



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 14, 2020

Council District 3

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: PB Ventana 1, LLC

Site Location: 5972 Jerry Dunn Parkway Acreage 0.04

Proposed Use: Telecommunication Tower

Request: To: Amend PD 1169 to add a 50 ft. telecommunication tower; site plan waiver recommended

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Background:

The proposed site is located in the far southwest section in Ventana Development. The applicant is requesting to amend the PD language to allow for a 50 ft. telecommunication tower associated with a lift station for the new single-family development.

Surrounding Zoning and Land Uses:

- North PD 1169 Planned Development / undeveloped
- East ETJ / single family
- South PD 1169 Planned Development / vacant
- West PD 1169 Planned Development / undeveloped

Recent Relevant Zoning and Platting History:

Zoning History: PD 1169

Public Notification:

300 foot Legal Notifications were mailed on November 22, 2019.
The following organizations were notified: (emailed November 19, 2019)

Organizations Notified	
Streams and Valleys Inc.	Trinity Habitat for Humanity
Fort Worth ISD	

Not within a registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend the PD language to add a 50 ft. telecommunication tower. Surrounding land uses are predominantly undeveloped with single family to the east in the ETJ.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency -Far Southwest

The 2019 Comprehensive Plan designates the subject property as Single Family. The proposed amendment to the PD zoning is consistent with the land use designation of the Comprehensive Plan and provides a need for communications for the proposed single-family development that is consistent with the zoning in the area and therefore it **is consistent** with the following policy.

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

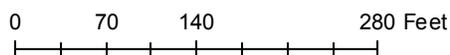
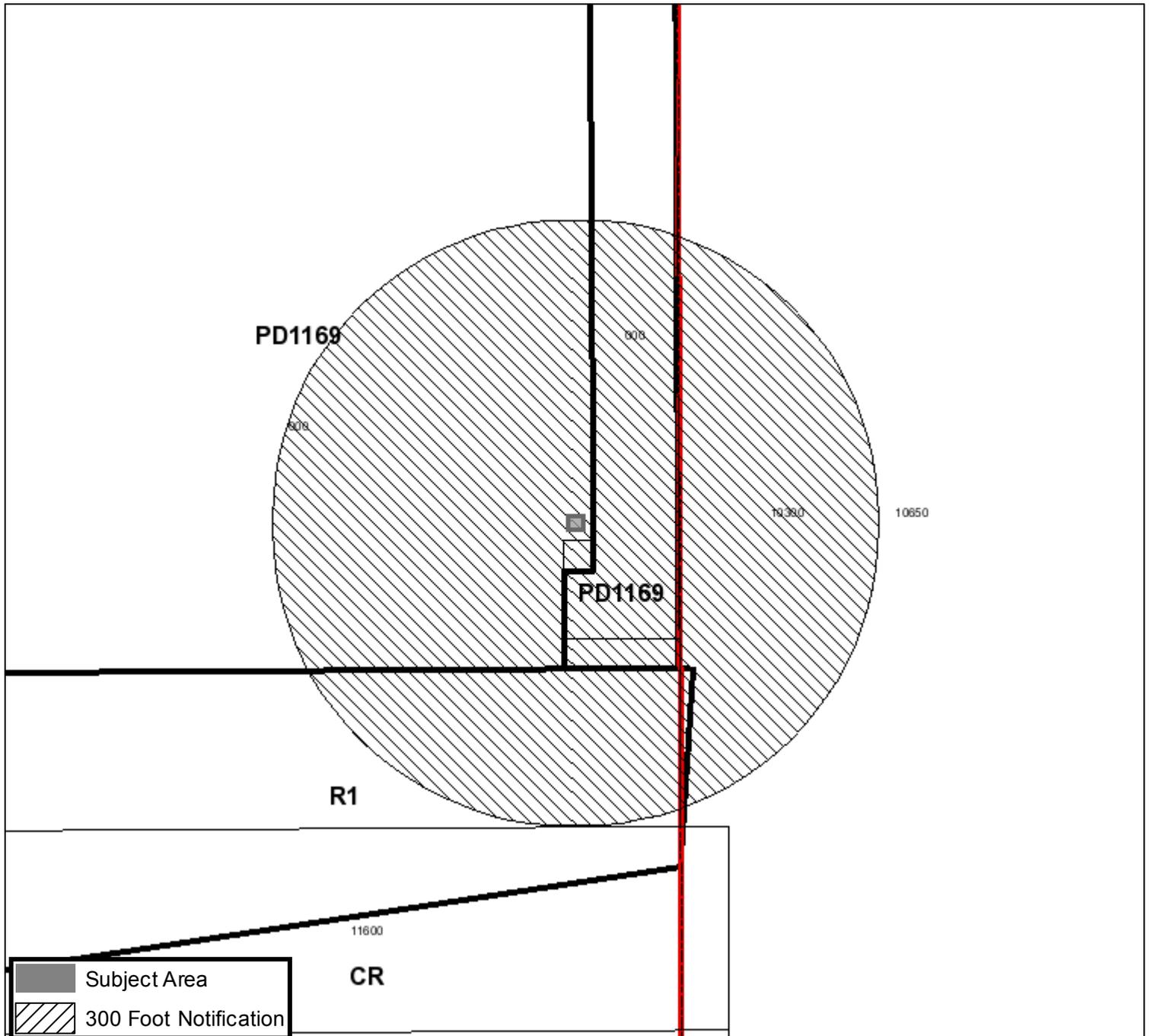
Attachments:

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

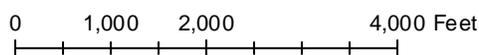
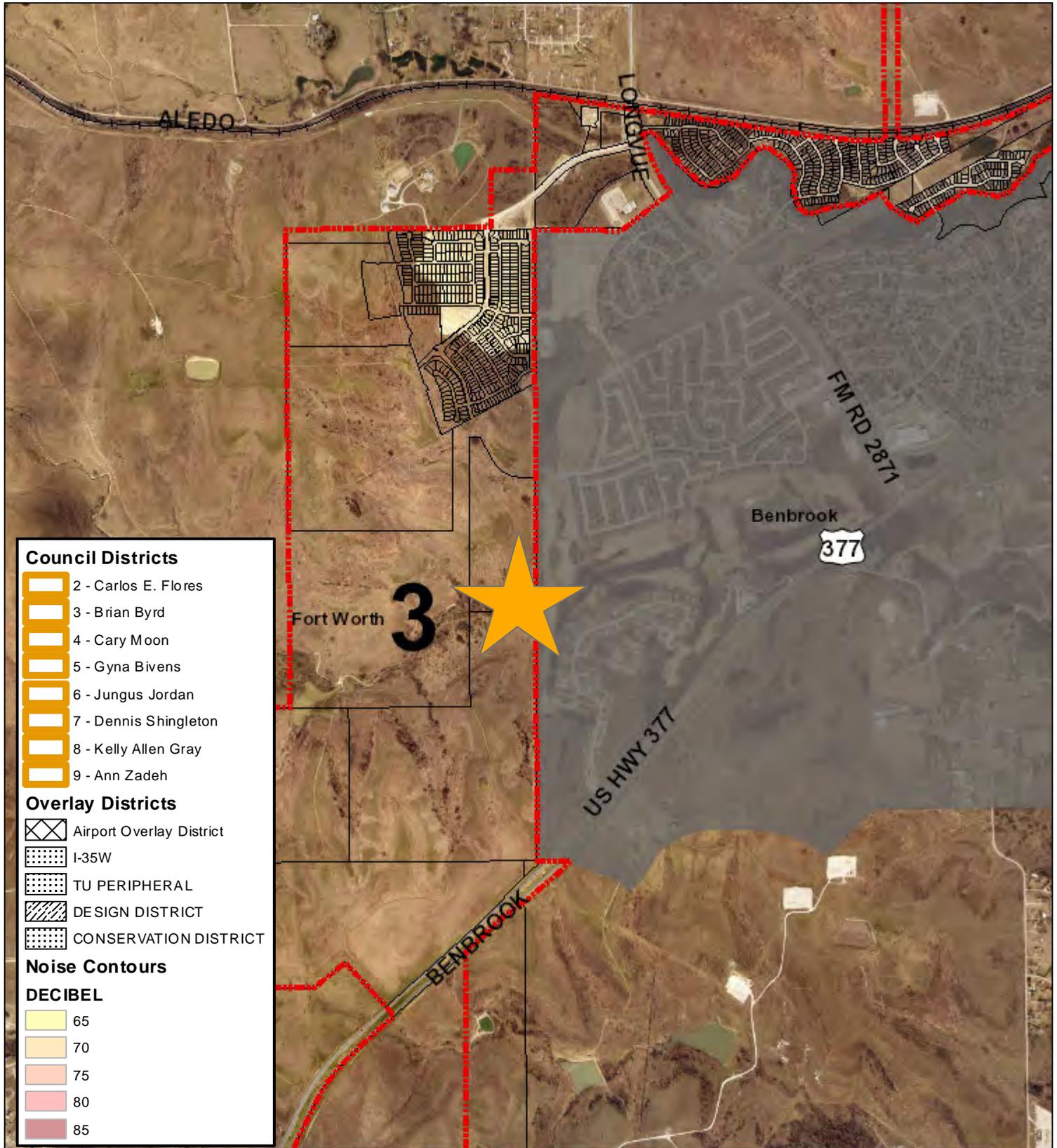


Area Zoning Map

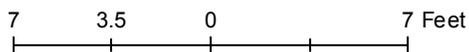
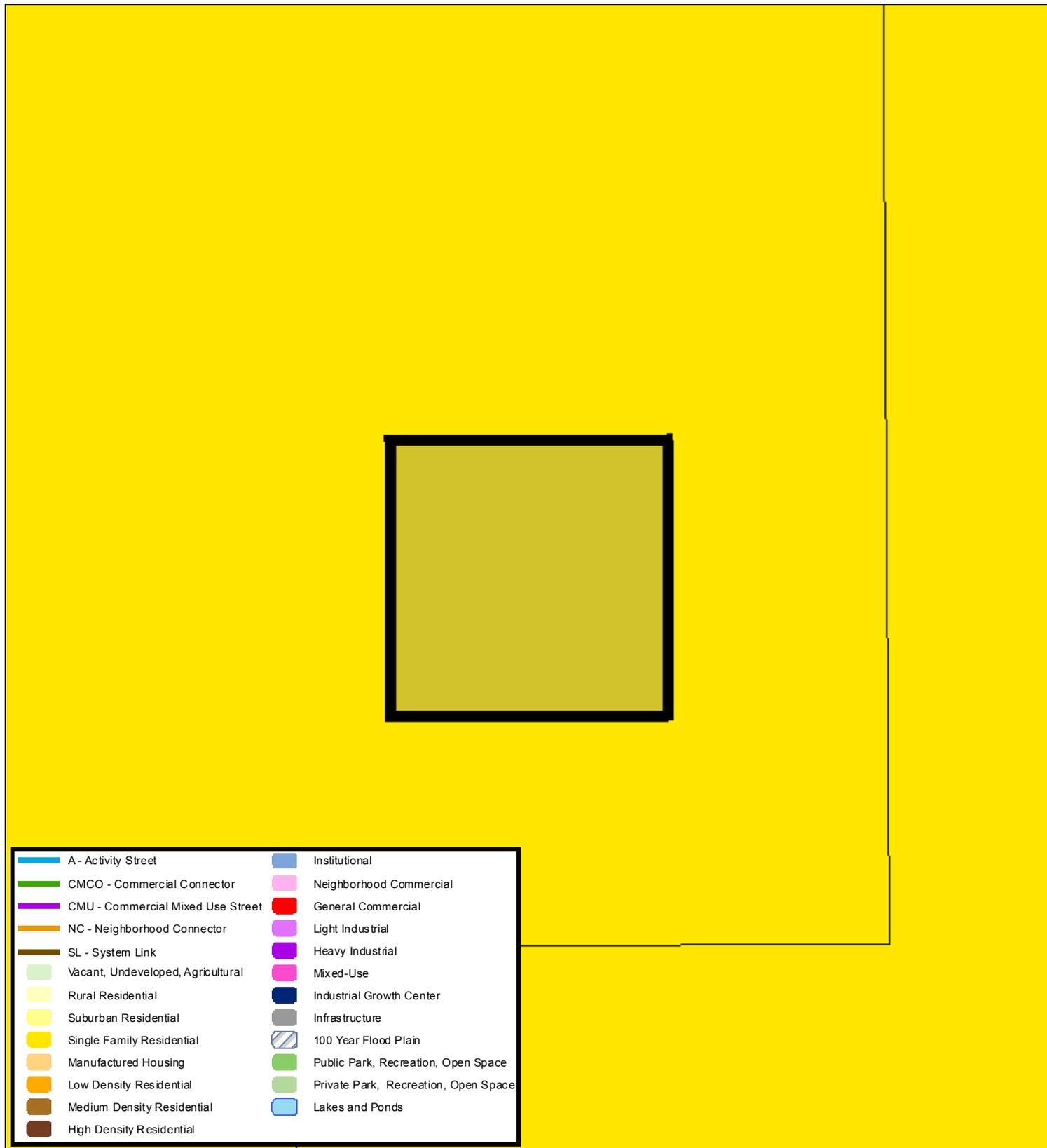
Applicant: PB Ventana 1, LLC
 Address: 5972 Jerry Dunn Parkway
 Zoning From: PD 1169 for one-family uses with development standards
 Zoning To: Amend PD 1169 to add 50-foot telecommunication tower
 Acres: 0.00449956
 Mapsco: 86X
 Sector/District: Far Southwest
 Commission Date: 12/11/2019
 Contact: 817-392-2495



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.





ZC-19-187

Aerial Photo Map



0 4.25 8.5 17 Feet

