

Carrollton, Texas 75006

Agent: Peloton Land Solutions/Travis Clegg
Acreage: 17.70 ac.
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "AG" Agricultural / vacant and gas well pad
East "A-7.5" One-Family / single-family
South "A-7.5" One-Family and "E" Neighborhood Commercial / single-family and daycare facility
West City of Haslet / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-01-1016 approved by City Council 12-11-01 for one-family subject property to the east; ZC-03-165 approved by City Council 08-12-03 various properties in Sendera Ranch to various zoning districts, subject properties to the north.

Platting History: PP-06-016 Sendera Ranch Phase 3 approved by the City Plan Commission 05-24-06, subject properties to the north. PP-03-057 Sendera Ranch Model Park approved by the City Plan Commission 07-23-03; PP-04-066 Sendera Ranch approved by the City Plan Commission 07-28-04; PP-06-016 Sendera Ranch approved by the City Plan Commission 05-24-06.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sendera Ranch Blvd	Major Arterial	Principal Arterial	No
Willow Springs	Residential Two-way	Local Road	No

Public Notification:

The following Organizations were notified:

Sendera Ranch North Fort Worth Alliance
NWISD

Development Impact Analysis:

1. Land Use Compatibility

Surrounding land uses are primarily single-family and a day care center to the south, vacant to the west City of Haslet, and single-family with some vacant land to the north. As a result, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Neighborhood Commercial. While the future land use is not single family residential, the Land Use and Zoning Classifications chart in the Comprehensive Plan refers to all residential uses being appropriate zoning districts in the neighborhood commercial land use classification and consistent with the below policies.

- Locate single-family homes adjacent to local or collector streets.
- Preserve the character of rural and suburban residential neighborhoods.

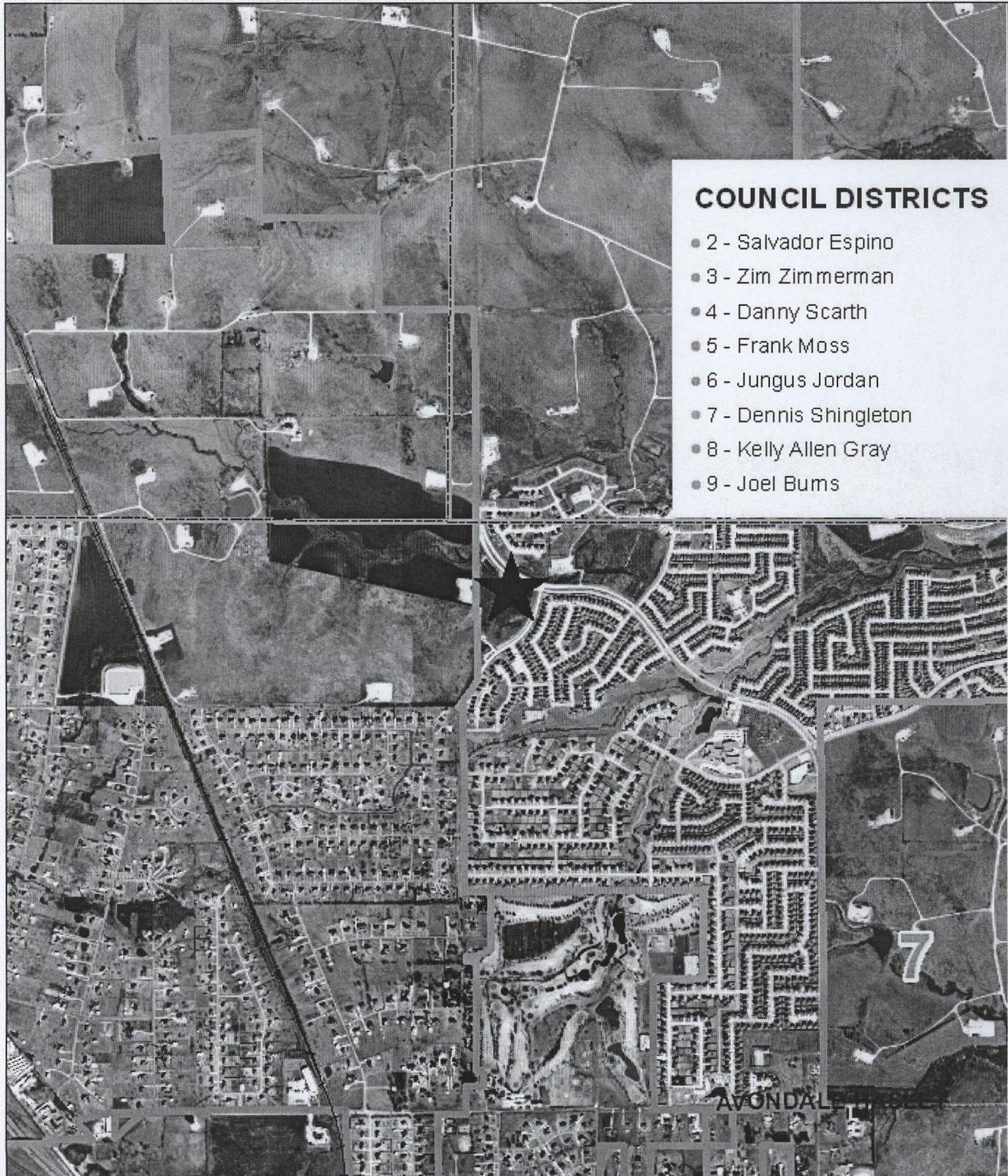
Therefore the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

Attachments:

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

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet



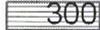


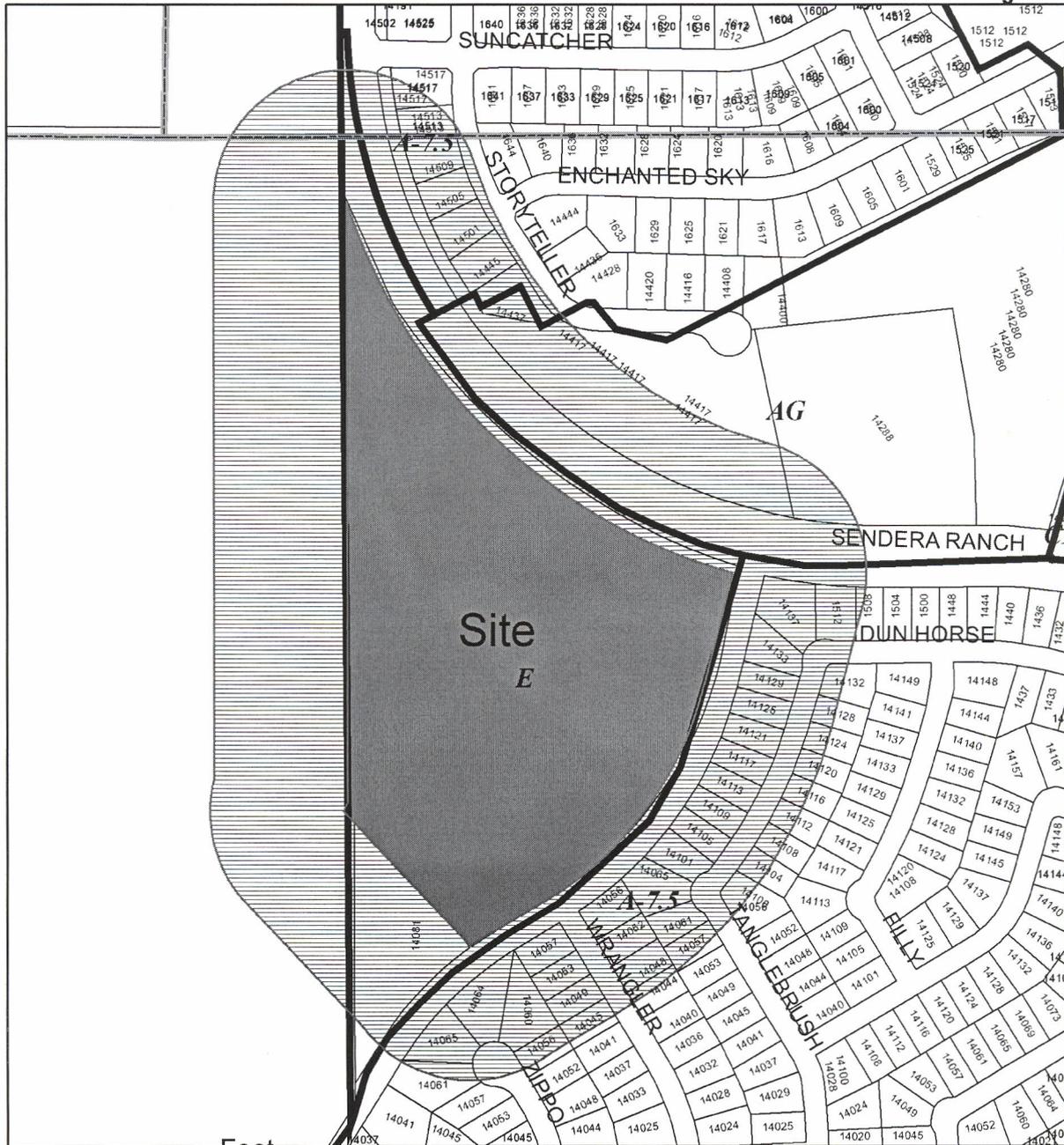
ZC-13-055

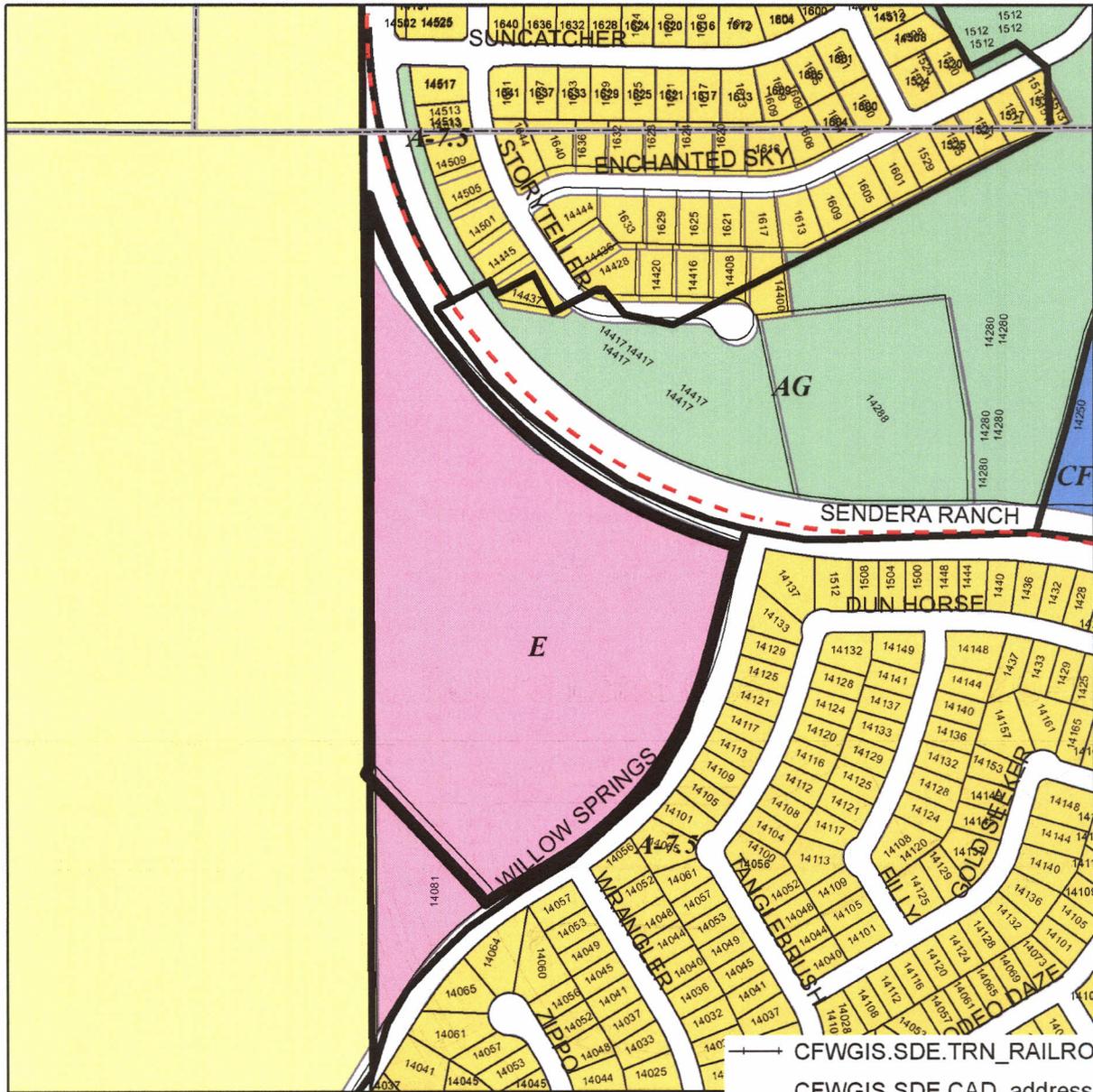
Area Zoning Map

Applicant: Centurion Acquisitions, LP
 Address: 14151 Willow Springs Road
 Zoning From: E
 Zoning To: A-5
 Acres: 17.7
 Mapsco: 5K
 Sector/District: Far North
 Commission Date: 04/10/2013
 Contact: 817-392-2495



 300 Ft. Notification Buffer





- 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





Aerial Photo Map



200 100 0 200 Feet

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

<i>Document received for written correspondence</i>					ZC-13-054	
Name	Address	In/Out 300 notification area	ft		Position on case	Summary
Bertha Brena	2544 Sargent St.	In			Opposition	Spoke at hearing
Victor Lopez	4066 Mt. Vernon	In			Opposition	Spoke at hearing
Martin Romero	2532 Sargent St	In			Opposition	Sent letter in

10. ZC-13-055 Centurion Acquisitions, LP (CD 2)- 14151 Willow Springs Road (Matthew Ashton Survey, Abstract No. 8, 17.70 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Travis Clegg, 5751 Kroger Drive, Keller, Texas representing Centurion Acquisitions, LP explained to the Commissioners they are requesting A-5 zoning for single-family. Mr. Clegg mentioned he did have a letter of support from Sendera Ranch HOA.

Mr. Flores asked if he spoke with any other organizations in the area. Mr. Clegg said no.

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

<i>Document received for written correspondence</i>					ZC-13-055	
Name	Address	In/Out 300 notification area	ft		Position on case	Summary
Terrie Simms-Ramirez/Sendera HOA	1036 Diamondback Ln	Out			Support	Sent letter in

11. ZC-13-056 HV Harmon Road L. P. (CD 7)- 8741 Harmon Road (Josiah Walker Survey, Abstract 1600, 0.35 Acres): from “A-5” One-Family and “PD-556” Planned Development/Specific for “E” Neighborhood Commercial uses with 20 ft. landscape buffer along the southern property line, adjacent to the proposed ROW; site plan waived to “FR” General Commercial Restricted

Bill Boomer, 6610 Bryant Irvin Road, Fort Worth, Texas representing HV Harmon Road, explained to the Commissioners they are cleaning up the zoning for future development.

Mr. West mentioned the letter of opposition and clarified that it is only a strip of land; the majority of the property is already zoned FR.