



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2020

Council District **7**

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

Opposition: none submitted
Support: none submitted

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

Owner / Applicant: **Coburn Farm, LTD**

Site Location: 4700 – 4900 blocks W. J. Boaz Road 10.89 acres

Proposed Use: **Single Family**

Request: **From:** “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 subject property is located north of W J Boaz Road identified as a Neighborhood Connector on the City’s Master Thoroughfare Plan. At a Pre-Development conference meeting in March 2020 the applicant mentioned the rezoning was part of an overall single family development for approximately 358 single-family dwellings consisting of about 86 acres.

Site Information:

Surrounding Zoning and Land Uses:
North “AR” One-Family Restricted, “CR” Low Density Multifamily / vacant
East “AR” One-Family Restricted / vacant land
South “E” Neighborhood Commercial / vacant land
West “R1” Zero Lot Line/Cluster / suburban single family and vacant land

Public Notification:

300 foot Legal Notifications were mailed on (April 22, 2020)
The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Parkview Hills*
Boswell Meadows HOA	Streams and Valleys, Inc.
Eagle Mountain-Saginaw ISD	Trinity Habitat for Humanity

*Closest registered Neighborhood Organization

Recent Relevant Zoning and Platting History:

Zoning History: None

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting to rezone from “E” Neighborhood Commercial to “A-5” One Family for single family development. Surrounding land uses consist of predominantly vacant land with a large residential lot to the west.

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

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

The 2019 Comprehensive Plan designates the subject property as Single Family Residential. The area to the north and east is currently undeveloped, the requested zoning for “A-5” one-family 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.

Based on conformance with the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

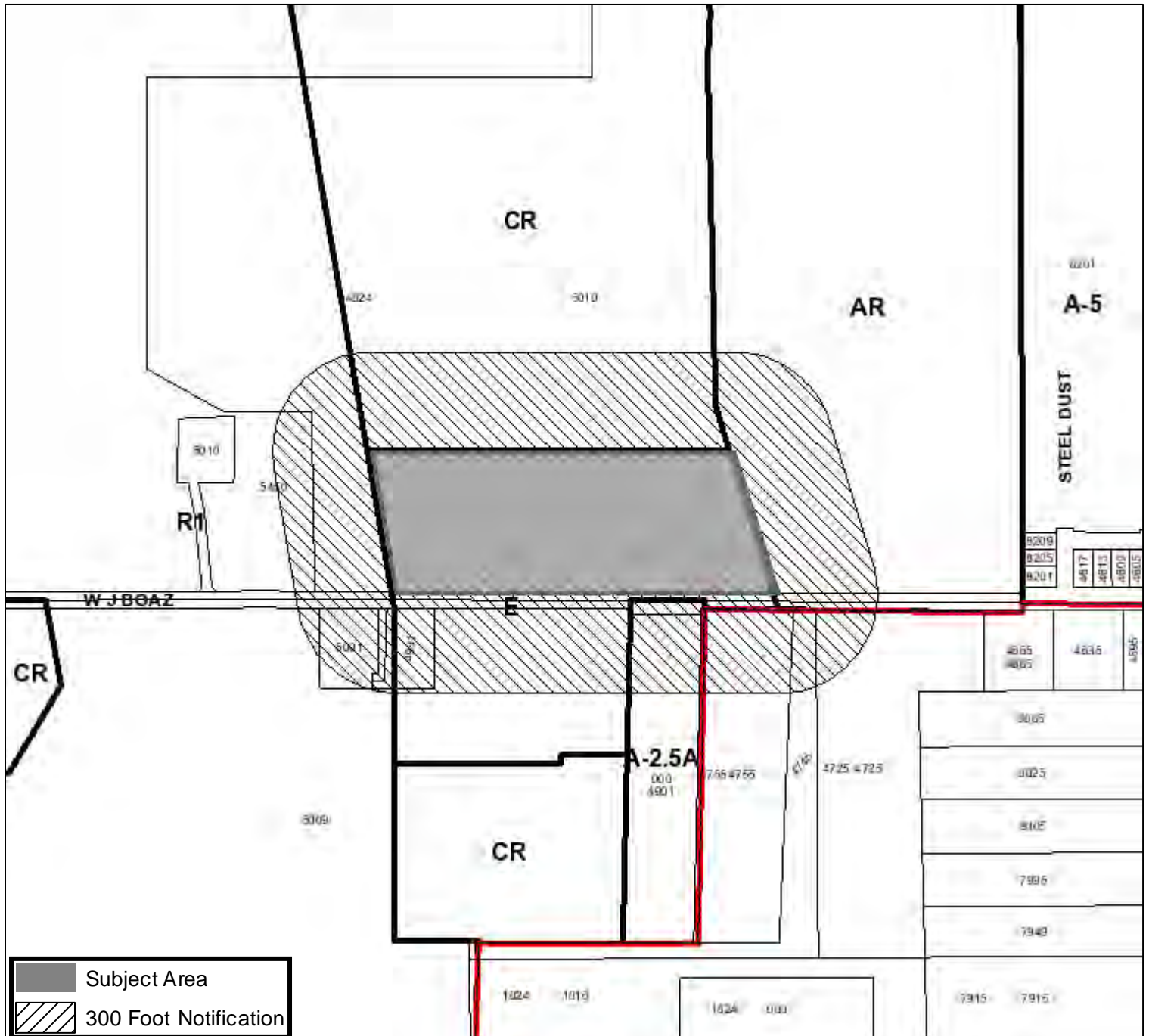
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-20-041

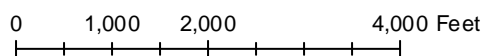
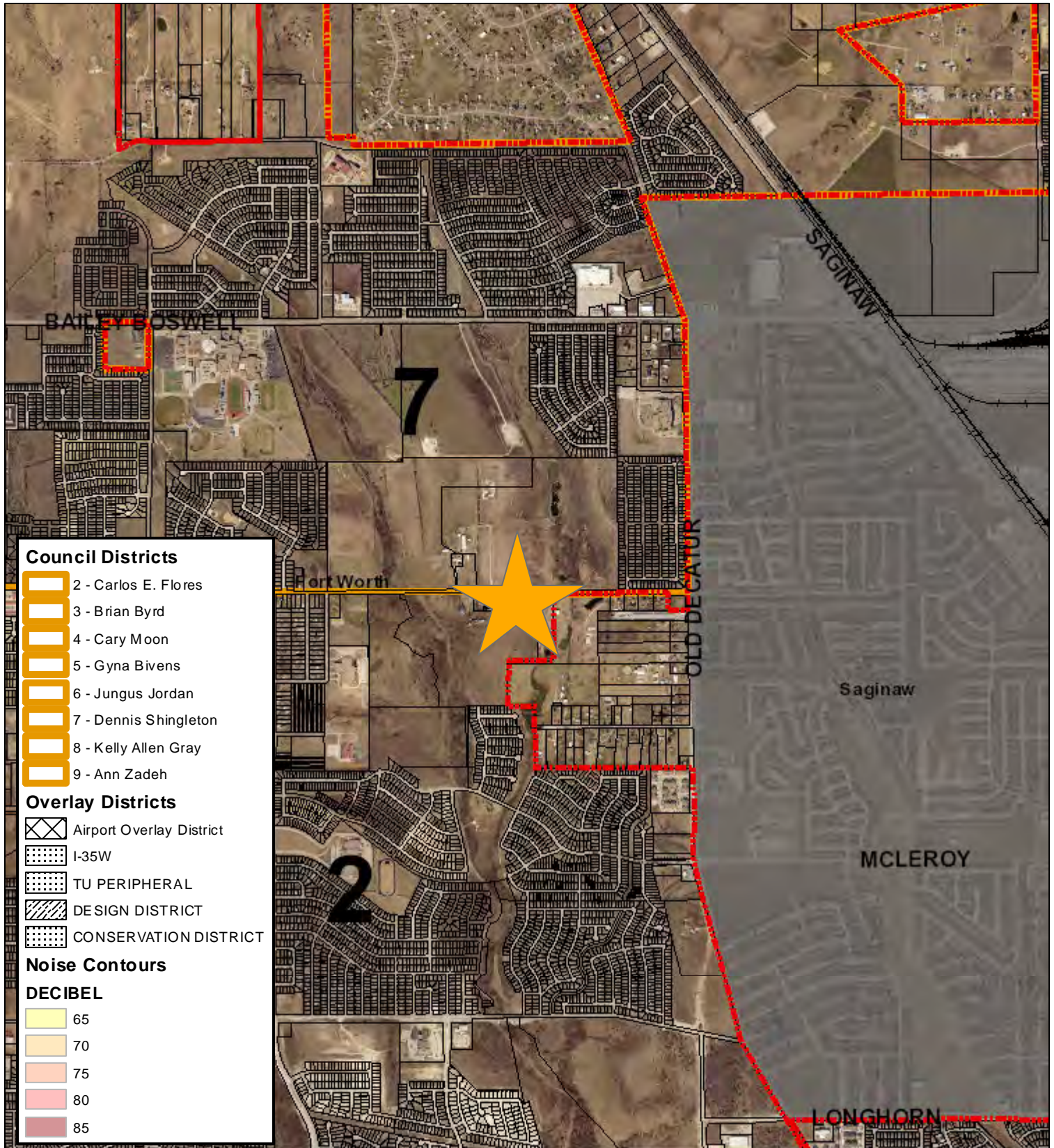
Area Zoning Map

Applicant: Coburn Farm, LTD
 Address: 4700 - 4900 blocks W.J. Boaz Road
 Zoning From: E
 Zoning To: A-5
 Acres: 10.89281089
 Mapsco: 33ST
 Sector/District: Far Northwest
 Commission Date: 5/13/2020
 Contact: 817-392-2495

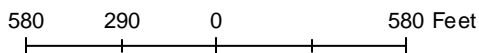
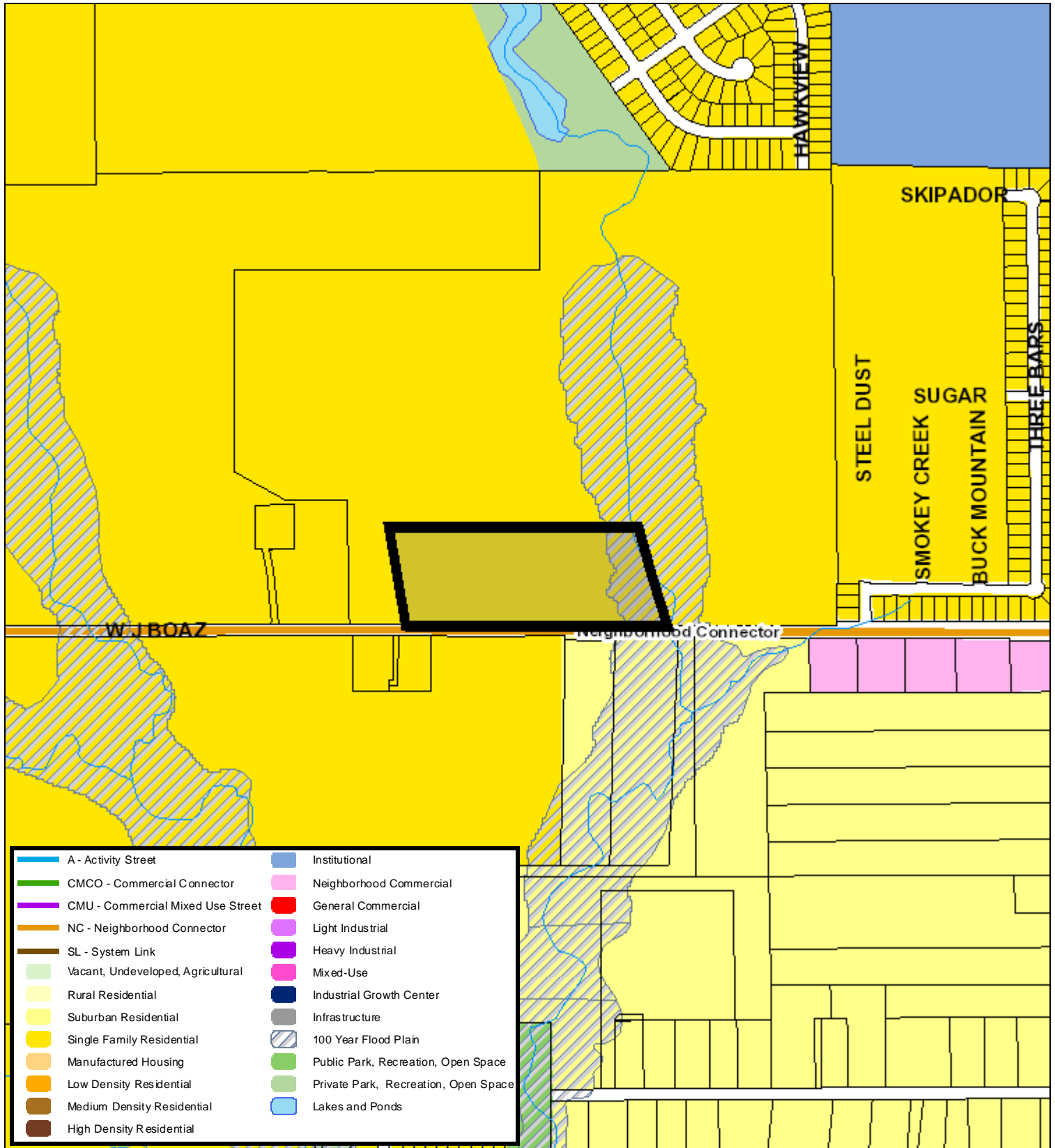


0 215 430 860 Feet

Area Map



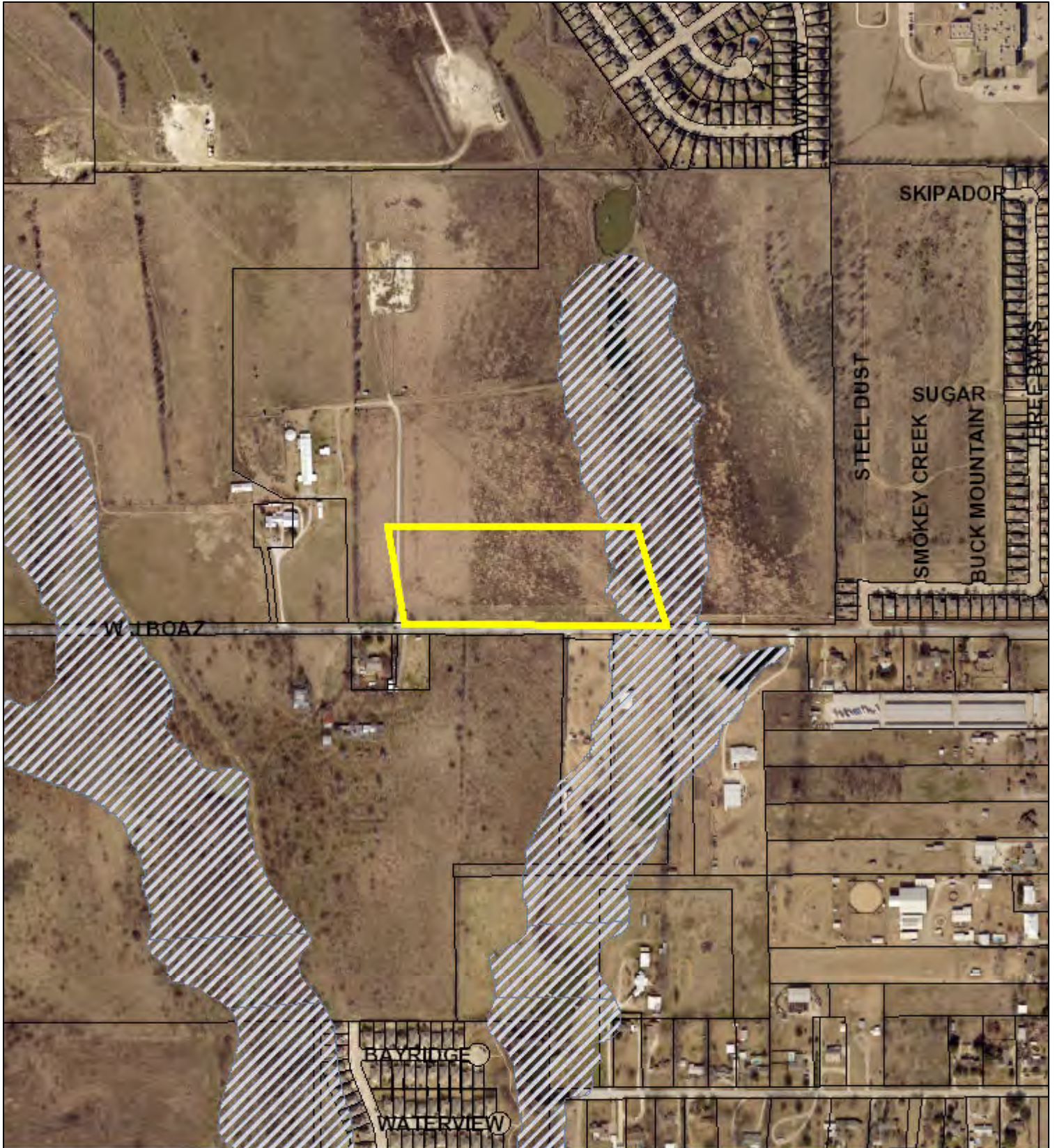
Future Land Use



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



0 362.5 725 1,450 Feet

