



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2020

Council District 6

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: George Edwards

Site Location: 5154 Trail Lake Drive Acreage: 0.24

Proposed Use: Office

Request: From: "CF" Community Facilities
To: Amend PD 97 to add additional property; site plan waiver requested

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency).**

Staff Recommendation: Approval

Background:

The proposed site is located at the northeast corner of Trail Lake Drive and Wonder Drive. The applicant is requesting to expand PD 97 in order to utilize the existing building as an office. CF zoning does not allow offices for private businesses by right.

PD 97 was approved in 1989, and has a base zoning of "E" Neighborhood Commercial, excluding pawn shops, retail sales with gasoline sales (convenience stores), restaurants and any sales of alcoholic beverages, site plan waived.

Site Information:

- Surrounding Zoning and Land Uses:
North "B" Two Family / single family
East PD 97 / office
South "A-5" One Family / single family
West "A-5" One Family / single family

Zoning History: ZC-89-124 from E to PD/E with exclusion, effective 2/13/90; east of subject site

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2020.
The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
Overton South NA	Wedgwood Square NA*
Foster Park NA	Wedgwood East NA
South Hills NA	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD 97 for an office. Surrounding uses consist of single family and commercial uses.

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

2. Comprehensive Plan Consistency – Wedgwood

The 2019 Comprehensive Plan designates the subject property as Single Family. The proposed office projects meets the following Comprehensive Plan policies:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- 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.

Based on conformance with the policies stated above and lack of conformance with the future land use map, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.









Attachments:

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






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

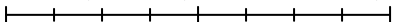
Noise Contours

DECIBEL

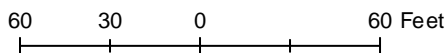
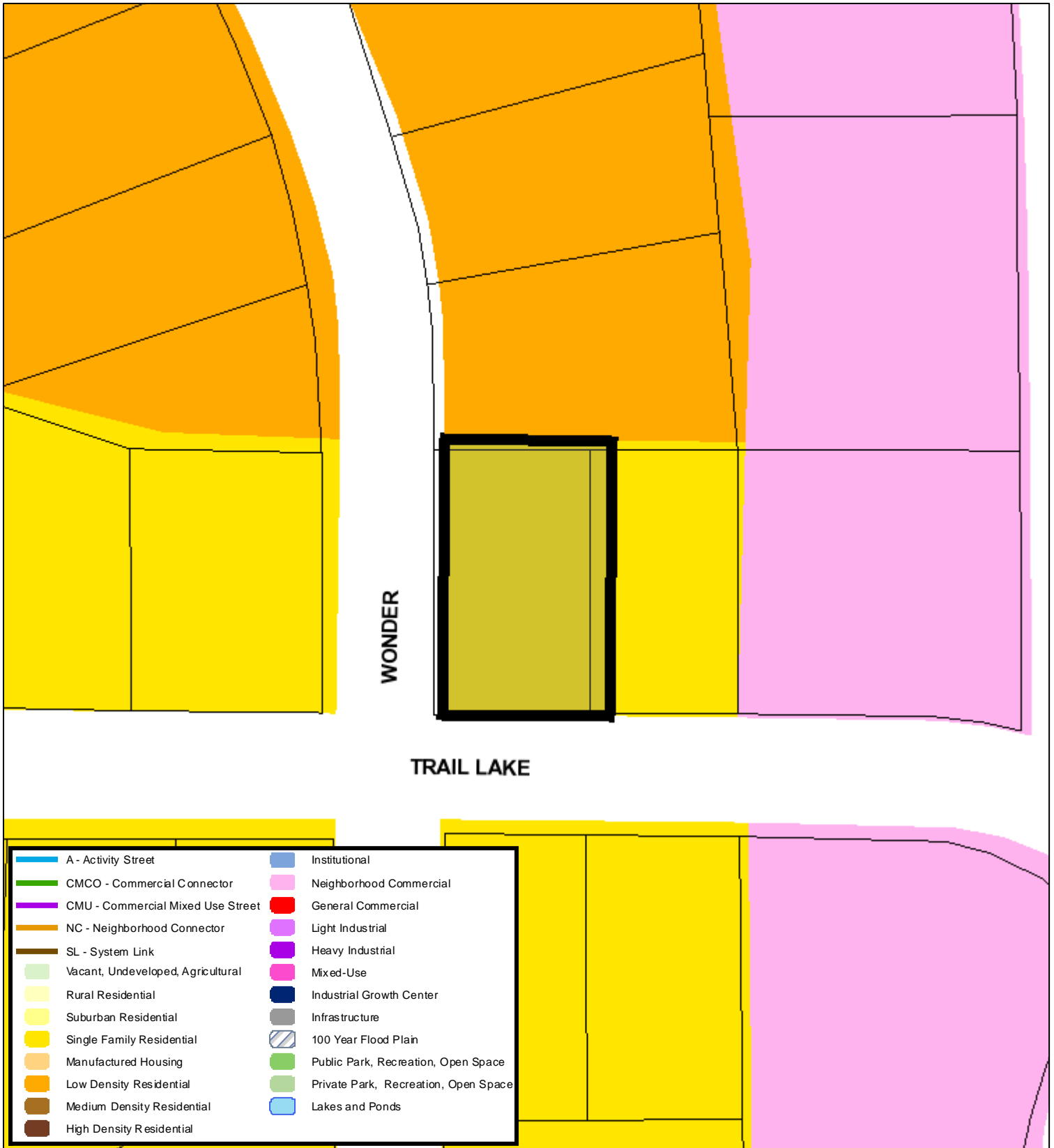
-  65
-  70
-  75
-  80
-  85



0 1,000 2,000 4,000 Feet



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 40 80 160 Feet

