



Acreage: 69.18 ac.  
 Comprehensive Plan Sector: Far Northwest  
 Surrounding Zoning and Land Uses:  
 North City of Saginaw / Single family  
 East "K" Heavy Industrial / Outdoor storage, gas compressors, and vacant land  
 South "I" Light Industrial / Outdoor recreation and vacant land  
 West "A-5" One-Family and Unzoned / Single family and county facility

**Public Notification:**

The following Neighborhood Associations were notified:  
 Trailwood Estates NA Streams & Valleys, Inc  
 Remington Point NA Eagle Mt-Saginaw ISD  
 Trinity Habitat for Humanity

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-13-172, southeast of site, from addition of Meacham Airport Overlay, approved.  
Platting History: SMN Holdings Addition, PP-07-030, and Longhorn/Business 287 Addition PP-13-037.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Longhorn Road	Major Arterial	Major Arterial	Inside Saginaw

**Development Impact Analysis:**

1. **Land Use Compatibility**

This Council-initiated zoning change request is intended to align the existing land uses, future land use map, and zoning. The process for Council-initiated rezoning was adopted in November 2000 regarding the procedure for City-Council-initiated rezoning. The procedures involve:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (8/2014);
- Providing for the Planning Department to brief the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate the proposed zoning changes; (10/21/14), and
- Placing an appropriate Mayor and Council Communication on the agenda for the next regular City Council meeting authorizing the Planning and Development Department to prepare and submit an appropriate rezoning application (10/28/14), which shall schedule the application for the next available public hearing by the Zoning Commission (11/12/2014).

The subject area covers 69.18 acres and approximately 4 parcels. The request is to rezone the area to correspond to existing land uses, in accordance with the future land use. On the basis of existing land uses, the proposed zoning change **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

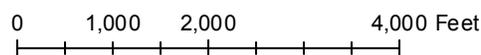
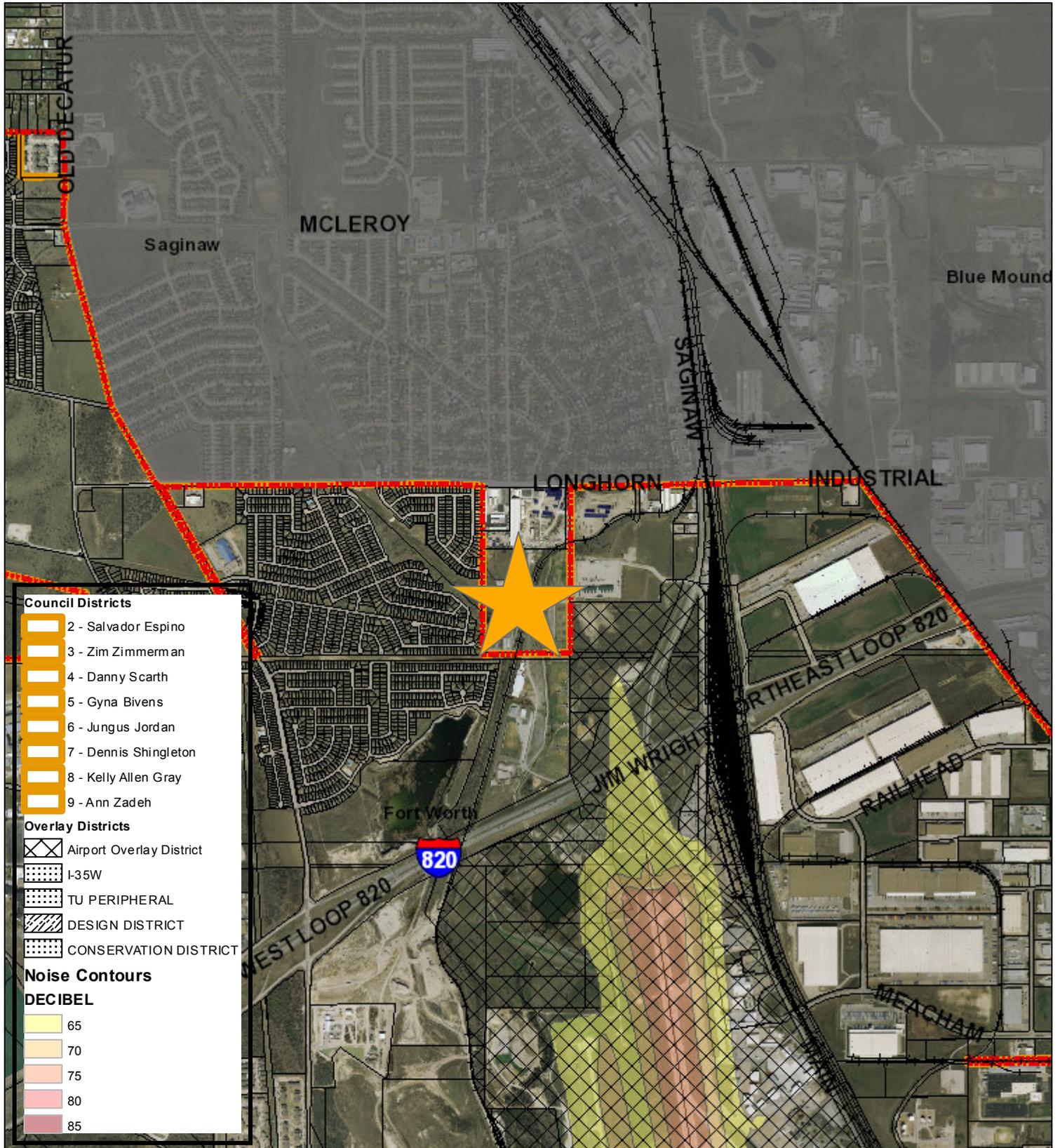
The 2014 Comprehensive Plan designates the subject property as light industrial. The requested zoning classifications are appropriate for the land use designations, with an amendment for the northern portion to heavy industrial.

Based on an amendment to the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

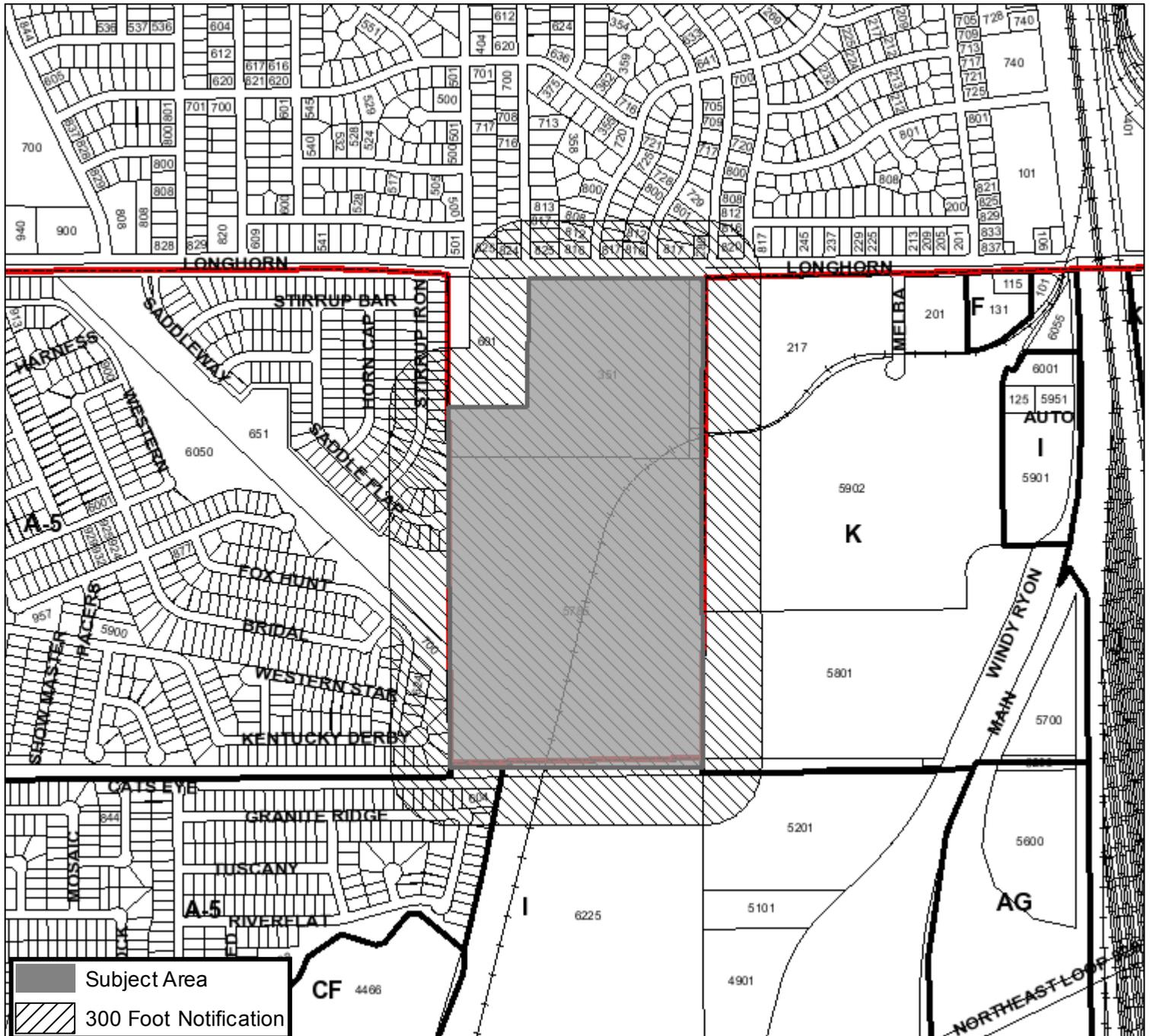
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Map



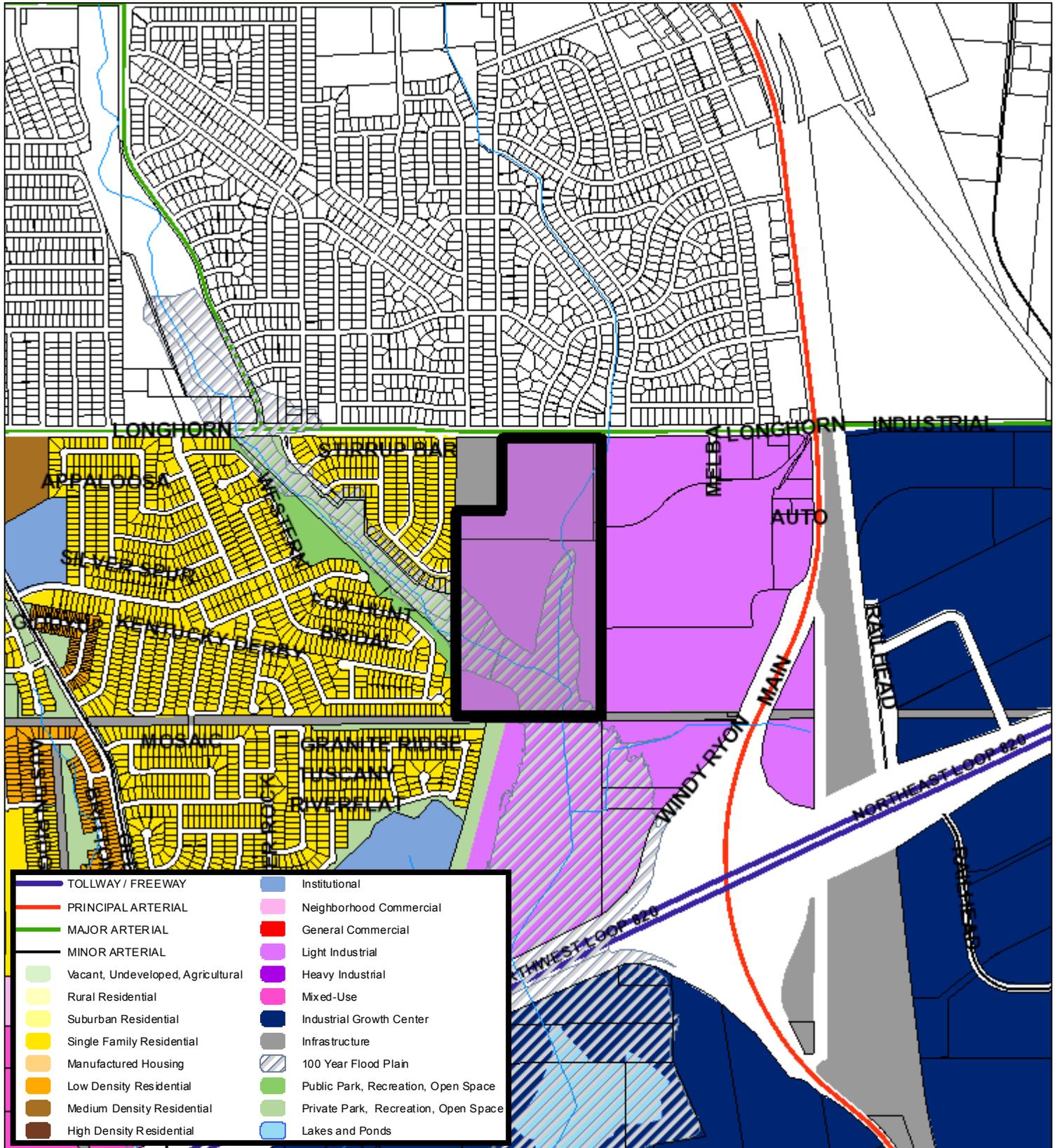
### Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
 Address: 300 block Longhorn Road  
 Zoning From: Unzoned  
 Zoning To: I, K  
 Acres: 69.17769257  
 Mapsco: 48AE  
 Sector/District: Far Northwest  
 Commission Date: 11/12/2014  
 Contact: 817-392-8190



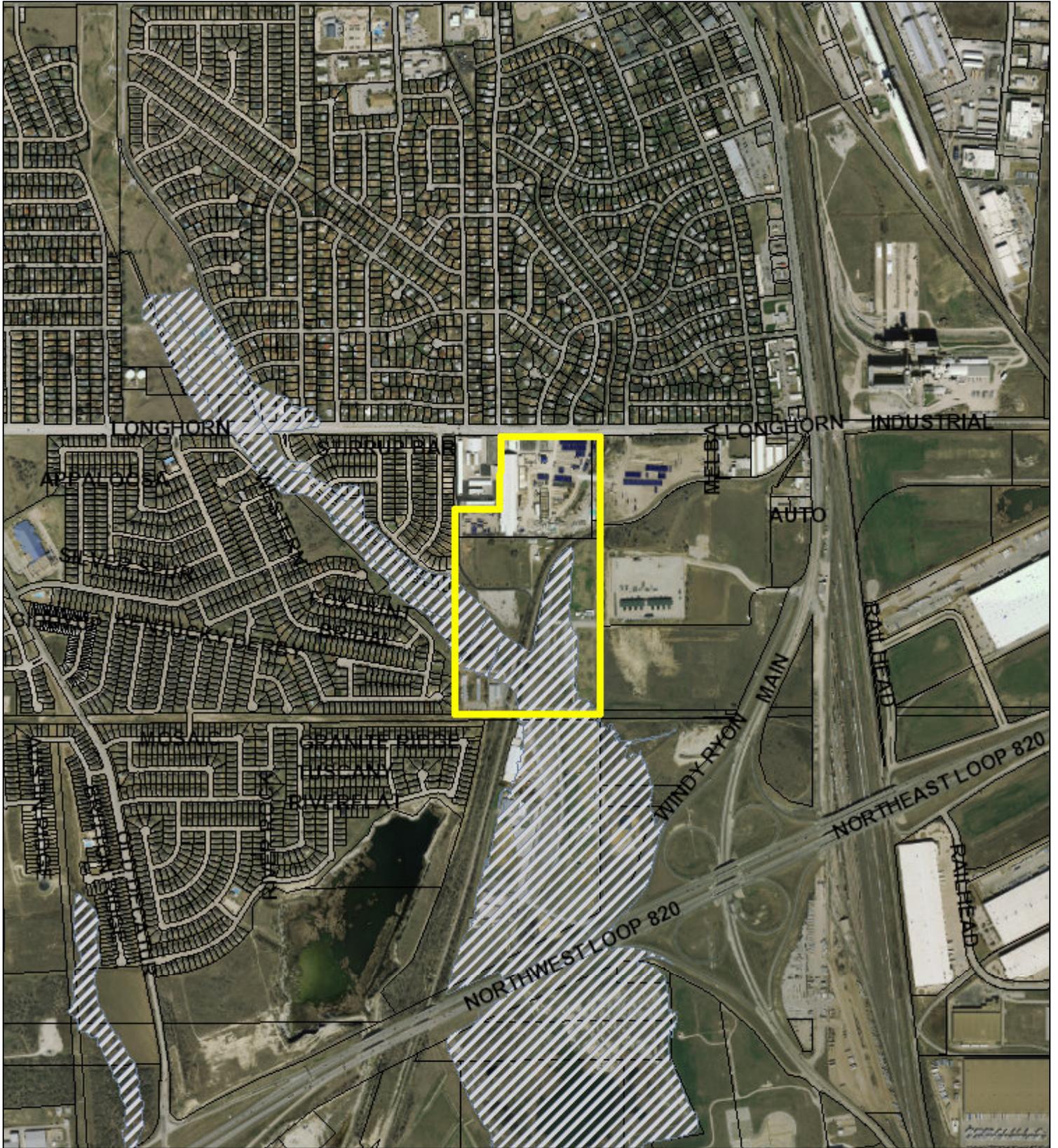
0 362.5 725 1,450 Feet

### Future Land Use



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 18, 2014.

## Aerial Photo Map



0 750 1,500 3,000 Feet



# Proposed Annexation Area

Exhibit A

Addition of approximately 47.51 Acres to become part of Council District 2



## Legend

-  Proposed Annexation Area
-  Fort Worth ETJ
-  Fort Worth City Limit
-  Adjacent Cities

Proposed Process Schedule		Map Reference	
1st Public Hearing	11/11/14	Mapsco	47H
2nd Public Hearing	11/18/14		48E
Date of Institution	01/06/15		
Current Full-Purpose Incorporated Area		335.95 Square Miles	



1:11,330



Planning & Development Department  
12/10/2014

COPYRIGHT 2014 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR A GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

# Proposed Annexation Area

Exhibit A

Addition of approximately 21.5 Acres to become part of Council District 2



## Legend

- Proposed Limited Purpose Annexation
- Fort Worth ETJ
- Fort Worth City Limit
- Adjacent Cities

Proposed Process Schedule		Map References	
1st Public Hearing	03/03/15	Mapsc0	47H
2nd Public Hearing	03/10/15		48A & E
Date of Institution	04/07/15		
Current Limited-Purpose Incorporated Area		13.97 Square Miles	



1:11,330



Planning & Development Department  
12/09/2014

COPYRIGHT 2014 CITY OF FORT WORTH. UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THE DATA IS TO BE USED FOR A GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.