



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 1, 2015

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** One submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Eileen Bagby & Doris Rettig

**Site Location:** 1100 - 1300 (evens) E. Bonds Ranch Road

Mapsco: 20-Q, R, U, V

**Proposed Use:** Single-family

**Request:** From: "AG" Neighborhood Commercial

To: "A-5" One-Family

**Land Use Compatibility:** Requested change is compatible.

**Comprehensive Plan Consistency:** Requested change is consistent

**Background:**

The proposed site is located on Bonds Ranch Rd near Blue Mound Rd. The applicant would like to rezone over 83 acres from "AG" Agricultural to A-5" One-Family for roughly 256 residential lots.

The proposed site is near the corner of two major arterials and surrounding uses are primarily vacant to the west and east. Large single-family lots are located north across Bonds Ranch and a single-family development is located southeast of the site.

There are no concept plans or preliminary plats currently being processed. The preliminary plat process requires the completion of a traffic study and proportionality considerations for arterial improvements. At a minimum, the street right of way fronting the property would be dedicated and the road constructed plus whatever additional that may be proportional, including improvements to the intersection. The road development is handled through the preliminary and final plat stages.

**Site Information:**

Owner: Eileen Bagby & Doris Rettig  
PO Box 311  
Keller, TX 76244  
Agent: DR Horton, Inc. (Mark Allen)  
Acreage: 83.8 acres  
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North City of Haslet / single-family  
 East "A-5" One-Family; "A-7.5" One-Family; "I" Light Industrial / vacant, single-family  
 South "AG" Agricultural / vacant  
 West "AG" Agricultural / vacant, single-family, agricultural related business

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

| Street/Thoroughfare | Existing  | Proposed       | In Capital Improvements Plan (CIP) |
|---------------------|-----------|----------------|------------------------------------|
| Bonds Ranch Rd      | County Rd | Major Arterial | No                                 |

**Public Notification:**

The following Organizations were notified:

| Organizations Notified                  |                         |
|---|-------------------------|
| Northwest Fort Worth Community Alliance | Streams And Valleys Inc |
| Trinity Habitat for Humanity            | Northwest ISD           |

\* Site not located within the confines of a registered neighborhood association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone portions of a property to "A-5" One-Family. The surrounding uses vary with large lot single-family to the north, vacant land and single-family to the east, and vacant land to the west. The applicant intends to develop roughly 83 acres of vacant land for single-family uses.

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

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family. The proposed zoning is consistent with the following Comprehensive Plan policies:

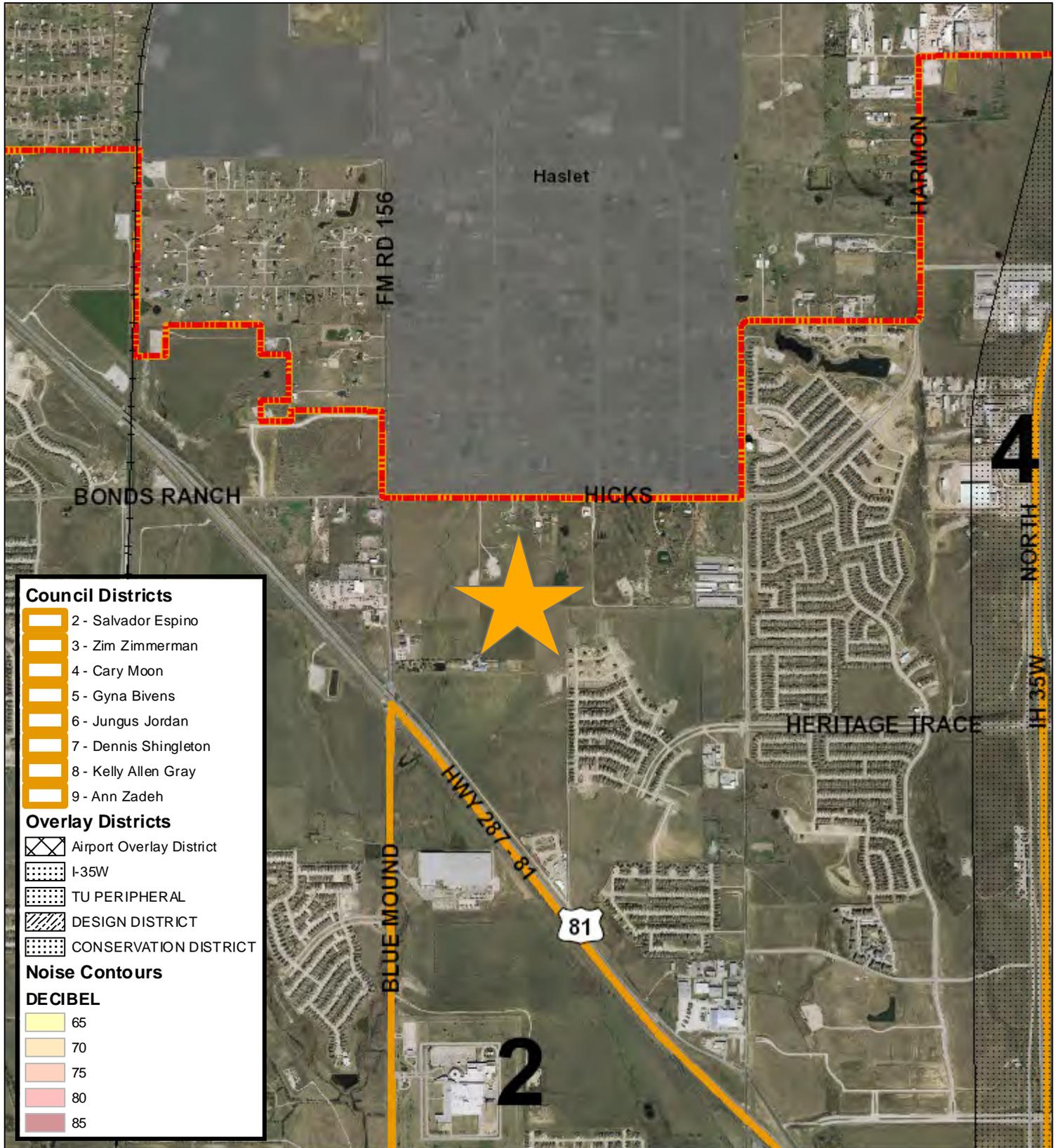
- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

Based on the conformance with the future land use map and the policies stated above 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



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

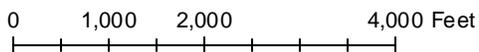
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85

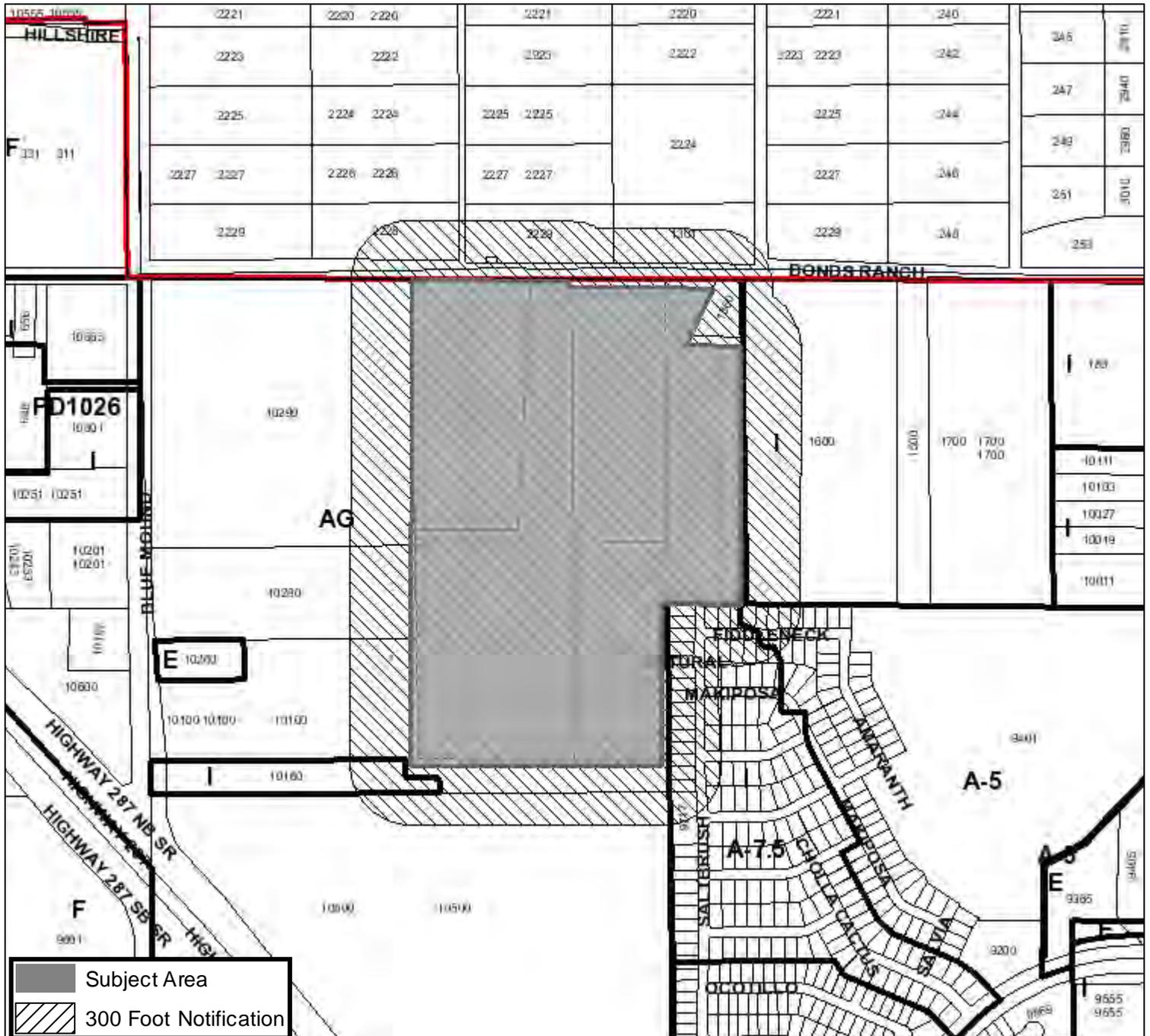




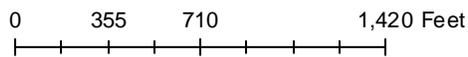
ZC-15-110

# Area Zoning Map

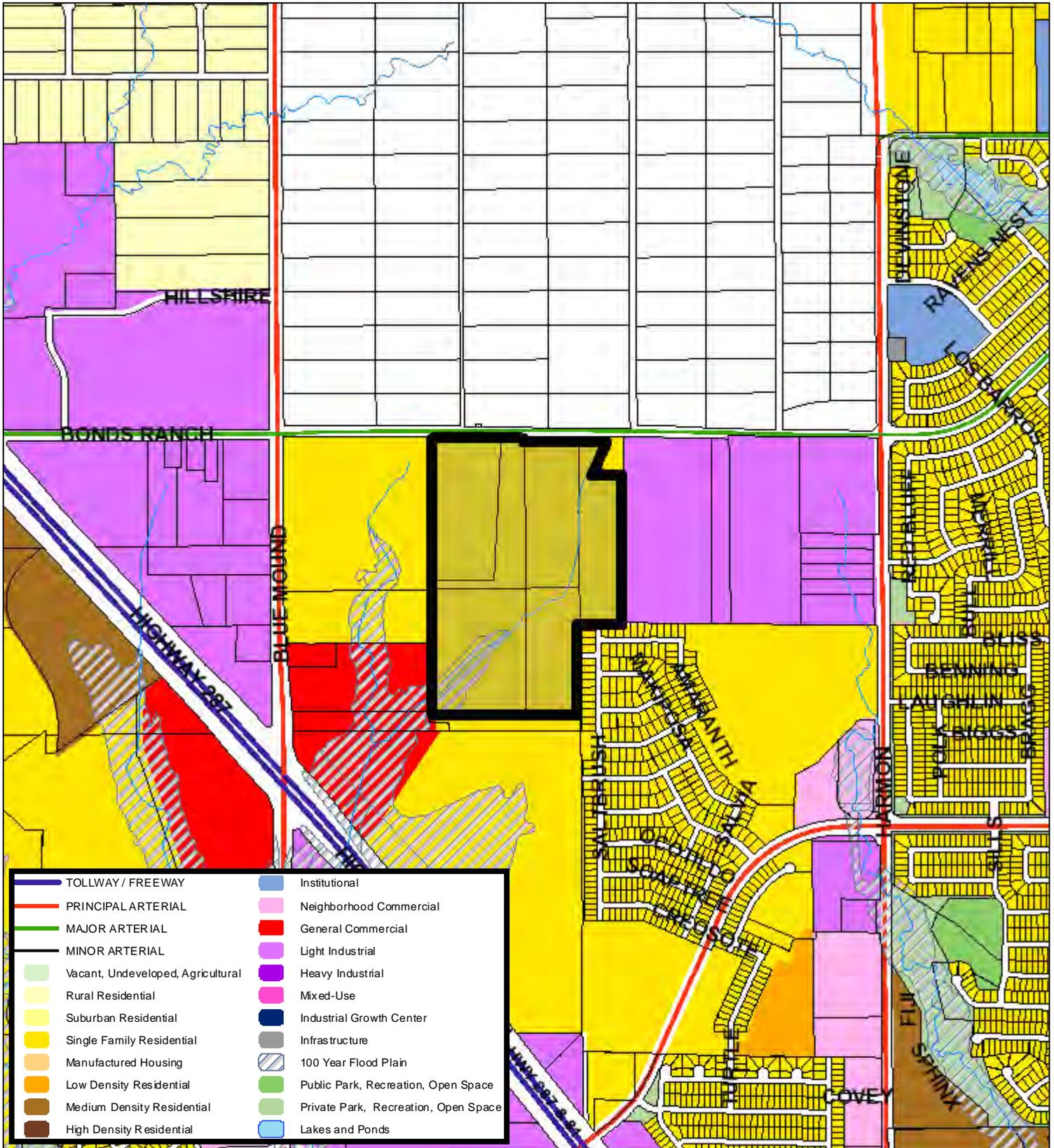
Applicant: Eileen Bagby & Doris Rettig  
 Address: 1100 - 1300 (evens) E. Bonds Ranch Road  
 Zoning From: AG  
 Zoning To: A-5  
 Acres: 83.80736963  
 Mapsco: 20QRUV  
 Sector/District: Far North  
 Commission Date: 8/12/2015  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification



### Future Land Use



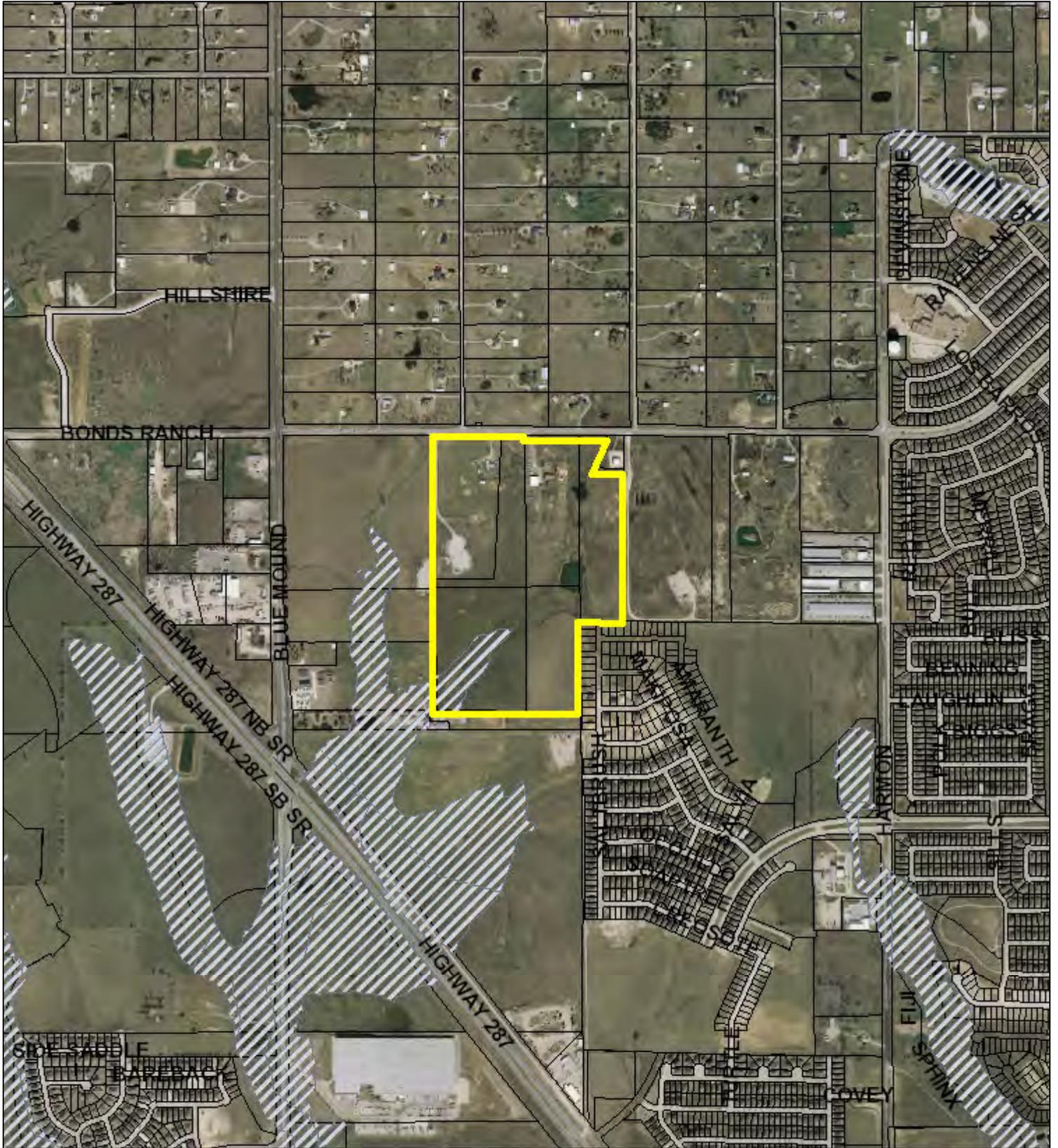
|                                   |                                      |
|-----------------------------------|--------------------------------------|
| TOLLWAY / FREEWAY                 | Institutional                        |
| PRINCIPAL ARTERIAL                | Neighborhood Commercial              |
| MAJOR ARTERIAL                    | General Commercial                   |
| MINOR ARTERIAL                    | Light Industrial                     |
| Vacant, Undeveloped, Agricultural | Heavy Industrial                     |
| Rural Residential                 | Mixed-Use                            |
| Suburban Residential              | Industrial Growth Center             |
| Single Family Residential         | Infrastructure                       |
| Manufactured Housing              | 100 Year Flood Plain                 |
| Low Density Residential           | Public Park, Recreation, Open Space  |
| Medium Density Residential        | Private Park, Recreation, Open Space |
| High Density Residential          | Lakes and Ponds                      |

1,100 550 0 1,100 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



### Aerial Photo Map



0 700 1,400 2,800 Feet

