



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 11, 2021

Council District: 8

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: Nediam Homes, LLC/ Tim Maiden

Site Location: 905 & 915 East Powell Avenue **Acreage:** 0.28 acres

Proposed Use: Single Family Residential

Request: From: "CF" Community Facilities

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (minor boundary adjustment).

Staff Recommendation: Approval

Background:

The subject property includes two lots located along East Powell Avenue to the east of its intersection with Evans Avenue. Both lots are currently vacant and are zoned "CF" Community Facilities. These lots were previously owned by the Church of the Living God which is located just north of this site, at the corner of Evans Avenue and East Harvey Avenue.

The applicant is requesting to change the zoning of both lots from "CF" Community Facilities to "A-5" One-Family in order to construct a new single-family home on each lot. There are several existing single-family homes on the surrounding block face, and the majority of surrounding properties are zoned "A-5" Single-Family.

Surrounding Zoning and Land Uses:

Tract 1: 905 East Powell Avenue

North "A-5" One-Family / single-family
East "A-5" One-Family / vacant
South "A-5" One-Family / single-family
West "A-5" One-Family / vacant

Tract 2: 915 East Powell Avenue

North "CF" Community Facilities / church
East "A-5" One-Family / vacant
South "A-5" One-Family / vacant
West "A-5" One-Family / single-family

Recent Relevant Zoning History:

- ZC-20-052: Rezoned the adjacent property to the east of 915 Powell Avenue from “CF” Community Facilities to “A-5” One Family

Public Notification:

300-foot Legal Notifications were mailed on March 25, 2021.

The following organizations were notified: (emailed March 15, 2021)

Organizations Notified	
United Communities Association of South Fort Worth	Morningside NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Near Southside, Inc.
Fort Worth ISD	

Subject property is not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from “CF” Community Facilities to “A-5” One-Family for both lots. All surrounding properties, with the exception of the church located to the north of 915 E Powell Avenue, are zoned “A-5” One-Family and are either vacant or developed with single-family homes. The church property is zoned “CF” Community Facilities.

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

2. Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject properties as Institutional use, as they were previously owned by the adjacent church. However, the Future Land Use Map also recommends Single-Family Residential use on almost all properties immediately adjacent to 905 and 915 E Powell Avenue.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Preserve the character of rural and suburban residential neighborhoods.
- Encourage infill of compatible housing in the Southside Sector.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (minor boundary adjustment).

3. Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed, including the Evans & Rosedale area. The below recommendations apply to this project:

- Close attention should be paid to improving housing availability and affordability, in addition to infrastructure to connect neighborhoods with major employment centers such as the Near Southside and downtown.
- Initiative 3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.

Attachments:



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

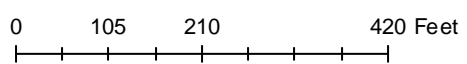


Area Zoning Map

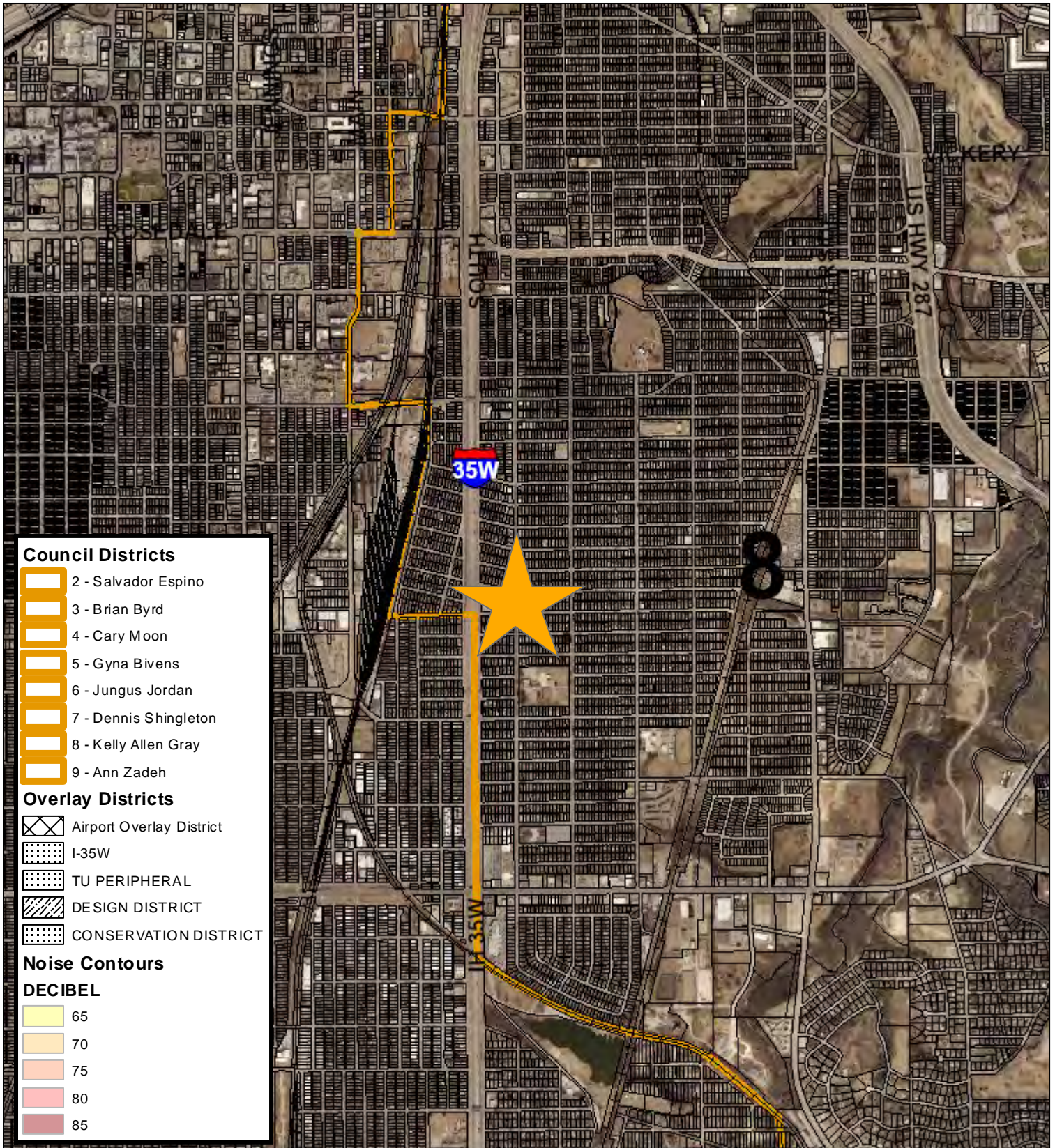
Applicant: Nediam Homes, LLC
 Address: 900 block E. Powell Avenue
 Zoning From: CF
 Zoning To: A-5
 Acres: 0.2779918
 Mapsco: 077T
 Sector/District: Southside
 Commission Date: 4/14/2021
 Contact: 817-392-8026









 Subject Area
 300 Foot Notification








Area Map



Council Districts






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

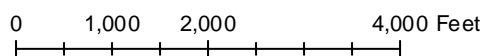
Overlay Districts

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

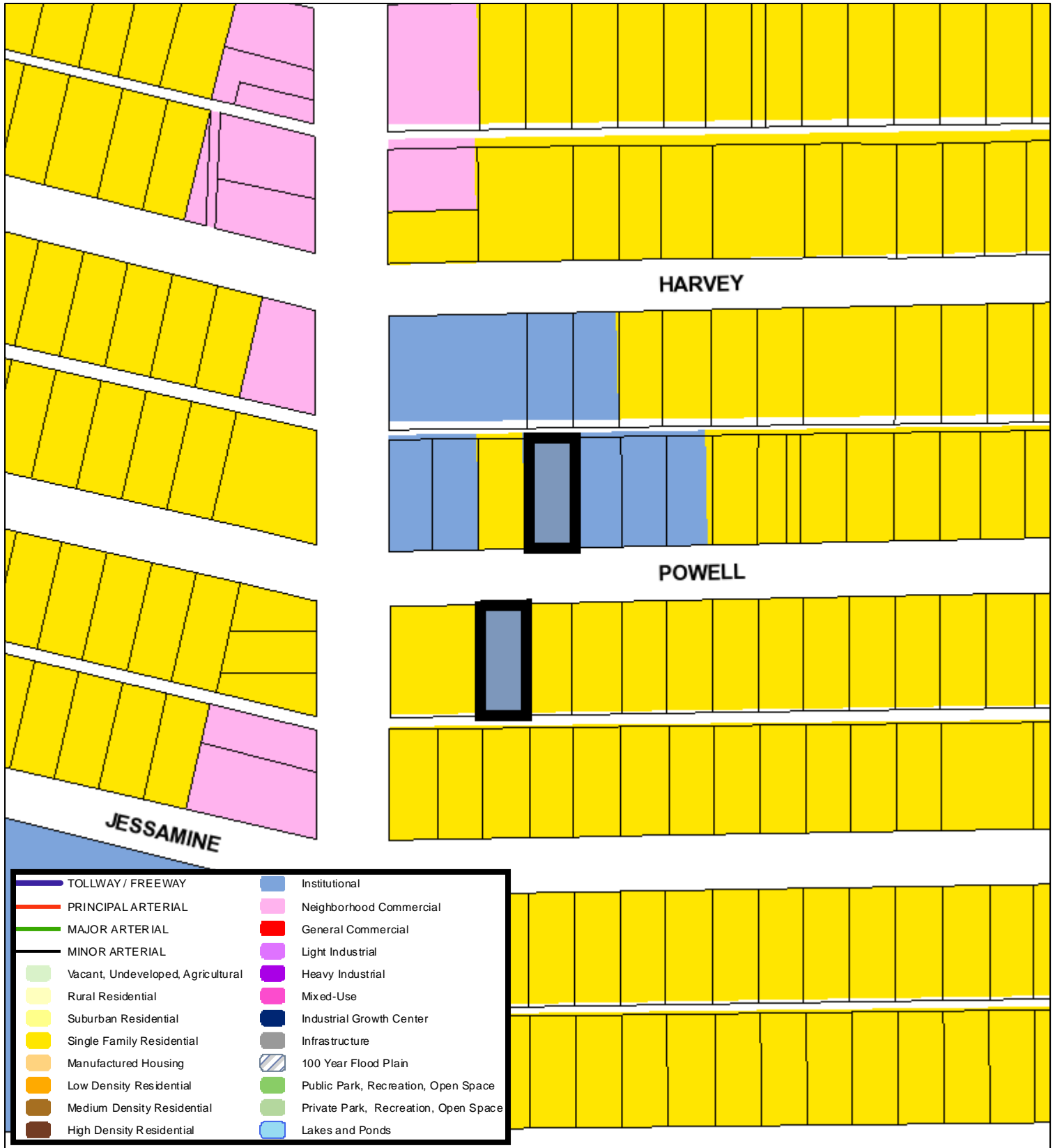
Noise Contours

DECIBEL

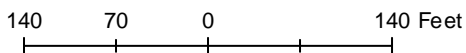
-  65
-  70
-  75
-  80
-  85



Future Land Use



140 70 0 140 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 6, 2018.



Aerial Photo Map



0 90 180 360 Feet

