



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 7, 2020

Council District **7**

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

Opposition: One person spoke
Support: None submitted

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

Owner / Applicant: **CFI Farm Properties, LLC**

Site Location: 8000 – 8100 blocks Wagley Robertson Road 19.06 acres

Proposed Use: **Single Family**

Request: From: Unzoned, "AG" Agricultural
To: "A-7.5" One-Family and "A-5" One-Family

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

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

Staff Recommendation: **Approval**

Related cases: **AX-19-013**

Background:

The subject property is located west of Wagley Robertson. The owner-initiated portion being annexed is approximately 9.50 acres with the remainder of the parcel being zoning "AG" Agricultural will prepare the property for more residential development.

Case AX-19-013 is an owner-initiated annexation of approximately 18.9 acres. This case originally appeared on the agenda for City Council on February 18, 2020. However, upon the applicant's request City Council continued the case to March 3, 2020. The one required public hearing on the proposed annexation was held on March 3rd. At the public hearing persons interested in the annexation were given an opportunity to be heard. Upon concluding the public hearing, Council voted unanimously to authorize the City Manager to execute a Municipal Services Agreement between the City and property owners. City Council also adopted ordinance 24072-03-2020 annexing 8350 Wagley Robertson Road (AX-19-013) for full purposes.

Site Information:

- Surrounding Zoning and Land Uses:
- North ETJ / single family
 - East "A-5" One-Family / single family
 - South "AG" Agricultural / vacant land
 - West "A-10" One-Family / vacant land

Public Notification:

300 foot Legal Notifications were mailed on (December 18, 2019)

The following organizations were notified: (emailed December 17, 2019)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Streams & Valleys Inc.
Trinity Habitat for Humanity	The Bar C Ranch Owners Association*
Eagle Mountain-Saginaw ISD	

*Closest registered Neighborhood Organization

Recent Relevant Zoning and Platting History:

Zoning History: ZC-20-002 companion case rezoning

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting to rezone from Unzoned to “A-7.5” and “A-5” One Family for single family development. Surrounding land uses consist of single family to the north in the ETJ, single family to the east and vacant land to the south and west.

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

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

The 2019 Comprehensive Plan designates the subject property as Single Family Residential. While the area to the north has a development pattern of larger rural lots, the requested zoning for “A-5” and “A-7.5” one-family 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:

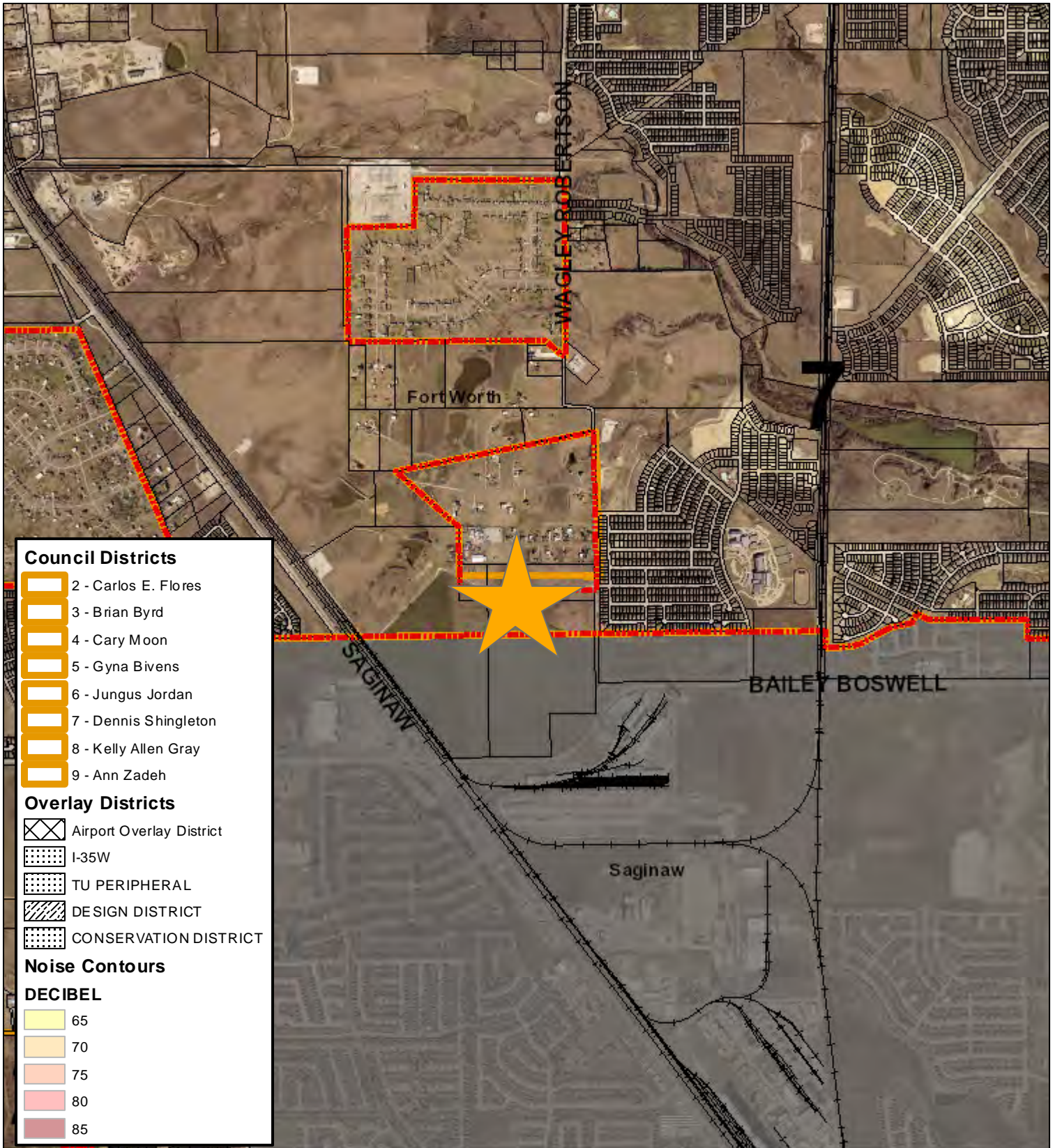
- Area Zoning Map with 300 ft. Notification Area
- Exhibit
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

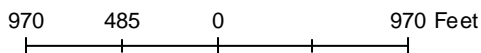
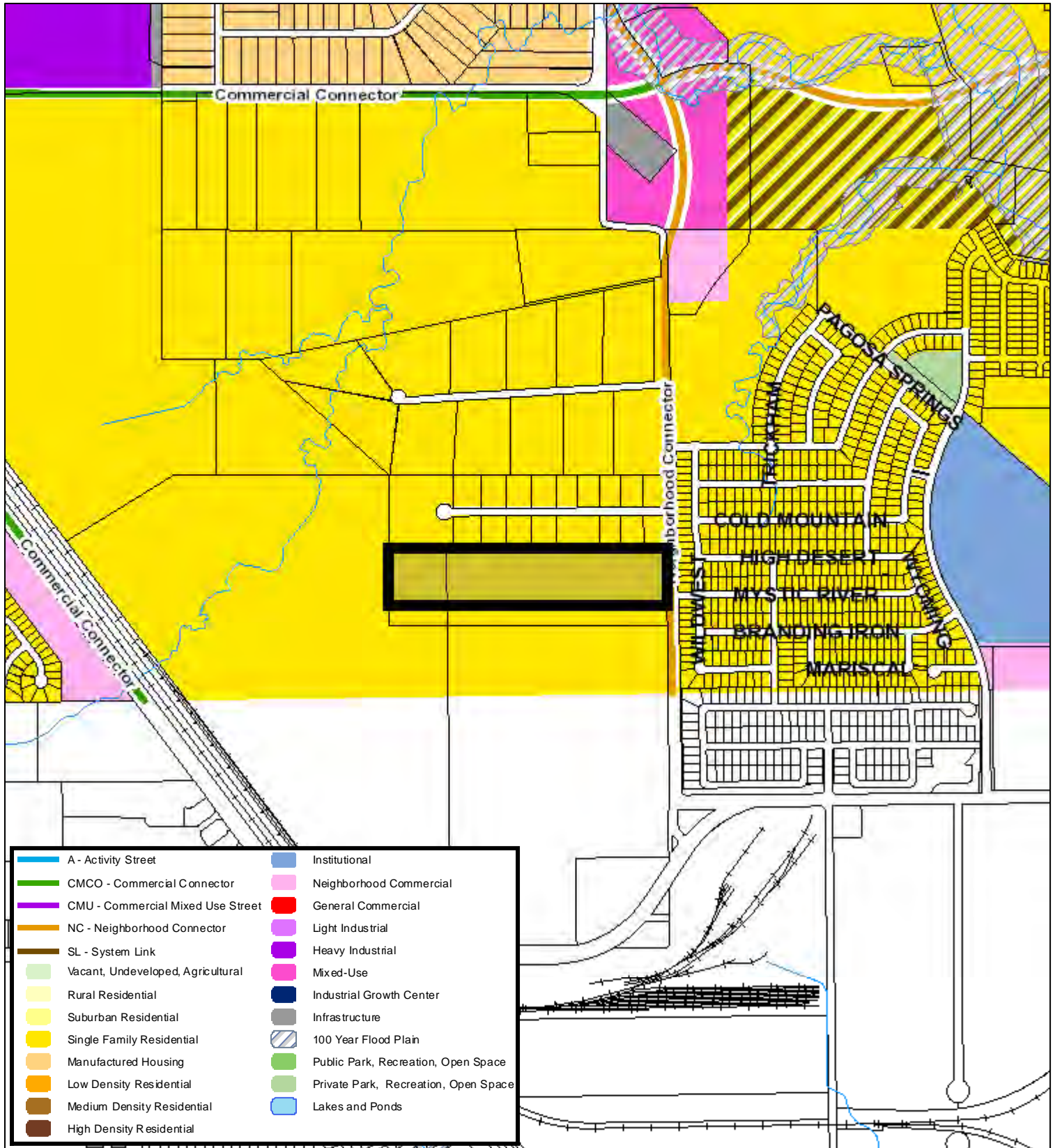
Applicant: CFI Farm Properties, LLC
 Address: 8000 - 8100 blocks Wagley Robertson Road
 Zoning From: Unzoned, AG
 Zoning To: A-7.5, A-5
 Acres: 19.06308055
 Mapsco: 33LM
 Sector/District: Far Northwest
 Commission Date: 1/8/2020
 Contact: 817-392-2495



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



0 600 1,200 2,400 Feet

