



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 15, 2019

**Council District** 7

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> None submitted <b>Support:</b> None submitted	Continued	Yes __	No <u>X</u>
	Case Manager	<u>Arty Wheaton-</u> <u>Rodriguez</u>	
	Surplus	Yes __	No <u>X</u>
	Council Initiated	Yes __	No <u>X</u>

**Owner / Applicant:** **Retail Corner LLC; Eagle Mountain Saginaw ISD**

**Site Location:** 8600 to 8615 block (odds) of Old Decatur Rd.  
Acreage: 3.726 acres

**Proposed Use:** **Commercial Retail**

**Request:** From: "A-43" One-Family  
To: "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (minor boundary change).**

**Staff Recommendation:** **Approval**

**Background:**

The subject property is located east of Bryson Lane a residential street, west of Old Decatur Road and south of W. Bailey Boswell both neighborhood connectors. The applicant is requesting a zoning change from "A-43" One-Family to "E" Neighborhood Commercial. The original application for this case included a tract to the north (1.03 additional acres) and a request to rezone to "F" General Commercial and the applicant has removed that tract from this zoning case, leaving only the request for "E" Neighborhood Commercial.

While large lot residential properties are in the immediate area (to the west), the subject tracts have frontage on Old Decatur Rd., and additional commercial and civic uses have development along that frontage to the north and south of the subject property. Uses in "E" are less intensive and intended to be those uses that serve surrounding neighborhood areas.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / single family home
- East City of Saginaw / public school
- South "A-43" Single-Family / public school
- West "A-43" Single-Family / single family home

Zoning History: Area north of the subject property was rezoned from “AG” Agricultural and “A-43” to “E” Neighborhood Commercial and “F” General Commercial via ZC-18-041.

**Public Notification:**

300 foot Legal Notifications were mailed on August 26, 2019.

The following organizations were notified: (August 20, 2019, resend on August 23, 2019)

<b>Organizations Notified</b>	
Northwest Fort Worth Neighborhood Alliance	Trinity Habitat for Humanity
Boswell Meadows HOA	Eagle Mountain-Saginaw ISD
Streams And Valleys Inc	

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to “E” Neighborhood Commercial for a commercial retail use. Surrounding uses consist of retail/commercial to the north two separate public schools to the north and south and single family uses to the west. The single family is developed and faces and gets access from Bryson Street. The commercial/retail uses associated with this zoning change would be accessed from Old Decatur, a neighborhood collector.

The proposed USE **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Far Northwest**

The 2019 Comprehensive Plan designates the subject property as Single Family Residential. The proposed zoning meets the below policies within the following Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate elementary schools, parks, and neighborhood commercial uses within walking distance of most homes to maximize walkable, bikeable, and transit connectivity with all surrounding residential areas.

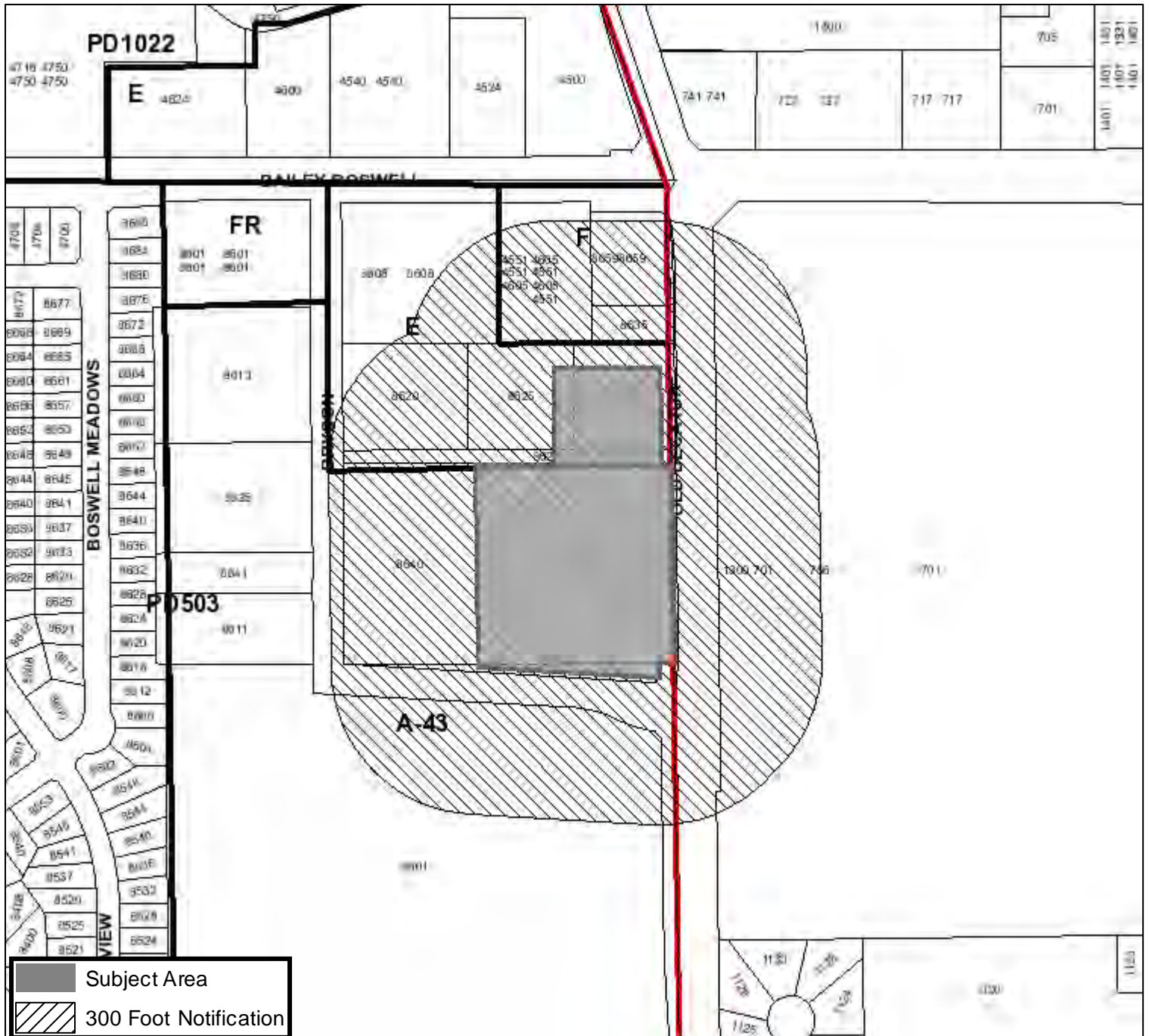
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan, minor boundary change.

**Attachments:**

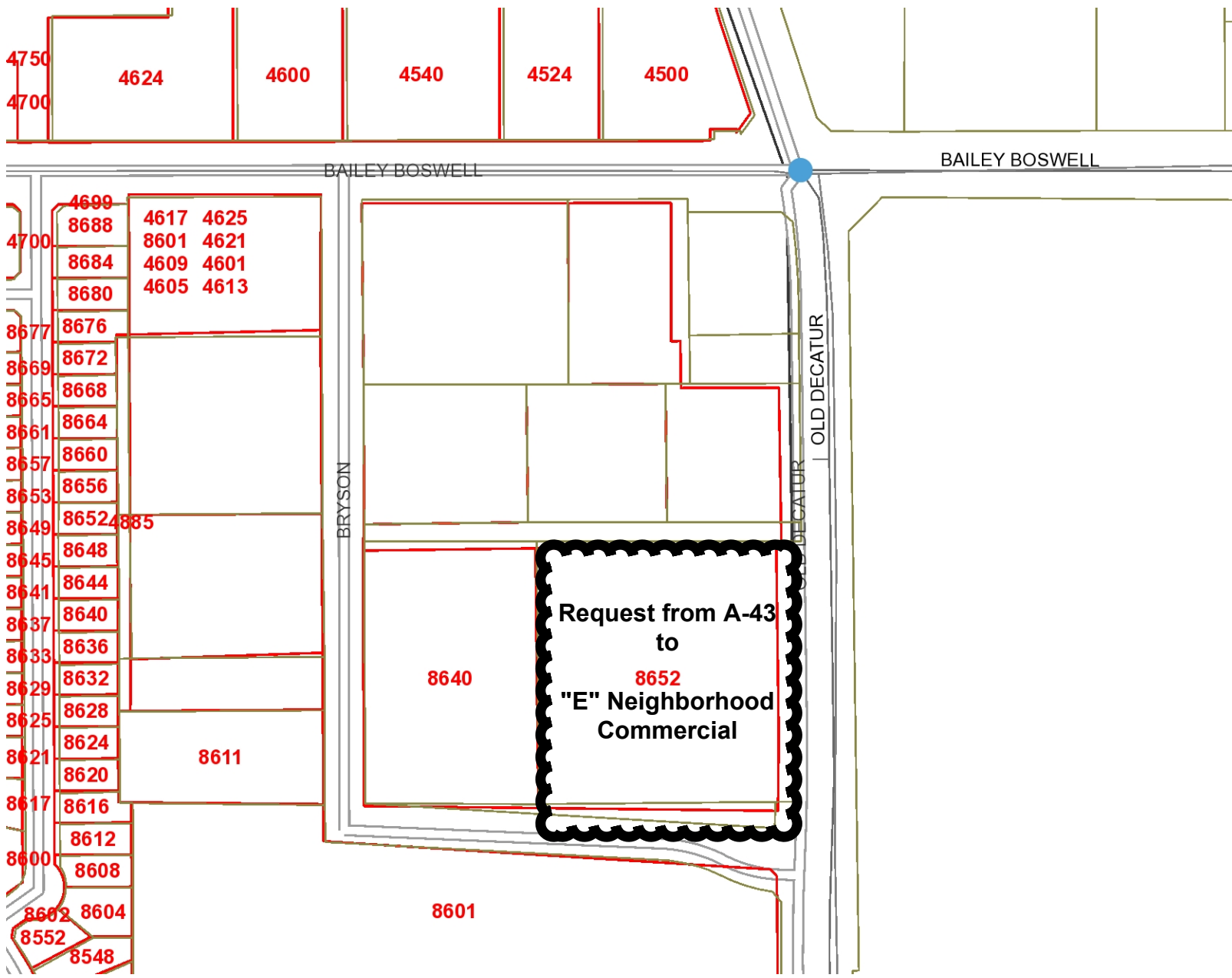
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

## Area Zoning Map

Applicant: Retail Corners LLC & Eagle Mt Saginaw ISD  
 Address: 8601 - 8615 (odds) Old Decatur Road  
 Zoning From: A-43, E  
 Zoning To: E  
 Acres: 4.91843177  
 Mapsco: 33KP  
 Sector/District: Far Northwest  
 Commission Date: 9/11/2019  
 Contact: 817-392-6226

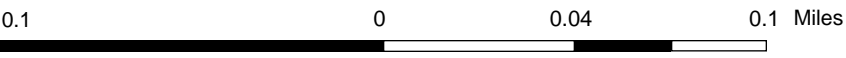


0 145 290 580 Feet



## Legend

- Overlay Districts
- <Null>
  - 21047
  - AO
  - APZ 1
  - APZ 2
  - CIRCLE PARK
  - CZ
  - DOWNTOWN URBAN
  - I-35W CENTRAL
  - I-35W NORTH
  - I-35W SOUTH
  - TCU
  - TUP 1
  - TUP 2
  - TUP 3
  - TUP 4
  - TUP 5
  - TUP 6
  - TUP 7
- PARCELS  
 Lots  
 — Arterials  
 — Freeways  
 — Streets  
 — Tarrant County Streets  
 Parks  
 Lakes  
 City Limit  
 Extraterritorial Jurisdiction (ETJ)



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NCTCOG ORTHOPHOTOGRAPHY



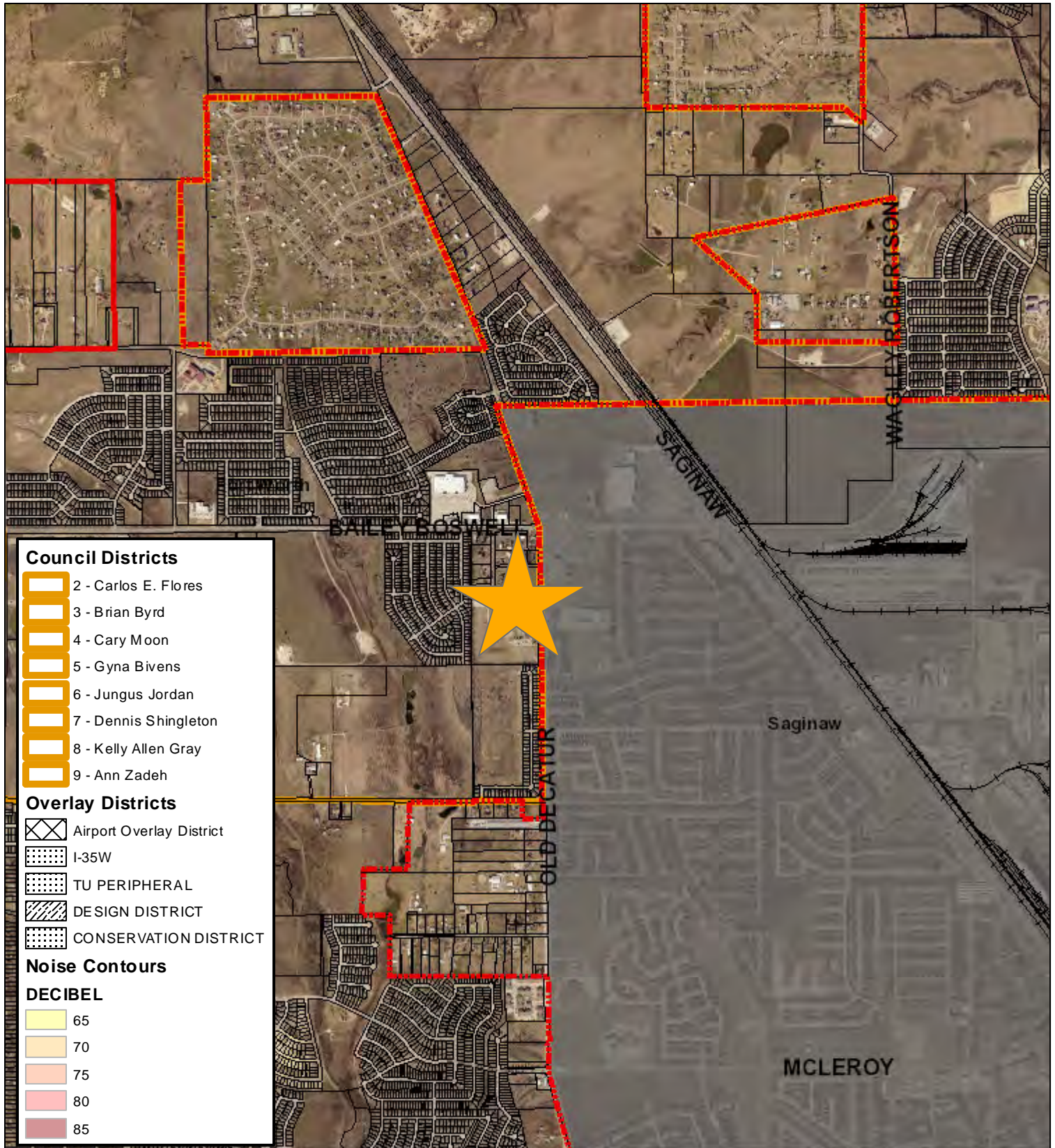
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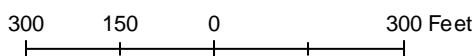
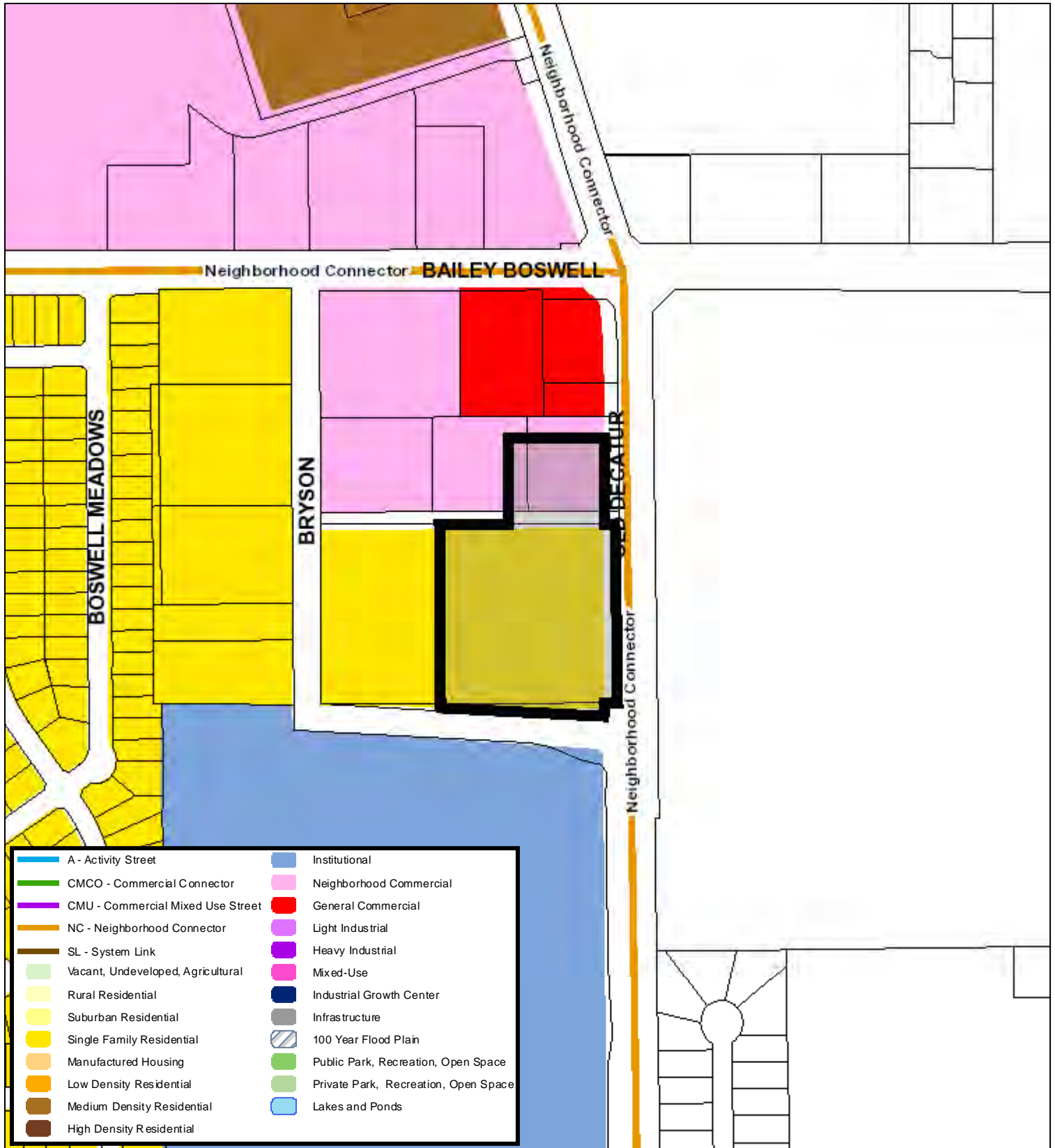




## Area Map



### 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**



0 190 380 760 Feet

