



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting
Date: November 17, 2020

Council District **3**

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

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Aledo Independent School District**

Site Location: 11800 - 13400 blocks Old Weatherford Rd Acreage: 132.36

Proposed Use: **School**

Request: From: Unzoned
 To: "CF" Community Facilities

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

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

Staff Recommendation: **Approval**

Related cases: **AX-20-004**

Background:

The subject property is located on the north side of Old Weatherford Road in far west Fort Worth, and is adjacent to the Walsh Ranch Development. The area is primarily comprised of A-5 and R2 zoning, rural single-family lots and vacant lots in the ETJ. The rezoning will prepare the property for development of a school. The proposed owner-initiated annexation is for approximately 132.36 acres. Along with the zoning, an additional companion case is being processed concurrently as an annexation request, known as AX-20-004.

The City Council will conduct a public hearing on the proposed annexation. The hearing is scheduled for November 17, 2020. The public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the required public hearing, consideration of the area for annexation will also be held on November 17, 2020.

Site Information:

Surrounding Zoning and Land Uses:

North ETJ / undeveloped
East ETJ / undeveloped
South PD 522 / residential
West ETJ / residential

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on September 25, 2020.
The following organizations were notified: (emailed September 21, 2020)

Organizations Notified	
Old Weatherford Road NA*	Trinity Habitat for Humanity
Aledo ISD	

*Located within this Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

This proposed zoning change request is to prepare the property for a new school. The surrounding land uses consist of single-family, rural residential, and vacant land.

The proposed “CF” zoning **is compatible** with the development pattern in the general area.

2. **Comprehensive Plan Consistency – Far West**

The 2020 Comprehensive Plan designates the subject property as Single-Family. The request for CF zoning is appropriate for a new school in a developing area.

The requested “CF” zoning 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.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

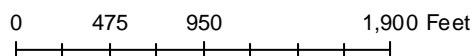
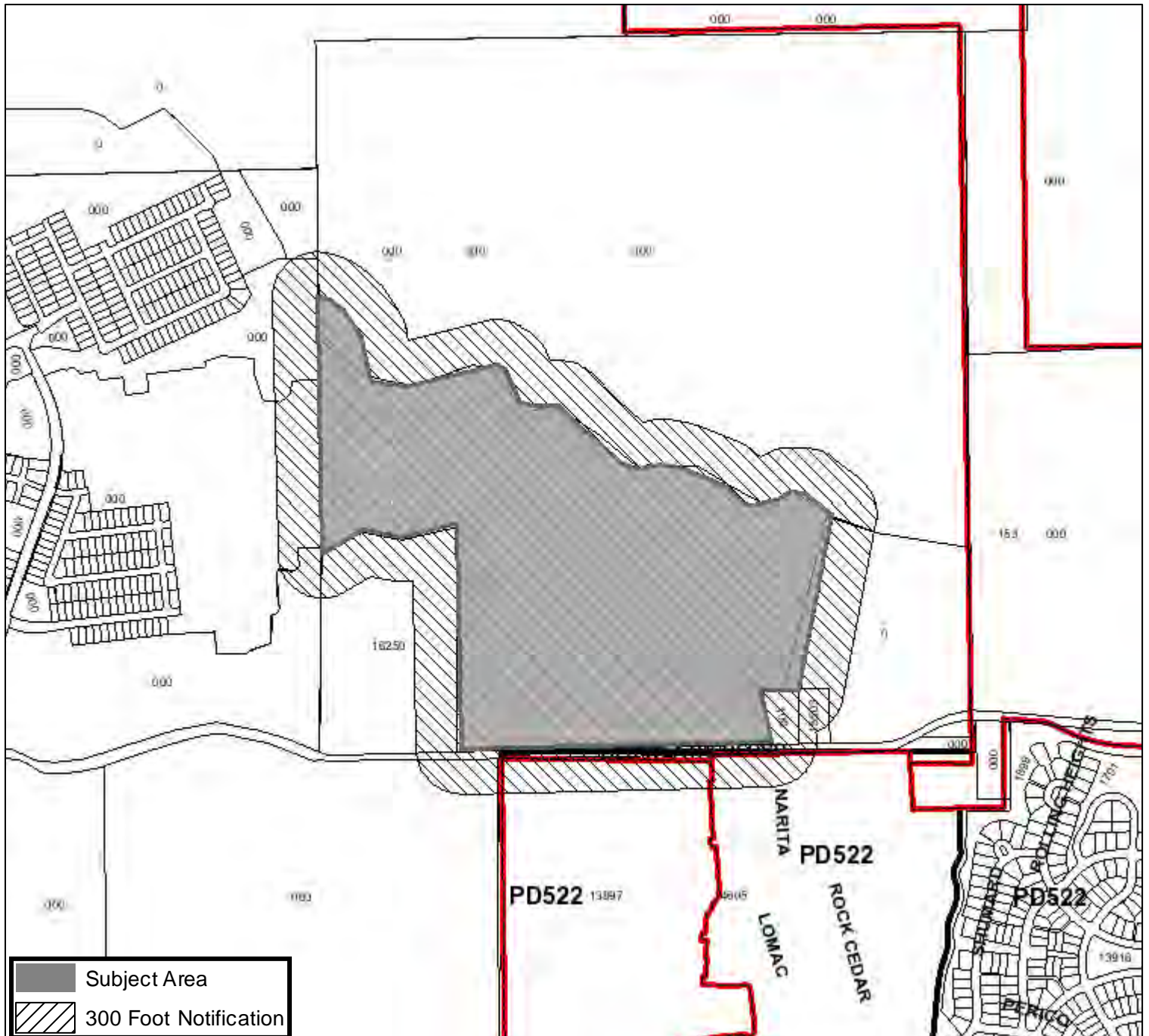
Based on conformance with the future land use map and policies stated above, the proposed “CF” zoning **is consistent** with the Comprehensive Plan.

Attachments:

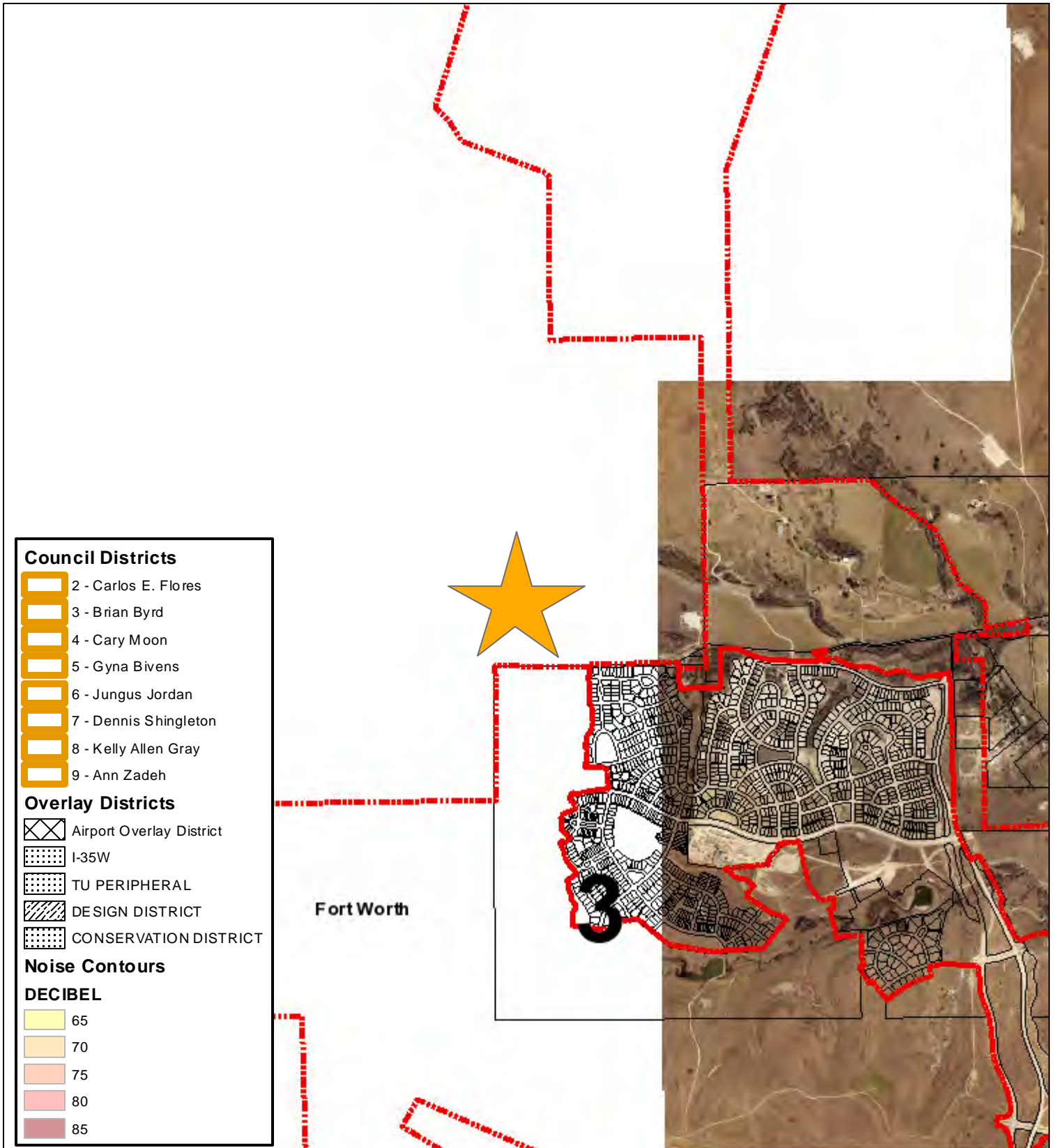
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

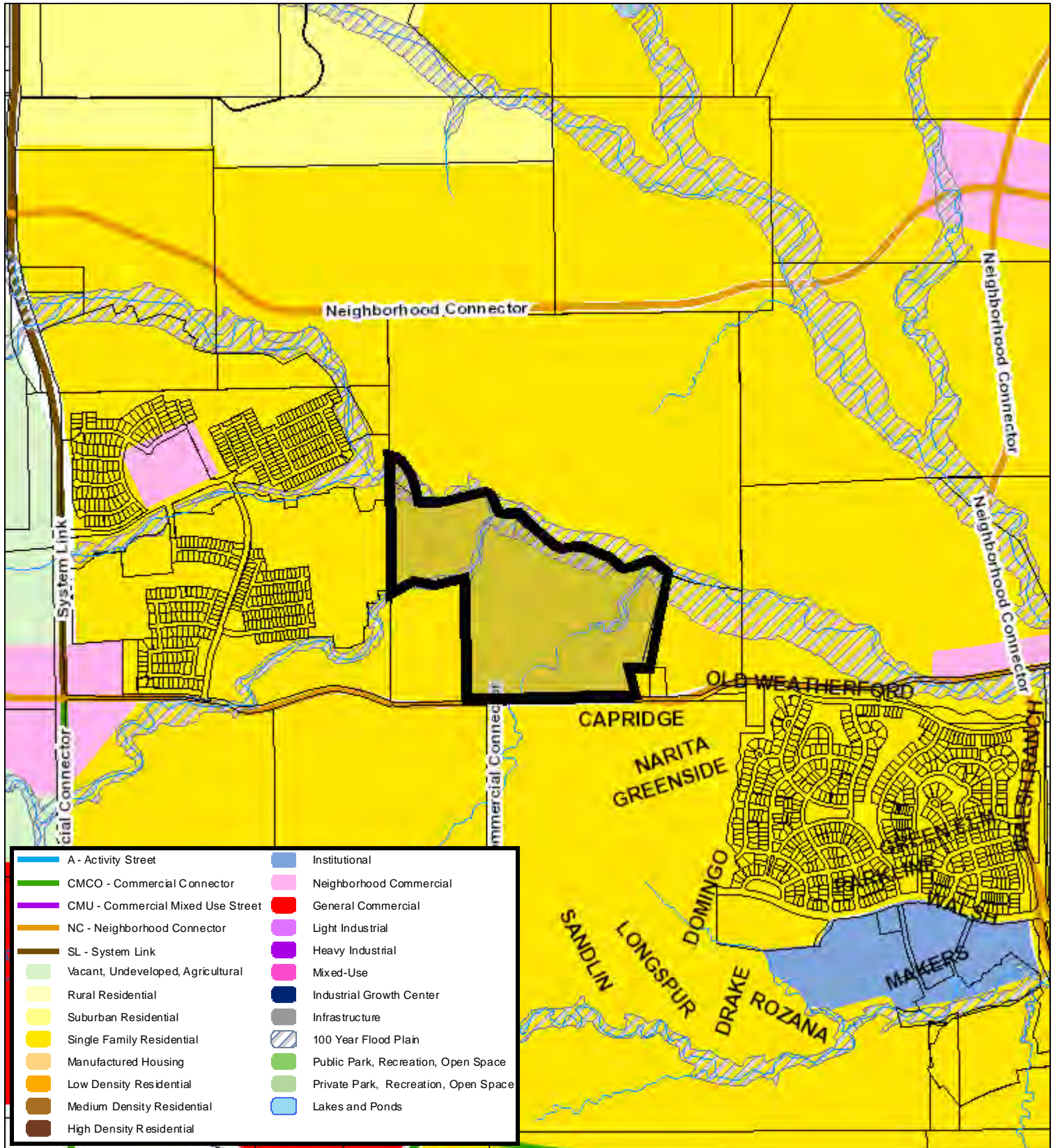
Applicant: Aledo Independent School District
Address: Generally 11800 - 13400 blocks Old Weatherford Road
Zoning From: Unzoned
Zoning To: CF
Acres: 132.36160134
Mapsc0: 761AB
Sector/District: Far West
Commission Date: 10/14/2020
Contact: 817-392-8043



Area Map



Future Land Use

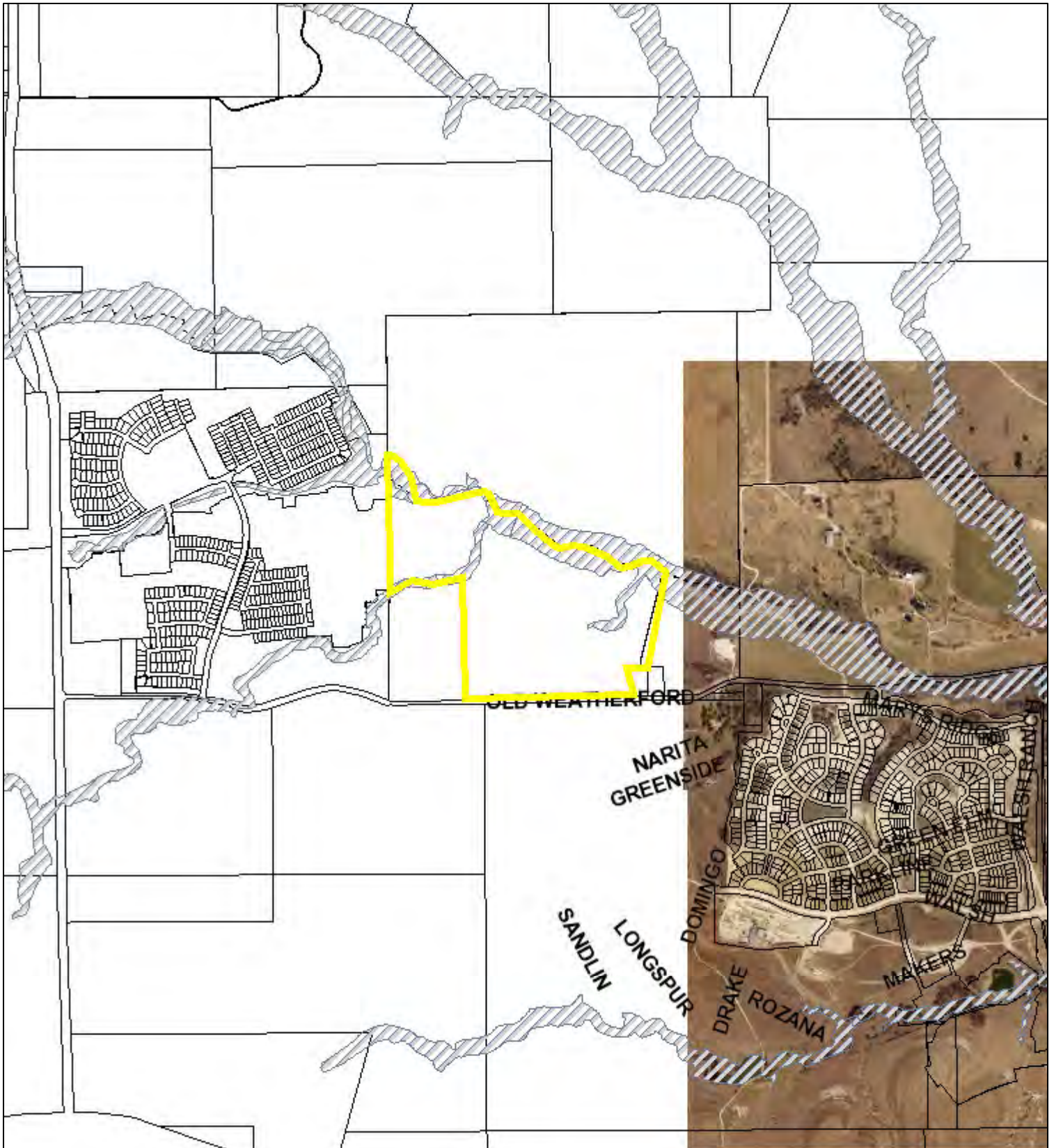


1,500 750 0 1,500 Feet

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 1,000 2,000 4,000 Feet

