



Zoning Staff Report

Date: September 14, 2021

Case Number: ZC-21-120

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: 820/30 Interchange, LTD & Ben Briggs / Justin Bosworth, DR Horton

Site Location: 1304 Alemeda St & 9500 Old Weatherford Road

Acres: 39.814 acres

Request

Proposed Use: Single Family Residential

Request: From: "F" General Commercial

To: "A-5" One Family

Recommendation

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

Comprehensive Plan Consistency: Requested change is **inconsistent**

Staff Recommendation: **Approval**

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

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Project Description and Background

The applicant is proposing to build on an undeveloped 40 acre tract of land in the Far West sector of the City, near the intersection of I-30 and Loop 820. The current zoning is “F” General Commercial. The proposed rezoning would be “A-5” zoning, which would allow development of a single family residential neighborhood.

Surrounding Zoning and Land Uses

North “F” General Commercial & “A-5” One-Family / undeveloped
East “G” Intensive Commercial / I-820
South “G” Intensive Commercial / I-30
West “A-5” One Family / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.
The following organizations were notified: (emailed July 26, 2021)

Organizations Notified	
White Settlement ISD	Fort Worth ISD
Trinity Habitat for Humanity	Streams And Valleys Inc
NAS Fort Worth JRB RCC	Willow Wood HOA

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the site to “A-5” One-Family. The surrounding uses vary with single-family to the west, vacant land to the north, and freeways to the south and east. There is one (1) gas well site north of the property.

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

Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan currently designates the subject property as general commercial. While the Comprehensive Plan designates the area to be developed as future commercial, staff recognizes that commercial development opportunities are reduced in this area due to limited access from both I-30 and I-820. Having easy roadway access is necessary for successful commercial applications. The highway geometry in this area does not allow clearance for dedicated ramps to serve the existing frontage roads, as the flyover bridges and support columns that make up the stack interchange take up space and block access. Additionally, the frontage roads are one-way, meaning an approach may be easy from one direction, however going back the original direction will require a more circuitous route.

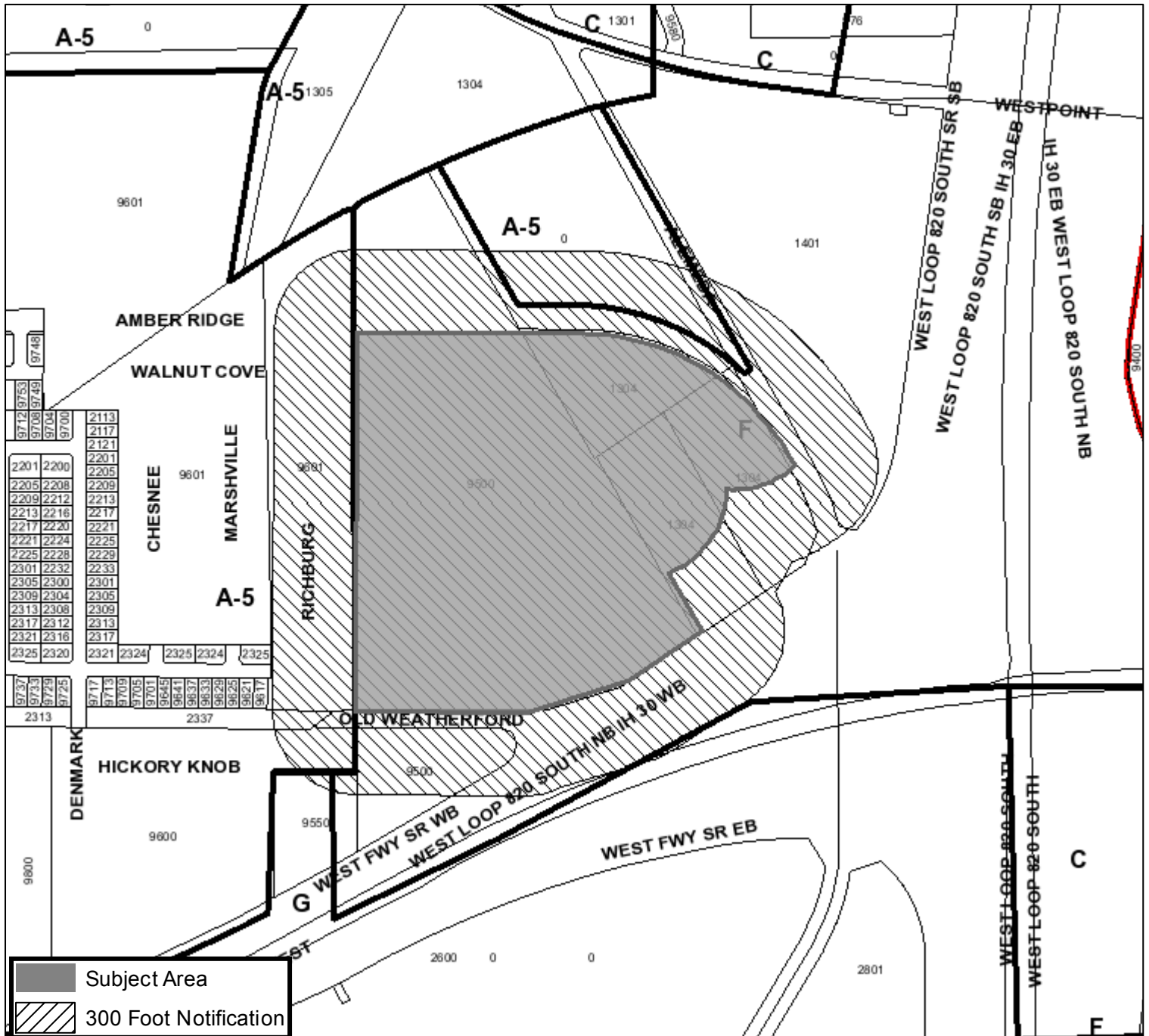
Housing is a key component of the City's adopted Comprehensive Plan. In accordance with Chapter 5, Housing, the proposed development and rezoning is in line with the following policy goals:

- Increasing the supply of quality affordable accessible housing
- Expanding homeownership opportunities

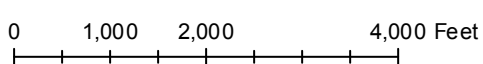
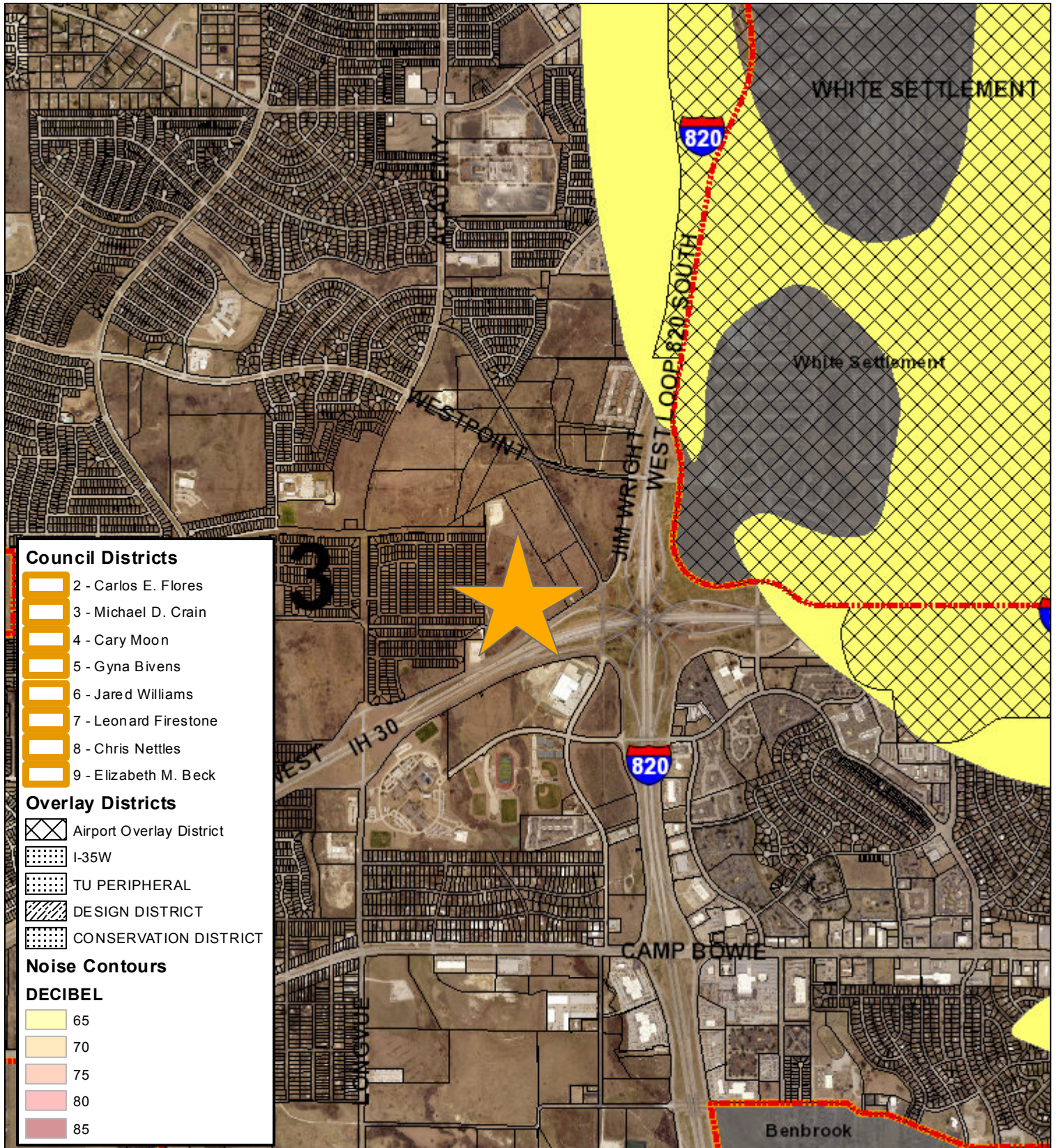
Despite the fact that the rezoning promotes these policies, the proposed zoning is **inconsistent** with the Comprehensive Plan as the proposal is residential and the future land use designation is commercial.

Area Zoning Map

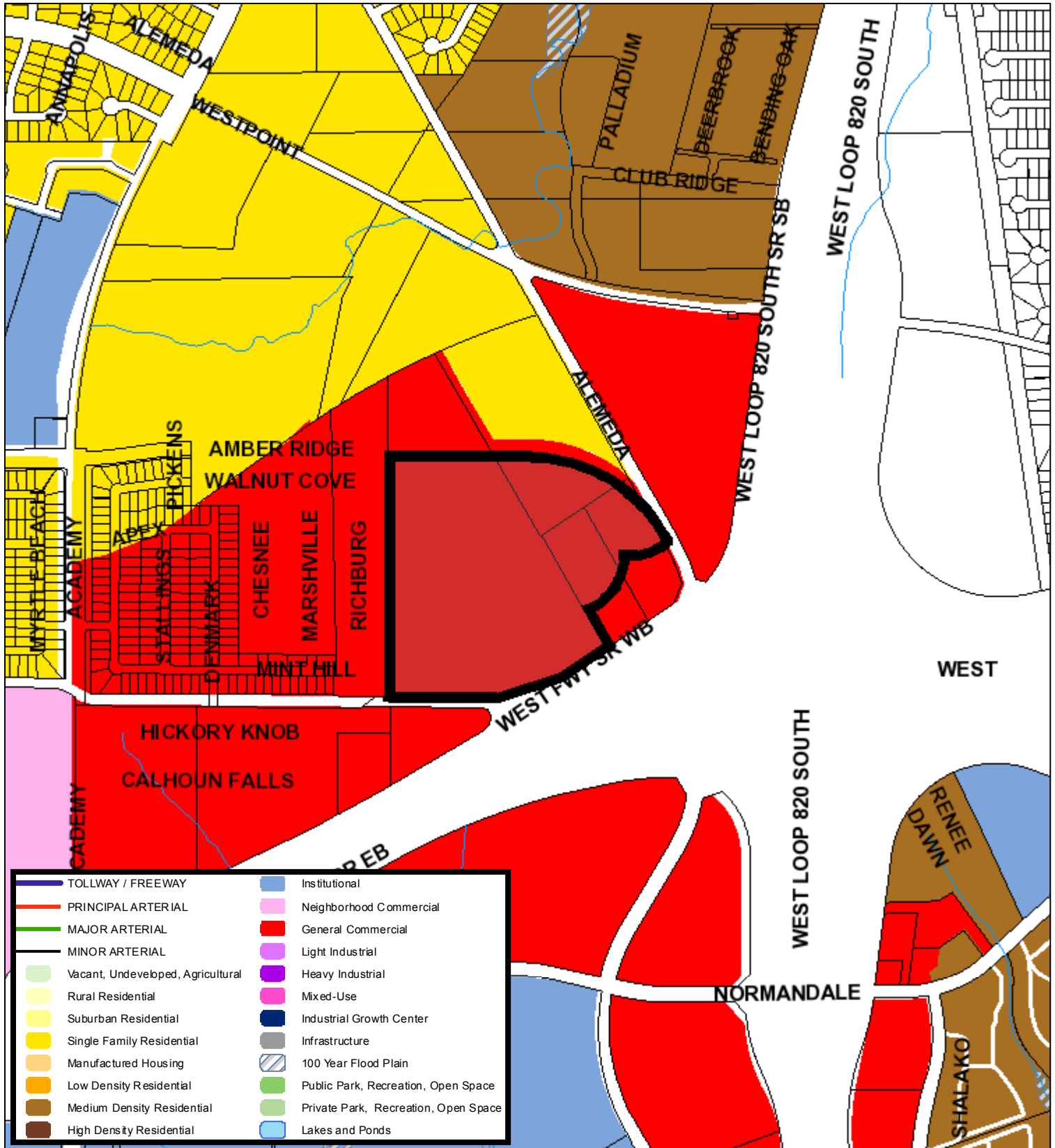
Applicant: 820/30 Interchange, LTD & Robert Briggs
 Address: 1304 Alemada Street & 9500 Old Weatherford Road
 Zoning From: F
 Zoning To: A-5
 Acres: 39.81367369
 Mapsco: 72H
 Sector/District: Far West
 Commission Date: 8/11/2021
 Contact: 817-392-2806



Area Map



Future Land Use



760 380 0 760 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



0 475 950 1,900 Feet

