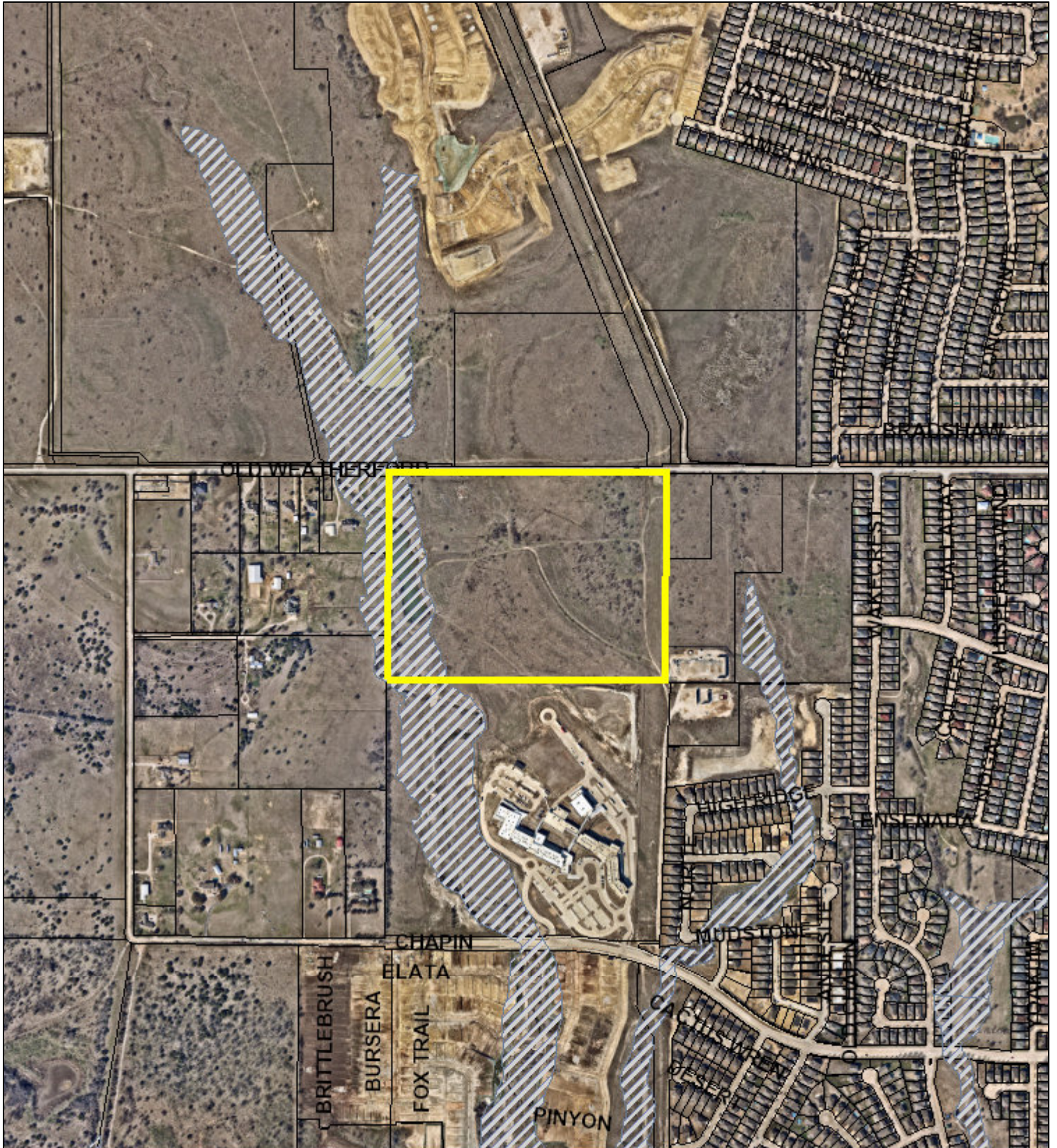
Future Land Use



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 6, 2018.



Aerial Photo Map



0 487.5 975 1,950 Feet

