

Recent Relevant Zoning and Platting History:

Zoning History: ZC-03-165 approved by City Council 08-12-03 from AG to A-7.5, subject property

Platting History: PP-06-016 Sendera Ranch Phase 3 approved by City Plan Commission 05-24-06

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sendera Ranch Blvd	Major Arterial	Principal Arterial	Yes

Public Notification:

The following Organizations were notified:

Organizations Notified	
Sendera Ranch	North Fort Worth Community Alliance
North Fort Worth Alliance	Northwest ISD

Development Impact Analysis:

1. **Land Use Compatibility**

Surrounding land uses are predominantly single-family and vacant.

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 single-family. The proposed "A-7.5" zoning is consistent with the following Comprehensive Plan policy:

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

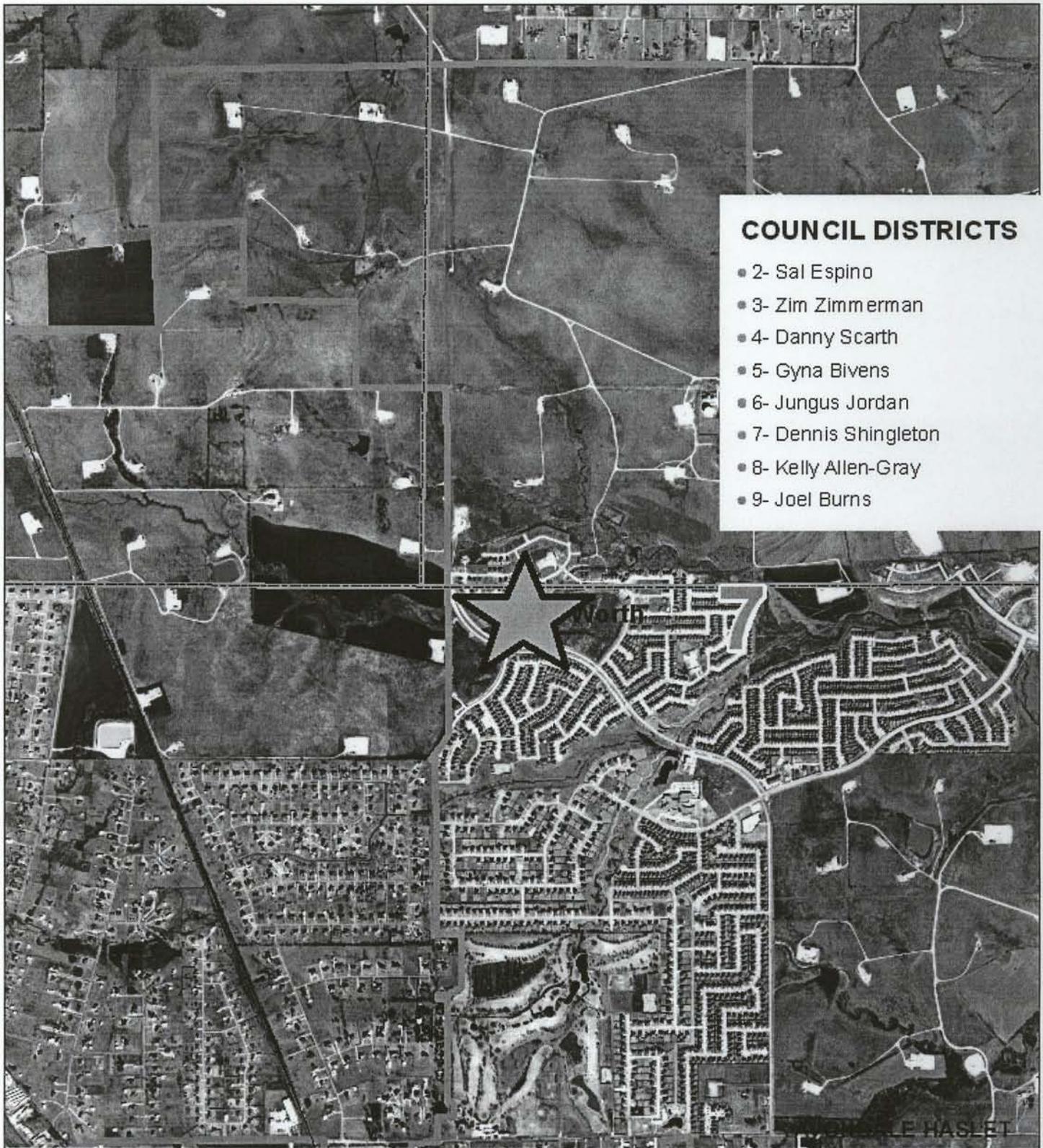
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

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 from the Zoning Commission meeting

Location Map



COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns



2,000 1,000 0 2,000 Feet

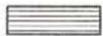




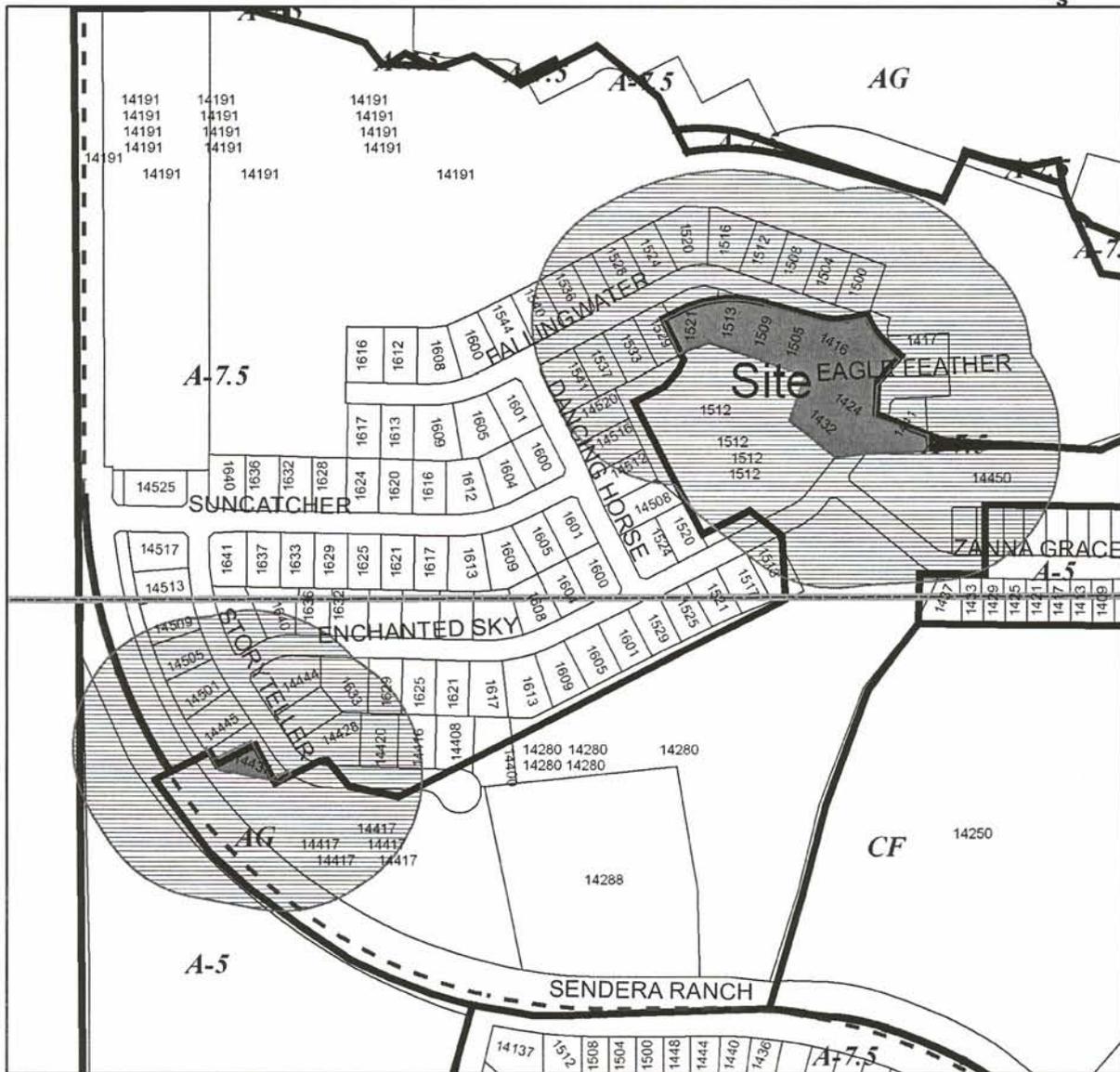
ZC-13-090

Area Zoning Map

Applicant: Lennar Homes of Texas
 Address: 14400 blk Storyteller Ln, 1500 blk Fallingwater Tr, 1400 blk Enchanted Sky Ln
 Zoning From: AG
 Zoning To: A-7.5
 Acres: 2.360493
 Mapsco: 5FK
 Sector/District: Far North
 Commission Date: 7/10/2013
 Contact: 817-392-2495



300 Ft. Buffer



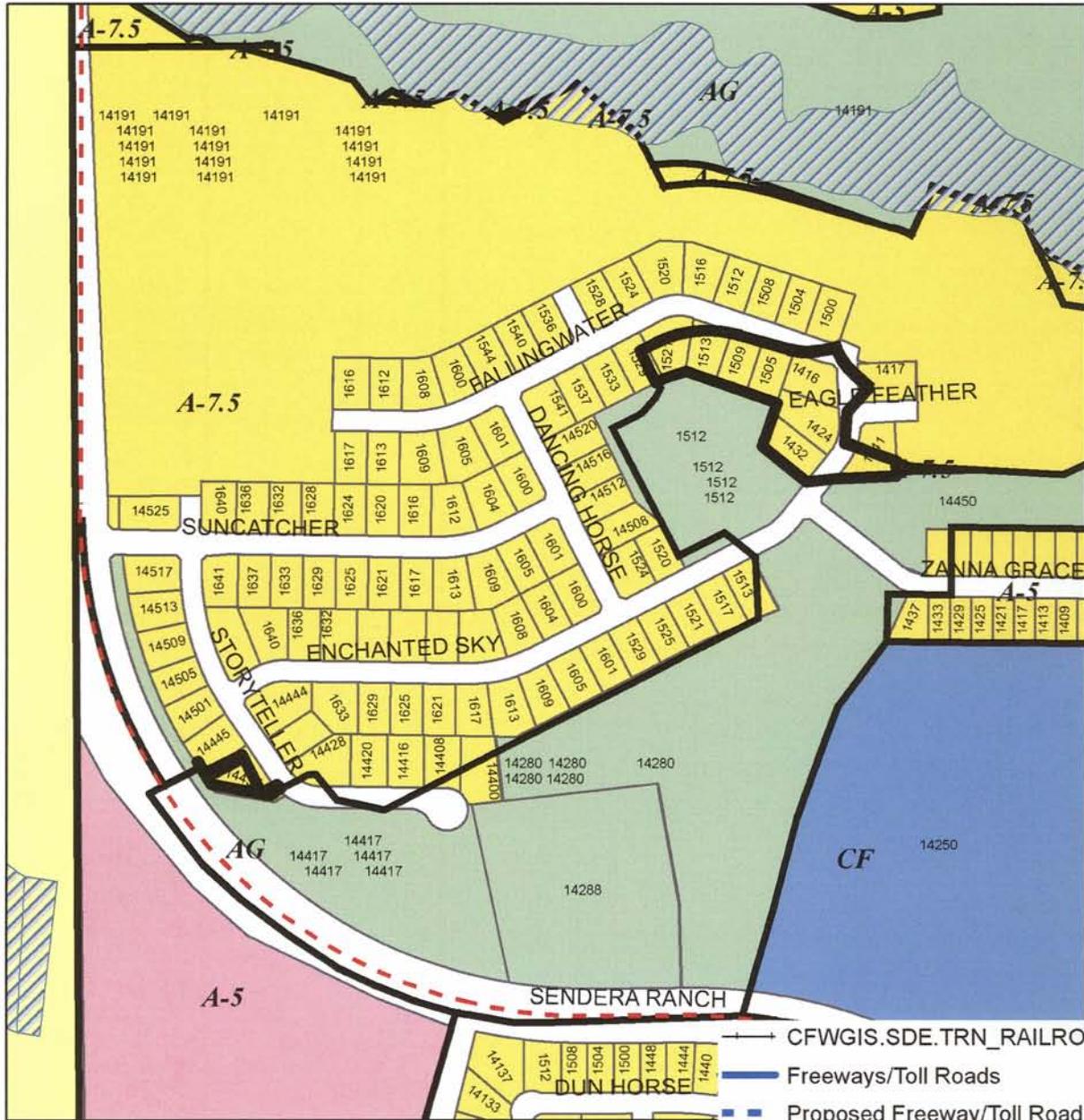
FORT WORTH



Future Land Use

ZC-13-090

er Ln, 1500 blk Fallingwater Tr, 1400 blk Enchanted Sky



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

CFWGIS.SDE.TRN_RAILROADS

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

FLD_ZONE

- Floodplain



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 5, 2013.



Aerial Photo Map

