



Zoning Staff Report

Date: December 14, 2021

Case Number: ZC-21-183

Council District: 7

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Lennar Homes of Texas / Bill Baird, PE

Site Location: 13900 block of John Day Road (south end)

Acreage: 23.22 acres

Request

Proposed Use: Industrial

Request: From: “AG” Agricultural

To: “I” Light Industrial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (significant deviation).**

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property is located south of the intersection of John Day Road and Rancho Canyon Way, near the northern boundary of the Fort Worth City Limits. Property immediately to the east of this site is located within the City of Haslet. The site is currently vacant and the applicant is proposing to change the zoning from “AG” Agricultural to “I” Light Industrial in order to allow for future industrial development. There is not a constructed roadway providing access to this site, but an extension of John Day Road is depicted on the Master Thoroughfare Plan (MTP) along the eastern boundary of this property.

Property to the west and northeast of this site is currently zoned “I” Light Industrial and the adjacent property to the east, within the City of Haslet, appears to also be zoned for industrial use. The Sendera Ranch residential subdivision is located north of this site, but there is a large area of floodplain separating these uses and the nearest dwelling unit is located more than 400-feet away. Property to the south is zoned “A-5” One-Family District and is currently vacant.

Surrounding Zoning and Land Uses

North PD 493 for A-5 uses plus golf course / vacant land and floodplain
East Unzoned (located in City of Haslet) / vacant land and gas wells
South “A-5” One-Family / vacant land and gas wells
West “I” Light Industrial / vacant land

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 22, 2021.
The following organizations were notified: (emailed November 2, 2021)

Organizations Notified	
North Fort Worth Alliance	Sendera Ranch HOA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

* *Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “AG” Agricultural to “I” Light Industrial. Surrounding properties are primarily vacant, with industrial zoning located to the west and northeast. A large area of the FEMA 100-year floodplain separates this property from existing residential development to the north. Adjacent property within the City of Haslet is also zoned for industrial use.

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

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the northern portion of the subject property that is located within the FEMA floodplain as “Open Space” on the Future Land Use Map. The remaining portion is designated as “Single-Family Residential.”

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
...

The Master Thoroughfare Plan (MTP) depicts an extension of John Day Road, which is designated as a Neighborhood Connector roadway, along the eastern boundary of this property.

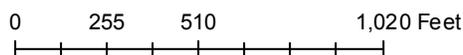
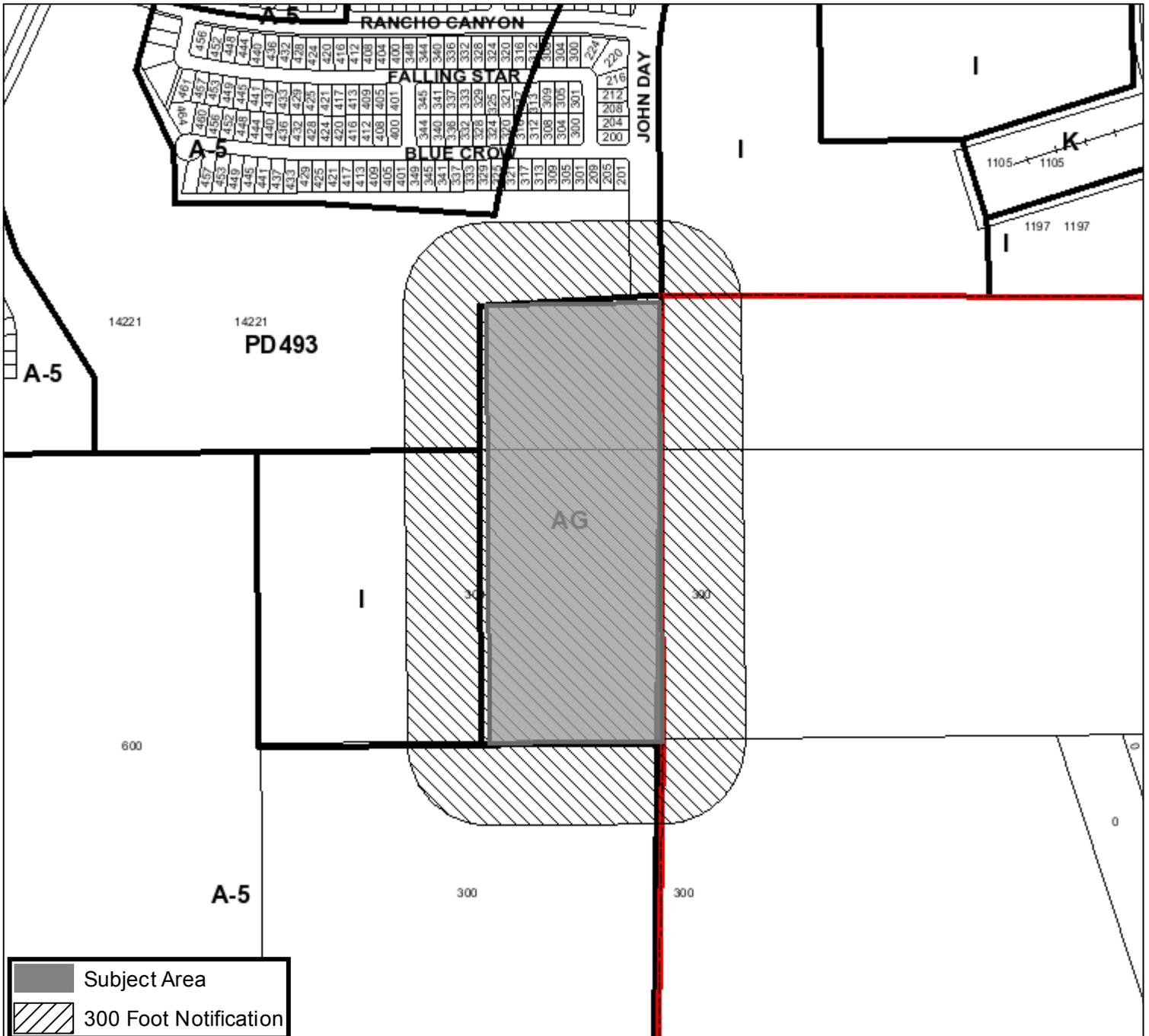
The proposed zoning is **not consistent** with the land use designations for this area (significant deviation). If this zoning change is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.



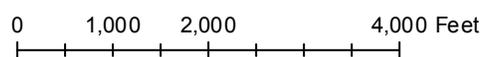
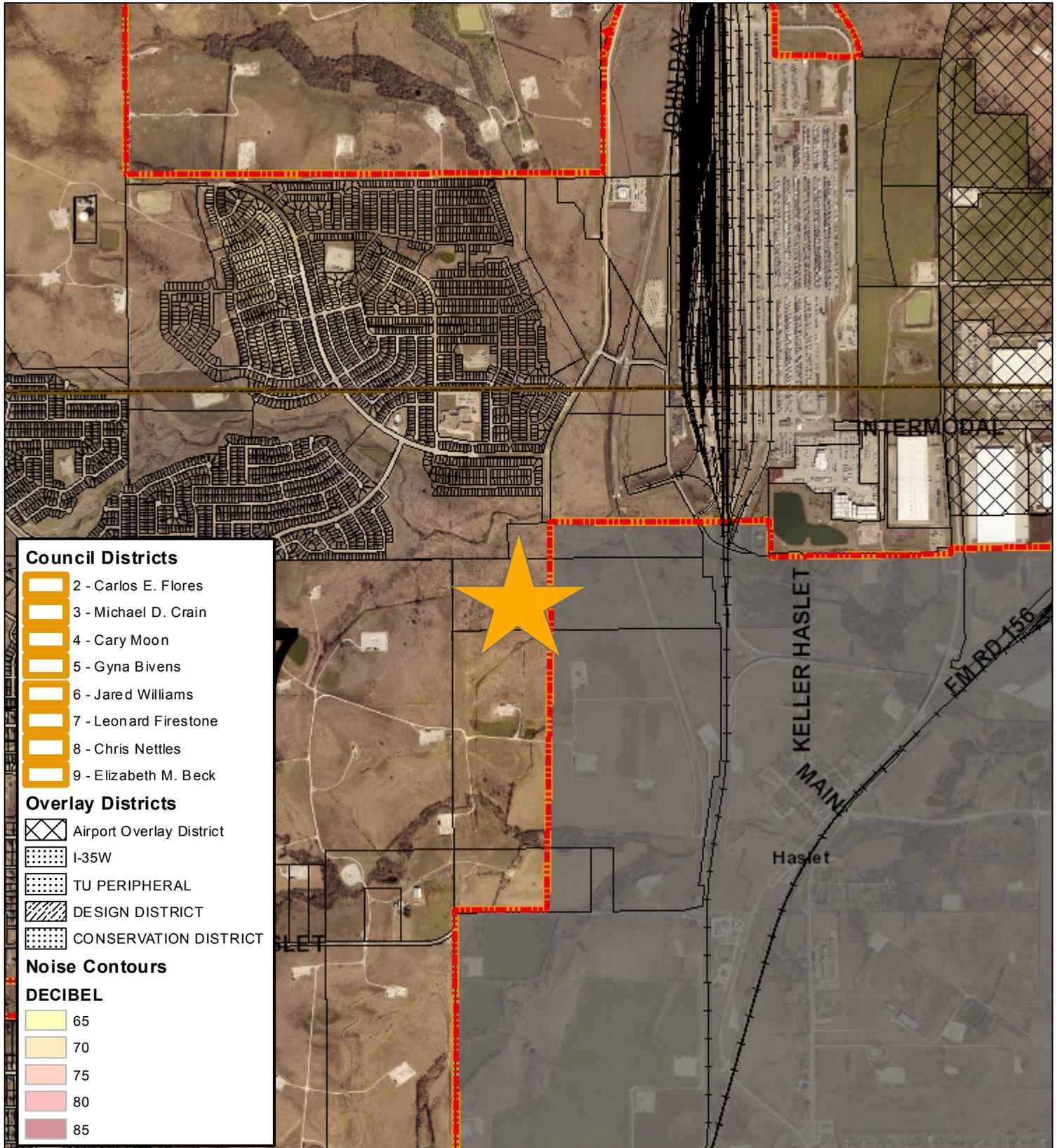


Area Zoning Map

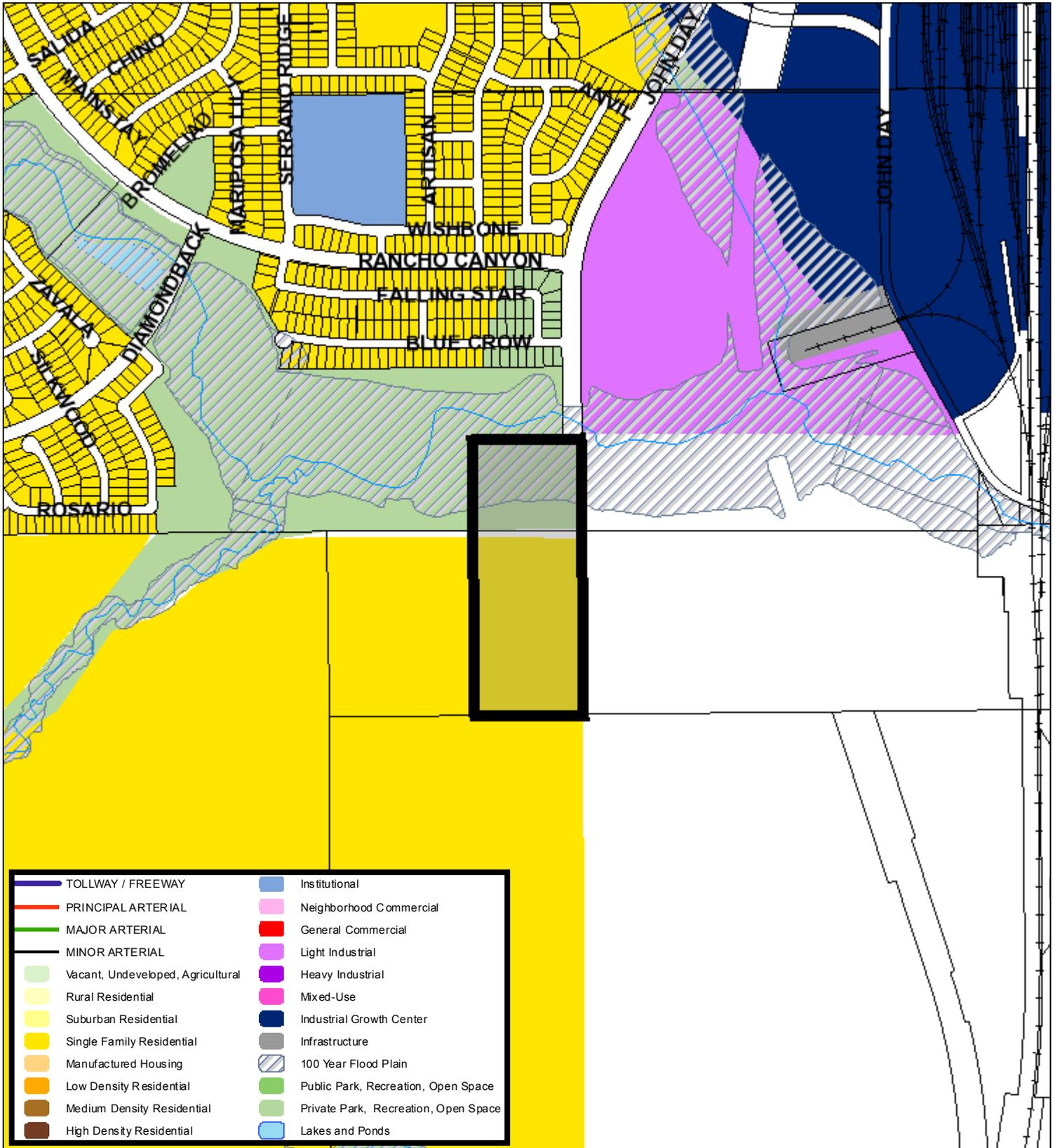
Applicant: Lennar Homes of TX Land & Construction
 Address: 13900 Block of John Day Road (South end)
 Zoning From: AG
 Zoning To: I
 Acres: 23.21575745
 Mapsco: 6JN
 Sector/District: Far North
 Commission Date: 11/10/2021
 Contact: 817-392-2495



Area Map



Future Land Use

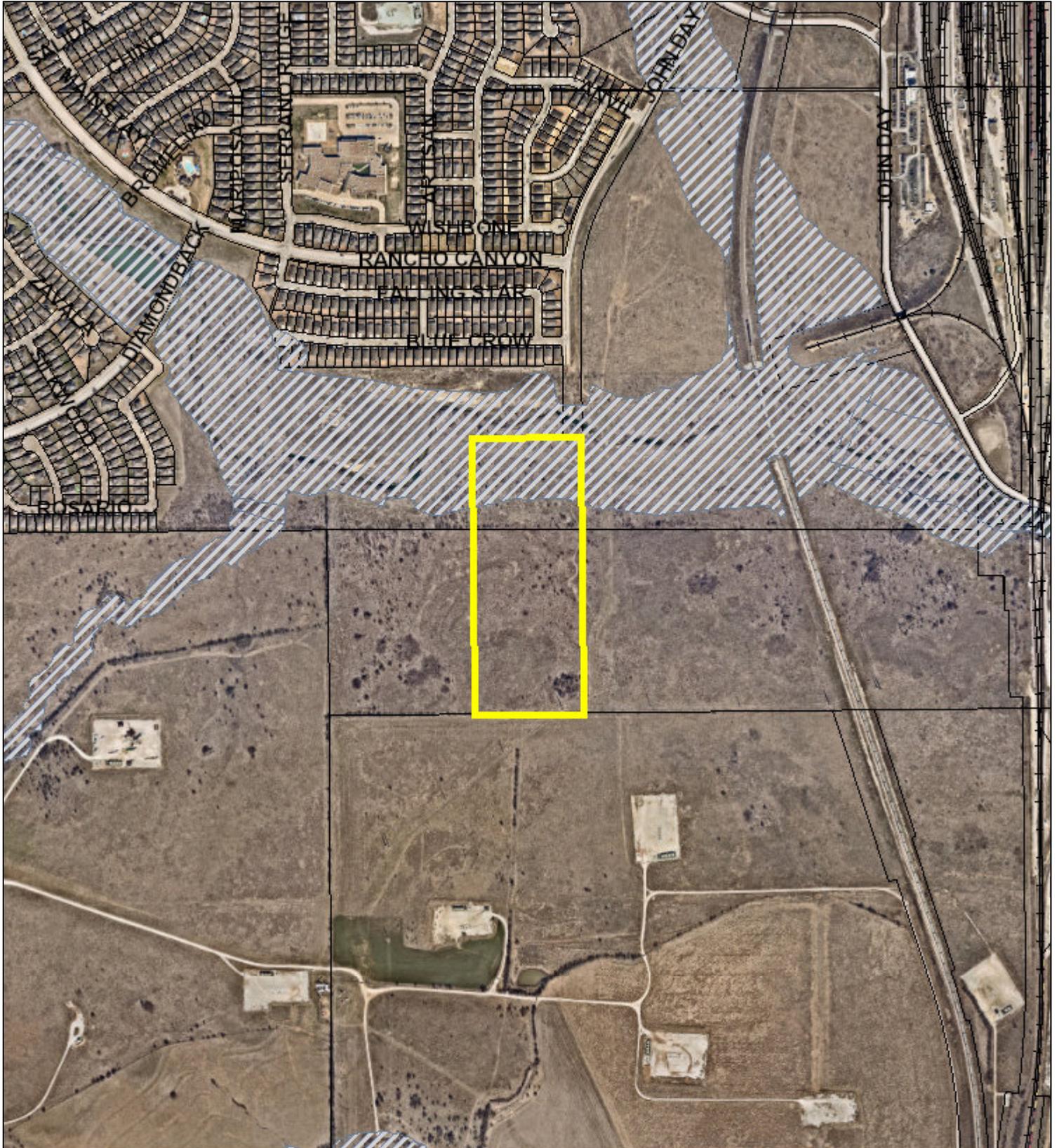


770 385 0 770 Feet

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



0 480 960 1,920 Feet

