Case Number **ZC-17-082**

ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: June 20, 2017

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 7-0

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: **Saginaw 106, LTD**

Site Location: 7300 Blue Mound Road Mapsco: 34R

Proposed Use: **Single-family**

Request: From: "A-5" One-Family, "R1" Zero Lot Line/Cluster and "E" 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 just east of Blue Mound Road. The applicant is proposing to rezone to "A-5" One-Family for single-family residential. The developer is proposing approximately 333 single-family lots, which includes property to the north and south

Site Information:

Owner:	Saginaw 106, LTD 3045 Lackland Road Fort Worth, Tx 76116
Agent:	Don Allen
Acreage:	9.94 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-09-043 approved for "A-5" One-Family by City Council 5/05/09 subject area to the south.

Platting History: PP-14-020 Lasater Ranch approved by the City Plan Commission on 03/28/16; FP-16-025 Lasater Ranch currently under review.

BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Boat Club Rd	Neighborhood Collector	Neighborhood Collector	No

Public Notification:

300 foot Legal Notifications were mailed on May 22, 2017

The following organizations were notified: (emailed May 16, 2017)

Organizations Notified	
North Fort Worth Alliance	Trinity Habitat for Humanity
Fort Worth League of Neighborhoods	Streams And Valleys Inc.
Northwest Fort Worth Community Alliance	Eagle Mountain-Saginaw 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 proposed single-family to the south, north and west and vacant to the west. The proposed A-5 one-family zoning is compatible with surrounding proposed residential uses.

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

2. **Comprehensive Plan Consistency**

   The 2017 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

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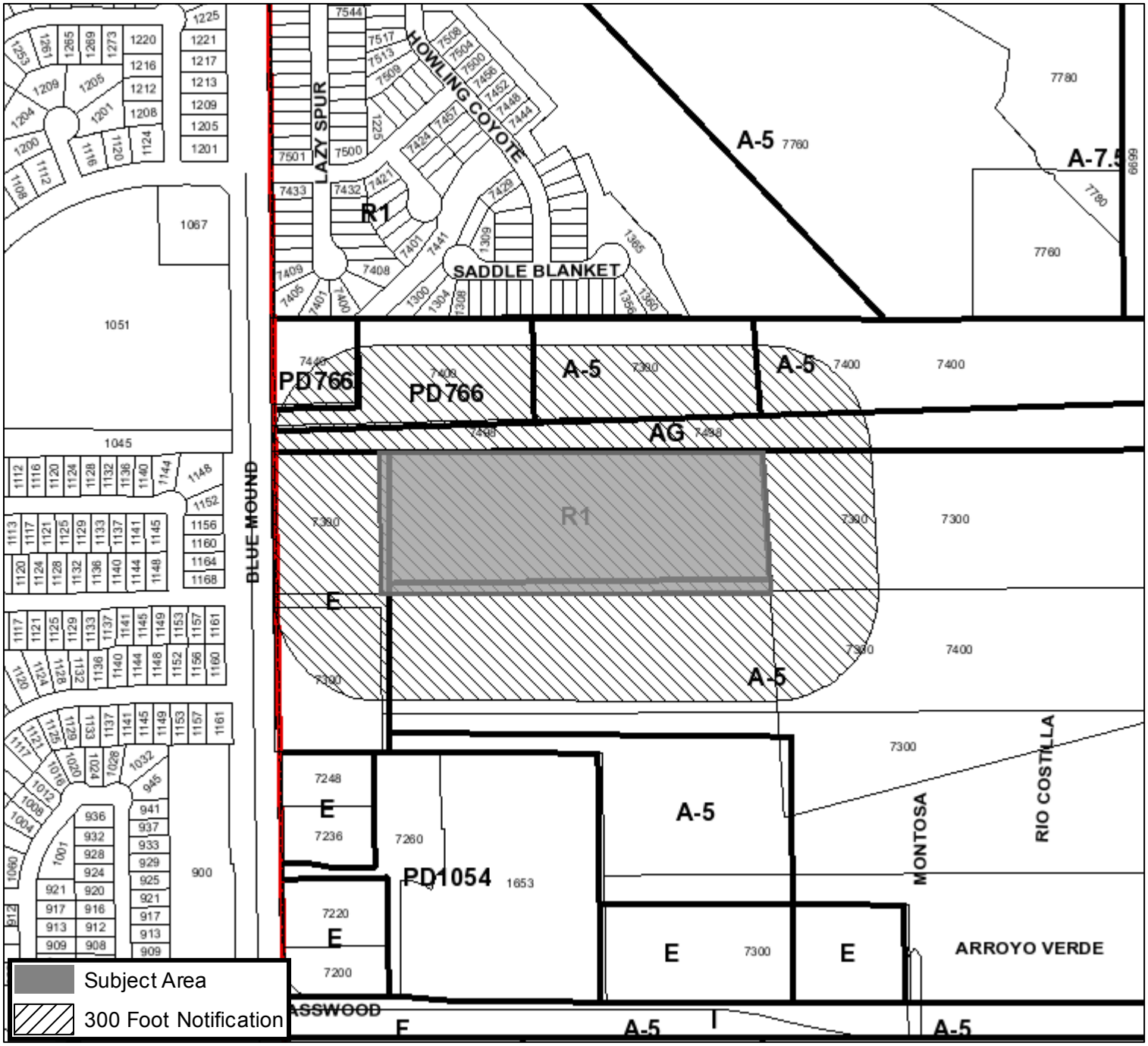
Area Zoning Map

Applicant: Saginaw 106, LTD
Address: 7300 Blue Mound Road
Zoning From: A-5, R1, E
Zoning To: A-5
Acres: 9.94384074
Mapsco: 34R
Sector/District: Far North
Commission Date: 6/14/2017
Contact: 817-392-2495



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Area Map

N

0 1,000 2,000 4,000 Feet

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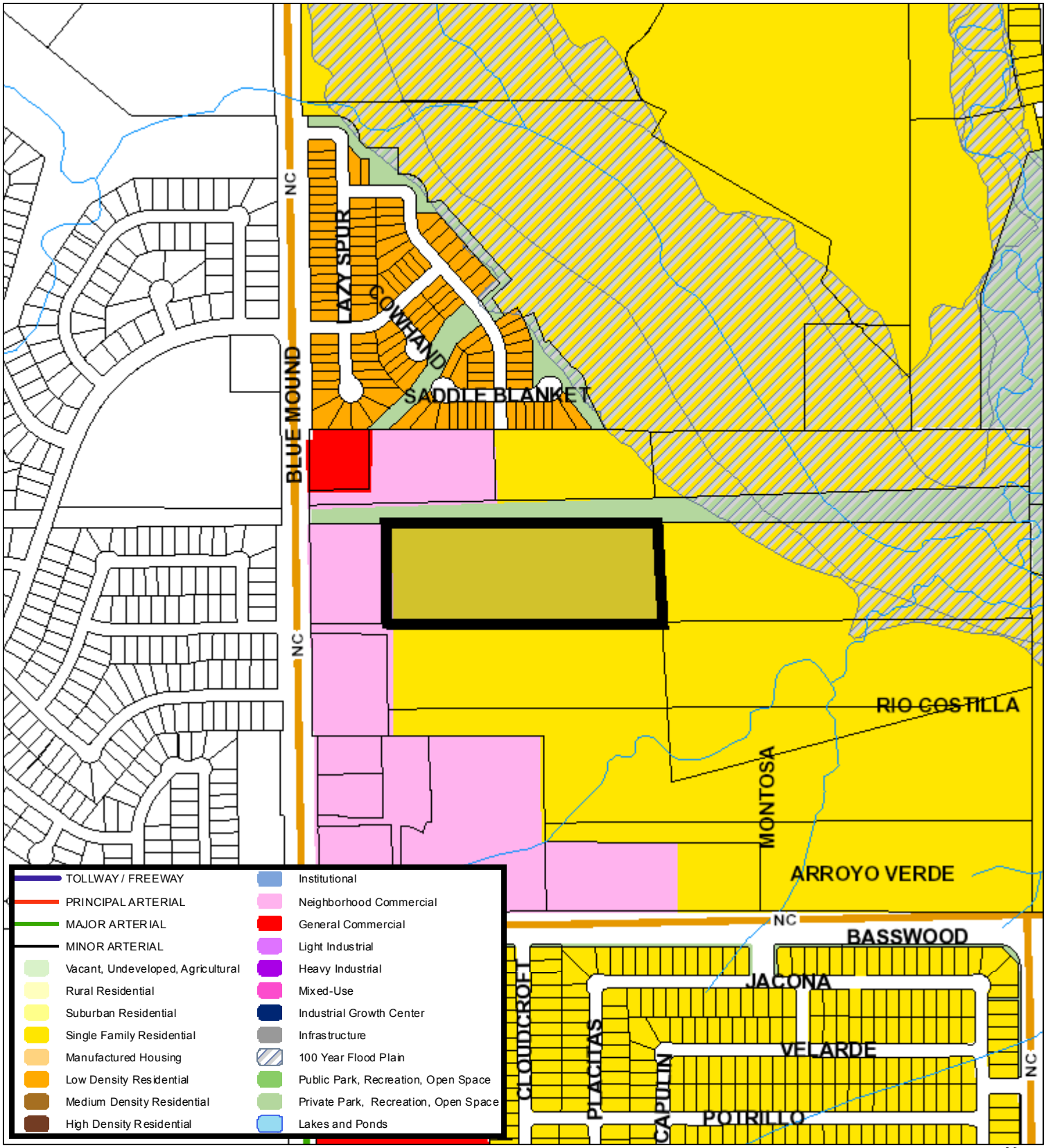
Future Land Use



525 262.5 0 525 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 7, 2017.

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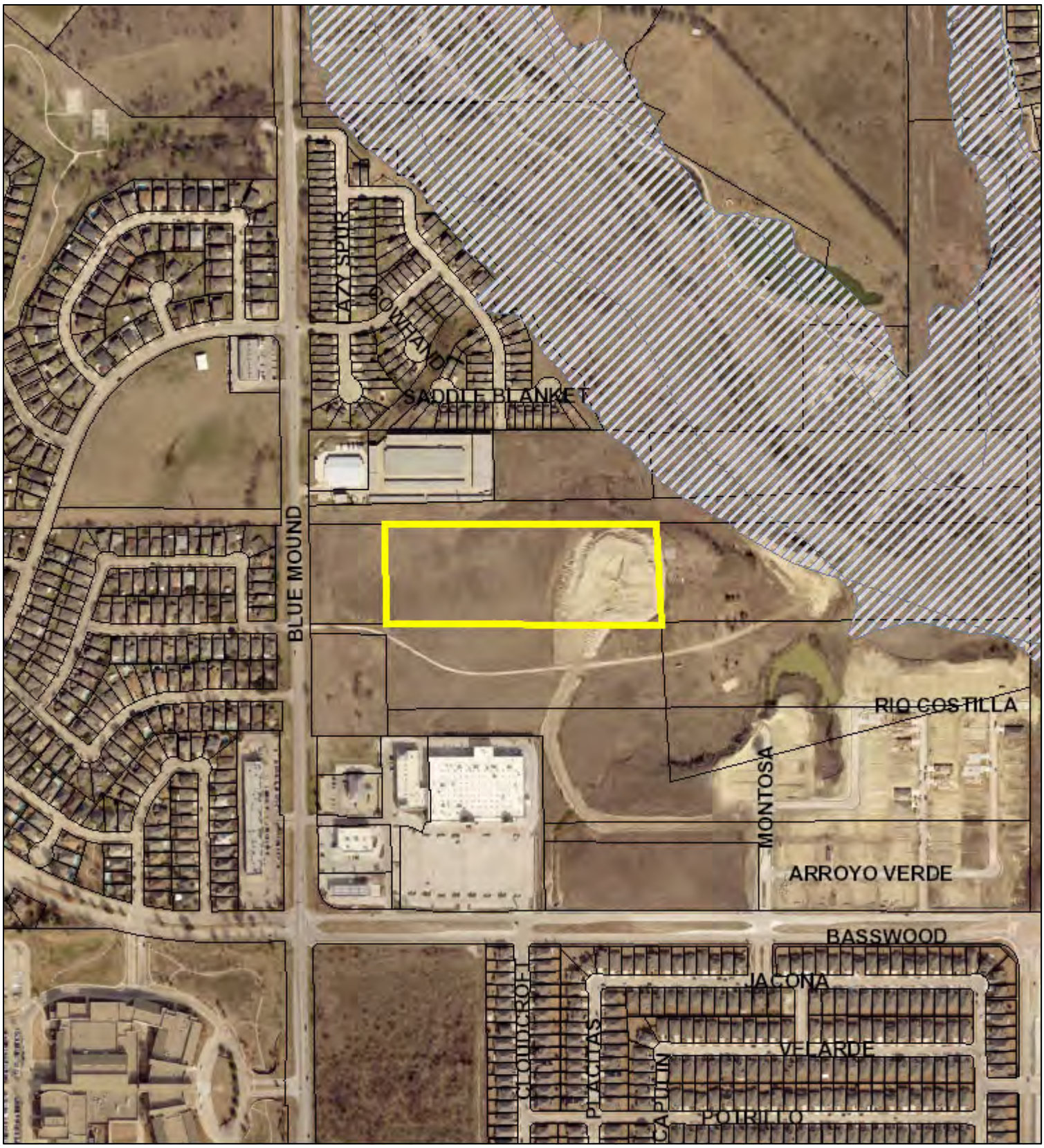
Aerial Photo Map



0 330 660 1,320 Feet

N