

The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
North Fort Worth Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	

*Not locate near any Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to "G" for auto sales with tower.. Surrounding uses consist of commercial uses and undeveloped lots.

The proposed use **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far North

The 2019 Comprehensive Plan designates the subject property as General Commercial. The proposed use meets the below policies within the following Comprehensive Plan:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

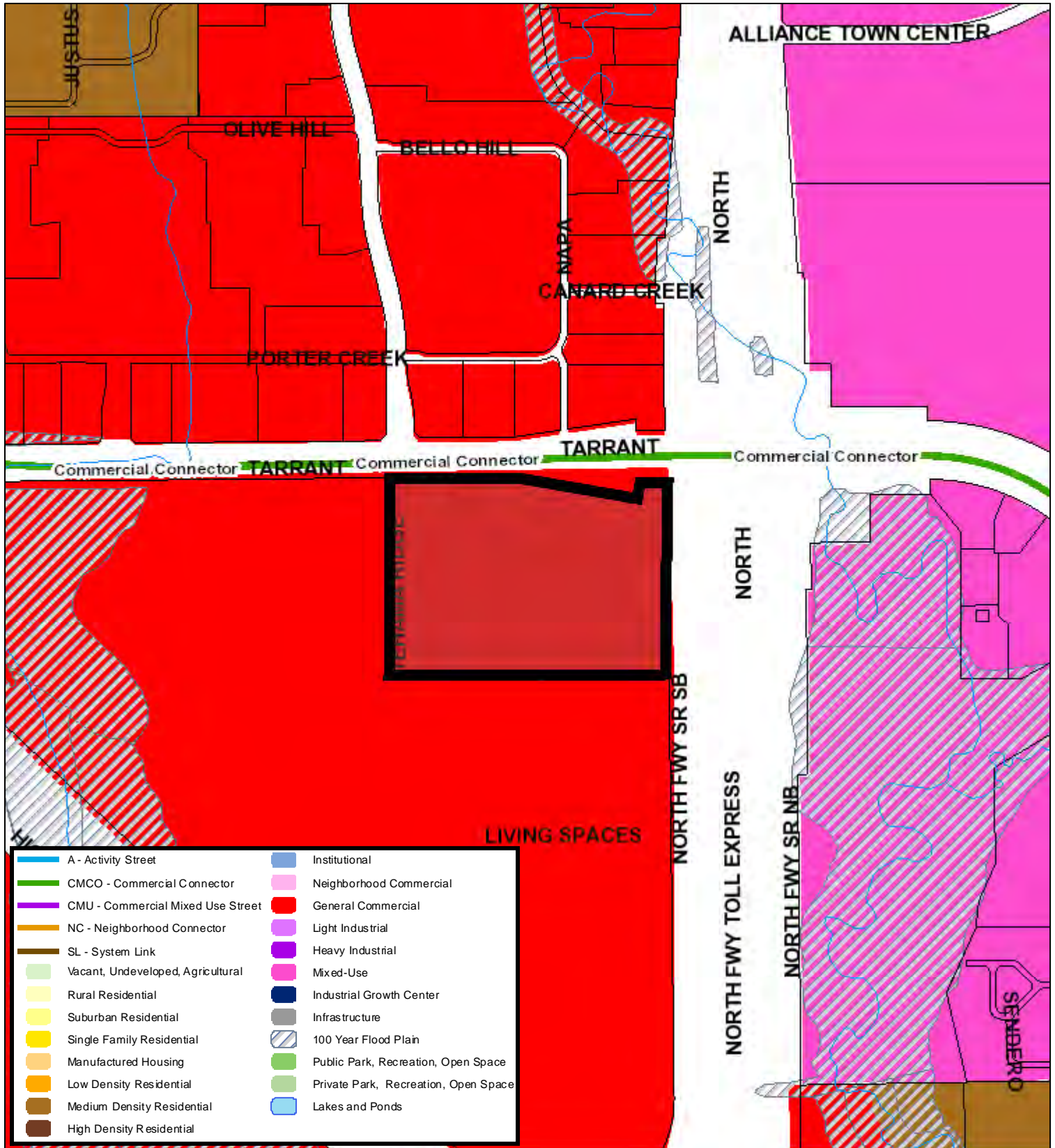
Attachments:

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

Area Map

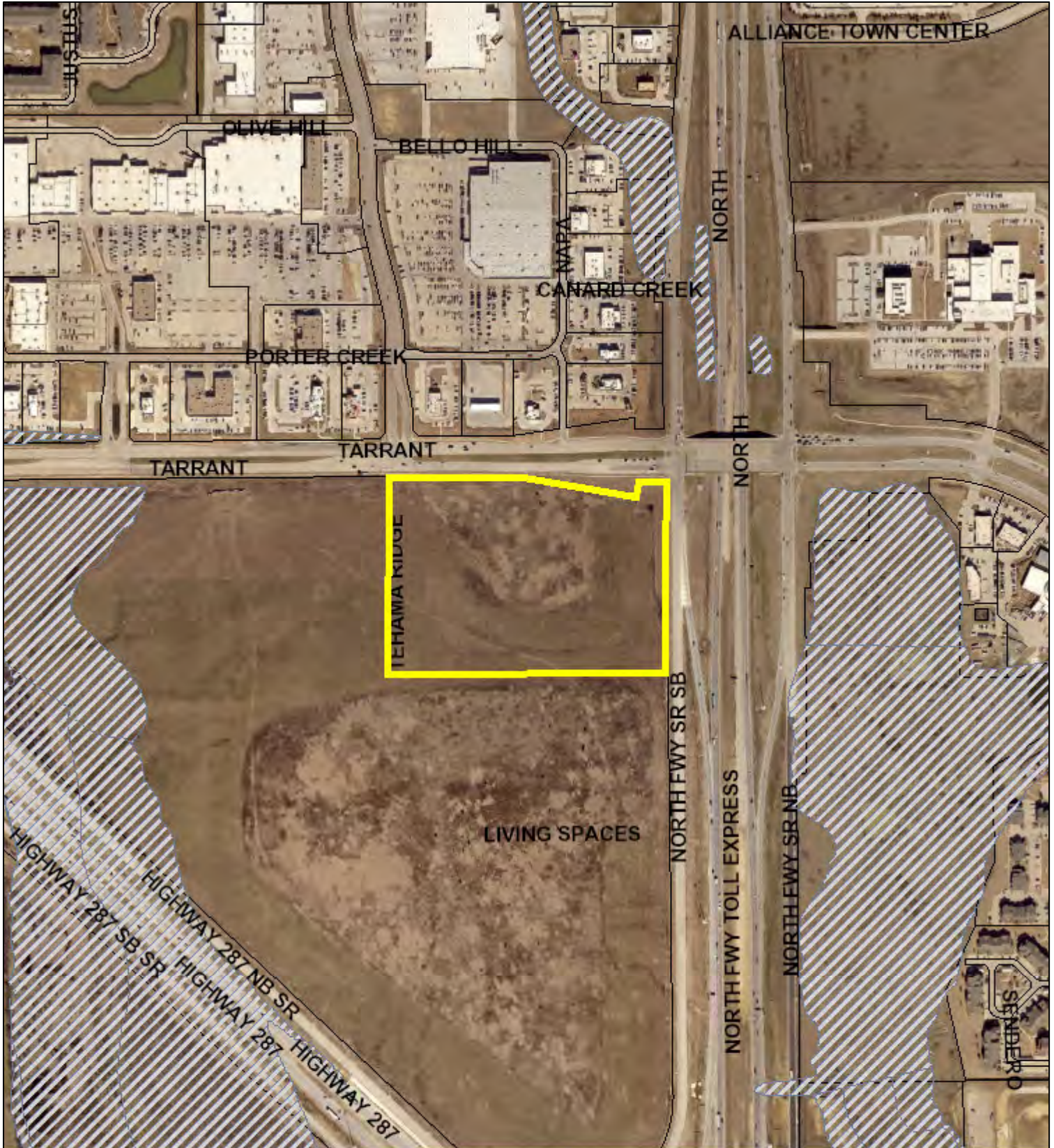


Future Land Use



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



0 340 680 1,360 Feet

