



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 11, 2021

Council District: 7

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner/Applicant: **GBTM Sendera, LLC / LJA Engineering, Inc.**

Site Location: Northwest of proposed County Line Road and Rancho Canyon Way, 14300 block of John Day Road

Acreage: 6.94 acres (3.47 acres per tract)

Proposed Use: **Community Facilities (Tract 1)/Single Family Residential (Tract 2)**

Request: From: "AG" Agricultural, "A-5" One-Family District, "CF" Community Facilities
To: "CF" Community Facilities, "A-5" One-Family

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

Comprehensive Plan Consistency: Requested change **is consistent (minor boundary adjustment).**

Staff Recommendation: **Approval**

Background:

The subject property includes two separate tracts of land located near the northern boundary of the Fort Worth City Limits, generally west of the intersection of Rancho Canyon Way and Equine Trail. Tract 1 is 3.47 acres and is currently zoned "AG" Agricultural, with a small portion at the northern end being zoned "A-5" One-Family. Tract 2 is also 3.47 acres and is currently zoned "CF" Community Facilities. The applicant intends to develop the area surrounding these properties as a new single-family residential subdivision, adjacent to the existing Sendero Ranch Subdivision. The majority of surrounding property is already zoned "A-5" One-Family.

Tract 1 is located adjacent to a City of Fort Worth water tower and pump station, which is already zoned "CF" Community Facilities. The applicant is requesting to rezone Tract 1 from "AG" Agricultural and "A-5" One-Family to "CF" Community Facilities in order to create contiguous CF zoning in this location. Tract 2 is proposed to be rezoned from "CF" Community Facilities to "A-5" One-Family, to match the zoning of the surrounding area and provide additional land for single-family residential development.

Surrounding Zoning and Land Uses:

Tract 1:

North "A-5" One-Family / vacant
East "CF" Community Facilities / vacant

Tract 2:

North "A-5" One-Family / vacant
East "A-5" One-Family / vacant

South "AG" Agricultural / vacant and gas well site
West "CF" Community Facilities / CFW water tower

South Unzoned (ETJ) / vacant
West "CF" Community Facilities / vacant

Public Notification:

300-foot Legal Notifications were mailed on March 25, 2021.

The following organizations were notified: (emailed March 15, 2021)

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

*Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone Tract 1 from "AG" Agricultural and "A-5" One-Family to "CF" Community Facilities and to rezone Tract 2 from "CF" Community Facilities to "A-5" One Family.

For Tract 1, all surrounding properties are currently vacant with the exception of the City of Fort Worth water tower and pump station located to the west. Properties to both the east and west are zoned "CF" Community Facilities. Property to the south is vacant and zoned "AG" Agricultural, and property to the north is zoned "A-5" One-Family and intended for single-family development.

All property surrounding Tract 2 is currently vacant. Land to the north and east is zoned "A-5" One-Family, to the west is zoned "CF" Community Facilities, and to the south is located outside of the Fort Worth City Limits and therefore not zoned. If approved, this zoning change will allow Tract 2 to be added to the surrounding "A-5" area providing additional land for single-family development.

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

2. Comprehensive Plan Consistency – Far North Sector

The 2021 Comprehensive Plan currently designates Tract 1 as Open Space and Tract 2 as Institutional. However, for both Tracts 1 and 2, the Future Land Use designation and current zoning of the properties immediately adjacent to each tract matches the zoning being requested.

For Tract 1, the Comprehensive Plan recommends Institutional use on property immediately to the east and west, which aligns with the proposed "CF" Community Facilities zoning. For Tract 2, the Comprehensive Plan recommends Single-Family Residential immediately north and east of the subject property, which aligns with the proposed "A-5" One-Family zoning.

In addition, the proposed zoning aligns with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Encourage large lot residential or agricultural uses in the far northern portion of the Far Northwest sector, especially in areas with large numbers of gas wells.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (minor boundary adjustment).

Attachments:

- Zoning Exhibit Depicting Tracts 1 and 2 (provided by applicant)
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



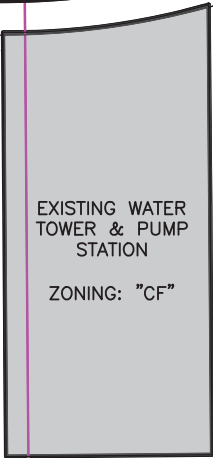
MADERO

ZONING: "A-5"

TEXAS CHRISTIAN UNIVERSITY

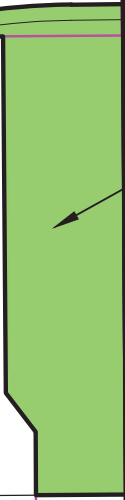
CITY OF FORT WORTH ETJ

RANCHO CANYON WAY

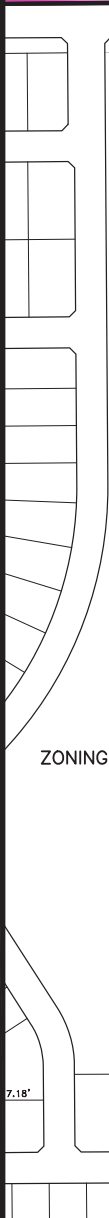


EXISTING WATER TOWER & PUMP STATION
ZONING: "CF"

ZONING: "CF"



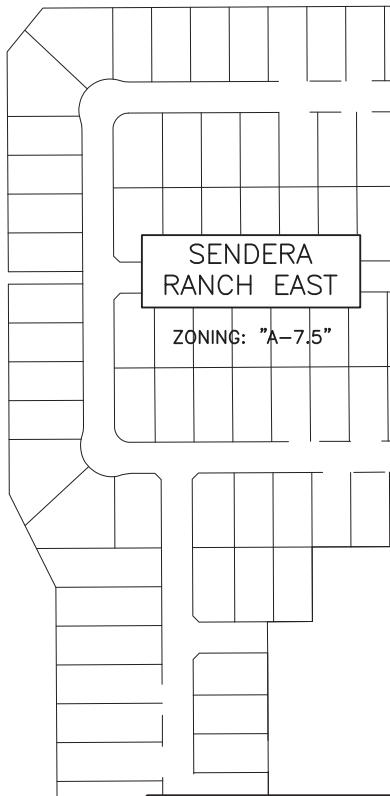
PROPOSED RE-ZONING TRACT 1
"AG" TO "CF"
3.471 AC



ZONING: "A-7.5"

MADERO

ZONING: "AG"



SENDERA RANCH EAST

ZONING: "A-7.5"

ZONING EXHBT: TRACT 1

3/10/2021

MADERO

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206

Phone 469.621.0710
FRN - F-1386

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MADERO
ZONING: "A-5"

ZONING: "CF"

MADERO
ZONING: "A-5"

PROPOSED RE-ZONING
TRACT 2
"CF" TO "A-5"
3.471 AC

MARY JANE
BENNETT,
TRUSTEE

CITY OF FORT
WORTH ETJ

MARY ANN L.
WATKINS

CITY OF FORT
WORTH ETJ

ZONING EXHBT: TRACT 2

3/10/2021

MADERO

LJA Engineering, Inc.

6060 North Central Expressway
Suite 400
Dallas, Texas 75206

Phone 469.621.0710
FRN - F-1386

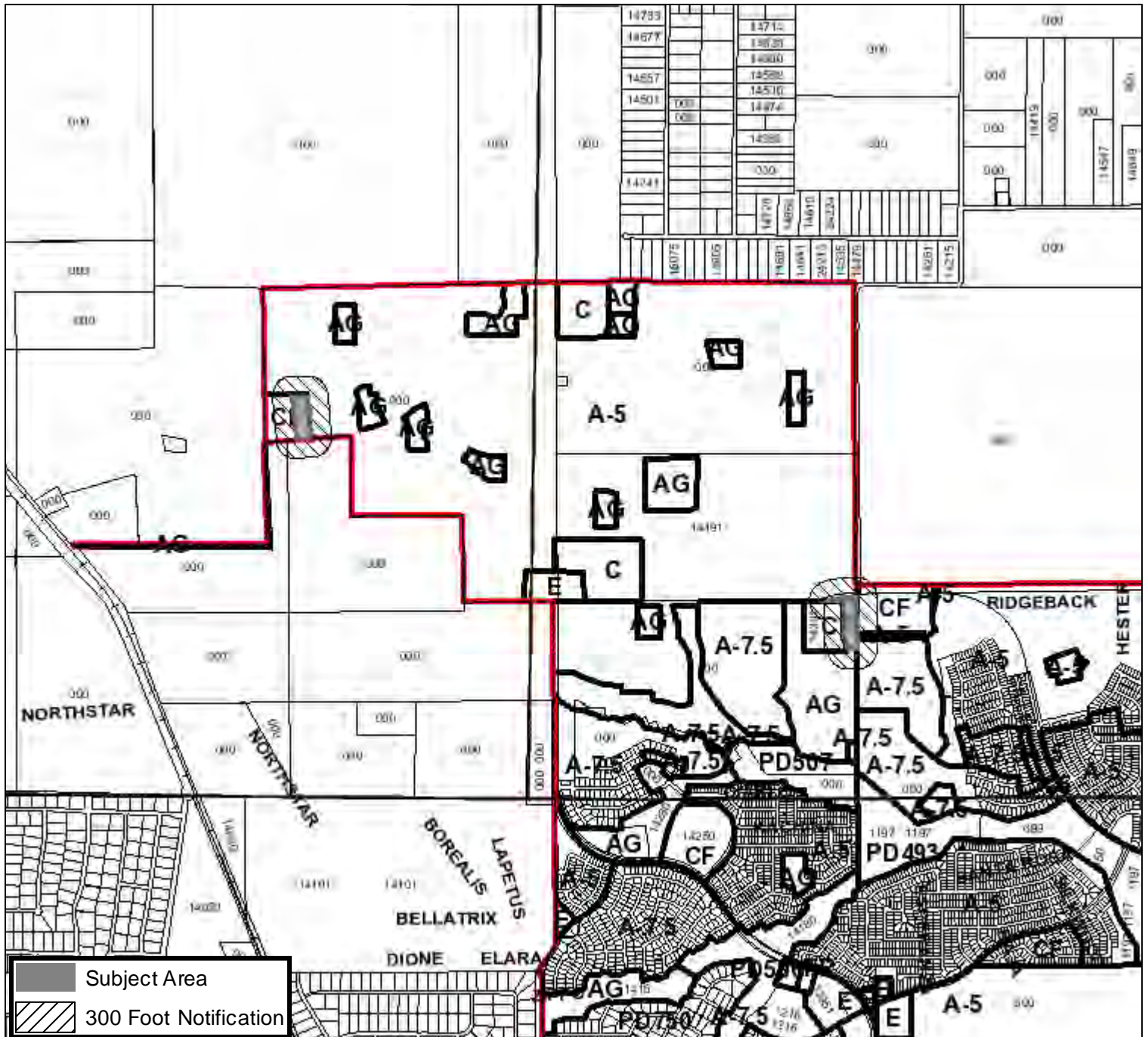
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


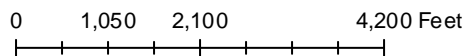
ZC-21-037

Area Zoning Map

Applicant: GBTM Sendera LLC
Address: Northwest of proposed County Line Road and Rancho Canyon, 14300 block John Day Road
Zoning From: AG, A-5, CF
Zoning To: A-5, CF
Acres: 6.9426558
Mapsc0: 5CG
Sector/District: Far North
Commission Date: 4/14/2021
Contact: 817-392-8026











 Subject Area
 300 Foot Notification








Area Map

Rhome

Council Districts






-  2 - Salvador Espino
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

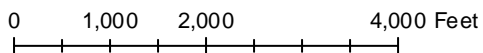
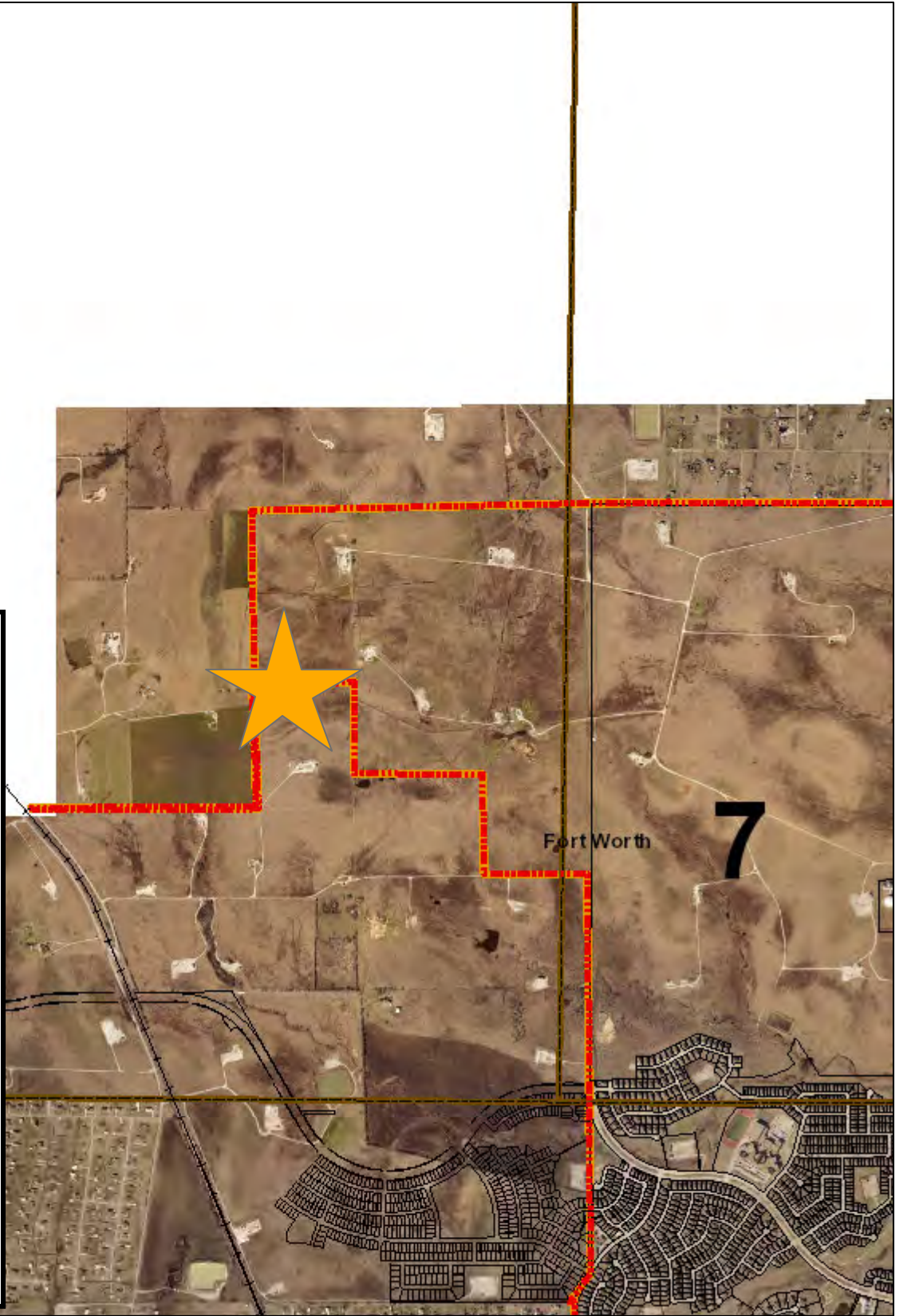
Overlay Districts

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

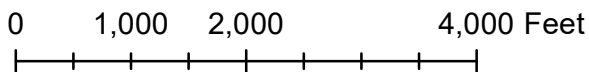
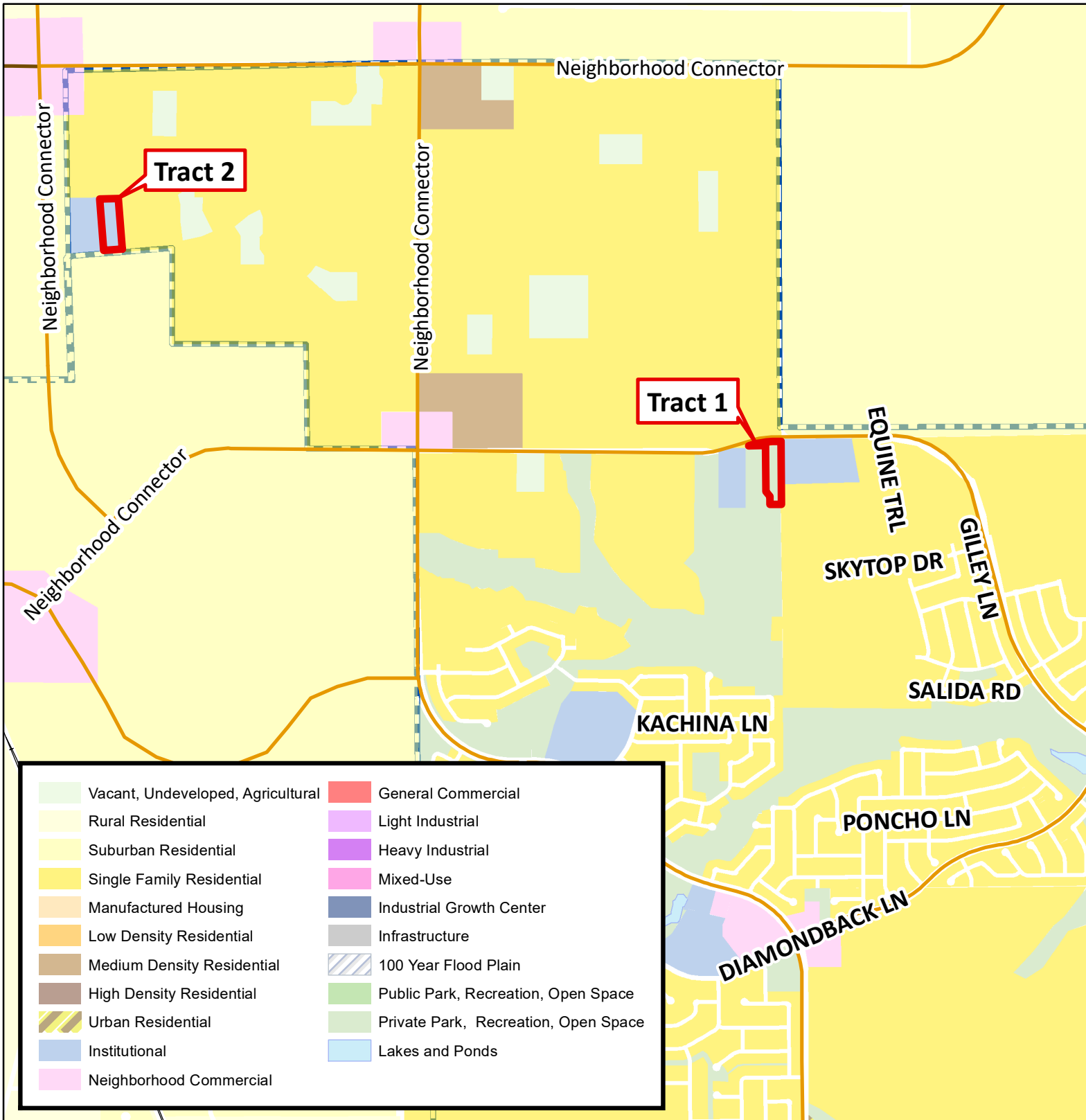
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



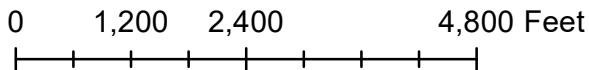
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.)



Aerial Photo Map



 City Limits

