



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 2, 2021

**Council District** 5

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Daniel Santos

**Site Location:** 3201 Avenue L Acreage: 0.189

**Proposed Use:** Single Family

**Request:** From: "ER" Neighborhood Commercial Restricted

To: "A-7.5" One-Family

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

**Comprehensive Plan Consistency:** Requested change is consistent. (Minor Boundary Adjustment).

**Staff Recommendation:** Approval

**Background:**

The site is located at the northeast intersection of Avenue L and Vaughn Road. The applicant is requesting a zoning change from "ER" Neighborhood Commercial Restricted to "A-7.5" One-Family Residential for the construction of a home.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "ER" Neighborhood Commercial Restricted / undeveloped
- East "A-5" One Family / single family
- South "A-5" One Family / single family
- West "A-5" One Family / single family

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on January 22, 2021.  
The following organizations were notified: (emailed January 19, 2021)

Organizations Notified	
Polytechnic Heights NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

\*Located within this Neighborhood Association

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “A-5” One-Family Residential. The surrounding land uses are primarily single-family residential. The properties zoned “ER” Neighborhood Commercial Restricted to the north are vacant. Future redevelopment of these properties would require additional buffering requirements due to the proximity to single-family residential.

The proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency – Southeast**

The 2021 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested change to Single-Family is supported by following Comprehensive Plan land use policies:

- Preserve the character of rural and suburban residential neighborhoods.
- Promote a balance of residential, commercial, and industrial uses.

The property’s intended use as a single family residential development **is consistent (Minor Boundary Adjustment)** with the future land use designations of adjacent properties.

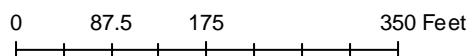
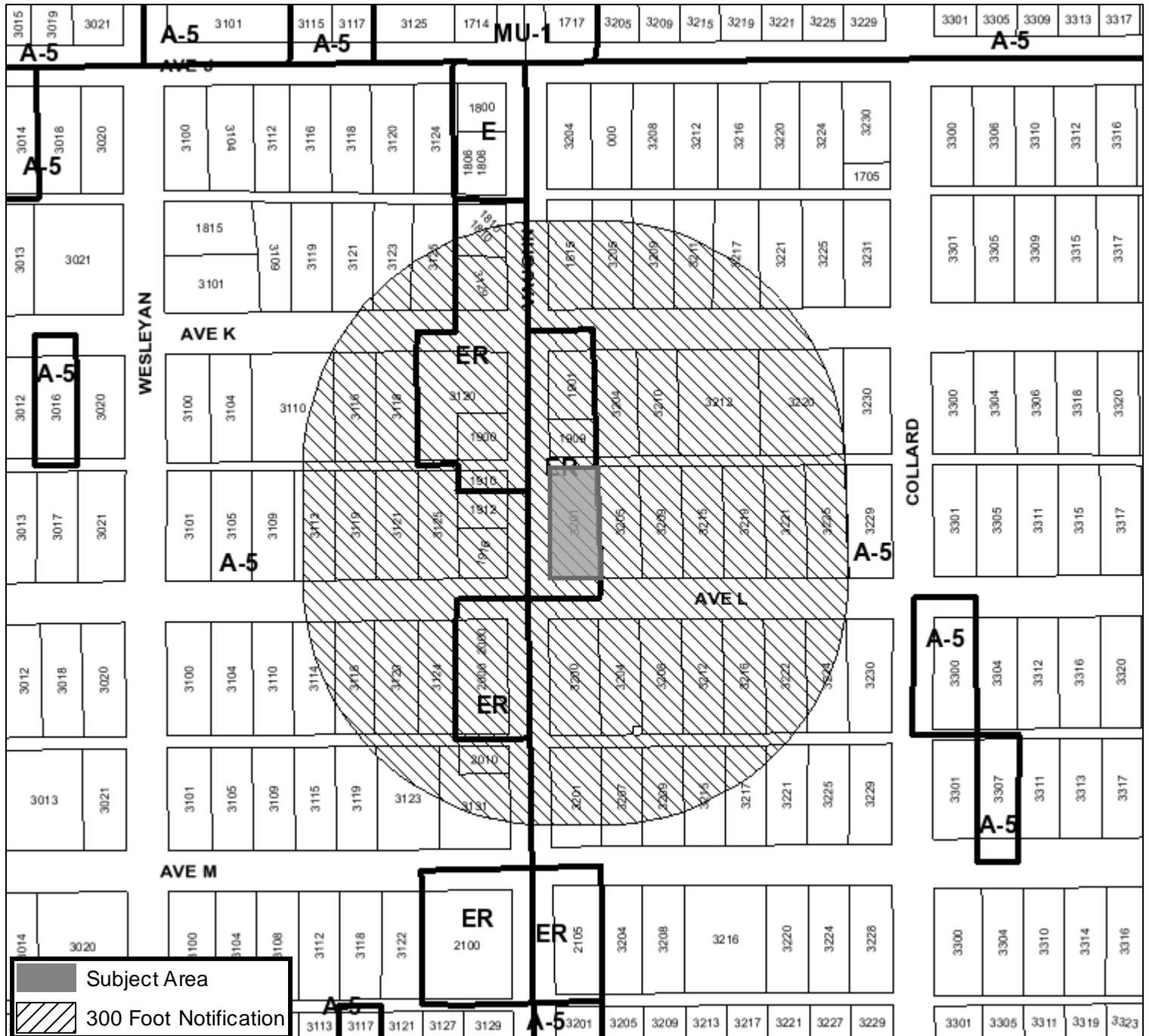
***Attachments:***

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



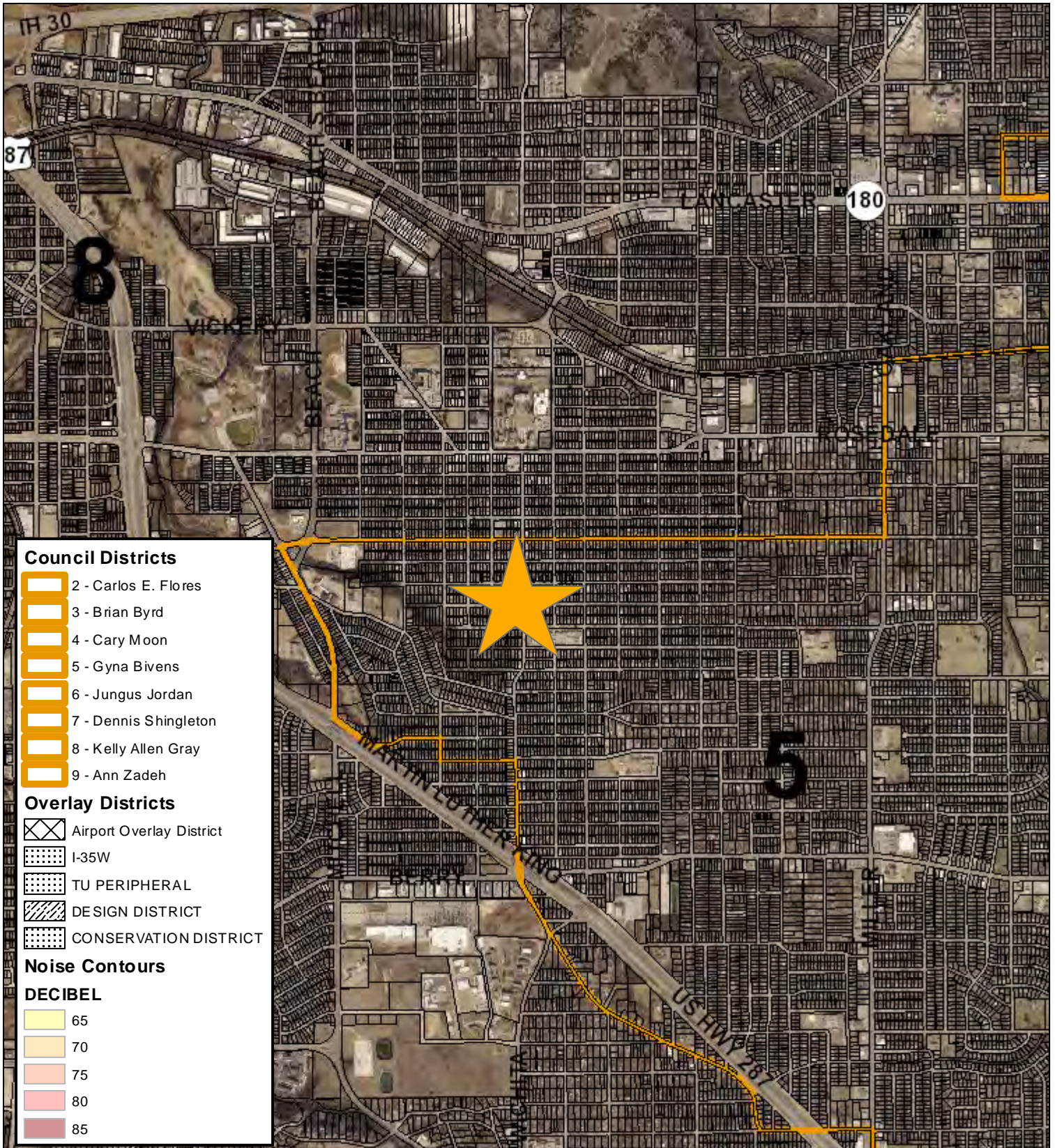
# Area Zoning Map

Applicant: Daniel Santos  
 Address: 3201 Avenue L  
 Zoning From: ER  
 Zoning To: A-7.5  
 Acres: 0.18917477  
 Mapsco: 78P  
 Sector/District: Southeast  
 Commission Date: 2/10/2021  
 Contact: 817-392-8043



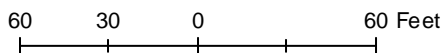
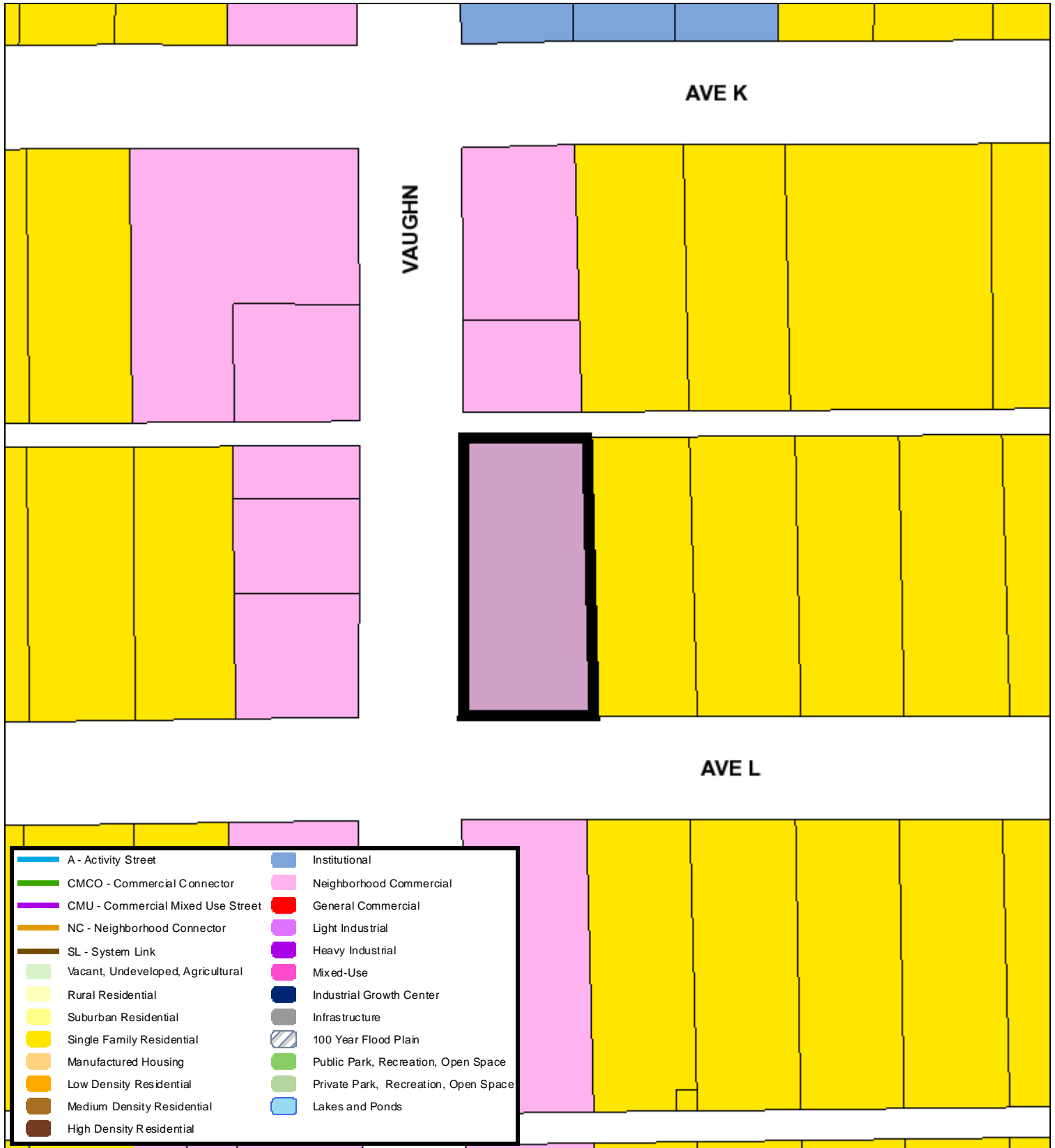


### Area Map





### 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**

