



Zoning Staff Report

Date: February 14, 2023

Case Number: ZC-22-204

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: L & S Land Company LTD

Site Location: 4501 Angle Avenue

Acreage: 22.38 acres

Request

Proposed Use: Multifamily

Request: From: “E” Neighborhood Commercial; “C” Medium Density Multifamily

To: “C” Medium Density Multifamily

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The proposed site is located on Angle Avenue, near the intersection of Marine Creek Parkway. The applicant is requesting a zoning change from “E” Neighborhood Commercial to “C” Medium Density Multifamily for a multifamily development. The applicant owns several acres of existing “C” zoned land and would like to combine the tract to match the zoning. Surrounding uses are primarily vacant with several multifamily developments to the northeast. The future land use designation for the area is Mixed-Use, which accommodates multifamily. Staff supports this request due to surrounding land uses and consistency with the Comprehensive Plan.

Surrounding Zoning and Land Uses

North “J” Medium Industrial / vacant
East “CR” Low Density Multifamily / Multifamily
South “A-5” One-Family / vacant
West “C” Medium Density Multifamily; “A-5” One-Family / vacant

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
The following organizations were emailed on December 2, 2022:

Organizations Notified	
Northwest Fort Worth Alliance	Inter-District 2 Alliance
Terrance Landing HOA	Far Greater Northside Historical NA*
Streams & Valleys Inc	Trinity Habitat for Humanity

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting a zoning change to “C” Medium Density Multifamily. Surrounding land uses are primarily vacant with multifamily northeast of the site. The proposed zoning **is compatible** with the current surrounding land uses.

Comprehensive Plan Consistency – Northside

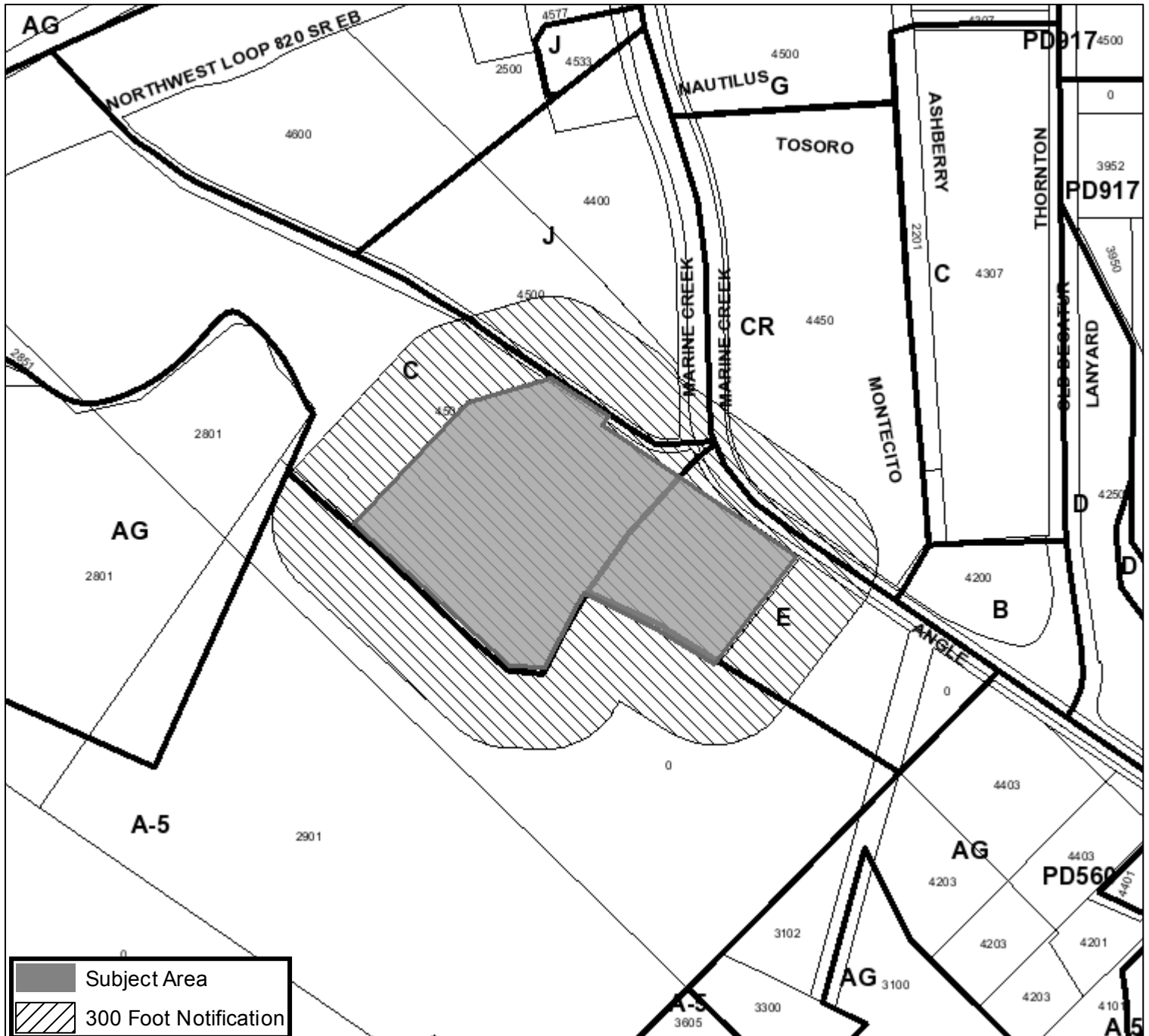
The 2022 Comprehensive Plan designates the subject property as Mixed-Use on the Future Land Use [FLU] Map. Multifamily Residential is explicitly called out in the list of zoning classifications that are acceptable within this FLU designation. The proposed zoning **is consistent** with the Comprehensive Plan.



Economic Development Plan

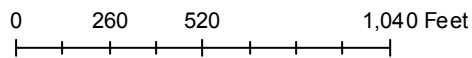
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

Area Zoning Map

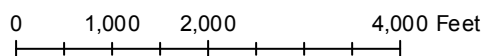
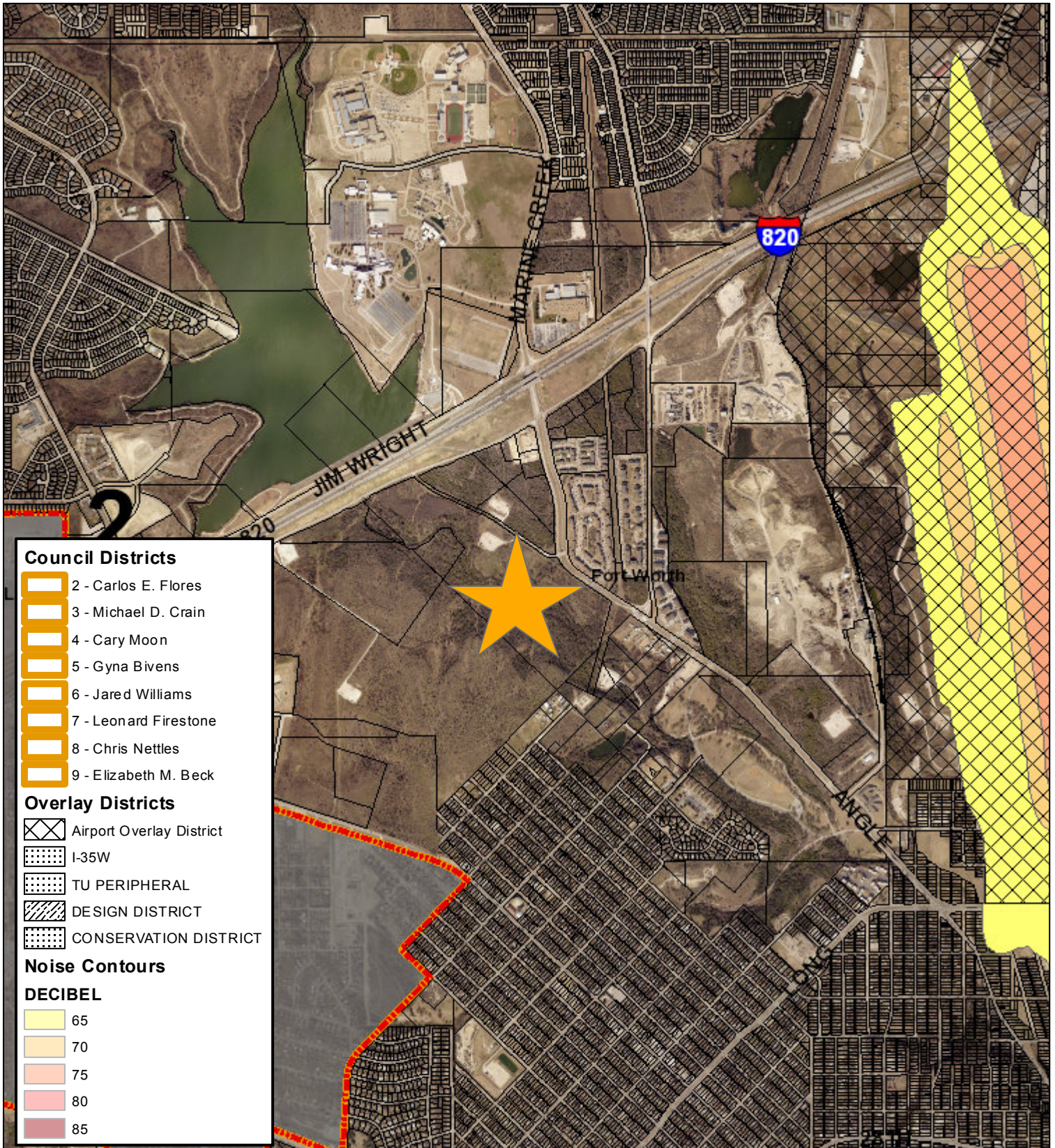
Applicant: L&S Land Company LTD
 Address: 4501 Angle Ave.
 Zoning From: C/E
 Zoning To: C
 Acres: 22.38856547
 Mapsco: 47U
 Sector/District: Northside
 Commission Date: 12/14/2022
 Contact: null



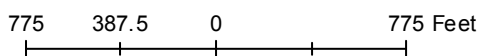
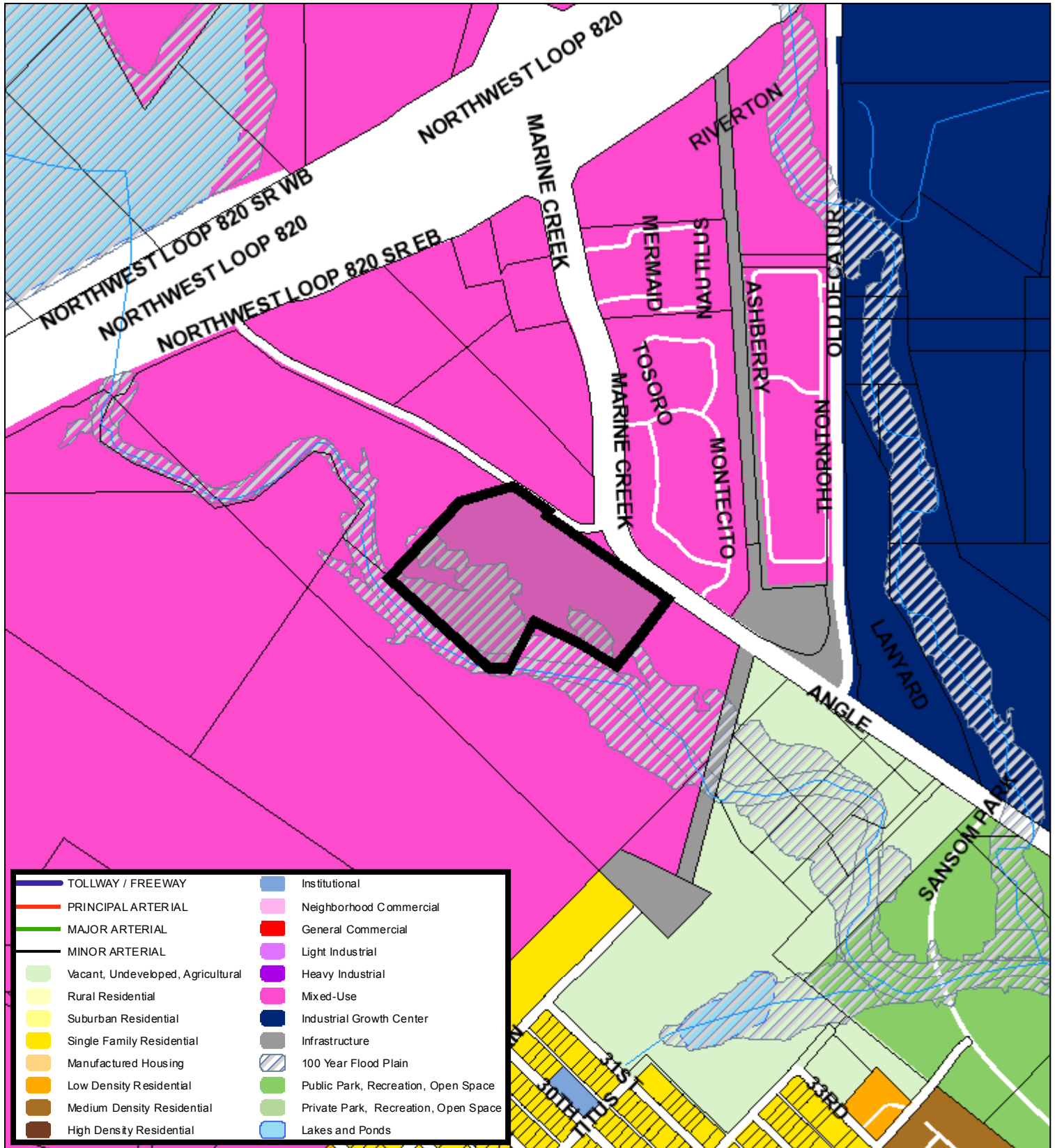
 Subject Area
 300 Foot Notification



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 6, 2018.



Aerial Photo Map



0 485 970 1,940 Feet

