



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 25, 2019

Council District 7

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None Support: None	Continued	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Case Manager	<u>Lynn Jordan</u>
	Surplus	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Owner / Applicant: Eagle Mountain-Saginaw ISD

Site Location: 2900 – 3100 Blocks W. Bonds Ranch Rd Mapsco: 18T

Proposed Use: Elementary School

Request: From: PD 424 Planned Development/Specific Use for mixed use and residential form based code; site plan required

To: "CF" Community Facilities

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

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

Staff Recommendation: **Approval**

Background:
 The subject property is located south of Bonds Ranch Road. The applicant is requesting "CF" zoning for a future elementary school site. This area was part of the Chapel Hill rezoning ZC-18-201, the metes and bounds were not submitted and not approved as part of the original zoning case.

The PD was originally created in 2001 for mixed use residential and commercial tied to development standards for each district with a site plan requirement. Currently, only one phase on the north has been developed which was not form based but a standard single family residential subdivision with approximately 222, 40 ft. wide, single-family lots with rear entry access.

There is limited access through this area as development is just starting. With the Master Thoroughfare Plan requirement to construct Fleming Ranch and Eagle Mountain Parkway, new arterial connectors will help to alleviate possible traffic concerns. The development will occur in phases, with the first phases expected to the east on Saginaw Blvd. to connect to existing streets and infrastructure.

Site Information:

Owner/Applicant: Eagle Mountain-Saginaw ISD
 1200 N. Old Decatur Road
 Saginaw, Tx 76179

Agent: Nathan Thompson/Peloton Land Solutions Inc.

Acreage: 13.50 ac.

Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

- North "R1" Zero Lot Line/Cluster / vacant land
- East "A-5" One-Family / vacant land
- South "A-5" One-Family / vacant land
- West "A-5" One-Family / vacant, gas well

Public Notification:

300 foot Legal Notifications were mailed on (May 21, 2019)

The following organizations were notified: (emailed May 20, 2019)

Organizations Notified	
Streams and Valleys Inc.	Eagle Mountain-Saginaw ISD
Trinity Habitat for Humanity	Northwest ISD

Not within a registered Neighborhood Organization

Recent Relevant Zoning and Platting History:

Zoning History: ZC-18-201 subject area rezoned to various zoning districts, eff. 04/13/19; PD 424 Planned Development for mixed use and residential, effective 12/12/01 subject area; PD 803 Amend PD 424 to allow for bus maintenance warehouse facility; site plan approved, eff. 05/06/08 southeast quadrant of PD; PD 1146 PD for A-5, A-10, A-21, R1 and R2 with development standards; site plan waived, eff. 09/30/17 subject area to the south

Platting History: FP-04-024 Chapel Hill of Fort Worth

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bonds Ranch Rd.	2 lane FM road	Neighborhood Connector	TxDOT road
Saginaw Rd./Bus. SH 287	4 lane divided	Commercial Connector	TxDOT road
Fleming Ranch	No	Neighborhood Connector	Yes – internal segment to be constructed with development
Eagle Mountain Pkwy	No	Neighborhood Connector	Yes – internal segment to be constructed with development

Development Impact Analysis:

1. **Land Use Compatibility**

This proposed zoning change request to "CF" is for a future school site.

Surrounding land uses are currently vacant, with a gas well to the west.

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

2. **Comprehensive Plan Consistency add consistency for single family**

The 2019 Comprehensive Plan designates the subject property as Single Family. The requested zoning classification is consistent with the Future Land Use map and the below policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and adopted complete streets policy.

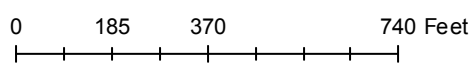
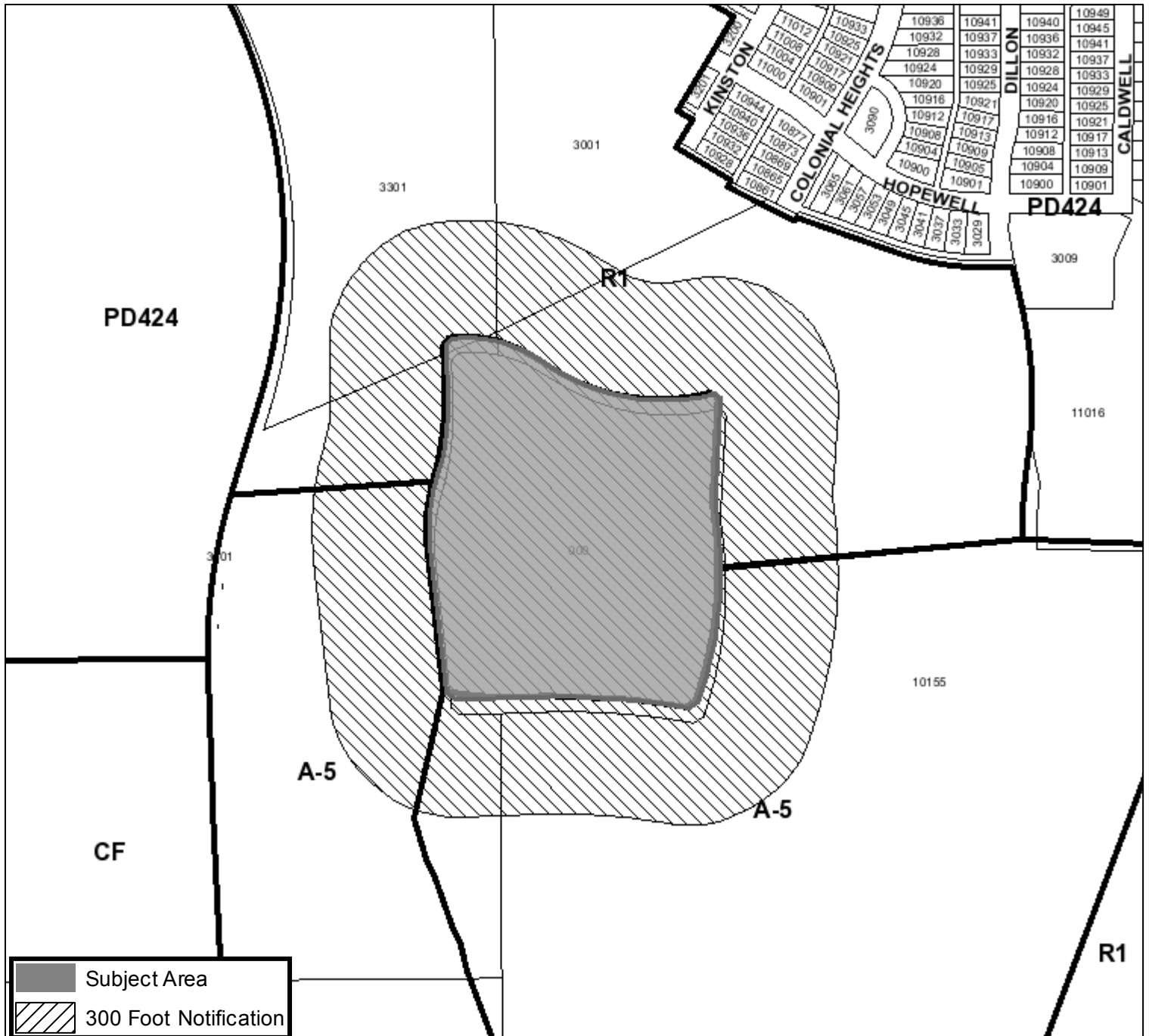
Based on conformance with the future land policies, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

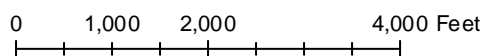
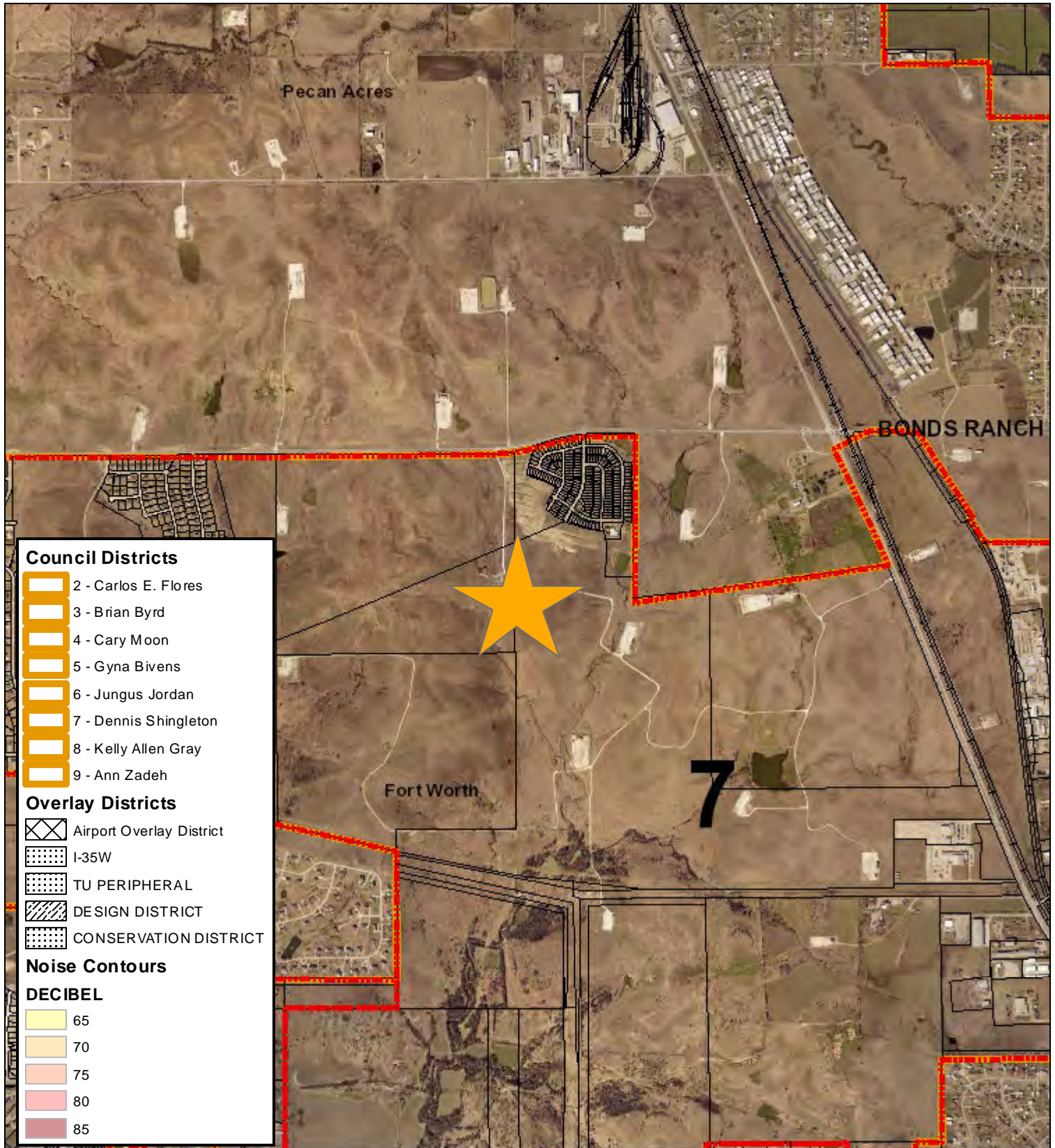
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

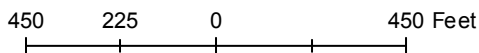
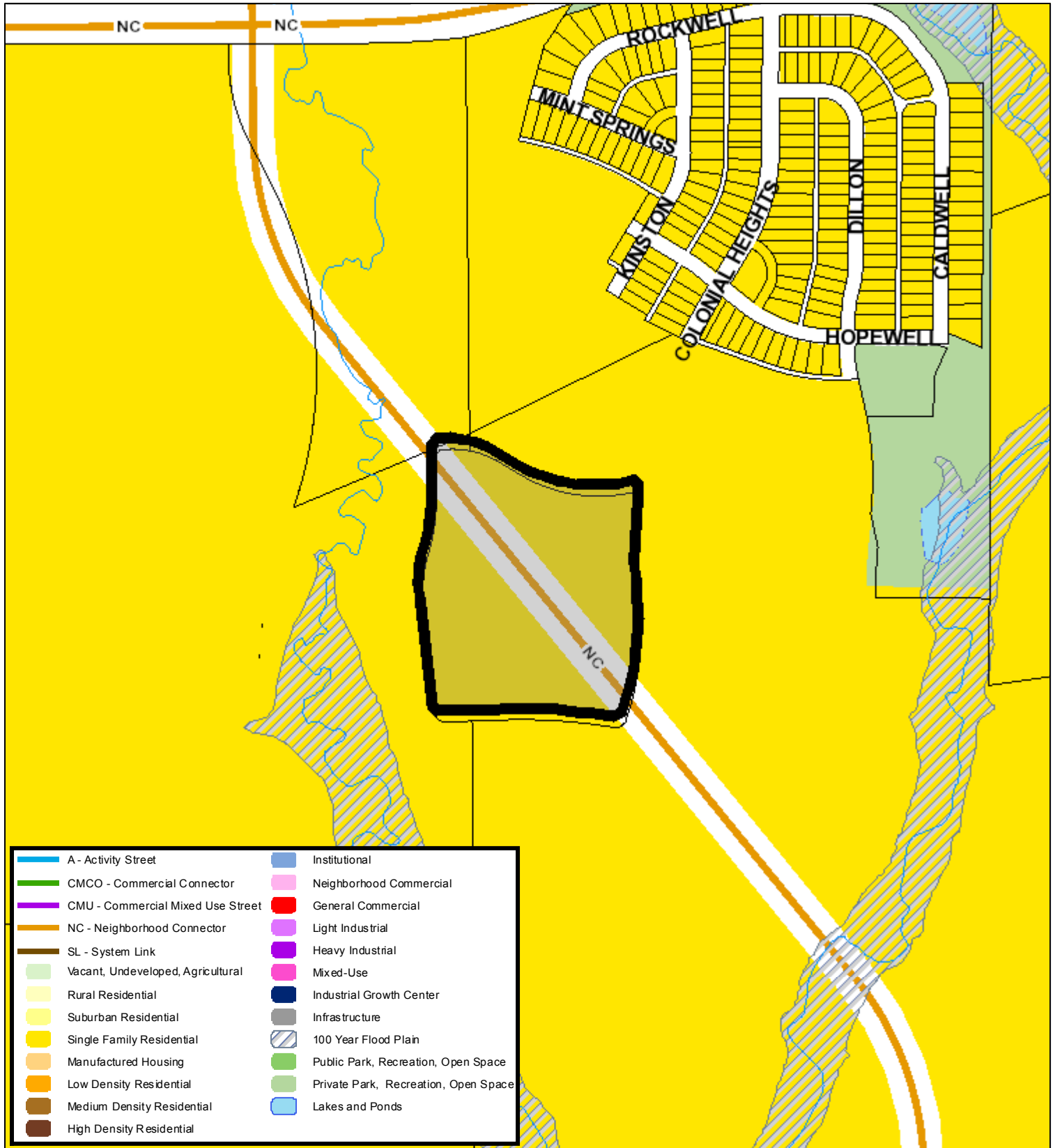
Applicant: Eagle Mountain - Saginaw ISD
 Address: 2900-3100 blks W. Bonds Ranch Road
 Zoning From: PD 424 PD/SU for mixed-use, site plan required
 Zoning To: CF
 Acres: 13.52388593
 Mapsco: 18T
 Sector/District: Far Northwest
 Commission Date: 6/12/2019
 Contact: 817-392-2495



Area Map



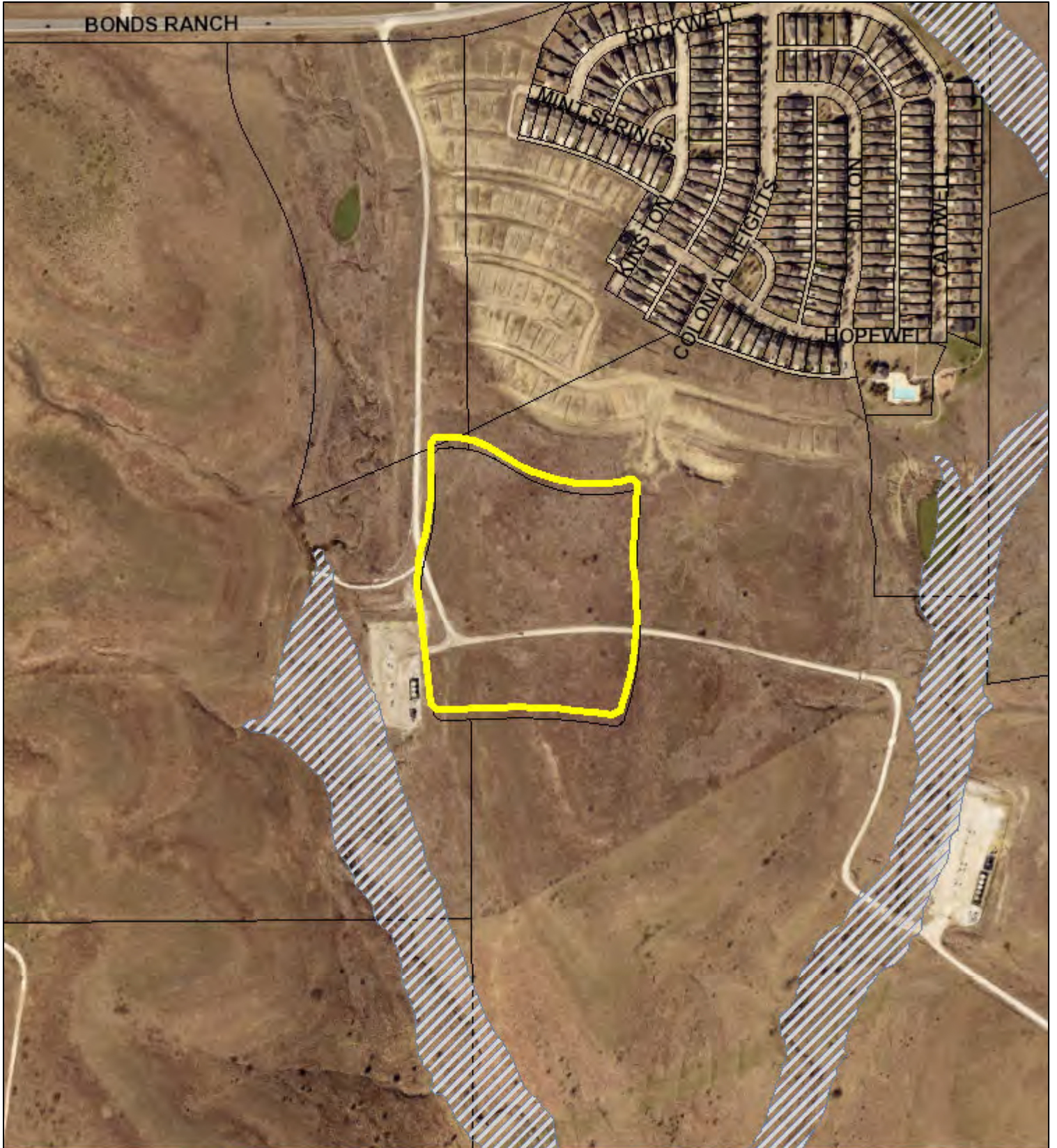
Future Land Use



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 5, 2019.



Aerial Photo Map



0 280 560 1,120 Feet

