



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 16, 2016

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

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: 14500-14508 and 14605-14661 Gilley Lane Mapsco: 5H

Proposed Use: Single-family

Request: From: "A-5" One-Family and "A-7.5" One-Family
To: "A-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 two lots from "A-7.5" to "A-5" and sixteen lots that are split zoned with "A-7.5" to "A-5" One-Family. This rezoning is a clean up to match the platted lot sizes.

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.

This case is expected to be heard by the City Council on August 16, 2016.

Site Information:

Owner: Lennar Homes of Texas
1707 Marketplace Boulevard
Suite 100
Irving, Tx 75063
Agent: Patrick Haun/Jacobs Engineering
Acreage: 2.54 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 / singl-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)
Gilley Ln	Residential	Residential	No
Saida Rd	Residential	Residential	No

Public Notification:

The following Organizations were notified:

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 the confines of a 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.

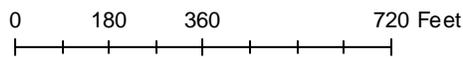
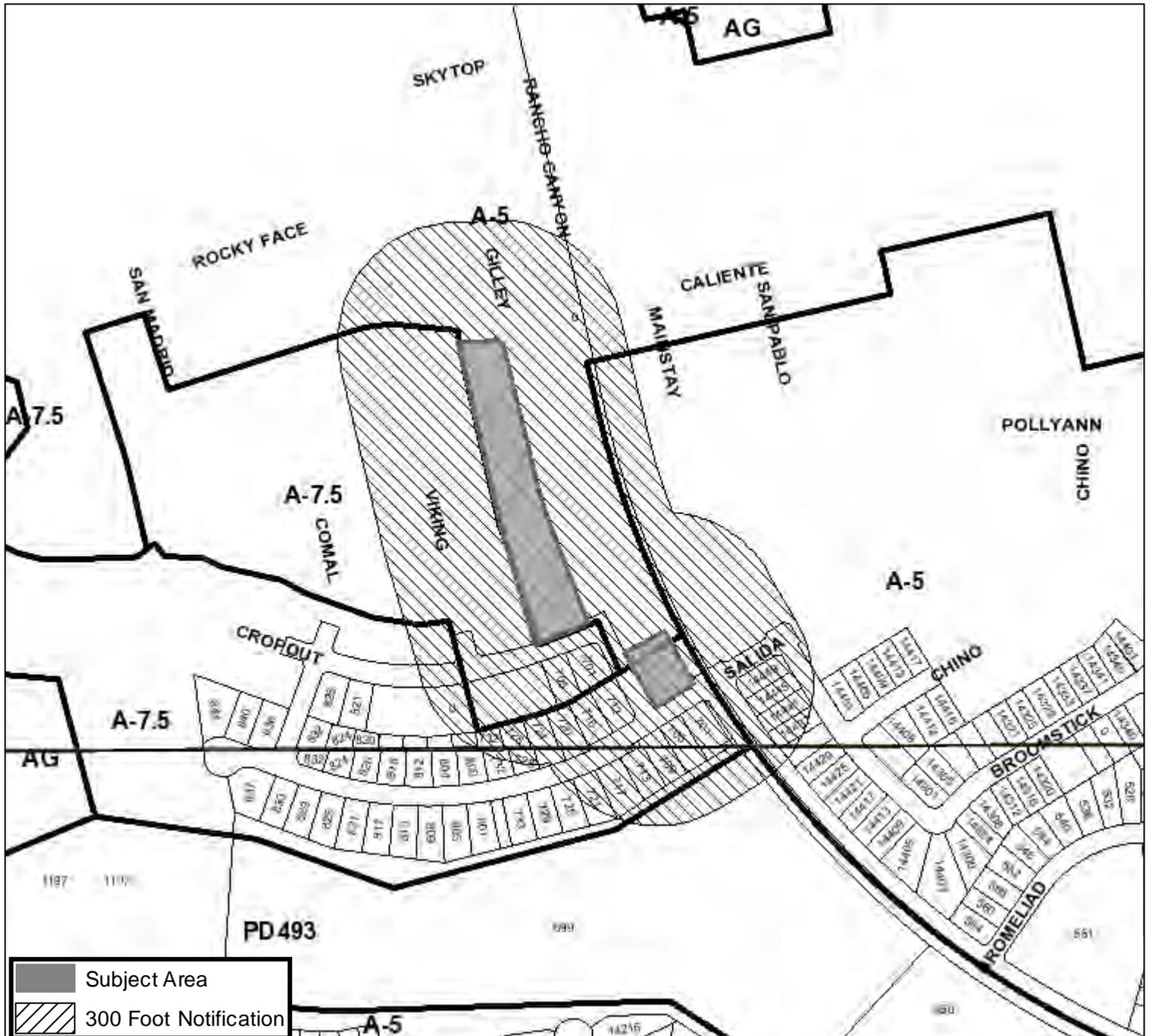
- Locate single-family homes adjacent to local or collector streets. (pg. 39)

Attachments:

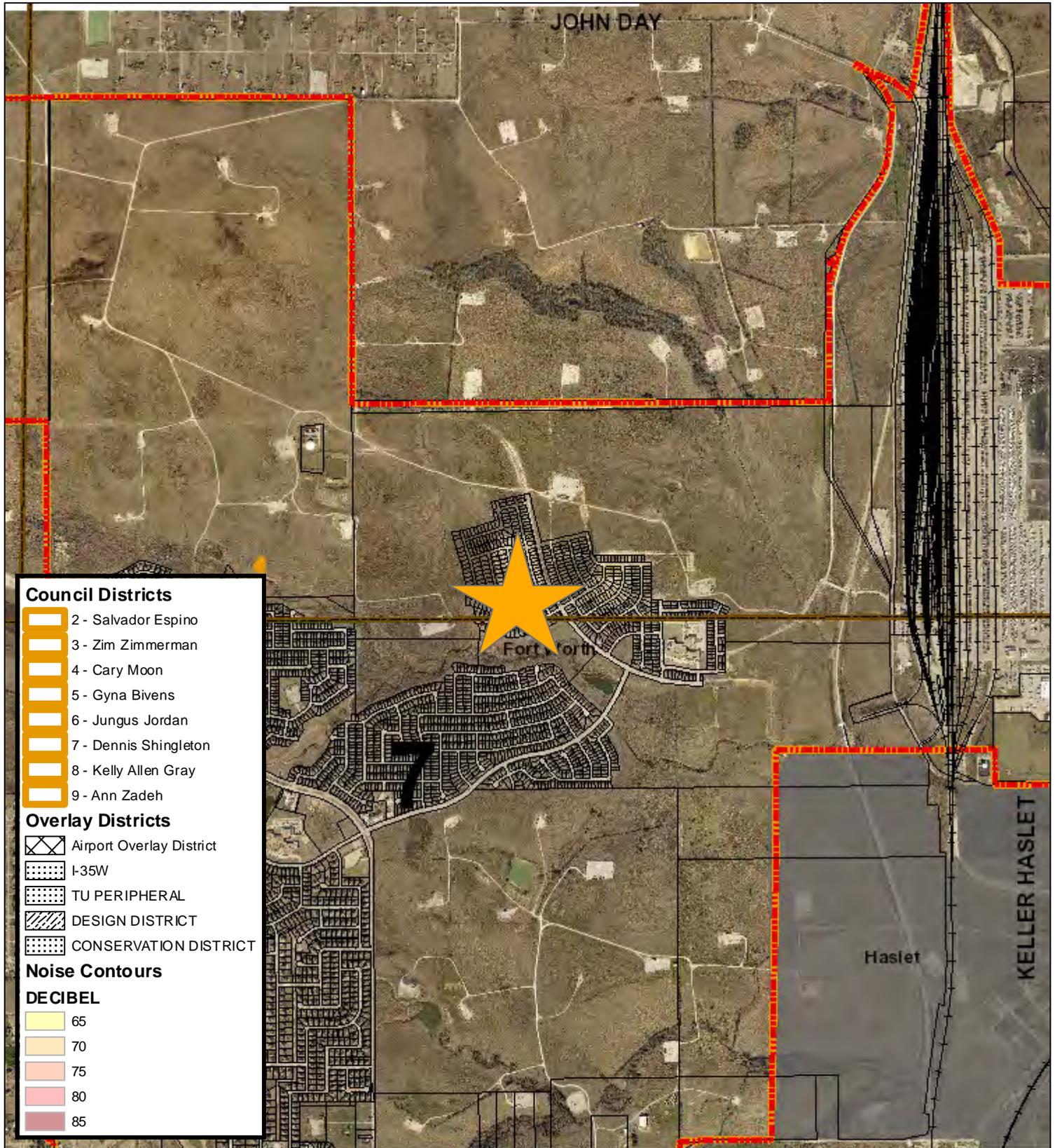
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Final Plat

Area Zoning Map

Applicant: Lennar Homes of Texas
 Address: 14500-14508 and 14605-14661 Gilley Ln.
 Zoning From: A-5, A-7.5
 Zoning To: A-5
 Acres: 2.5496198
 Mapsco: 5H
 Sector/District: Far North
 Commission Date: 8/10/2016
 Contact: 817-392-2495



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

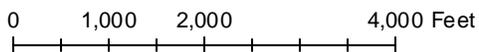
Overlay Districts

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

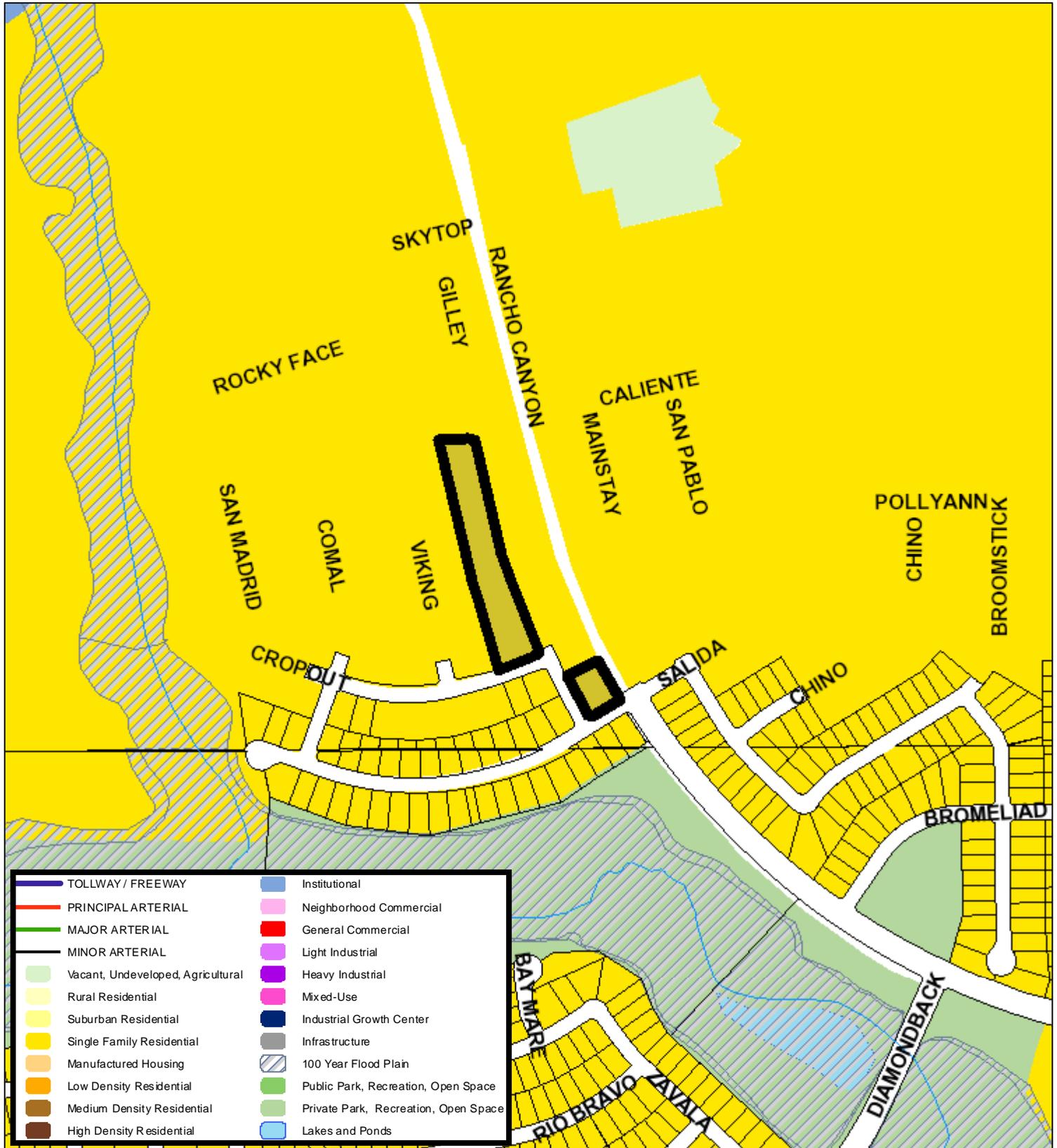
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use

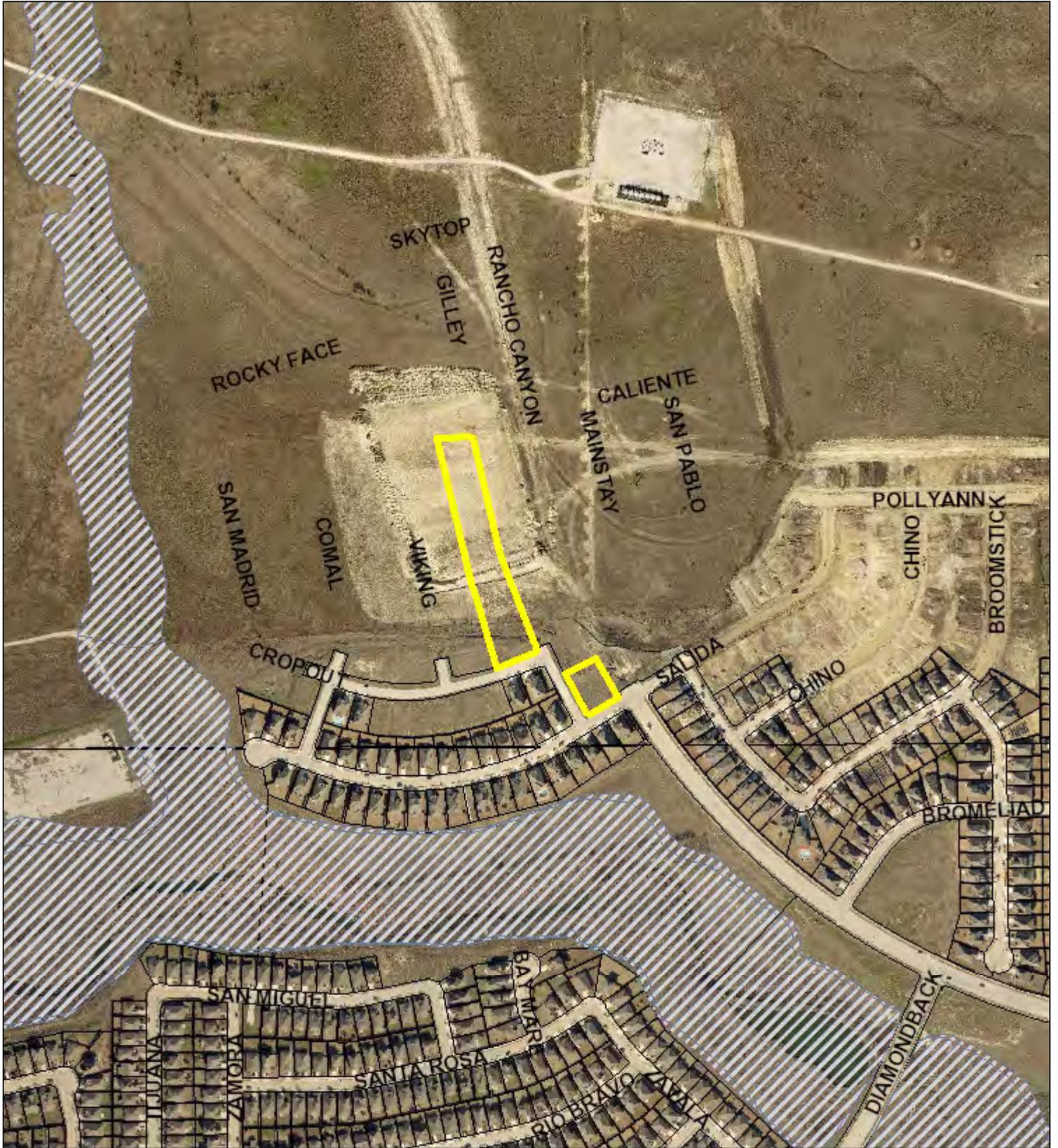


440 220 0 440 Feet

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 29, 2016.



Aerial Photo Map



0 275 550 1,100 Feet

