



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 7, 2017

Council District 7

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

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: Lennar Homes of Texas

Site Location: 1197 Keller Haslet N/Westport/600-800 Blocks Rancho Canyon Way
Mapsco: 5H6E

Proposed Use: Single-family

Request: From: "AG" Agricultural
To: "A-5" One-Family and "A-7.5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent

Background:

The proposed sites are located just north of Salida Road and west of Rancho Canyon within a largely undeveloped area with homes currently under permitting and construction. The applicant is proposing to rezone three locations to clean up the zoning.

This area of Sendera Ranch was rezoned to "A-5" and "A-7.5" in 2003 with the preliminary plat coming through in 2005. During the final plat process, it was not identified that these lots sizes did not match the zoning district.

Site Information:

Owner: Lennar Homes of Texas
1707 Marketplace Boulevard
Suite 100
Irving, Tx 75063
Agent: Lennar Homes/Patrick Haun
Acreage: 12.33 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "A-5" One-Family / vacant
East "A-5" One-Family / vacant
South "A-7.5" One-Family / single-family
West "A-7.5" One-Family / single-family and vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-03-095 approved for "A-5" and "A-7.5", approved by City Council 5/27/03 subject area
Platting History: PP-05-087 Sendera Ranch East approved by the City Plan Commission on 11/18/05
BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
None			

Public Notification:

300 foot Legal Notifications were mailed on December 23, 2016, renoticed on December 28, 2016
The following organizations were notified: (emailed December 19, 2016)

Organizations Notified	
North Fort Worth Alliance	Trinity Habitat for Humanity
Sendera Ranch*	Streams And Valleys Inc.
Northwest Fort Worth Community Alliance	Keller ISD

*Site located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the site to "A-5" One-Family. The surrounding uses vary with some single-family to the south and west and vacant lots to the east and north. The proposed A-5 one-family zoning is compatible with surrounding residential uses.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

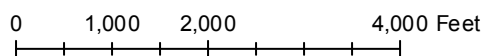
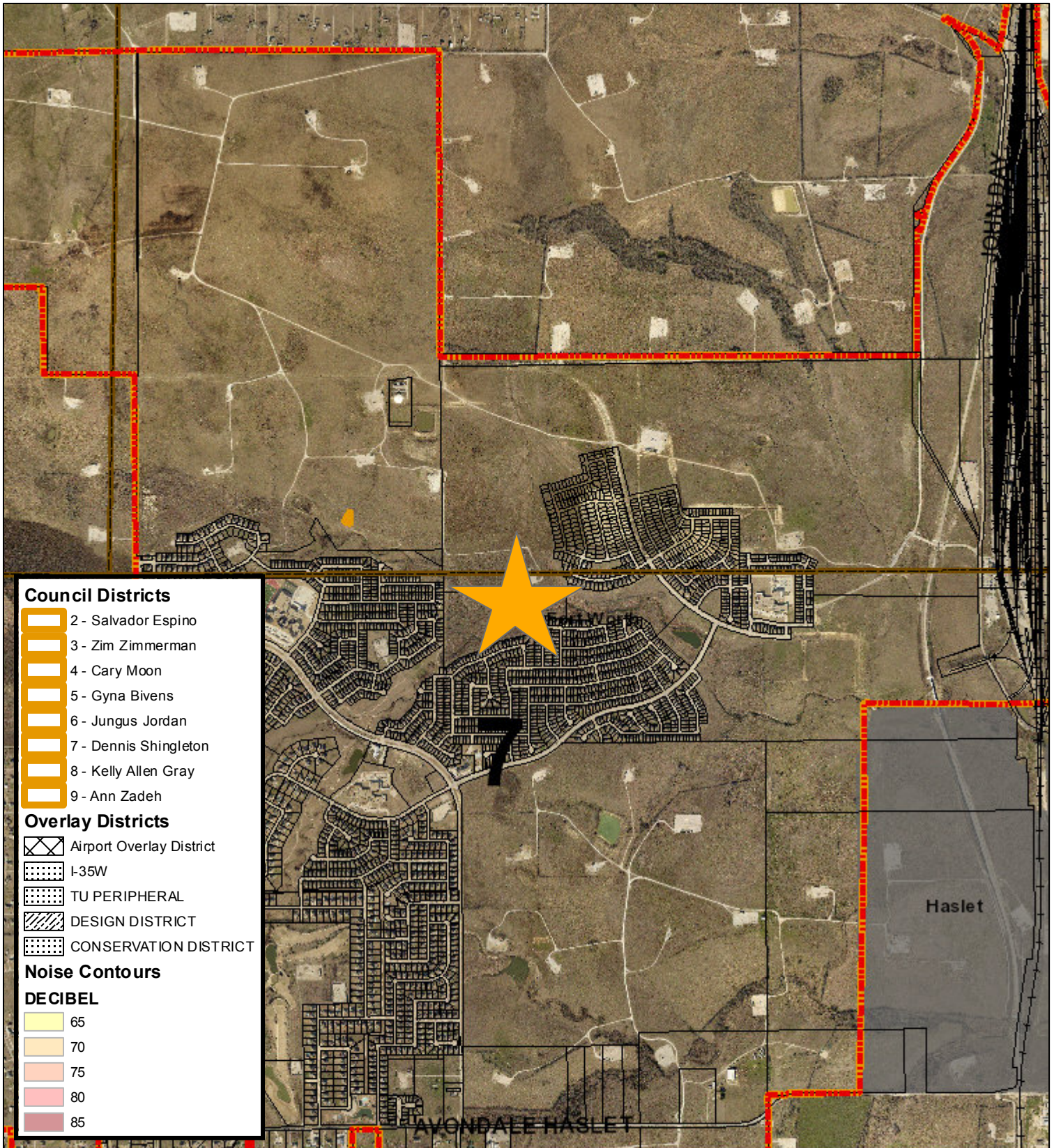
The 2016 Comprehensive Plan designates the subject property as Single-Family. The requested change to "A-5" **is consistent** with the Comprehensive Plan.

- Locate single-family homes adjacent to local or collector streets. (pg. 39)

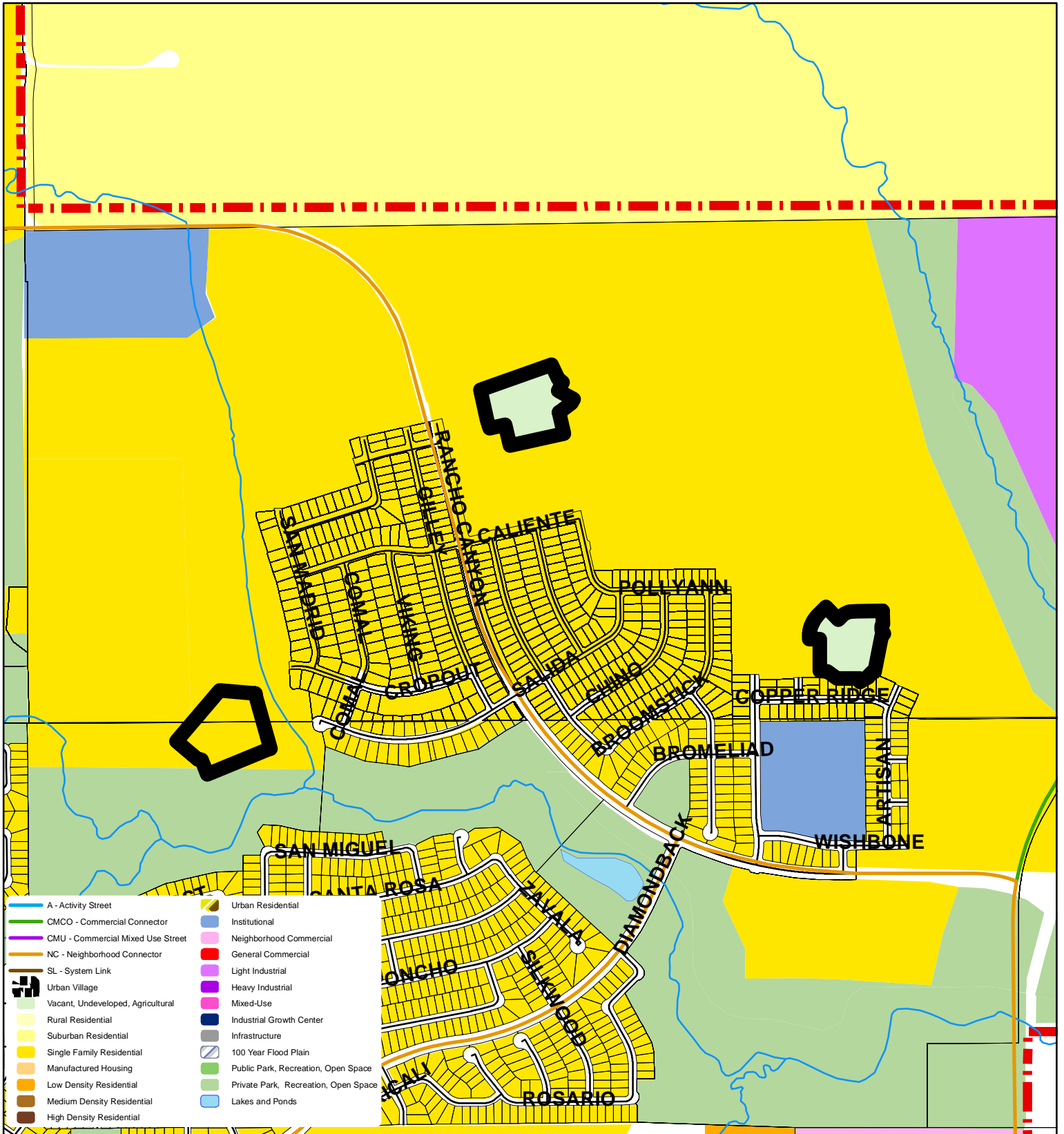
Attachments:

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

Area Map



Future Land Use



850 425 0 850 Feet



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 29, 2016.



Aerial Photograph

