



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2021

Council District 5

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Shiny Homes LLC

Site Location: 3013 Pate Drive Acreeage: .16

Proposed Use: Residential

Request: From: "E" Neighborhood Commercial
To: "A-5" One-Family

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

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

Staff Recommendation: Approval

Background:

The proposed site is located on the east side of Pate Drive, in the northeast quadrant of Miller Avenue and East Berry Street. The site is located in Stop Six. The site is also within NEZ Area Six. The applicant is proposing to change the zoning of the lot from "E" Neighborhood Commercial to "A-5" One-Family in order to convert a vacant lot to a single family use. This lot is the second lot on Pate Drive north of Berry Street. The lot between this lot and Berry is zoned "E" Neighborhood Commercial with the use of a beauty salon.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family / residential
- East "A-5" One Family / residential
- South "E" Neighborhood Commercial / commercial
- West "A-5" One Family / residential

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on December 23, 2020.
The following organizations were notified: (emailed December 21, 2020)

Organizations Notified	
East Fort Worth Neighborhoods Coalition	Stop 6/Poly Oversight*
Eastland NA	South Edgewood NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

*Located within this registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to “A-5” One Family for a single family residential home. Surrounding uses consist of single family to the north, east, and west and commercial to the south.

The proposed residential development is **compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Southeast

The 2020 Comprehensive Plan designates the subject property as Single-Family Residential. The proposed residential meets the below policies within the following 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.
- Protect residential areas from commercial encroachment adjacent to Mansfield Highway, Wilbarger Street, East Berry Street, and East Rosedale Street.
- Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

3. Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

3.2.2. Encourage substantial **new housing investment** and development in the city's under-served neighborhoods.

TARGET AREAS

Stop Six: Primary Considerations

Housing investment and reinvestment are the most important strategies for this area to raise the level of appeal to existing and future residents as well as businesses.



Attachments:

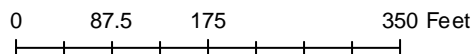
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

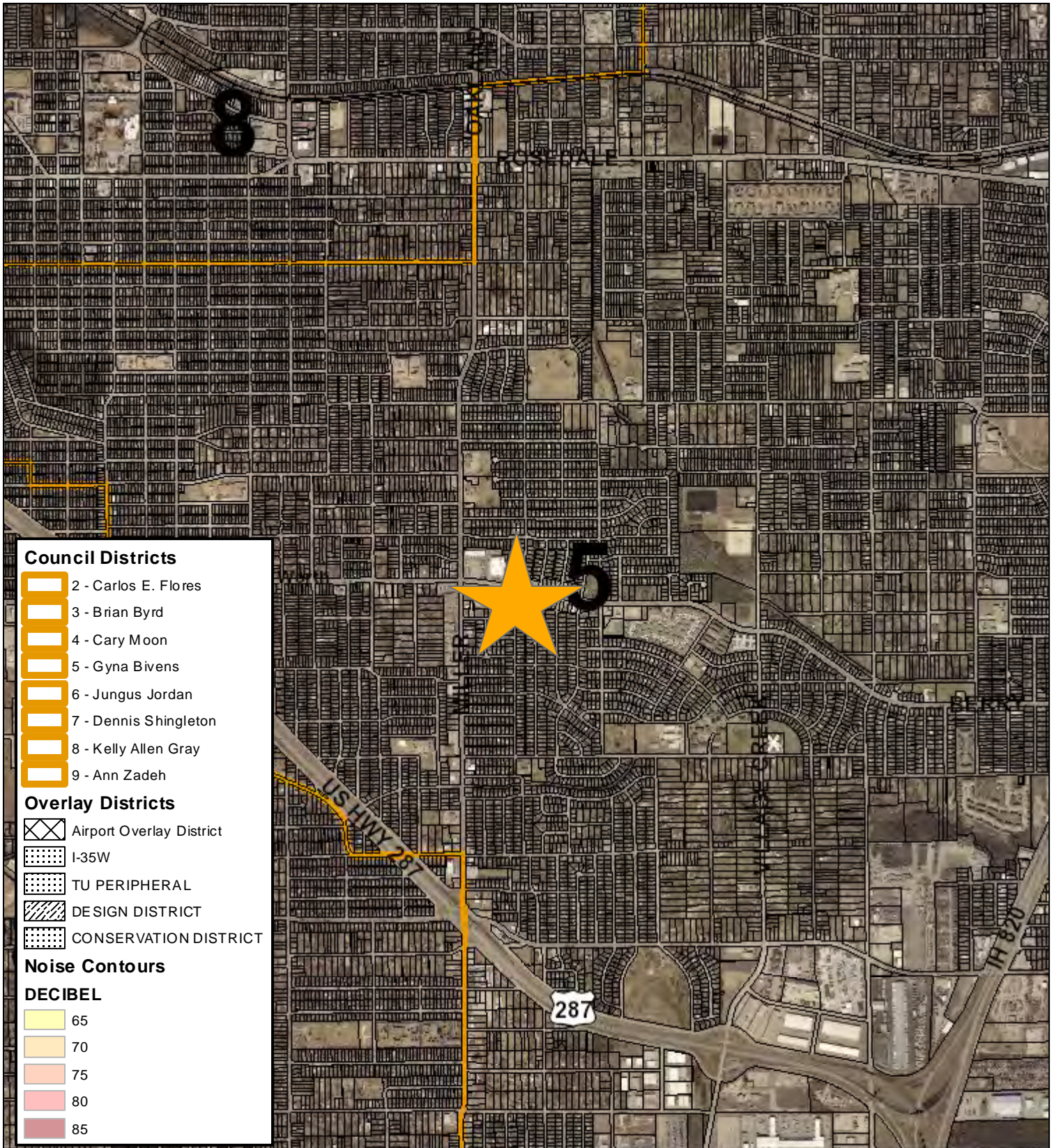
Applicant: Shiny Homes, LLC
 Address: 3013 Pate Drive
 Zoning From: E
 Zoning To: A-5
 Acres: 0.18106848
 Mapsco: 78V
 Sector/District: Southeast
 Commission Date: 1/13/2021
 Contact: 817-392-2806











	Subject Area
	300 Foot Notification








Area Map



Council Districts






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

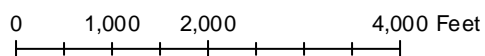
Overlay Districts

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

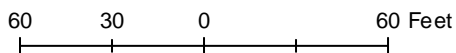
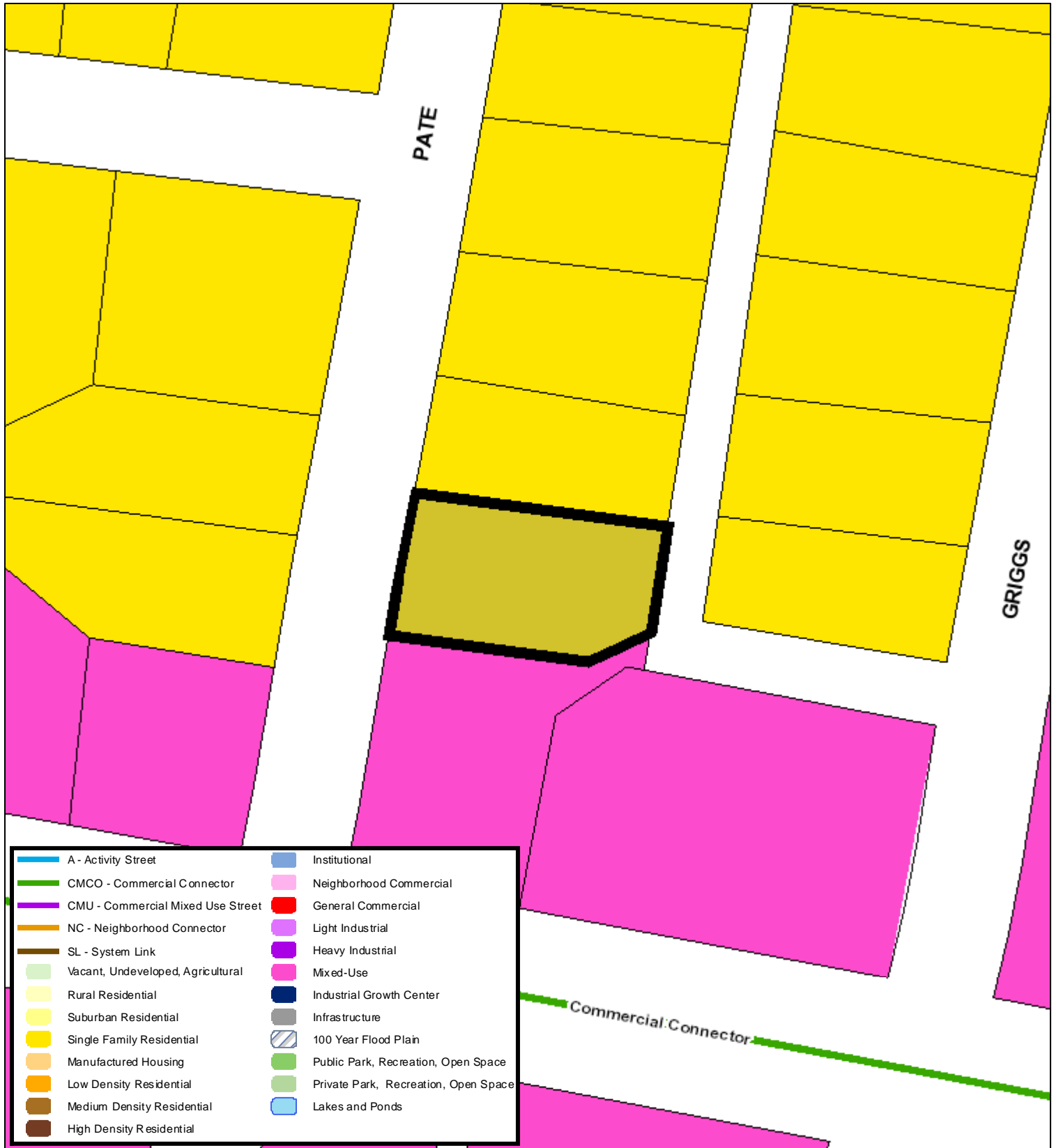
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



Aerial Photo Map



0 37.5 75 150 Feet

