



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 7, 2011

**Council District** 2

**Zoning Commission Recommendation:**  
Approved by a vote of 9-0  
  
**Opposition:** None

Continued Yes  No   
Case Manager Lynn Jordan  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** Lennar Homes of Texas Land & Construction, Ltd.

**Site Location:** 14191 block of John Day Road Mapsco: 5FK

**Proposed Use:** Single-Family

**Request:** From: "AG" Agricultural & "PD-507" Planned Development for all uses in "A-5" One-Family plus golf course

To: "A-7.5" One-Family

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

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

**Background:**

The applicant is requesting a zoning change from "AG" Agricultural and "PD-507" planned Development for A-5 uses plus golf course to "A-7.5" Single-Family. A portion of this zoning case is being rezoned to ensure the zoning lines are consistent with the boundaries of the Preliminary Plat. The remainder is a clean up from a 2003 zoning case.

**Site Information:**

Owner: Lennar Homes of Texas Land & Construction, Ltd.  
1707 Marketplace Blvd.  
Irving, Texas 75063

Agent: Jacobs Engineering/Travis Clegg  
Acreage: 2.09 acres  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

- North "AG" Agricultural / vacant
- East "E" Neighborhood Commercial; / vacant
- South "A-7.5" One-Family / single-family
- West "E" Neighborhood Commercial; "AG" Agricultural / Brazos Electric Power Co & vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-179 approved by City Council 12/07/10 to various zoning districts subject properties to the west

Platting History: PP-11-010 Sendera Ranch subdivision approved by Planning Commission 4/27/11

***Public Notification:***

The following Neighborhood Associations were notified:

Kingsridge Addition

North Fort Worth Alliance  
Keller ISD

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-7.5" One-Family. Surrounding uses are vacant to the north and east, single-family to the south and west.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as single-family residential. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

Based on the conformance with the future land use map and the policy stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the zoning Commission

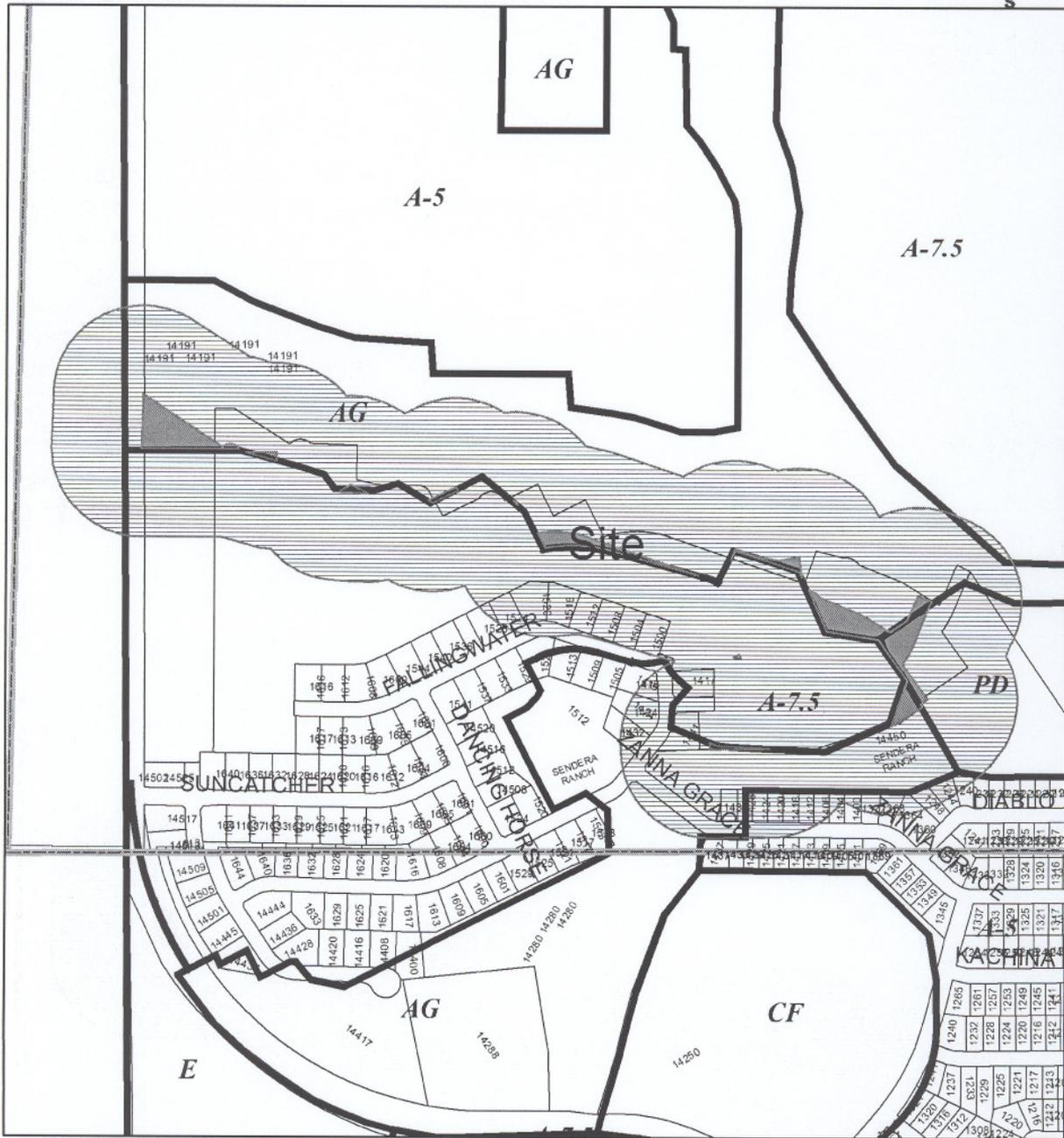


## Area Zoning Map

Applicant: Lennar Homes  
 Address: 14191 block of John Day Road  
 Zoning From: AG, A-5, PD 507  
 Zoning To: A-7.5  
 Acres: 2.16  
 Mapsco: 5FG  
 Sector/District: Far North  
 Commission Date: 05/11/2011  
 Contact: 817-392-2495



 300 Ft. Buffer

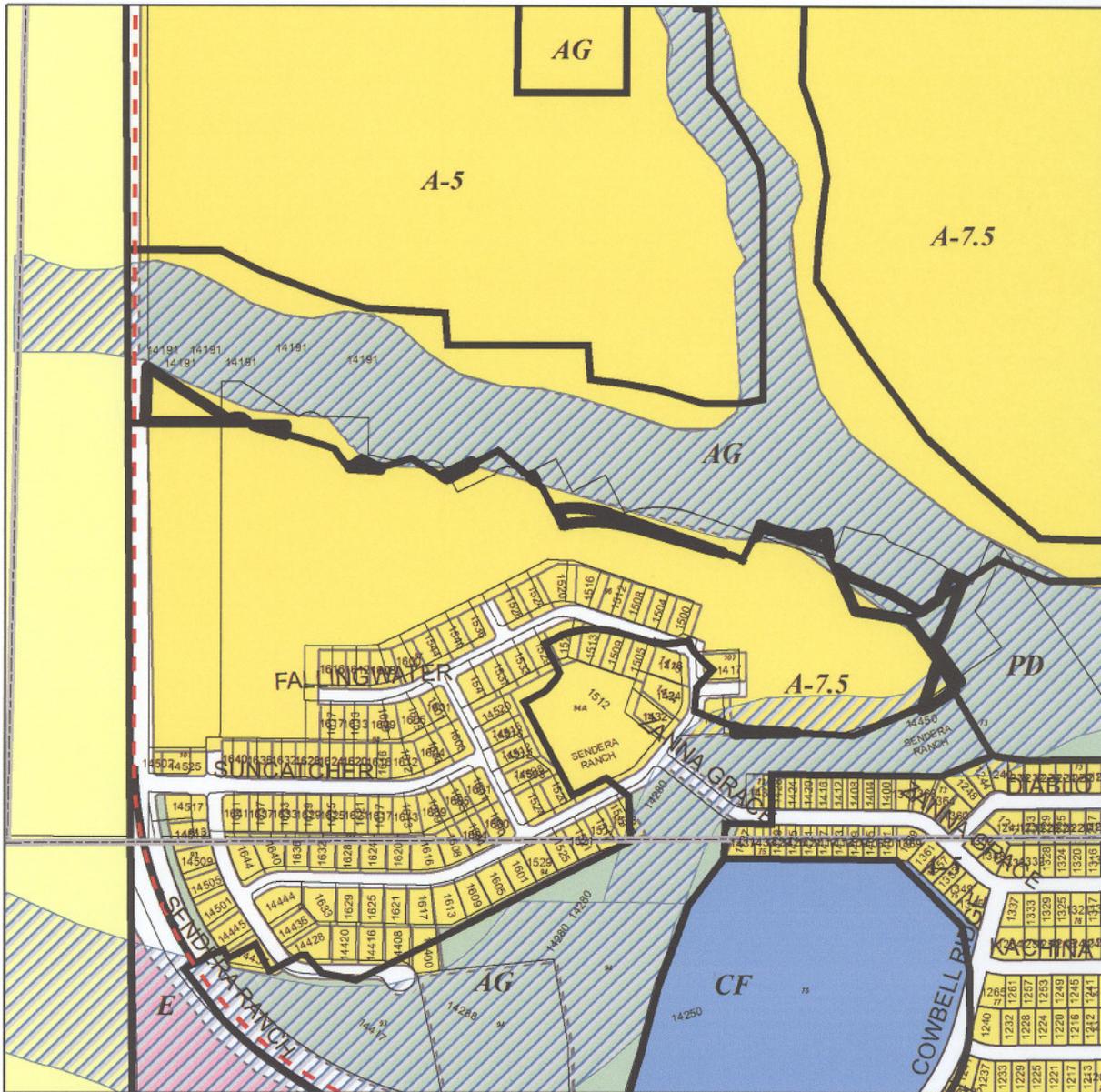


200 100 0 200 Feet



# Future Land Use

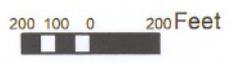
ZC-11-042



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011.



## Aerial Photo Map



Motion: Following brief discussion, Dr. Barnes recommended approval as amended of the request to continue for 30 days 3530 Martin Luther King & 3817 Vaughn Boulevard, seconded by Mr. Genua, The motion carried 8-1 with Mr. Romero being against.

<i>Document received for written correspondence</i>				ZC-11-041	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
E & L Corporation	None*	In		Support	None
Kenneth W. Jeffery	3520 Baylor Street	In	Oppose		Would like more information on how rezoning will impact property taxes.
Mildred Marie Barker	3913 Rufus Street	In	Oppose		Not Applicable
Virginia Crawford	3608 Childress	In	Oppose		Not Applicable
Mr. & Mrs. Keister	Bear Creek	In	Oppose		Would like development on the site to increase the standard of living for the neighborhood

**7. ZC-11-042 Lennar Homes of Texas Land & Construction LTD. (CD 2)- 14191 block of John Day Road (See survey information in case file, 2.09 Acres): from “AG” Agricultural, and “PD-507” Planned Development for A-5 uses plus golf course to “A-7.5” One-Family**

Travis Clegg, 777 Main Street explained to the Commissioners this is a cleanup of certain parcels to align with the preliminary plat to create some larger lots.

Motion: Following brief discussion Mr. Edmonds recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 9-0.

**Meeting adjourned: 10:36 a.m.  
5/11/11**

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Dana Burghdoff, Executive Secretary & Deputy Director, Planning and Development Department

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Neftali Ortiz, Chair