



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 3, 2019

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No \_\_\_  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** James Van Zandt Jarvis

**Site Location:** 9400 – 9800 blocks Wagley Robertson Road Acreage: 10.00

**Proposed Use:** Residential

**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 west of Wagley Robertson Road. The surrounding area is primarily undeveloped with A-5 zoning. The general area was annexed in 2005, however this parcel was left out and defaulted to "AG" zoning. The rezoning is part of a larger single family development for this area.

**Site Information:**

Surrounding Zoning and Land Uses:

North "A-5" One Family/ undeveloped  
East "A-5" One Family / undeveloped  
South "A-5" One Family / undeveloped  
West "A-5" One Family/ undeveloped

Zoning History: ZC-04-071 from "AG" to "A-5"; effective 06/08/01; area surrounding subject site

**Public Notification:**

300 foot Legal Notifications were mailed on October 23, 2019.  
The following organizations were notified: (emailed October 22, 2019)

Organizations Notified	
Waters Bend HOA	Streams And Valleys Inc

Trinity Habitat for Humanity	Northwest ISD
Eagle Mountain-Saginaw ISD	

*\*Site not located near a registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “A-5” for residential development. Surrounding land uses are primarily undeveloped with single family lots to the east of Wagley Robertson.

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

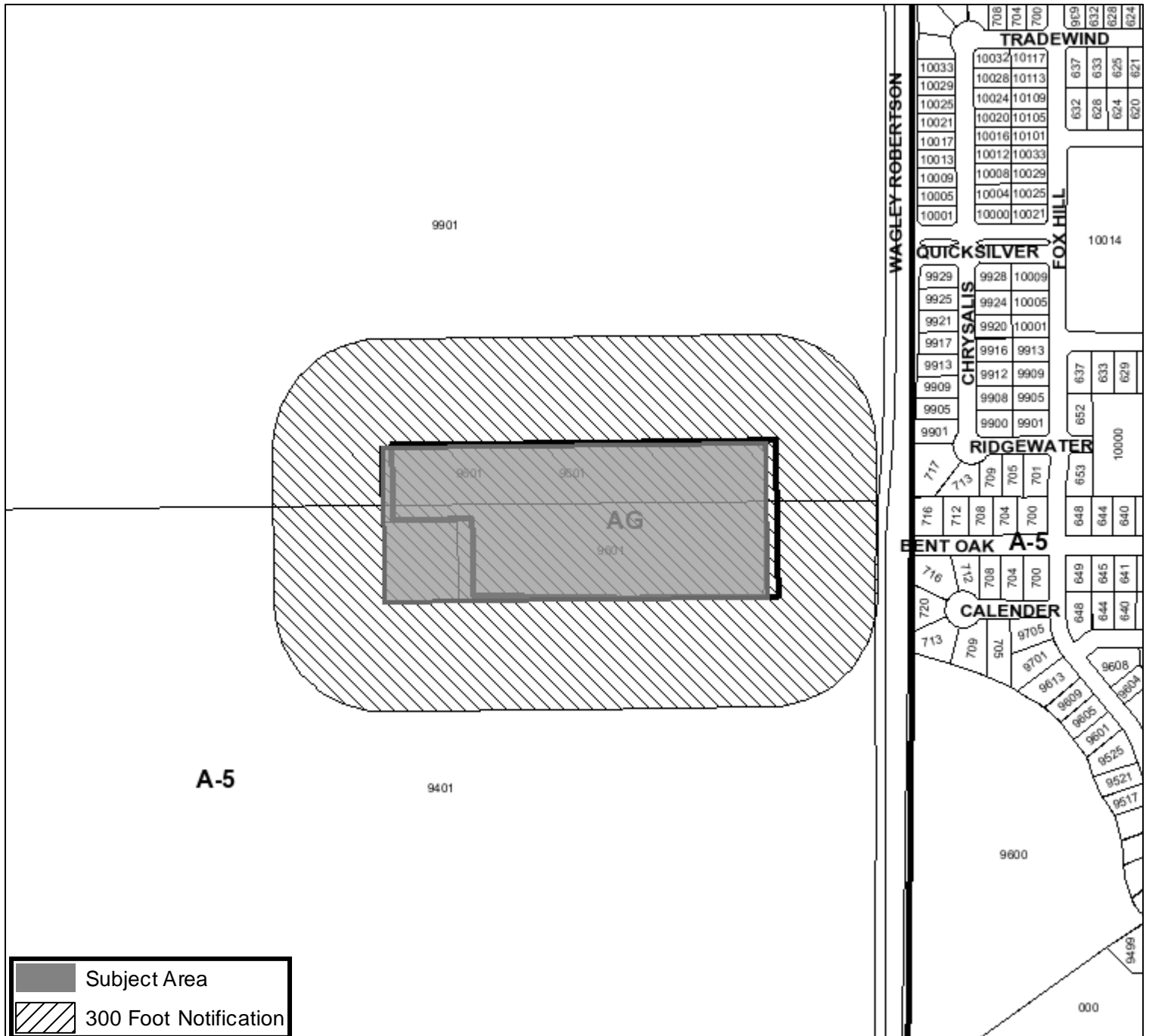
**Attachments:**



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

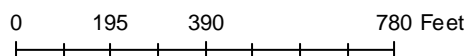


# Area Zoning Map

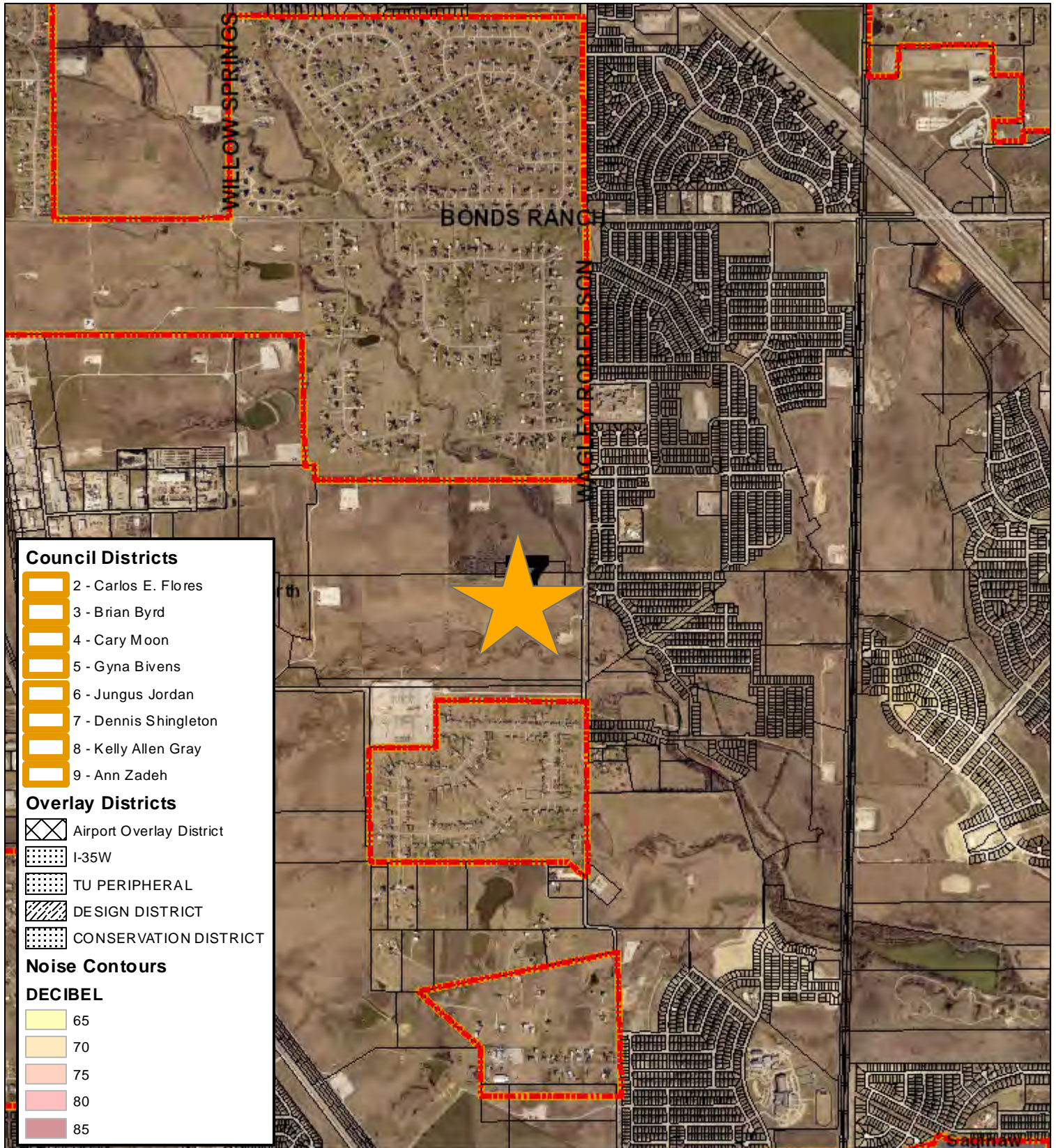
Applicant: James Van Zandt Jarvis  
 Address: 9400 - 9800 blocks Wagley Robertson Road  
 Zoning From: AG  
 Zoning To: A-5  
 Acres: 10.00023465  
 Mapsco: 19Z  
 Sector/District: Far Northwest  
 Commission Date: 11/13/2019  
 Contact: 817-392-2495



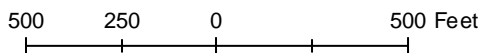
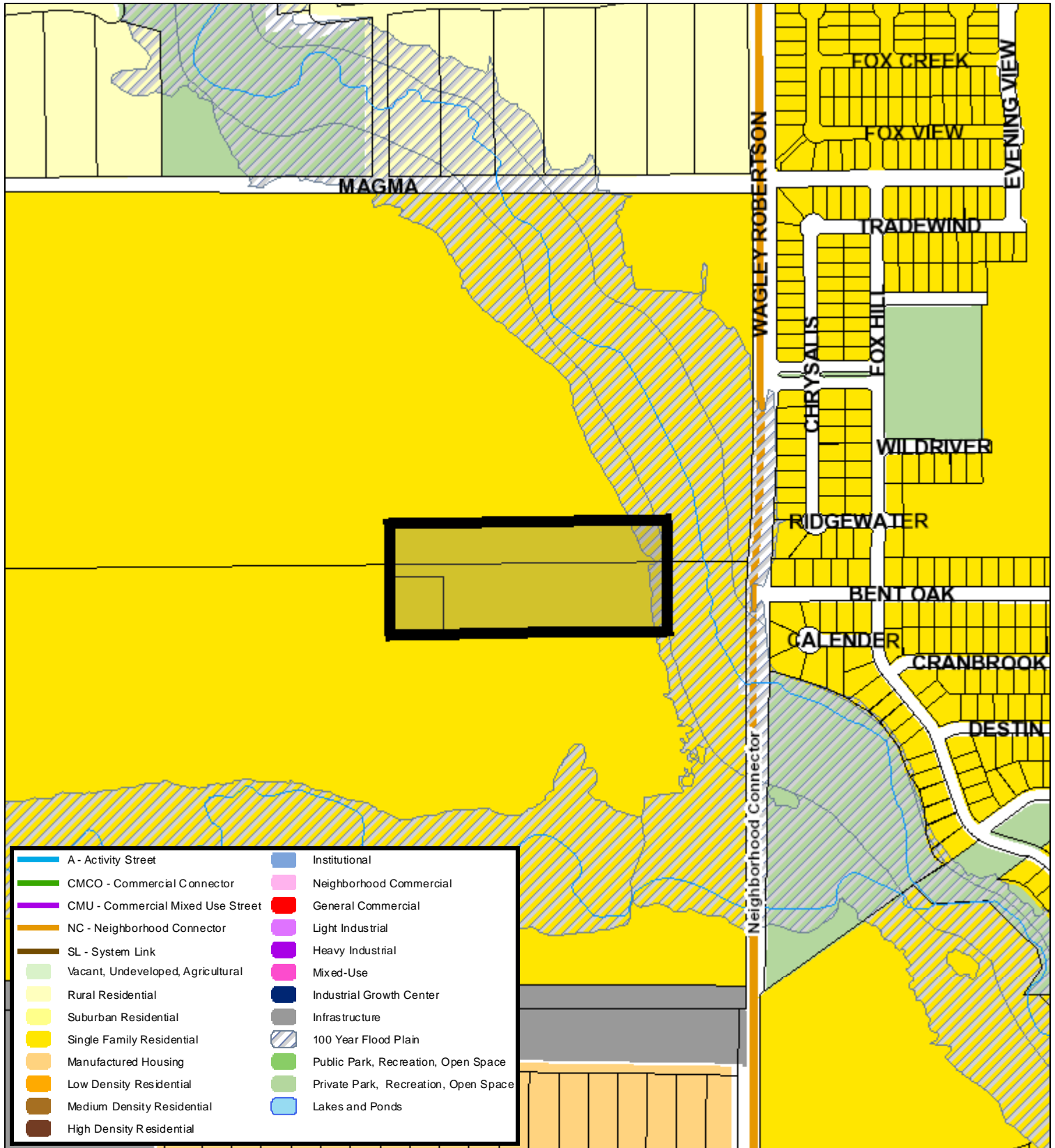
	Subject Area
	300 Foot Notification



### Area Map



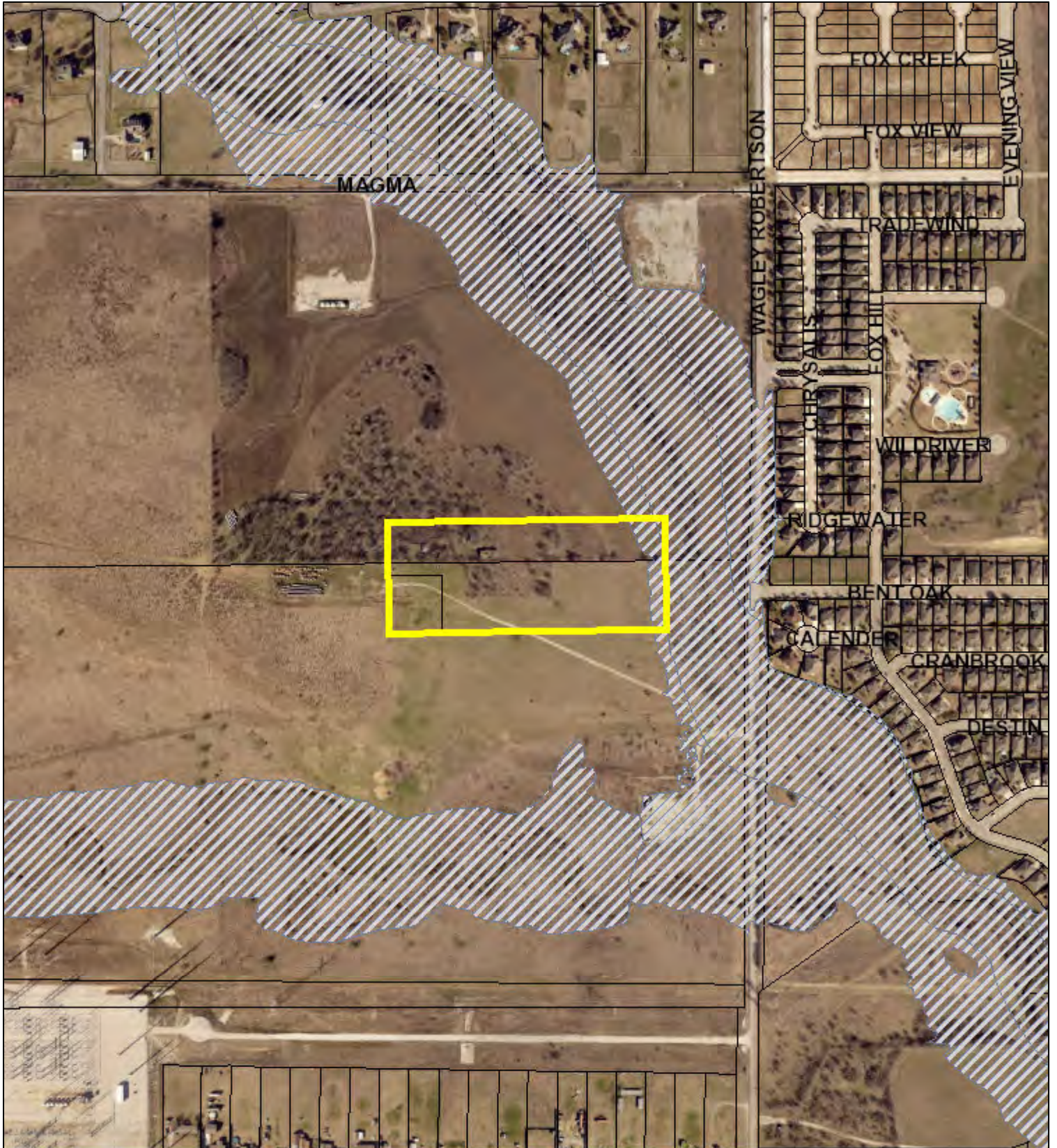
### Future Land Use



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



0 312.5 625 1,250 Feet

