

Surrounding Zoning and Land Uses:

- North Extra Territorial Jurisdiction (ETJ) / single-family
- East "AG" Agricultural / single-family
- South "AG" Agricultural / single-family
- West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Heritage Trace	Unknown	Principal Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance	Streams & Valleys, Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

*Not located within a registered Neighborhood Organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "A-2.5" One-Family for a single-family home. Surrounding land uses are primarily large lot single-family with vacant, agricultural land to the west.

The proposed zoning for this site **is compatible** at this location.

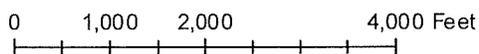
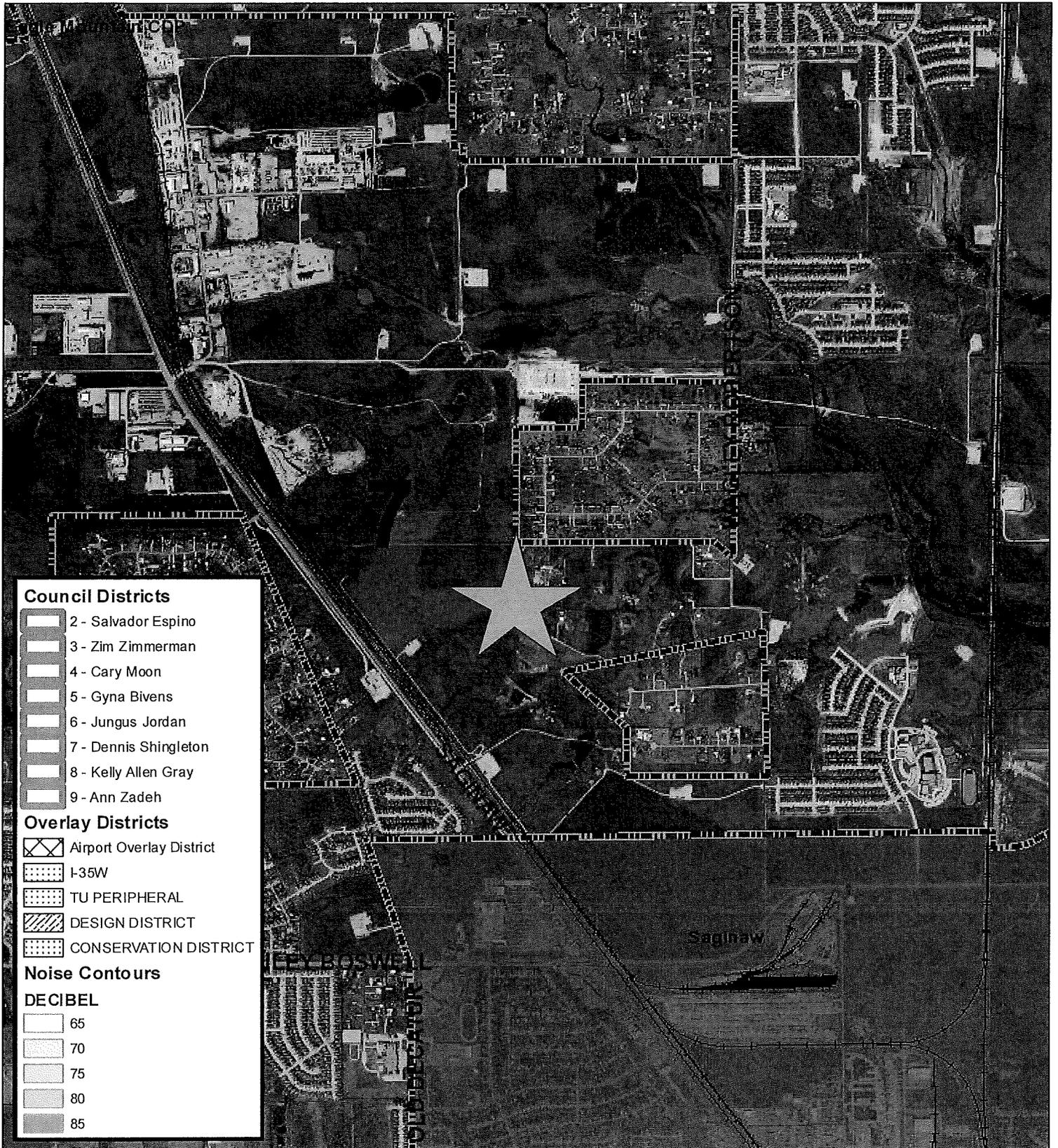
2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change is consistent with a Rural Residential future land use and therefore **is not consistent (Technical Inconsistency)** with the Comprehensive Plan. Many of the surrounding single-family homes are located on larger lots at the time, but the Single Family category allows for smaller lots which are expected to come in the future.

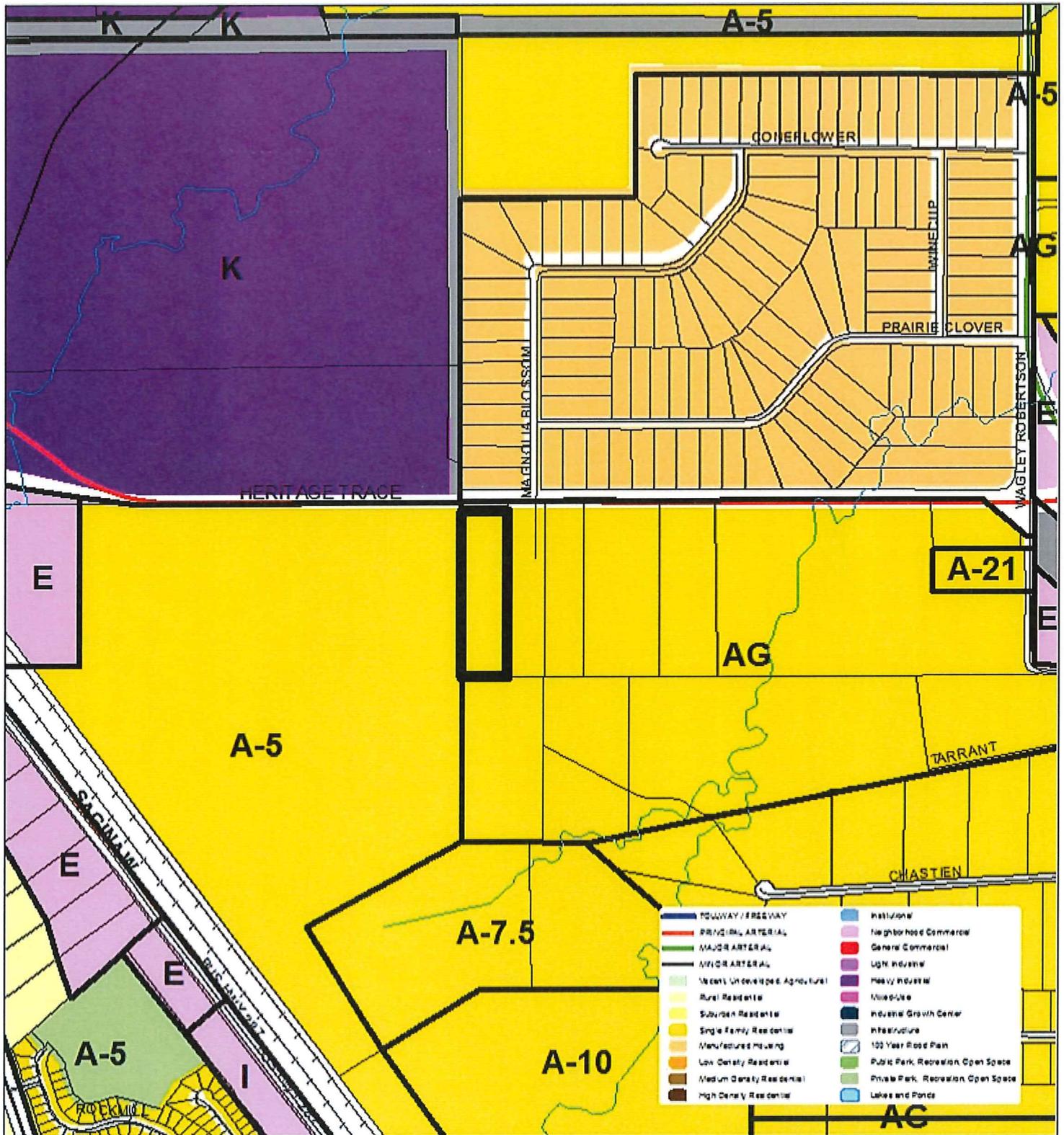
Attachments:

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

Area Map



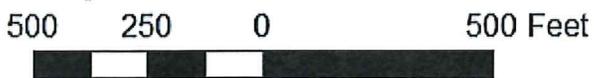
Future Land Use



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 3, 2019.



Aerial Photograph



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 218.003) Land use designations were approved by City Council on March 15, 2014.



Hipolita & Luz Peralta	817 W Anthony	In	Opposition		Signed petition
Cruz Ramos	819 Flint	Out	Opposition		Signed petition
Jesus Rivera	813 Flint	In	Opposition		Signed petition
Manuel Jiminez	805 W Anthony	In	Opposition		Signed petition
Ofelia Hernandez	734 W Flint	Out	Opposition		Signed petition
Gisela Rios	731 W Flint	In	Opposition		Signed petition
Armando Delgadillo	808 Flint	Out	Opposition		Signed petition
More than 24 additional signatures are on the petition on file in Planning & Development Department					

13. ZC-15-091 Moises Esquivel (CD 7) – 8801 Magnolia Blossom Trail (Duvall Estates, Block 1, Lot 1HS, 5.57 Acres): from “AG” Agricultural to “A-2.5” One-Family

The case was continued to the end of the agenda. When called again, no one was present for the case.

Motion: Following brief discussion, Ms. Moore recommended a Denial without Prejudice of the request, seconded by Mr. Reeves. The motion carried unanimously 7-0.

14. ZC-15-092 Jose Carlos Garcia (CD 5) 4601 Mansfield Highway (J. C. Addition, Block 1, Lot 1, 0.99 Acres): from PD865 Planned Development for all uses in “E” Neighborhood Commercial plus auto sales and detailing; site plan approved to Amend PD865 to remove auto sales and detail and to add warehouse use; site plan included

Jose Carlos Garcia, 609 E. County Road 1413, Grandview, Texas property owner explained to the Commissioners he wants to rezone in order to build an office/warehouse building for his construction company. He did mention he spoke with surrounding neighbors and they support it.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-15-092
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Southeast Fort Worth, Inc	NA	Out		Support	Sent letter in

15. ZC-15-093 Oakbranch LP (CD 8) 3200-3300 Blocks W. Trinity Boulevard (W. P. Crocker Survey, Abstract No. 384, 1.06 Acres): from “A-5” One-Family to “I” Light Industrial