



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 11, 2021

Council District: 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: 1 letter

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: JP Morgan Chase Bank, N.A. and William Bloomstein as Co-Trustees of Charles Philippe La Prelle Trust, Francesca La Prelle Trust, and Lise Regina La Prelle Trust / Garrett Scoggins

Site Location: 500-800 Blocks of Blue Mound Road **Acreage:** 372.4 acres

Proposed Use: Single Family Residential Subdivision

Request: From: "AG" Agricultural
To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The subject property is located along the north side of Blue Mound Road generally east of its intersection with Highway 287. This site is bounded to the east and south by the Fort Worth City Limits and is located adjacent to the City of Haslet. The site is currently vacant except for a few existing gas well sites, and the applicant is proposing to change the zoning of this 372-acre property from "AG" Agricultural to "A-5" One-Family in order to develop a new single-family residential subdivision.

There are surrounding single-family residential subdivisions to the south and east of this property, and land to the north is also zoned for single-family development. West of this site, towards Highway 287, there are a mixture of industrial-zoned properties. The City's Master Thoroughfare Plan shows two proposed arterial roadways bisecting this property, being the extensions of John Day and Wagley Robertson Roads. A significant portion of the western half of this property is located within the FEMA 100-year floodplain.

Surrounding Zoning and Land Uses:

- North "A-5" One-Family, "E" Neighborhood Commercial, "I" Light Industrial / vacant
- East Unzoned (located in City of Haslet) / vacant and single-family residential
- South "J" Medium Industrial / industrial use, Unzoned (ETJ) / single-family residential
- West "I" Light Industrial / gas well site

Recent Relevant Zoning History:

- ZC-20-099: Rezoned an adjacent 1,147-acre property to the north of this site to a combination of “A-5” One-Family, “CR” Low Density Multifamily, “UR” Urban Residential “E” Neighborhood Commercial, “F” General Commercial, “MU-1” Low Intensity Mixed Use, and “I” Light Industrial.

Public Notification:

300-foot Legal Notifications were mailed on March 26, 2021.

The following organizations were notified: (emailed March 15, 2021)

Organizations Notified	
Spring Ranch HOA	The Parks at Willow Ridge HOA
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

Subject property is not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning of this property from “AG” Agricultural to “A-5” One-Family to facilitate development of a new single-family subdivision. There are existing single-family residential subdivisions of similar size located south and east of the subject property, outside of the Fort Worth City Limits. Another adjacent property to the south, located within the City Limits, is zoned “J” Medium Industrial. Other surrounding properties are largely vacant.

The majority of the vacant property to the north of this site is zoned “A-5” One-Family, with smaller portions reserved for “E” Neighborhood Commercial and “I” Light Industrial zoning. Properties. Property to the west is zoned “I” Light Industrial and is primarily vacant except for existing gas well sites. A portion of the subject property, closest to the adjacent “I” Light Industrial zoned property, is located within the FEMA 100-year floodplain.

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

2. Comprehensive Plan Consistency – Far North Sector

The 2021 Comprehensive Plan currently designates the entire subject property as Single-Family Residential. The proposed zoning is consistent with the land use designation of the Comprehensive Plan and aligns with the policies below.

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers, where the City seeks to concentrate employment and public services

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

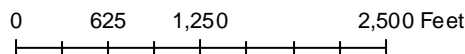
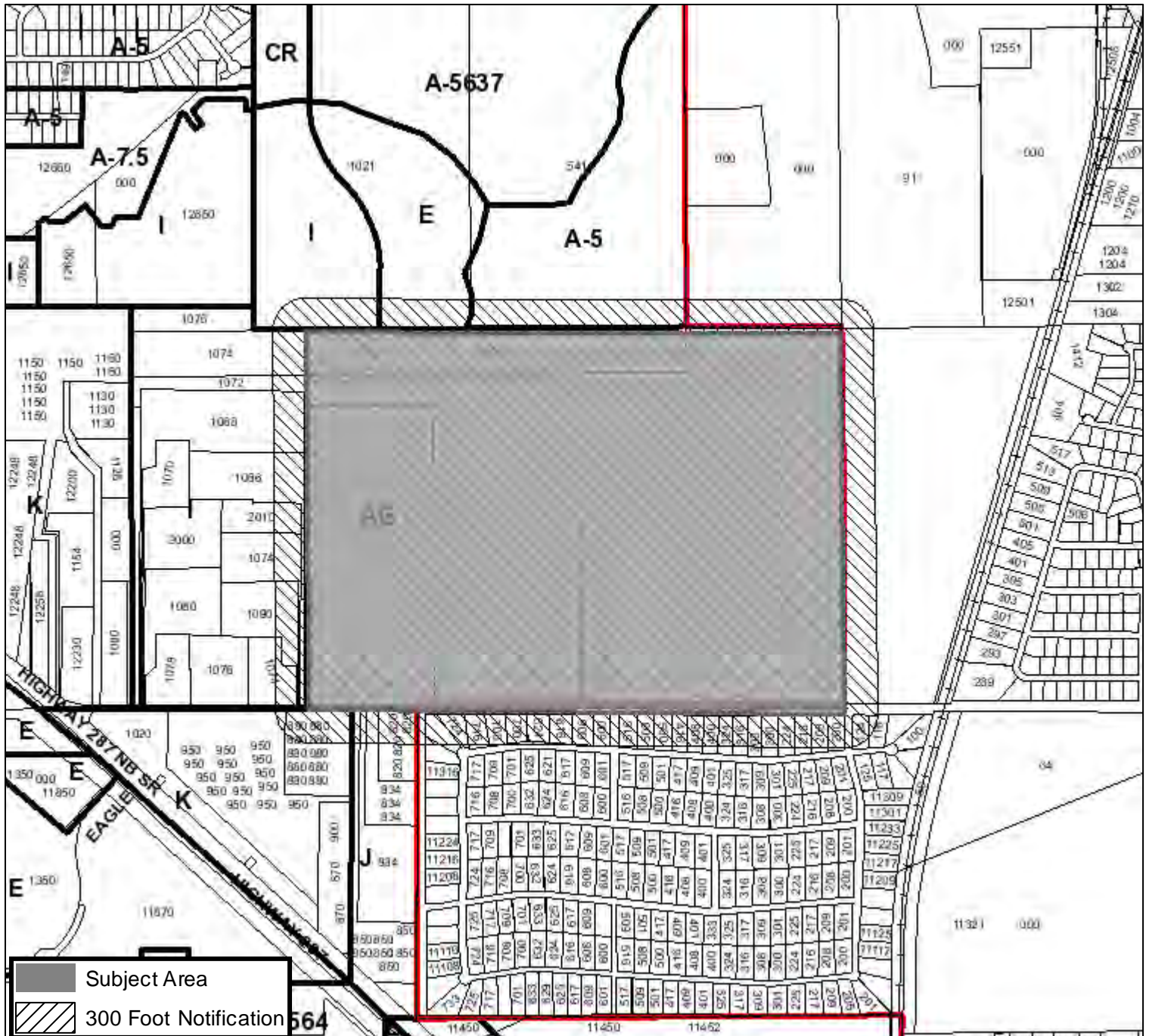
Attachments:

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

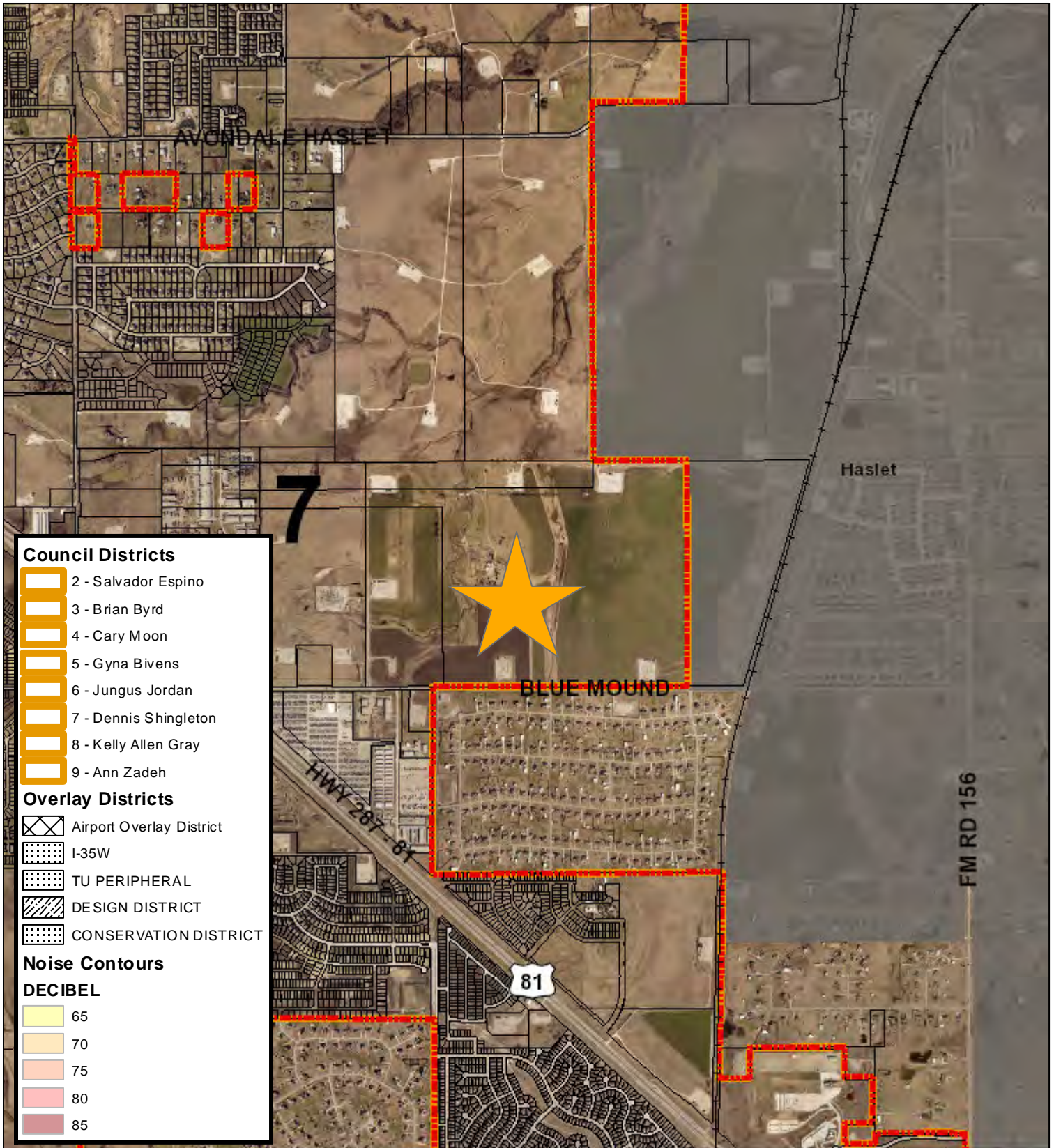


Area Zoning Map

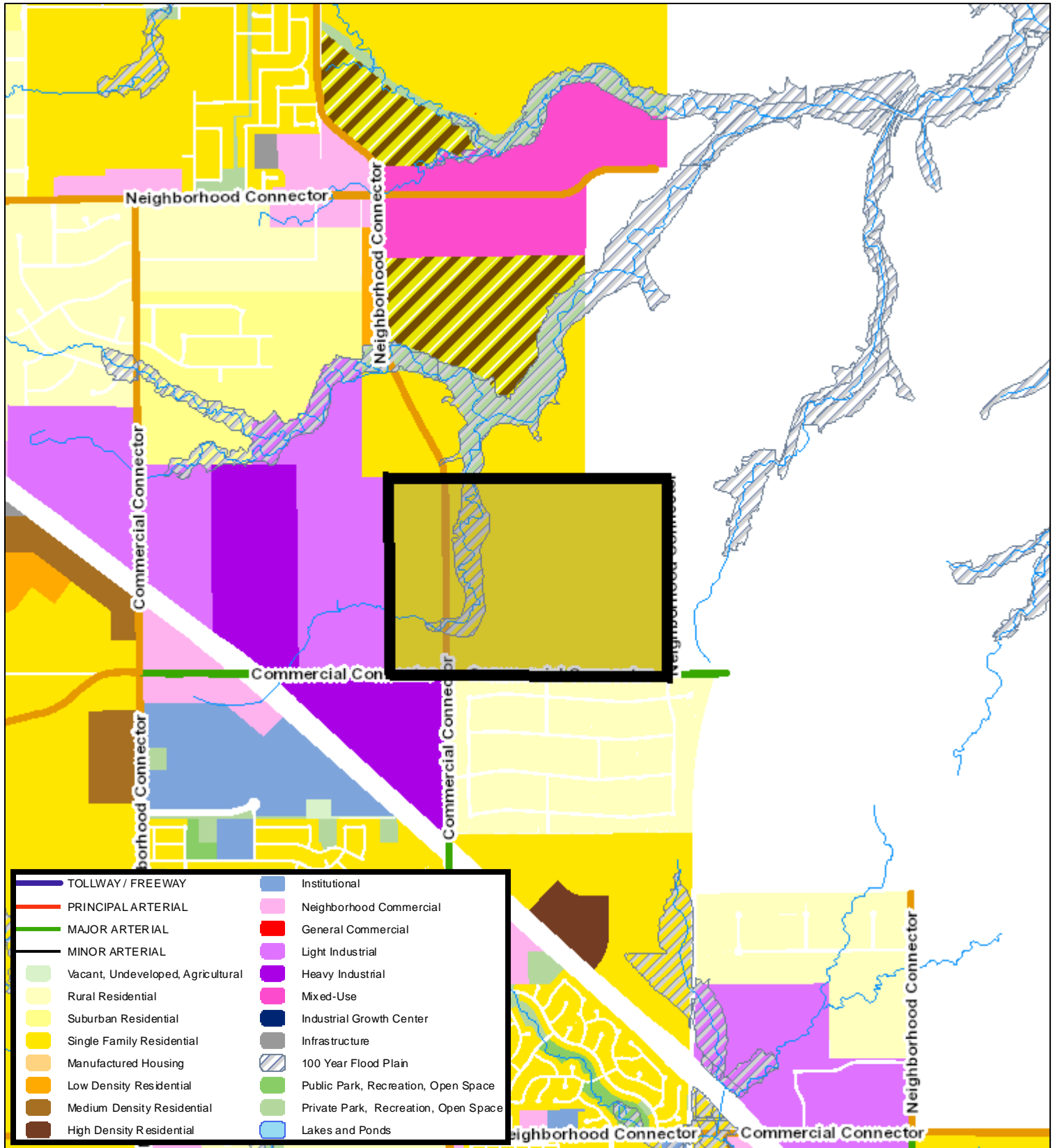
Applicant: La Prelle Trust
 Address: 500 - 800 blocks Blue Mound Road
 Zoning From: AG
 Zoning To: A-5
 Acres: 372.40168178
 Mapsco: 19DH, 20AE
 Sector/District: Far North
 Commission Date: 4/14/2021
 Contact: 817-392-8026



Area Map



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds

2,100 1,050 0 2,100 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.



Aerial Photo Map



0 1,400 2,800 5,600 Feet

