



Case Number **ZC-20-137**

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 12, 2021

**Council District** 6

**Zoning Commission Recommendation:**

Approval by a vote of 9-0

**Opposition:** None submitted

**Support:** 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:** **Walsh Ranches LP**

**Site Location:** Generally bounded by McPherson Boulevard, Old Granbury Road, Stewart Feltz Road, and the FW & Western Railroad

**Acreage:** 242.2

**Proposed Use:** **Single Family**

**Request:** From: Unzoned

To: "A-5" One Family

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

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

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

**Related cases:** **AX-20-005**

**Background:**

The subject property is located at the southwest corner of Old Granbury Road and Risinger Road. Old Granbury Road at this location is considered a Commercial Connector on the City of Fort Worth's Master Thoroughfare Plan. Case AX-20-005 is a proposed owner-initiated annexation of approximately 242.2 acres of land. The proposed annexation site is anticipated to be developed for single family uses as Single Family Residential.

The City Council will conduct a public hearing on the proposed annexation. The hearing is scheduled for December 15, 2020. The public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the required public hearing, consideration of the area for annexation will be held on December 15, 2020.

**Site Information:**

Surrounding Zoning and Land Uses:

North	"E" Neighborhood Commercial and "FR" General Commercial Restricted / undeveloped
East	ETJ / single family
South	ETJ / undeveloped
West	ETJ / undeveloped

Zoning History:       None

***Public Notification:***

300 foot Legal Notifications were mailed on October 26, 2020.  
The following organizations were notified: (emailed October 19, 2020)

Organizations Notified	
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Crowley ISD

\*Not located within a Neighborhood Association

***Development Impact Analysis:***

1. **Land Use Compatibility**

This zoning change request is to prepare the property for single family development. The surrounding land uses consist of some rural residential, and primarily vacant land.

The proposed “A-5” zoning is compatible with the development pattern in the general area.

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

The 2020 Comprehensive Plan designates the subject property as Single-Family and Neighborhood Commercial. The requested “A-5” zoning 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 2.5)

Based on conformance with the future land use map and policies stated above, “A-5” zoning **is consistent** with the Comprehensive Plan.

***Attachments:***

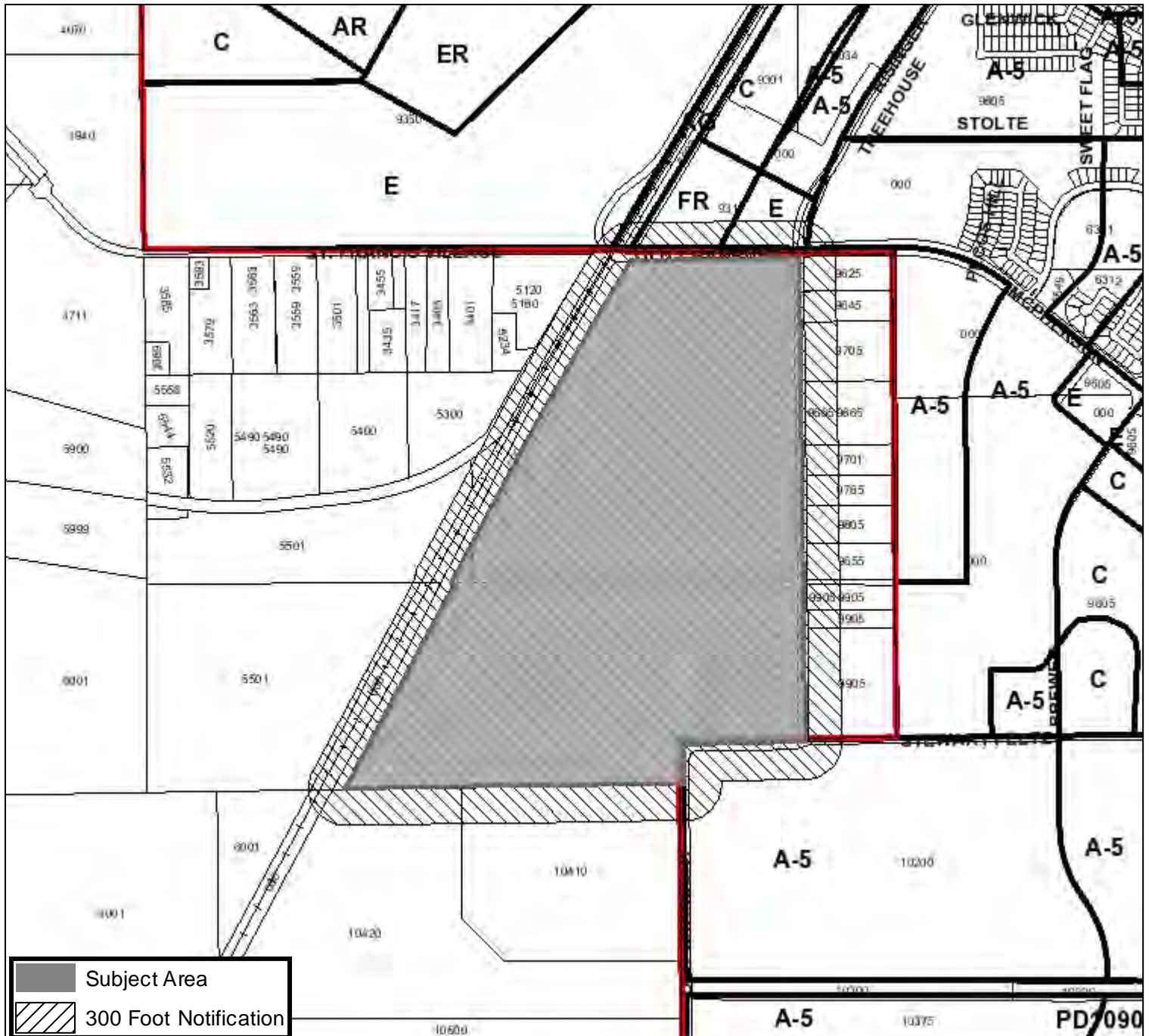
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



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## Area Zoning Map

Applicant: Walsh Ranches LP  
Address: Generally bounded by McPherson Boulevard, Old Granbury Road, Stewart Feltz Road, and  
Zoning From: Unzoned  
Zoning To: A-5  
Acres: 242.20212497  
Mapsc0: 102S-X  
Sector/District: Far Southwest  
Commission Date: 11/11/2020  
Contact: null



0 550 1,100 2,200 Feet

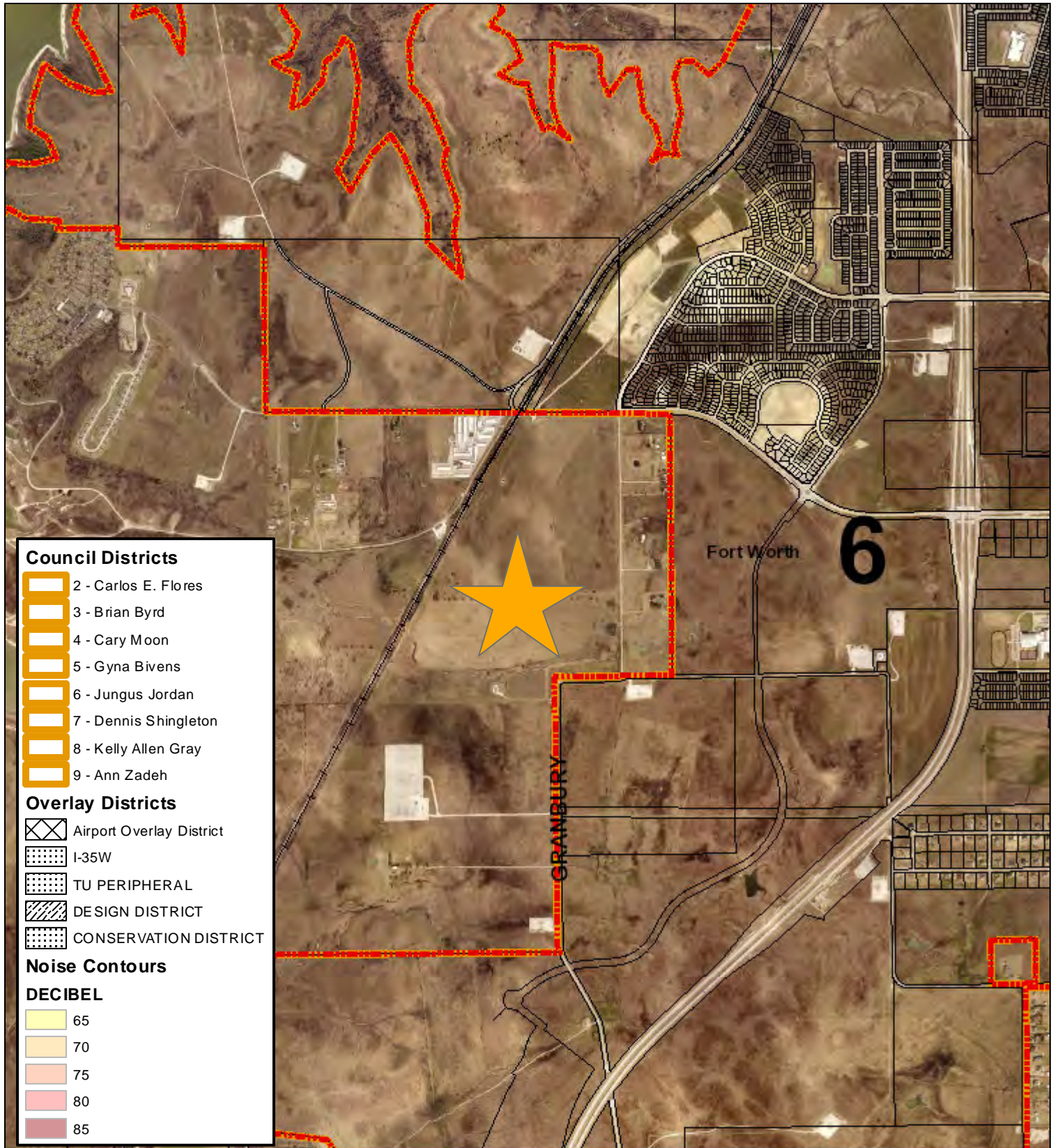
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## Area Map

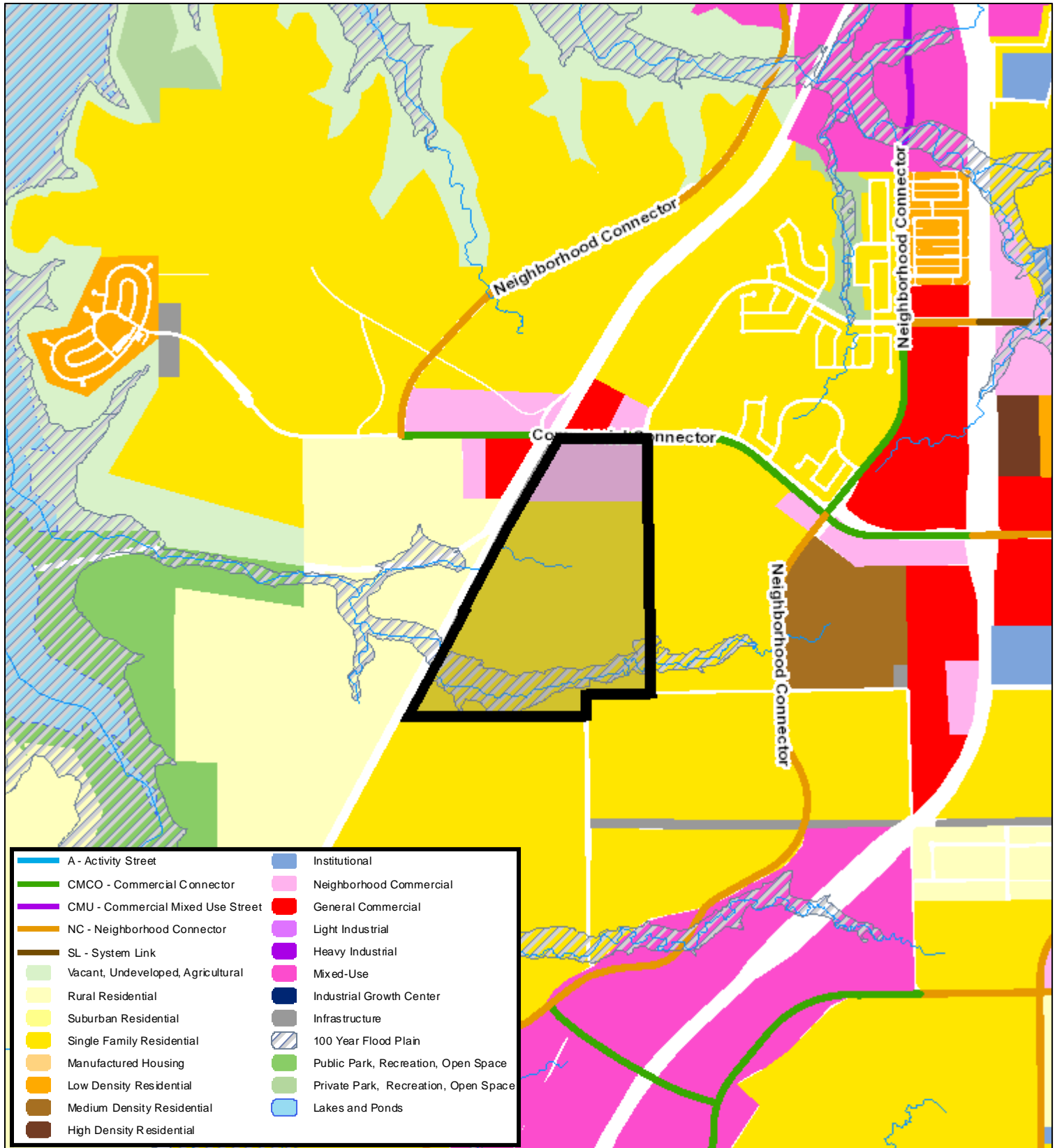


0 1,000 2,000 4,000 Feet



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## Future Land Use



1,900 950 0 1,900 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.



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## Aerial Photo Map



0 1,250 2,500 5,000 Feet

