



**ZONING MAP CHANGE  
STAFF REPORT**

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

**Council District** 7

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> None submitted <b>Support:</b> None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** **Forestar (USA) Real Estate Group, Inc**

**Site Location:** 8900 - 9100 blocks Wagley Robertson Road      Acreage: 2.562

**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 (Minor Boundary Adjustment).**

**Staff Recommendation:** **Approval**

**Background:**

The subject property is located on the east side of Wagley Robertson Road at the terminus of Prairie Clover Road. The applicant is requesting to rezone approximately 2.5 acres for single-family development.

A preliminary plat has been submitted for approximately 341 single-family lots, which includes property to the east that is currently zoned A-5.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / undeveloped
- East "A-5" One Family / undeveloped
- South "E" Neighborhood Commercial / undeveloped
- West Fort Worth ETJ / mobile homes

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on October 25, 2019.  
The following organizations were notified: (emailed October 22, 2019)

<b>Organizations Notified</b>	
The Bar C Ranch Owners Association	WatersBend HOA
Streams And Valleys Inc	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	

*\*Not located near a registered Neighborhood Association*

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is requesting a zoning change to “A-5” for single-family development. Surrounding land uses are primarily single-family and vacant land.

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

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

The 2019 Comprehensive Plan designates the subject property as Mixed Use. The requested zoning classification is not consistent with the Future Land Use map, but is consistent with the policies stated below:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and adopted complete streets policy.

Based on conformance with the future land policies, the proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

**Attachments:**

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



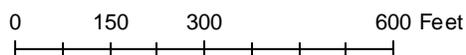
ZC-19-164

# Area Zoning Map

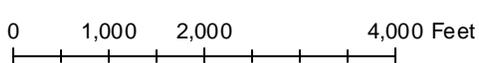
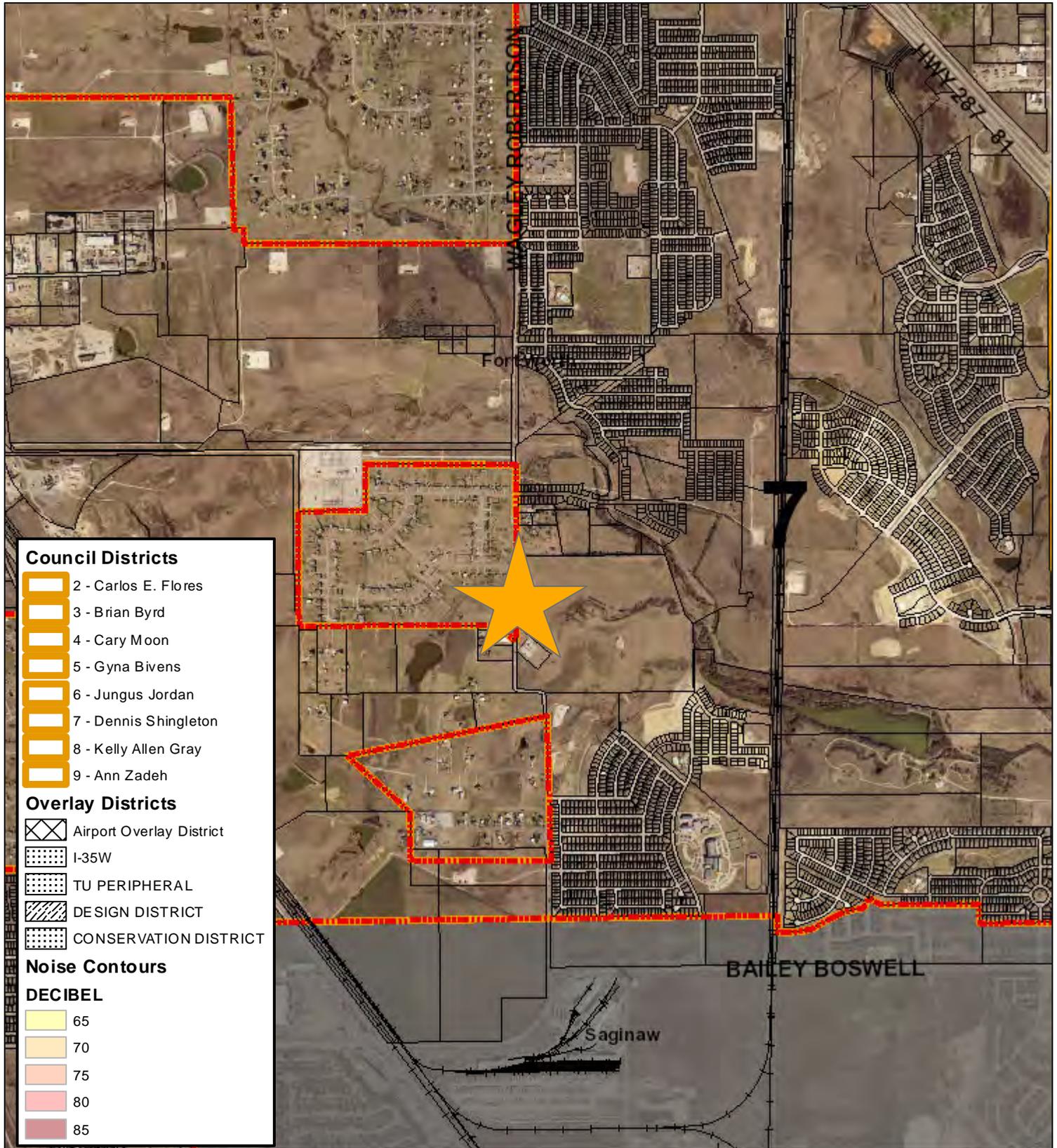
Applicant: Forestar (USA) Real Estate Group, Inc  
Address: 8900 - 9100 blocks Wagley Robertson Road  
Zoning From: E  
Zoning To: A-5  
Acres: 2.56232614  
Mapsc0: 33D  
Sector/District: Far Northwest  
Commission Date: 11/13/2019  
Contact: 817-392-8043



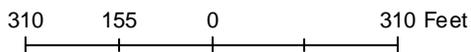
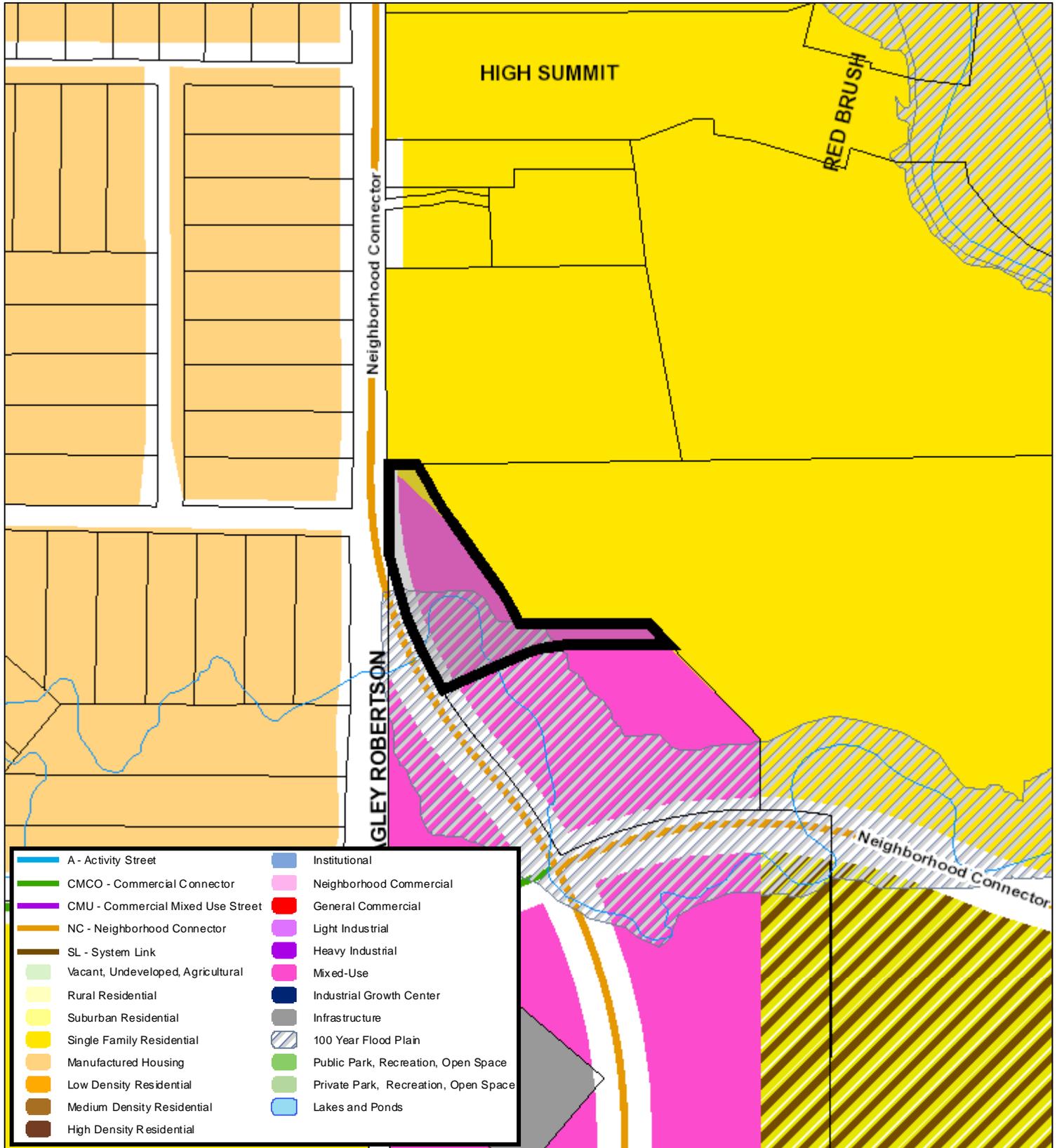
	Subject Area
	300 Foot Notification



### Area Map



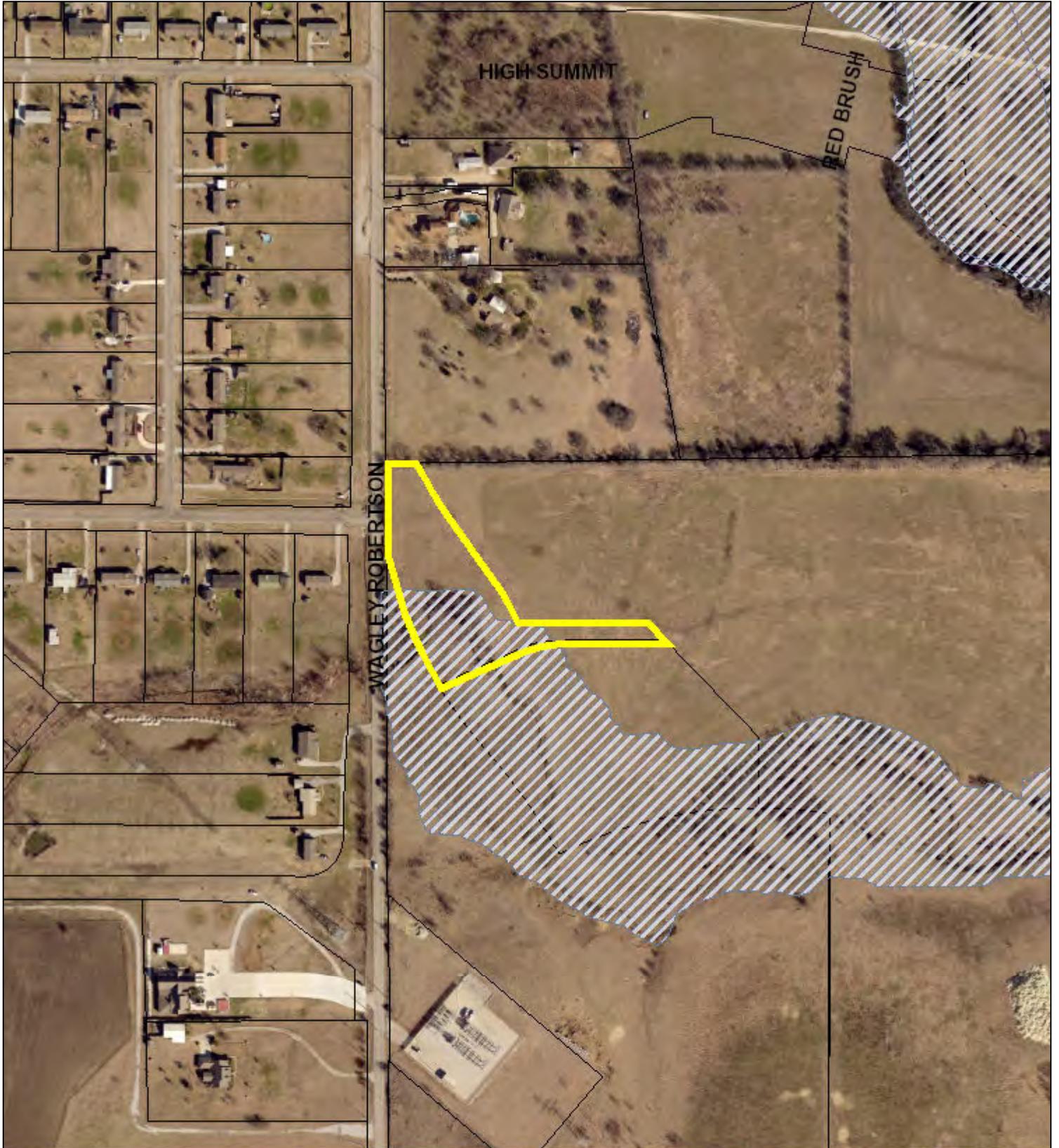
### Future Land Use



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**



0 200 400 800 Feet

