



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 7, 2020

Council District 7

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

Opposition: One letter submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Total E & P USA Real Estate, LLC

Site Location: 6700 block Hatch Road Acreage: 7.26

Proposed Use: Single Family

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 proposed site is located south of Hatch Road and just east of the ACUZII (NASJRB Airport Overlay Compatible Use Zone II). The applicant is requesting to rezone the property to "A-5" One-Family for single family development.

The subject area is just south of an existing gas well pad site. At a Pre-Development Conference meeting, the applicant was informed there can be no residential development in the Airport Overlay zone and no structures within the gas well buffer zone.

Surrounding Zoning and Land Uses:

- North "A-5" One Family / vacant land, gas well
- East "A-5" One-Family / single-family
- South Lakeside / single-family
- West "AG" Agricultural / vacant land

Recent Relevant Zoning and Platting History:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on February 17, 2020.
The following organizations were notified: (emailed February 14, 2020)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Neighbors of Jinkens Heights/Crestridge NA
North Lake Worth NA	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	Lake Worth ISD
Eagle Mountain-Saginaw ISD	

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from “AG” Agricultural to “A-5” One-Family for single family development. Surrounding land uses consist of single family to the east and south, vacant land to the west and gas well pad site to the north.

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

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

The 2019 Comprehensive Plan designates the site as Single Family. The proposed zoning is consistent with the following Comprehensive Plan policies:

- 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.

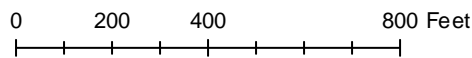
Based on conformance with the future land use map and policy as stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

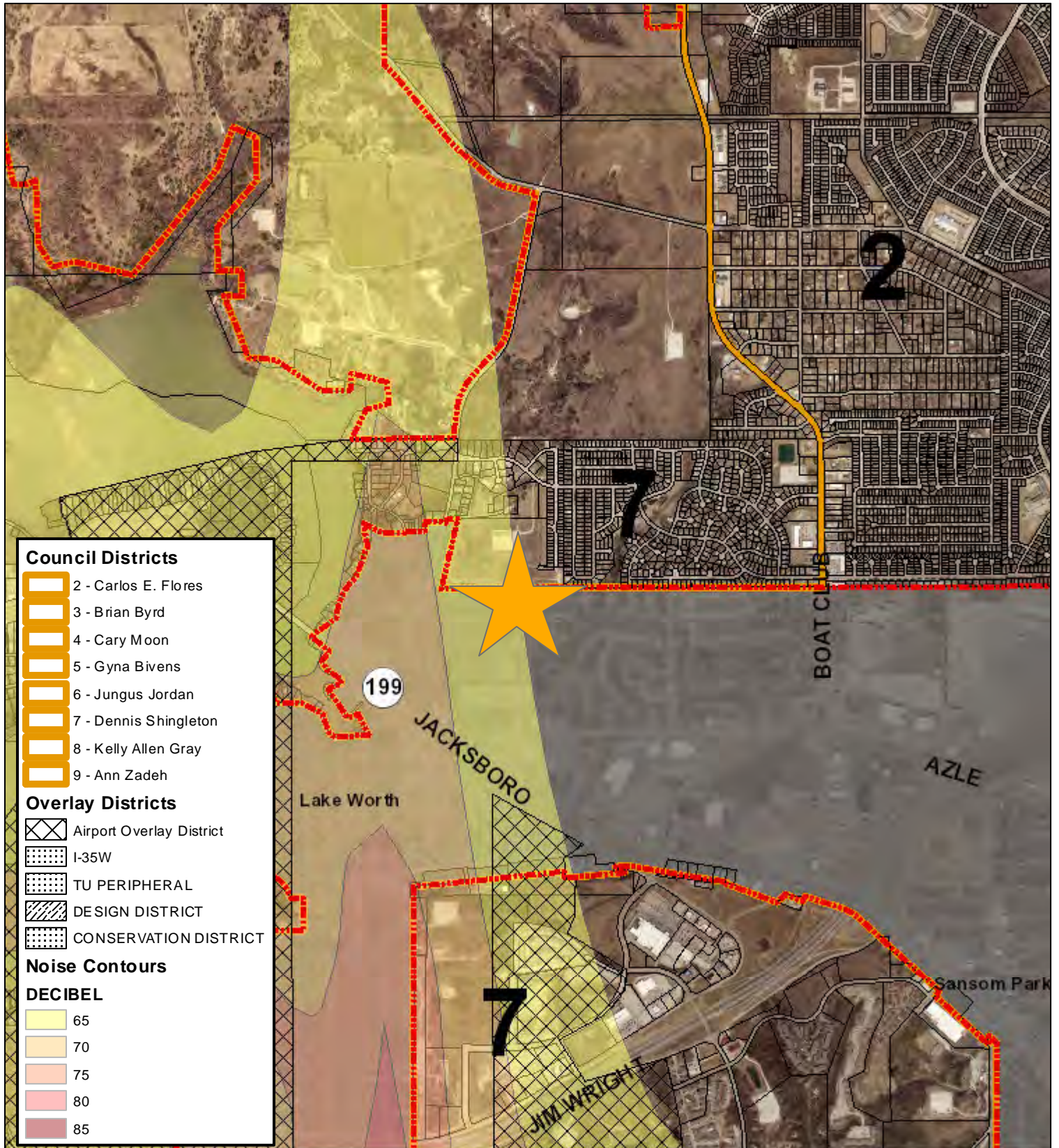
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Total E&P USA Real Estate, LLC
 Address: 6700 block Hatch Road
 Zoning From: AG
 Zoning To: A-5
 Acres: 7.26895492
 Mapsco: 46NP
 Sector/District: Far Northwest
 Commission Date: 3/4/2020
 Contact: 817-392-2495



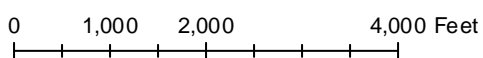
Area Map



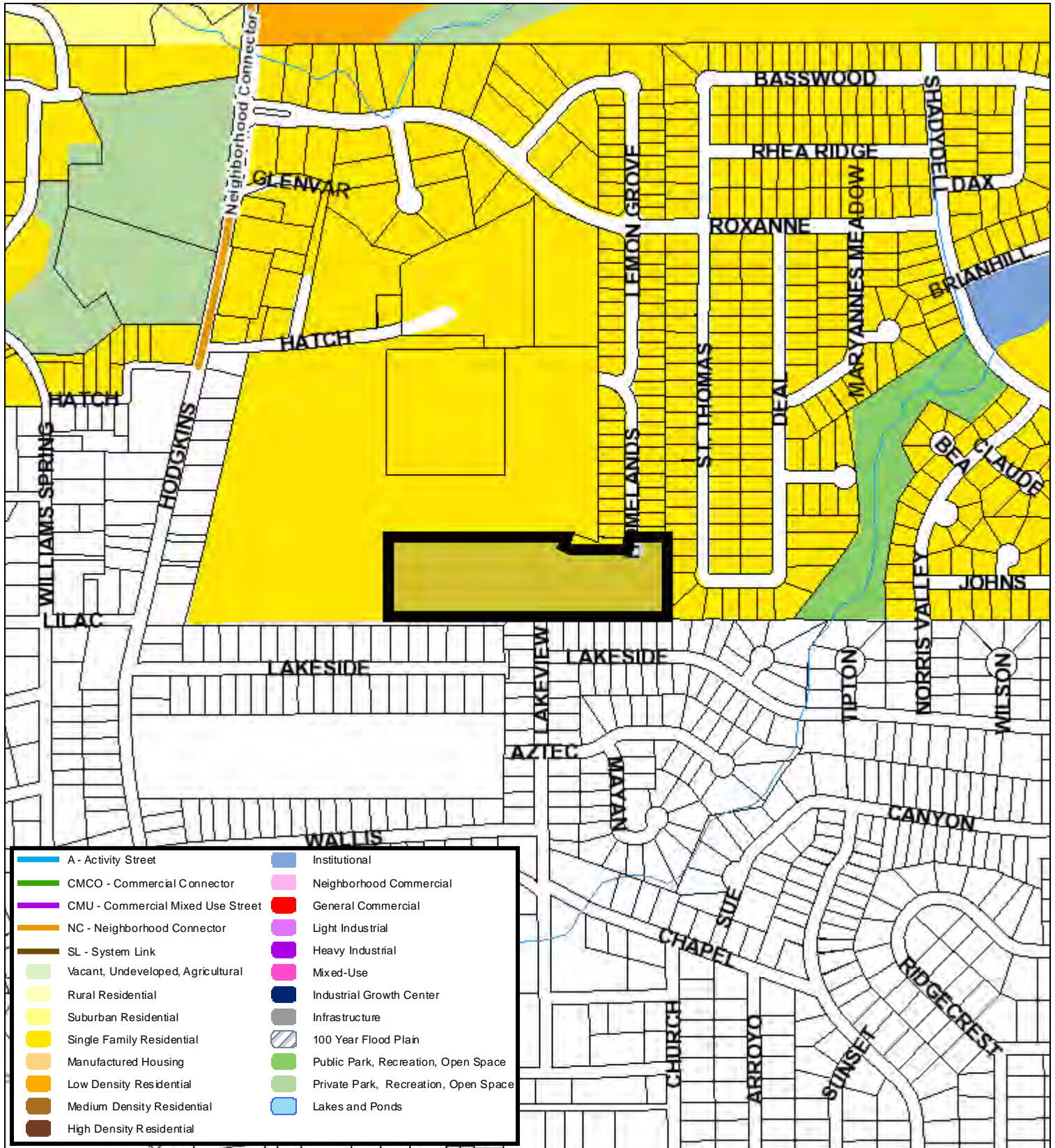
Council Districts	
	2 - Carlos E. Flores
	3 - Brian Byrd
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



510 255 0 510 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 5, 2019.



Aerial Photo Map



0 320 640 1,280 Feet

