



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 1, 2020

Council District 7

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

Opposition: 1 letter
Support: none

Continued Yes ___ No X
Case Manager Arty Wheaton-
Rodriguez _
Council Initiated Yes ___ No X

Owner / Applicant: **Hall-Nance Ranches LTD; David Nance; Daniel Nance**

Site Location: Generally bounded by Diamondback Lane, John Day Road, Fort worth City Limits, Sendera Acreage: 1,147.61

Proposed Use: **Single Family/Multifamily/Commercial/Community Facilities**

Request: From: "AG" Agricultural, "A-5" One-Family, "R2" Townhouse/Cluster, "C" Medium Density Multifamily, "E" Neighborhood Commercial "G" Intensive Commercial "I" Light Industrial, PD 637

To: "A-5" One-Family, "CR" Low Density Multifamily, "UR" Urban Residential "E" Neighborhood Commercial, "F" General Commercial, "MU-1" Low Intensity Mixed Use, "I" Light Industrial

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

Comprehensive Plan Consistency: Requested change **is consistent (minor boundary adjustment).**

Staff Recommendation: **Approval**

Background:

The subject property is located about a mile north of Highway 287 and west of the City of Haslet city limits. The subject area is primarily comprised of vacant land and gas wells with the surrounding area consisting of existing single family subdivisions. The property consists of 1,147 acres and most of the zoning changes roughly coincide with Future Land Use changes that occurred within the last five (5) years in this area. There are a few tracts (9 and 10) in the attached exhibit that propose to change some previously zoned "A-5" One Family areas to both "I" Light Industrial and "E" Neighborhood Commercial. There is Light Industrial Future Land Use to the west and south west of this area.

There is limited access through this area as development has not started in this area consisting of ranch land. Avondale Haslet is the only developed roadway, which is shown on the MTP as a Neighborhood Collector and today developed as a rural two-lane road.

As the city continues to grow outward, developers are encouraged to construct large new communities based on a form based code principles (e.g. mixed use building form), which provides for the creation of a central, walkable core of commercial, institutional (library, schools) and higher density residential surrounded by lower density residential uses. The intention is to provide the jobs, shopping, and

schooling within the same area, reducing the need for extensive travel. The size and open status of this property allows for a larger, comprehensive view of how the different proposed zoning districts can be developed cohesively.

The proposed zoning district configuration of the 1000+ acres does provide for a commercial and mixed-use core with area with multifamily development via urban residential. As the project transitions back to the existing residential in the area transition zones of neighborhood commercial and single family and low density residential serve as transitions along the western edge of the development.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family / residential
- East Haslet City Limits/ developing residential
- South "AG" Agricultural / undeveloped
- West "A-10" One Family, "I" Light Industrial / residential, industrial

Zoning History: ZC-04-073 and ZC-05-064 established existing zoning on the site, ZC-05-064 was a PD for Mixed-Use

Public Notification:

300 foot Legal Notifications were mailed on September 25, 2020.

The following organizations were notified: (emailed September 22, 2020)

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

Closest registered Neighborhood Organization*

Development Impact Analysis:

1. **Land Use Compatibility**

This proposed zoning change request is to prepare the property for a single family subdivision and commercial development. The subject area covers 1,147 acres.

While the development in this location could increase traffic volumes the large scale development area will be required to provide a network of roadways while also expanding thoroughfares that current cut through the site and are planned in the Master Thoroughfare Plan.

The proposed zoning districts **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency Far North Sector**

The 2020 Comprehensive Plan designates the subject property as Single Family, Mixed-Use, Urban Residential, Low Density Residential and Neighborhood Commercial. The requested zoning classifications are consistent with the Future Land Use map and the below policies:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote appropriate commercial, mixed-use, and urban residential development within the Alliance Gateway West, Alliance Town Center, Fossil Creek, and Nance Ranch Mixed-Use Growth Centers. Discourage single-family residential development within these growth centers.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

Based on conformance with the future land policies, the proposed zoning **is consistent** with the Comprehensive Plan (minor boundary adjustment)

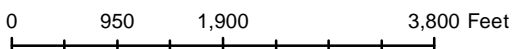
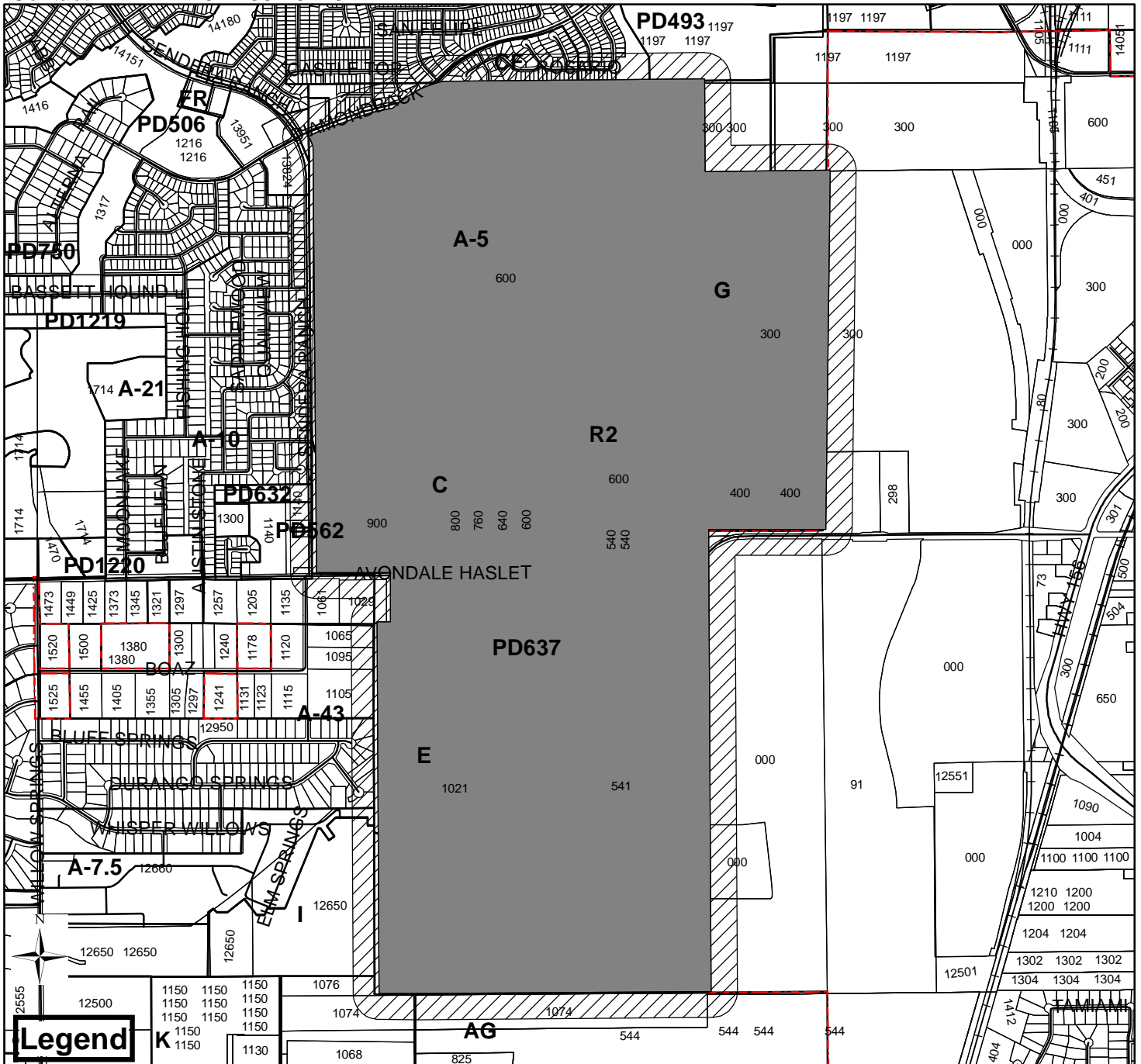
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph
- Exhibit (Tracts and District Locations)

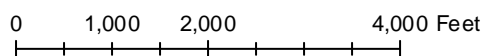
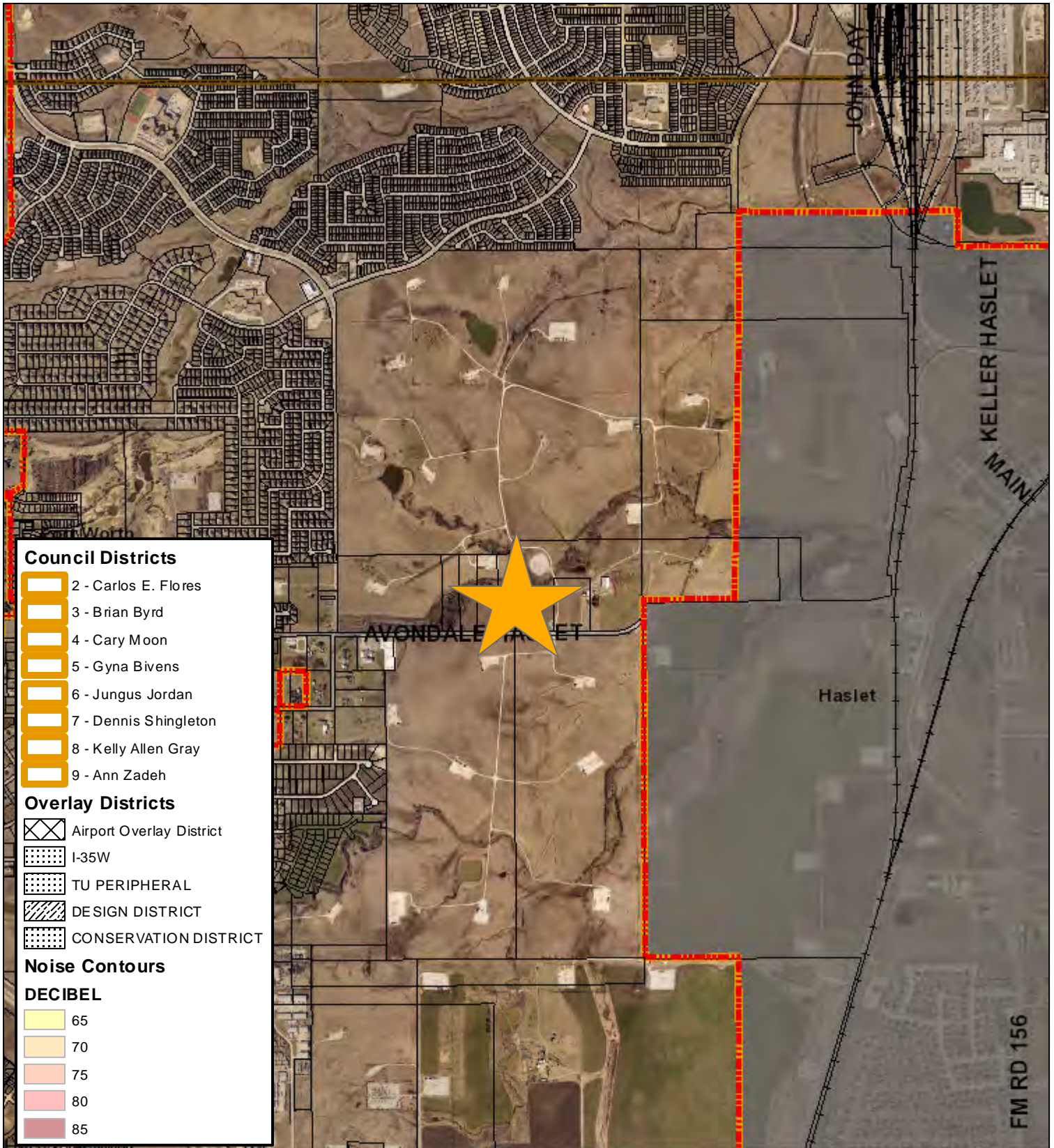


Area Zoning Map

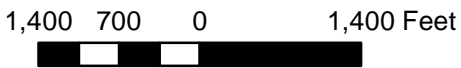
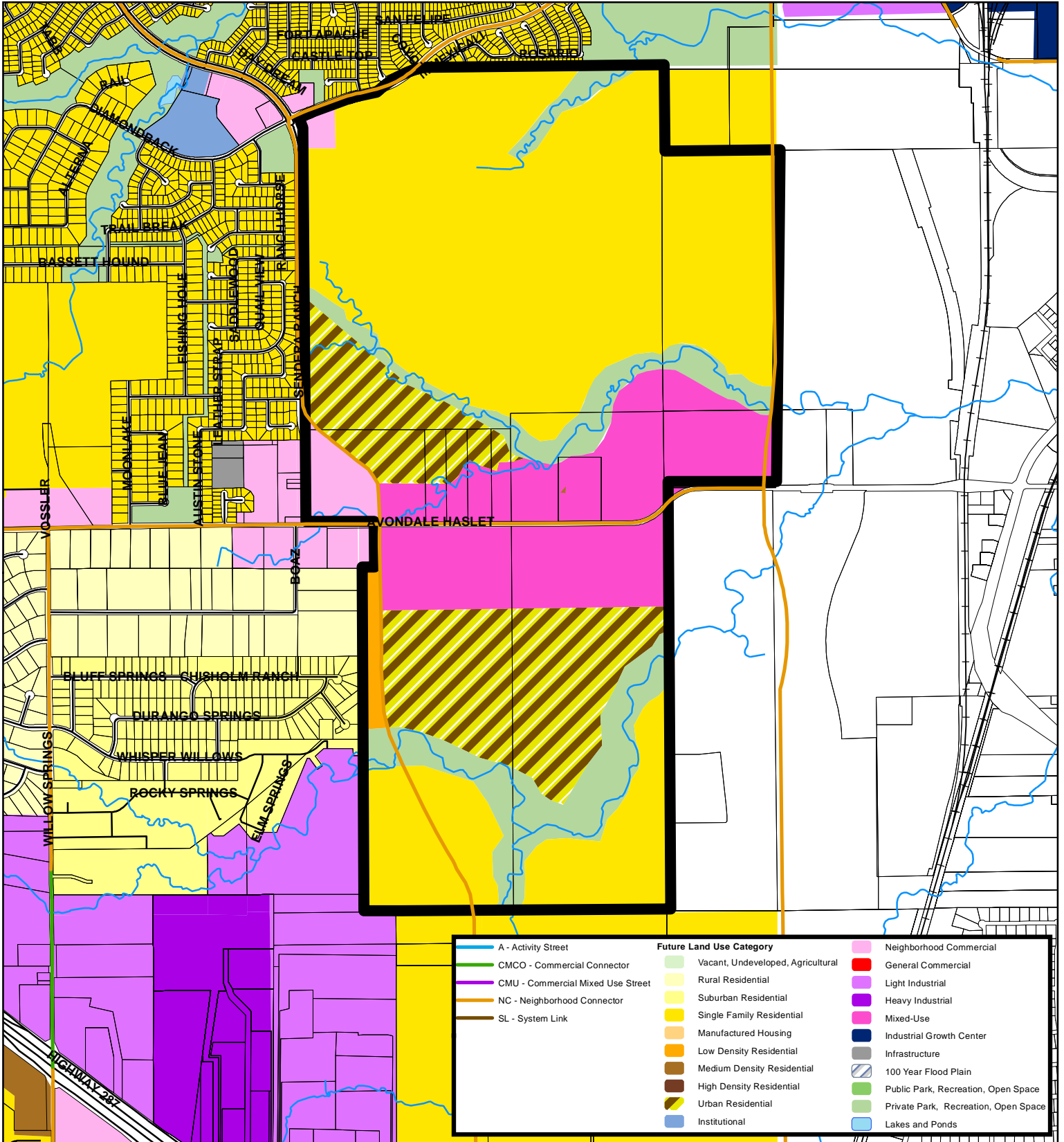
Applicant: Hall-Nance Ranches Ltd, David & Daniel Nance
Address: Generally bounded by Diamondback Lane, John Day Road, Fort Worth city limits, Sendera Ranch Boulevard and its extension
Zoning From: AG, A-5, R2, C, E, G, I, PD 637
Zoning To: A-5, CR, UR, E, F, MU-1, I
Acres: 1147.616984
Sector/District: Far North
Commission Date: 10/14/2020
Contact: 817-392-6226



Area Map



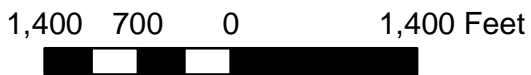
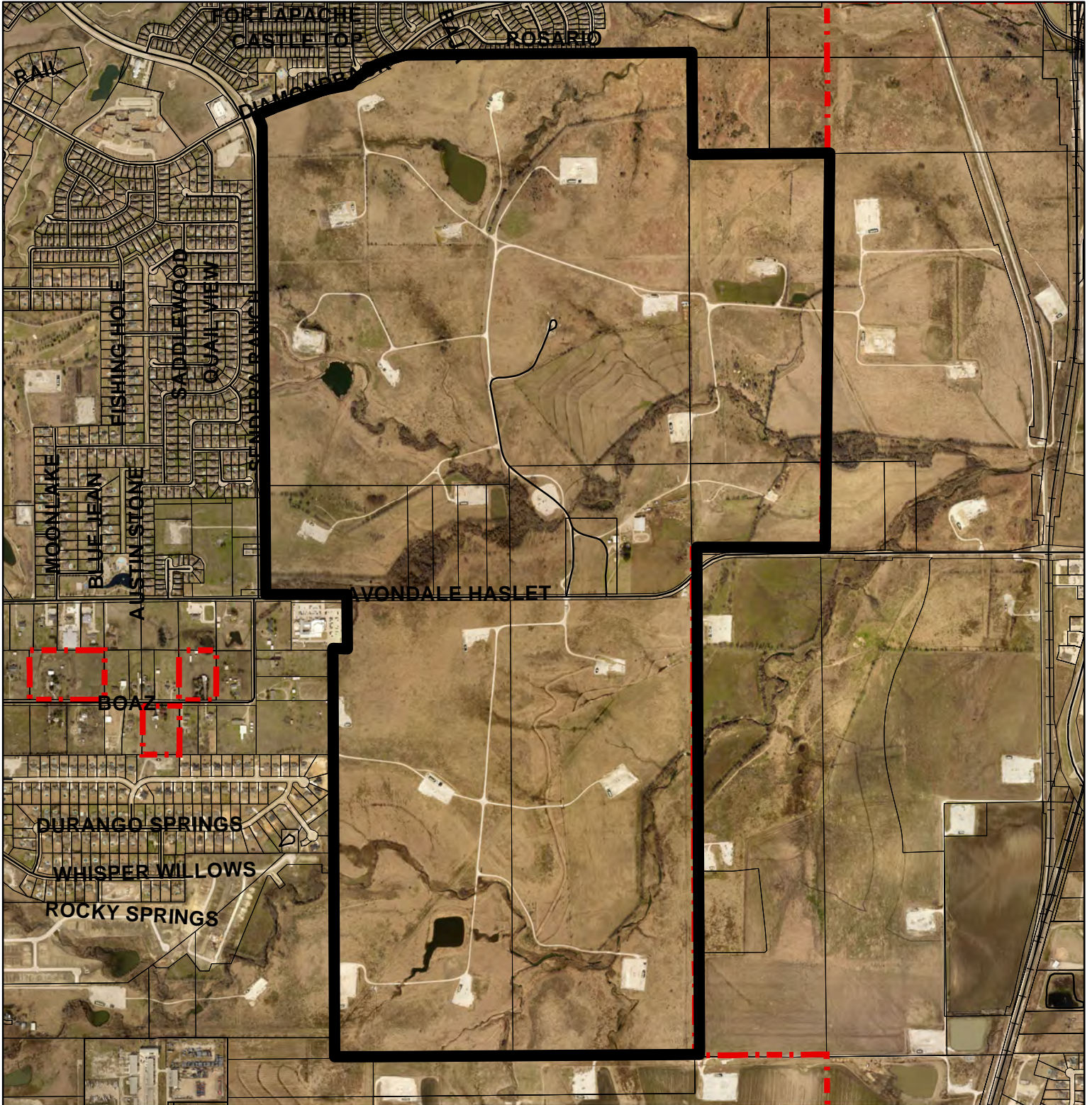
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 6, 2018.

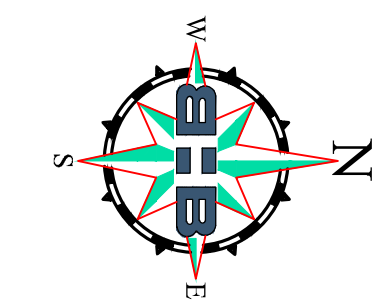


Aerial Photograph

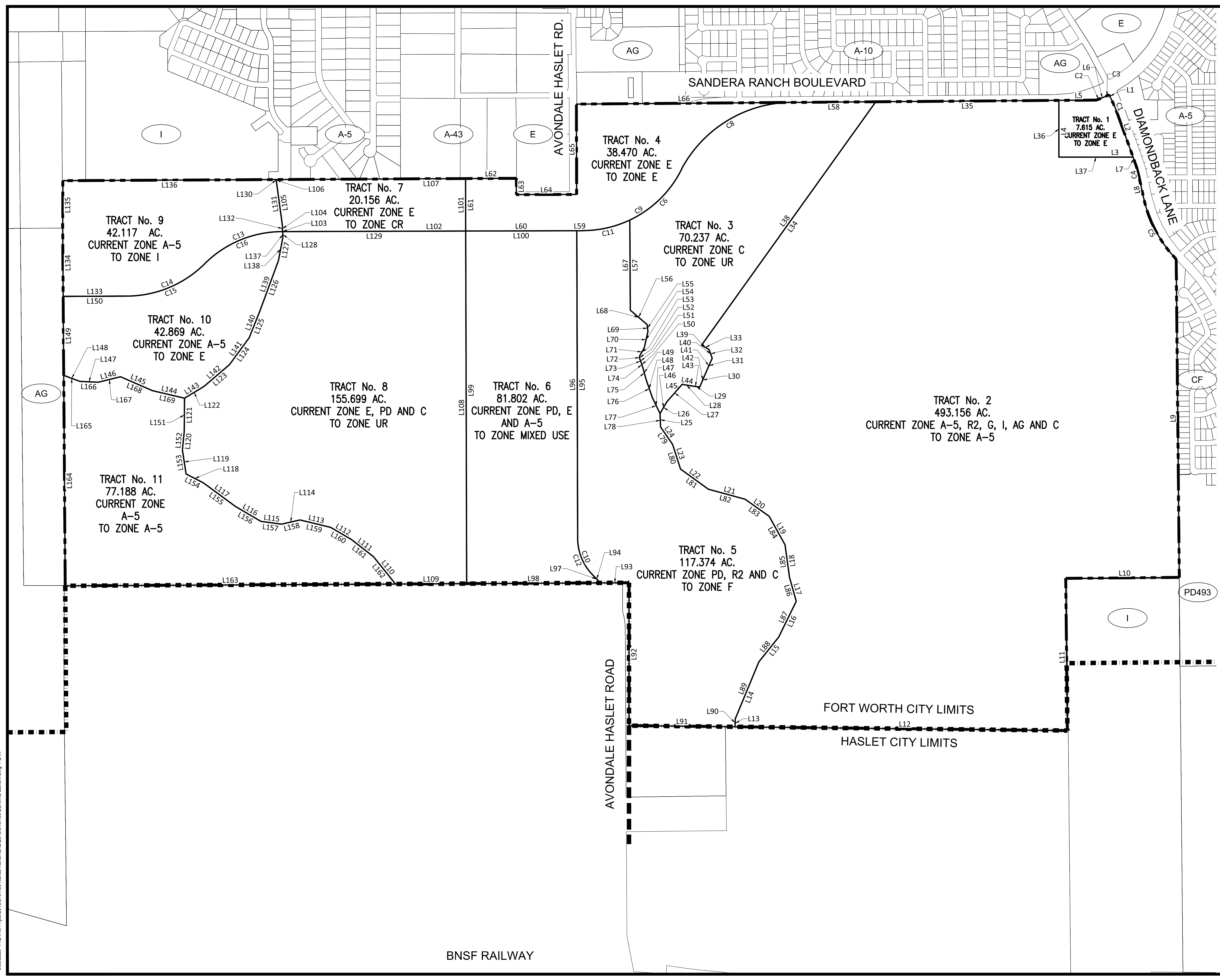


Aerial Photography Date February 2019





0 400 800 1200
GRAPHIC SCALE: 1" = 400'-0" (24"X36")
N.T.S. (11"X17")



NANCE RANCH PROPERTIES PROPOSED ZONING (SHEET 1 OF 2)

FORT WORTH, TARRANT COUNTY, TEXAS
DATE OF PREPARATION:
SEPTEMBER 30, 2020

PREPARED BY:
B B
BAIRD, HAMPTON & BROWN
engineering and surveying
949 Hilltop Drive, Weatherford, TX 76086
mail@bhinc.com • 817.596.7575 • bhinc.com
TBPE Firm #44 • TBPLS FIRM #10194146

9.30.2020 11:24AM F:\jpb\2018\910136 Nance Ranch\CAD\2018.810.165 ZONING BAH\DW.dwg PLAN

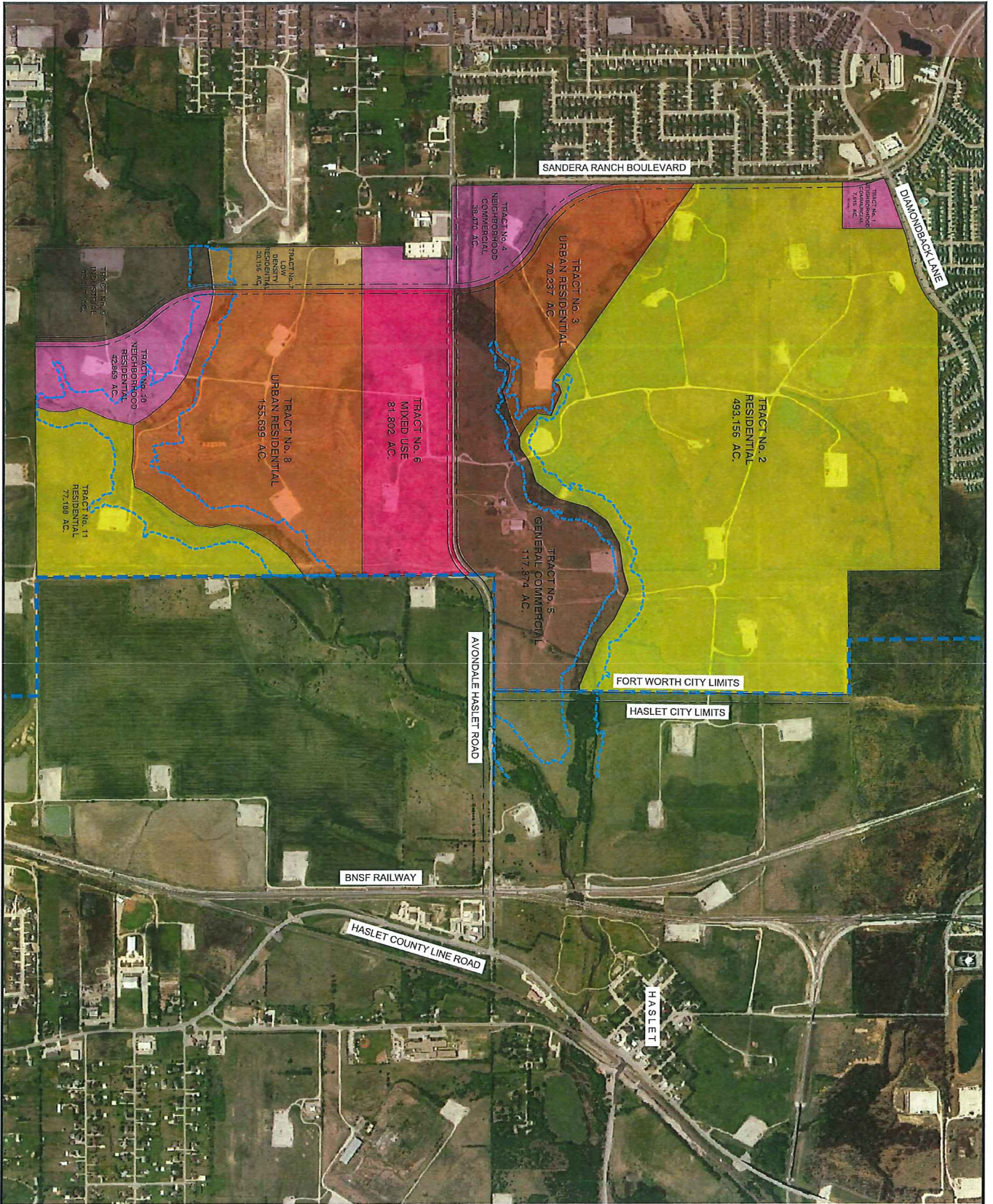
Exhibit "A" To

Zoning Application for Nance Properties

1. Tract 1: **Current zoning:** Neighborhood Commercial (E)
Proposed zoning: (Remains) Neighborhood Commercial (E)
2. Tract 2: **Current zoning:** One-Family Residential (A-5); Townhouse/Cluster (R2); Intensive Commercial (G); Light Industrial (I); Agriculture (AG); and Medium Density (C)
Proposed zoning: One-Family Residential (A-5)
3. Tract 3: **Current zoning:** Medium Density (C)
Proposed zoning: Urban Residential (UR)
4. Tract 4: **Current zoning:** Neighborhood Commercial (E)
Proposed zoning: (Remains) Neighborhood Commercial (E)
5. Tract 5: **Current zoning:** Planned Development (PD); Townhouse/Cluster (R2); and Medium Density (C)
Proposed zoning: General Commercial (F)
6. Tract 6: **Current zoning:** Planned Development (PD); Neighborhood Commercial (E); and One-Family Residential (A-5)
Proposed zoning: Mixed Use
7. Tract 7: **Current zoning:** Neighborhood Commercial (E)
Proposed zoning: Low Density (CR)
8. Tract 8: **Current zoning:** Neighborhood Commercial (E); Planned Development (PD); and Medium Density (C)
Proposed zoning: Urban Residential (UR)
9. Tract 9: **Current zoning:** One-Family Residential (A-5)
Proposed zoning: Light Industrial (I)
10. Tract 10: **Current zoning:** One-Family Residential (A-5)
Proposed zoning: Neighborhood Commercial (E)
11. Tract 11: **Current zoning:** One-Family Residential (A-5)
Proposed zoning: (Remains) One-Family Residential (A-5)



ZC - 20 - 099 -



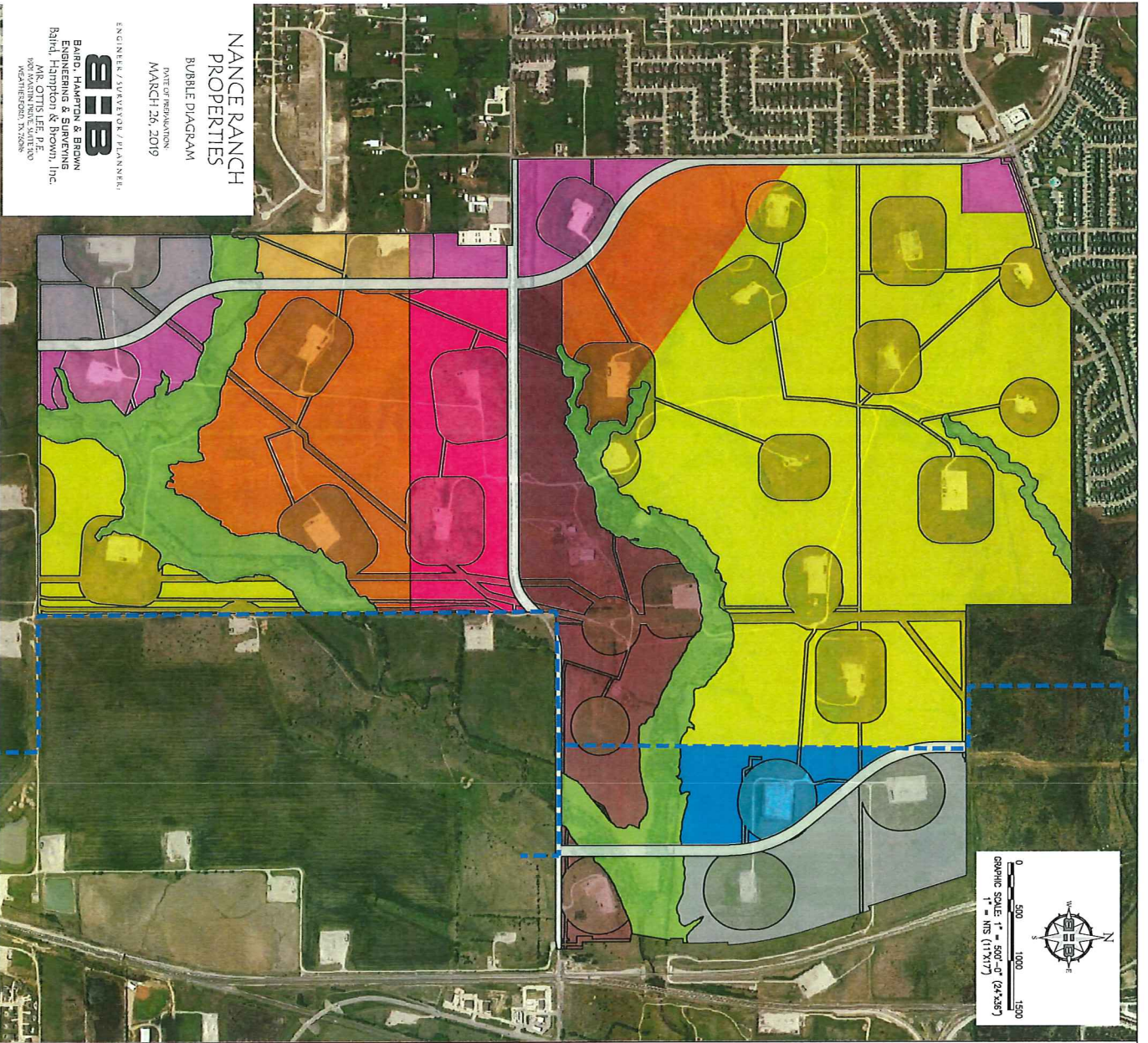
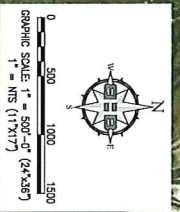
GRAPHIC SCALE 1" = 500'-0" (25.28M)
N.T.S. (1:1217)

PROPOSED LAND USE

SYMBOL	ACRES	PERCENT
INDUSTRIAL	20,116	2.54%
GENERAL COMMERCIAL	117,874	14.92%
NEIGHBORHOOD COMMERCIAL	38,470	4.90%
MIXED USE	81,802	10.42%
URBAN RESIDENTIAL	225,544	28.70%
LOW-DENSITY RESIDENTIAL	20,116	2.57%
RESIDENTIAL	570,34	72.81%

NANCE RANCH PROPERTIES
PROPOSED ZONING
FORT WORTH, TARRANT COUNTY, TEXAS
DATE OF REEVALUATION:
FEBRUARY 19, 2020

PREPARED BY:
BIBB
BAIRD, HAMPTON & BROWN
engineering and surveying
640 Hillegass Drive, Waukegan, IL 60085
Tel: 847.466.1100 Fax: 847.466.1101
www.bhb.com



**NANCE RANCH
PROPERTIES
BUBBLE DIAGRAM**

DATE OF REVISION:
MARCH 26, 2019

ENGINEER / SURVEYOR / PLANNER:
BFB
BARD, HAMPTON & BROWN
ENGINEERING & SURVEYING
Bard, Hampton & Brown, Inc.
MR. OTTIS LEF, P.E.
100 WASHINGTON AVENUE, SUITE 100
MCKINNEY, TEXAS 75069



EXISTING ZONING		PROPOSED LAND USE	
ACRES	PERCENTAGE	ACRES	PERCENTAGE
209.58	23.07%	354.90	27.54%
154	N/A	6.46	0.46%
142.03	13.74%	141.40	10.67%
21.59	6.24%	39.72	3.09%
154	N/A	42.72	3.25%
81.55	61.87%	69.07	6.42%
149	N/A	71.49	5.40%
154	N/A	21.43	1.65%
114.97	9.49%	0	0%
142.47	10.70%	142.47	10.70%
49.23	3.72%	49.23	3.72%
327.17	25.86%	327.17	25.86%

GENERAL NOTES	AGRICULTURE
AG-5	AGRICULTURE
AG-10	AGRICULTURE
AG-15	AGRICULTURE
AG-20	AGRICULTURE
AG-25	AGRICULTURE
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