



**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: None submitted Support: None submitted	Continued	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Case Manager	<u>Lynn Jordan</u>
	Surplus	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Owner / Applicant: CFI Farm Properties, LLC

Site Location: 9200 – 9500 blocks Saginaw Boulevard, 7800 block Wagley Robertson Road
Acreage: 145.16

Proposed Use: Residential

Request: From: "AG" Agricultural, "A-10" One-Family, "A-7.5" One-Family, "E" Neighborhood Commercial

To: "A-5" One Family

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

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

Staff Recommendation: Approval

Background:

The proposed site is located east of Wagley Robertson Road, a two lane county road, a proposed neighborhood connector according to the City's Master Thoroughfare Plan. The subject area is part of an overall single family development.

This general area was rezoned back in 2003 in its original configuration. The applicant is wanting to remove the commercial portion and down zone the larger lots to "A-5".

Staff is working with the applicant for a different size lot layout for the most eastern area adjacent to the larger lots.

Site Information:

Surrounding Zoning and Land Uses:

- North Unzoned, "A-5" One-Family, "AG" Agricultural, "K" Heavy Industrial / undeveloped, large lot single-family
- East Unzoned, "A-5" One-Family /large lot single-family, single family
- South City of Saginaw / undeveloped
- West "E" Neighborhood Commercial / Railroad, vacant lots across Saginaw Boulevard

Zoning History: ZC-15-091, effective date 8/11/15 “AG” to “A-2.5” One-Family; subject area subject area to the north and east of subject property; ZC-09-296, effective date 1/13/04 “AG” to “A-5”, “A7.5”, “A-10” One-Family and “E” Neighborhood Commercial, subject area

Public Notification:

300 foot Legal Notifications were mailed on December 20, 2019.

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

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

**Closest registered Neighborhood Association*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to “A-5” One-Family for residential development. Surrounding land uses are single family to the north in the ETJ, single family lots to the east and vacant land, railroad tracks to the west and south.

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

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

The 2019 Comprehensive Plan designates the subject property as Single Family and Neighborhood Commercial. The requested zoning change for the “A-5” 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.
- Encourage large lot residential or agriculture uses in the far northern portion of the Far Northwest sector, especially in areas with large numbers of gas wells.

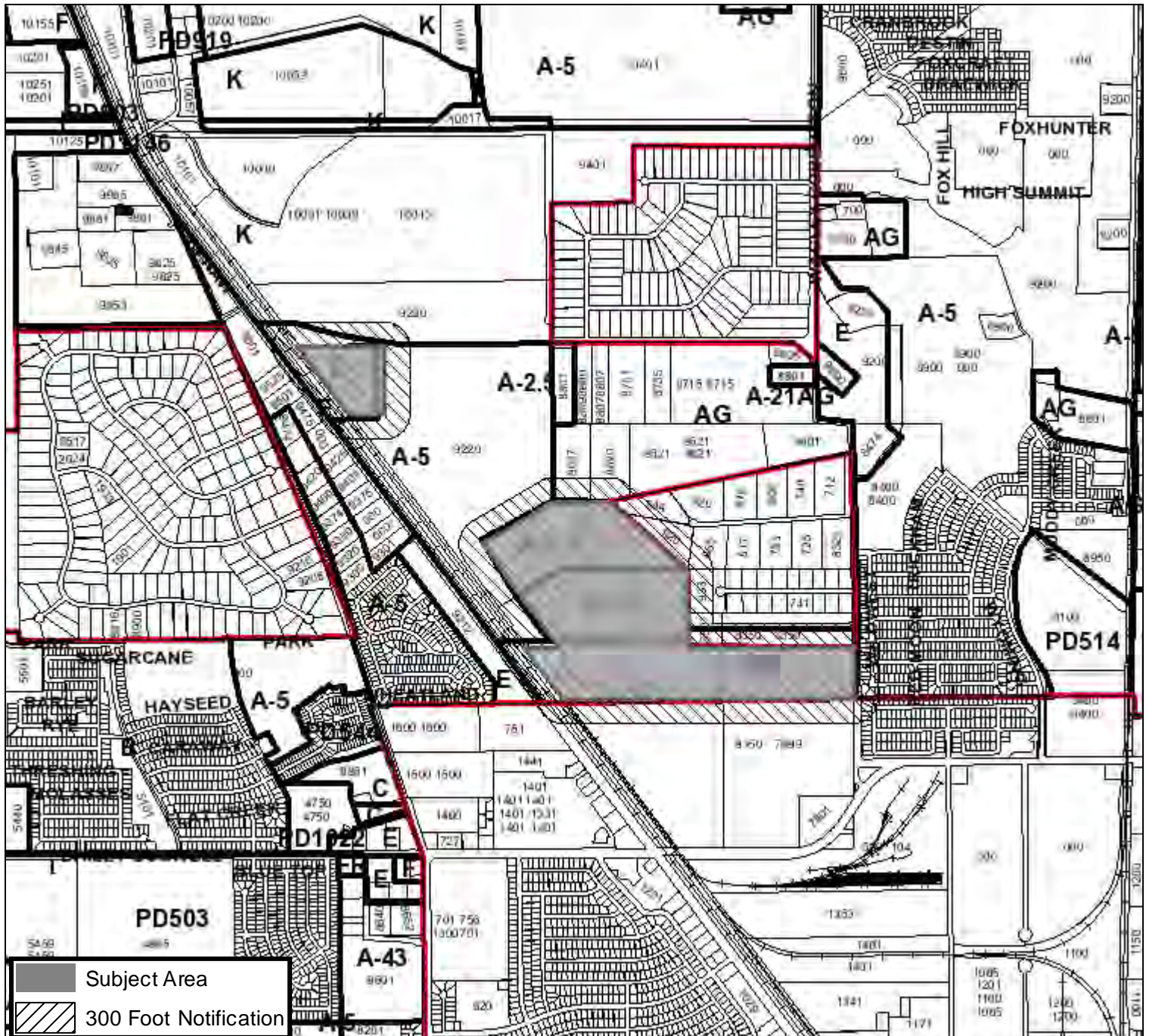
Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

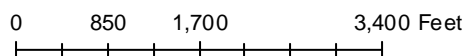
- Area Zoning Map with 300 ft. Notification Area
- Exhibit
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

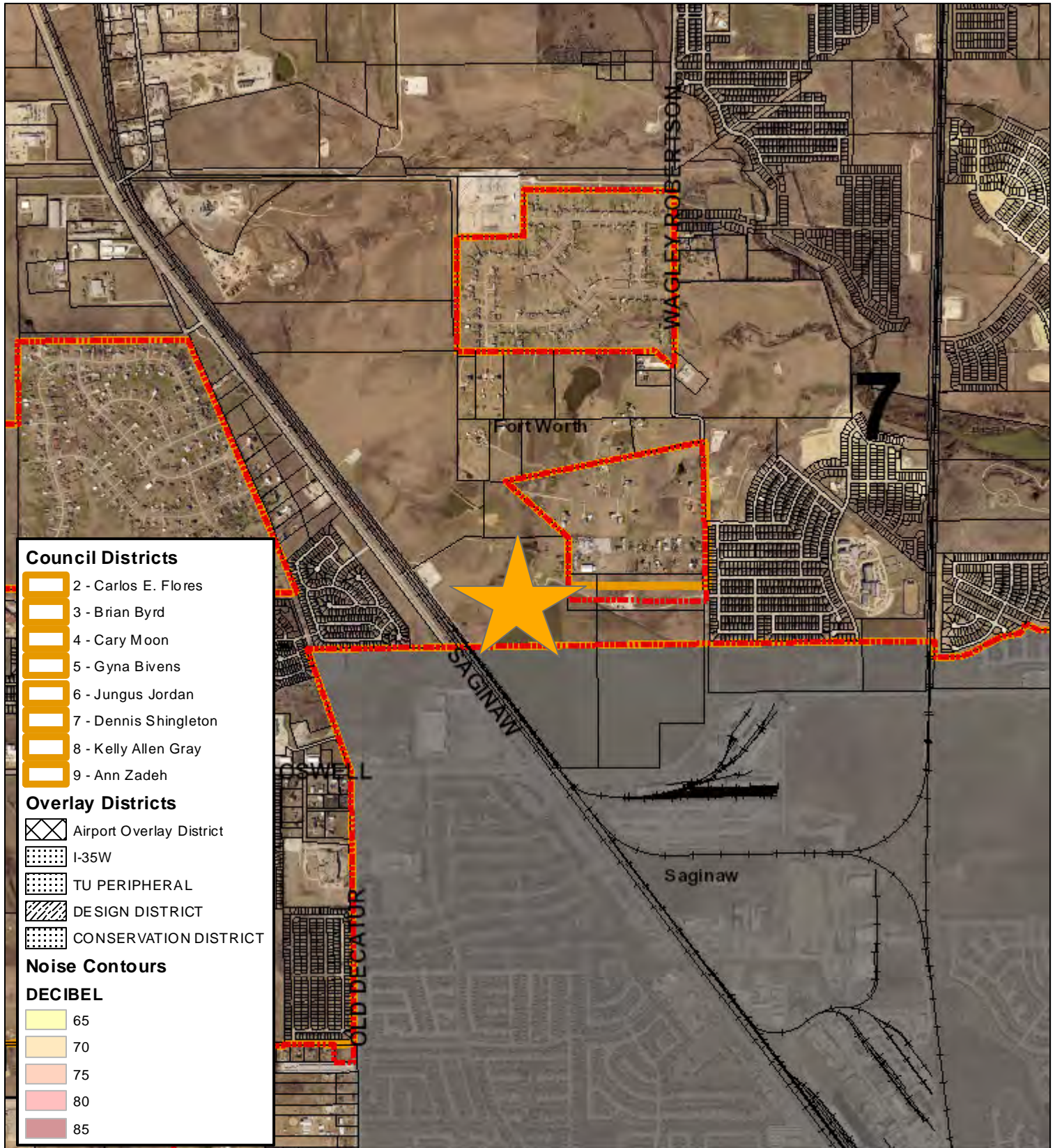
Applicant: CFI Farm Properties, LLC
 Address: 9200 - 9500 blocks Saginaw Boulevard; 7800 block Wagley Robertson Road
 Zoning From: AG, A-10, A-7.5, E
 Zoning To: A-5
 Acres: 145.16022509
 Mapsco: 33FGLM
 Sector/District: Far Northwest
 Commission Date: 1/8/2020
 Contact: 817-392-2495



Subject Area
 300 Foot Notification








Area Map








Council Districts

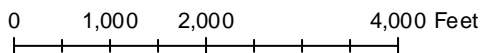
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

Overlay Districts

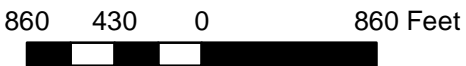
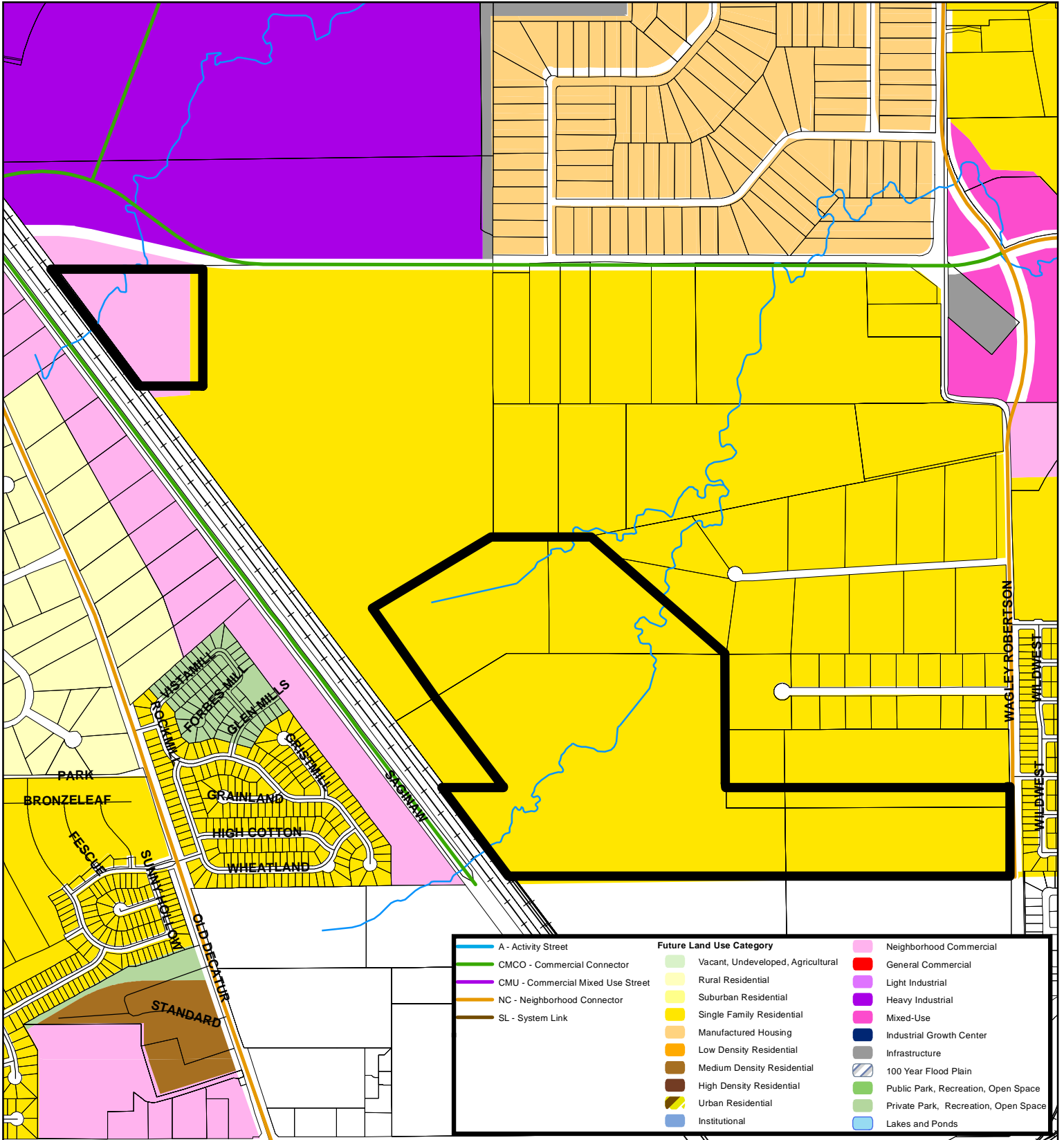
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



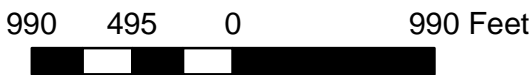
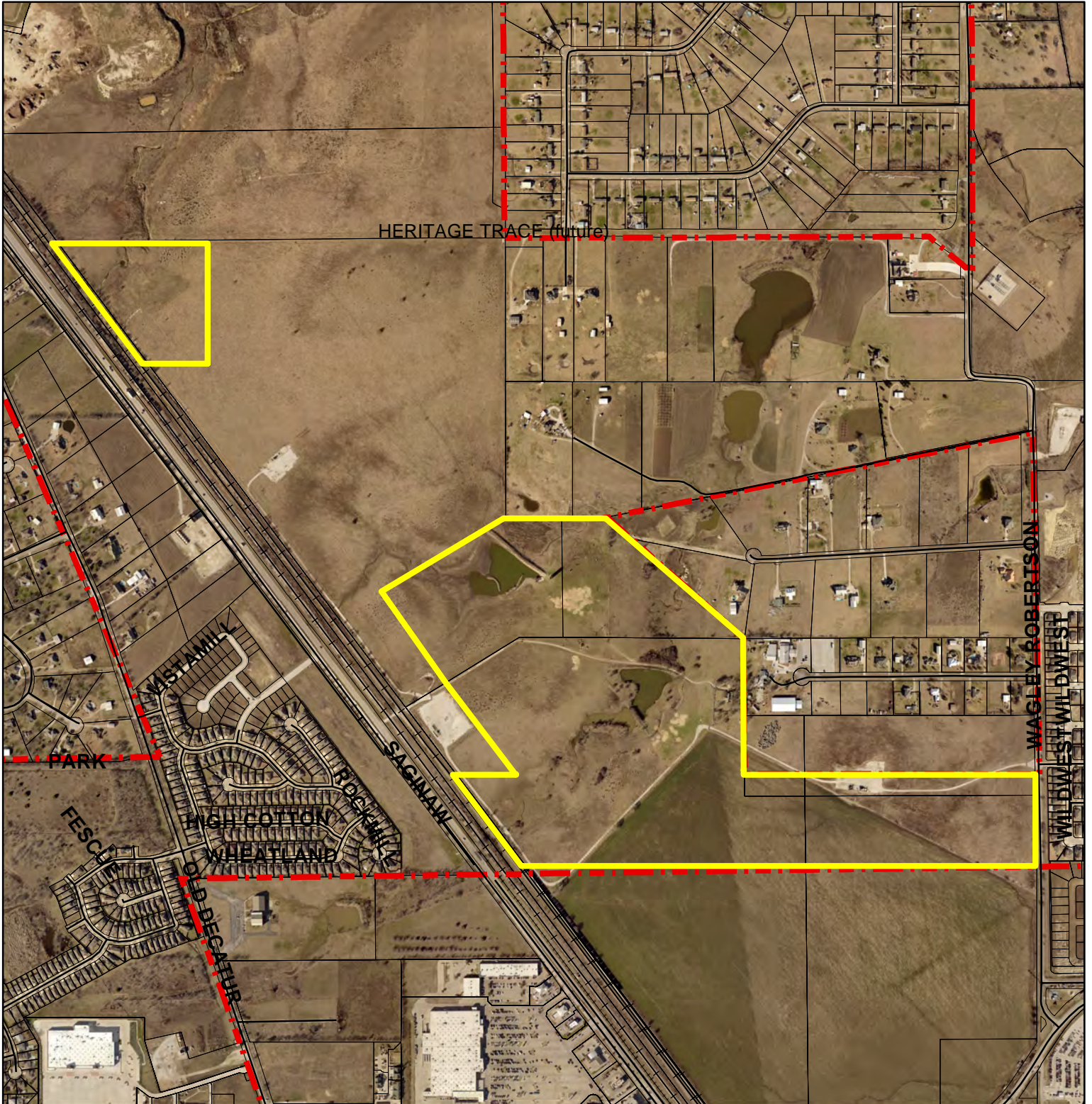
Future Land Use



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 2017

