



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 15, 2020

**Council District** 5

**Zoning Commission Recommendation:**  
Denial by a vote of 9-0

**Opposition:** Central Meadowbrook NA, Historic Rosedale Park, West Meadowbrook NA, Neighborhoods of East FW, Eastern Hills NA, 1 letter

**Support:** none submitted

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

**Owner / Applicant:** Dickson Oyeyemi-Kuteyi

**Site Location:** 1115 Tierney Road Acreage: 0.54

**Proposed Use:** Auto Body Shop

**Request:** From: "E" Neighborhood Commercial / Stop Six Design Overlay  
To: "FR" Neighborhood Commercial Restricted / Stop Six Design Overlay

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

**Comprehensive Plan Consistency:** Requested change **is not consistent.**

**Staff Recommendation:** Approval

**Background:**

The applicant is requesting a zoning change from "E" Neighborhood Commercial to "FR" General Commercial Restricted for an auto body shop. The property is just north of the intersection of Tierney Road and East Rosedale Street. The property is located within the Stop Six Design Overlay, however the overlay only applies to new single family development.

The site was rezoned as part of a 2011 council-initiated rezoning from "I" Light Industrial to "E" Neighborhood Commercial. Area land uses are a mix of undeveloped lots and small commercial use. The neighborhood to the north is buffered from the site by a railroad.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "A-5" One Family / railroad
- East "E" Neighborhood Commercial / vacant
- South "F" General Commercial / vacant
- West "E" Neighborhood Commercial / commercial

Zoning History: ZC-11-030 from various to various (council-initiated); effective 4/18/11; subject site and surrounding

**Public Notification:**

300 foot Legal Notifications were mailed on July 24, 2020.

The following organizations were notified: (emailed July 22, 2020)

<b>Organizations Notified</b>	
East Fort Worth Neighborhoods Coalition	Neighborhoods of East Fort Worth*
Historic Rosedale Park 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	

\*Closest Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to "FR" for an auto body shop. Surrounding uses consist of vacant land and commercial uses.

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

**2. Comprehensive Plan Consistency – Southeast**

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed use meets the below policies within the following Comprehensive Plan:

- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.

Based on conformance with the policies stated above, 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



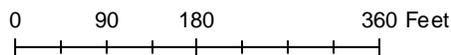
ZC-20-091

# Area Zoning Map

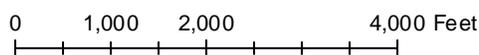
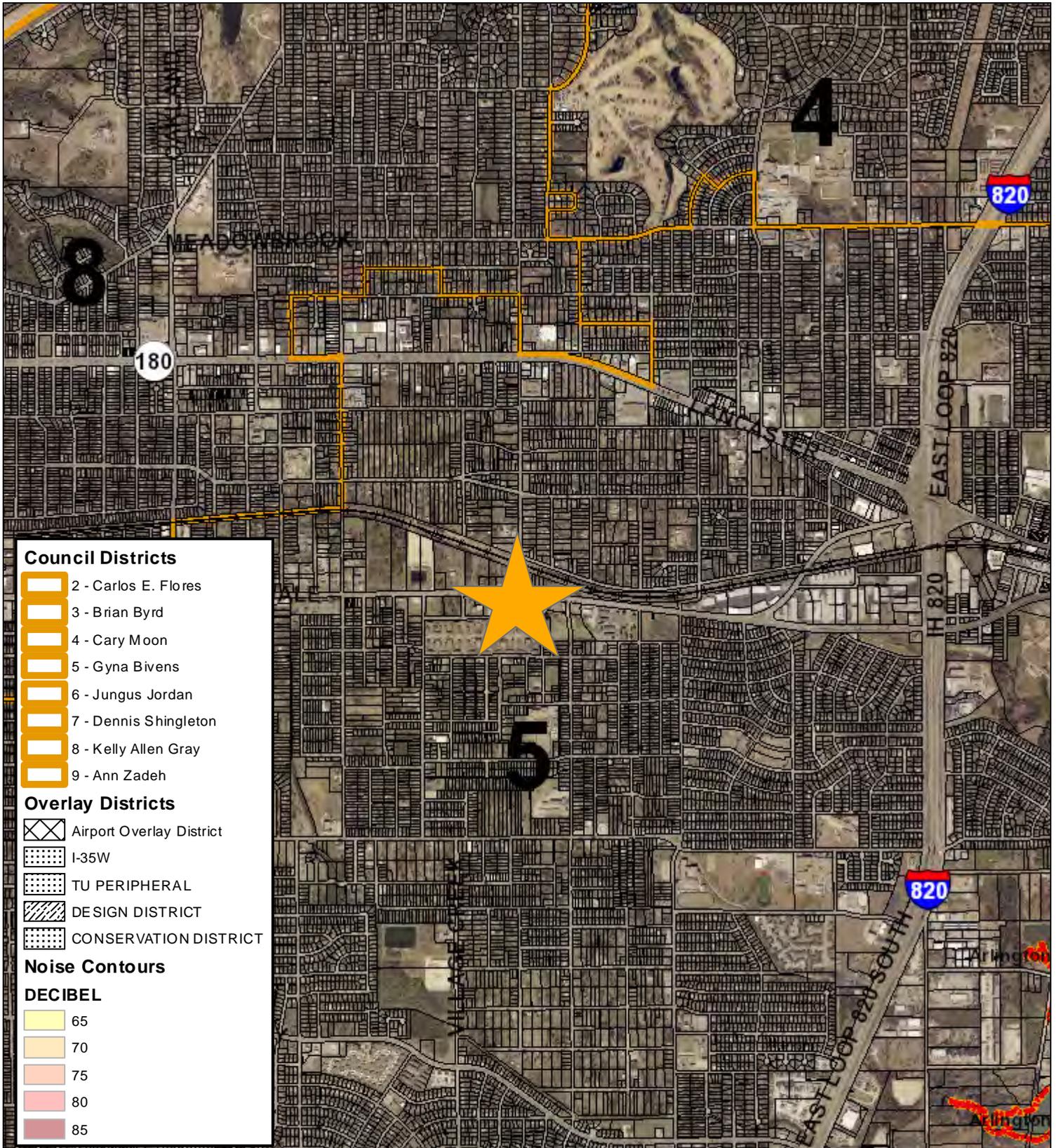
Applicant: Dickson Oyeyemi-Kuteyi  
 Address: 1115 Tierney Road  
 Zoning From: E  
 Zoning To: FR  
 Acres: 0.54007409  
 Mapsco: 79K  
 Sector/District: Southeast  
 Commission Date: 8/12/2020  
 Contact: 817-392-8043



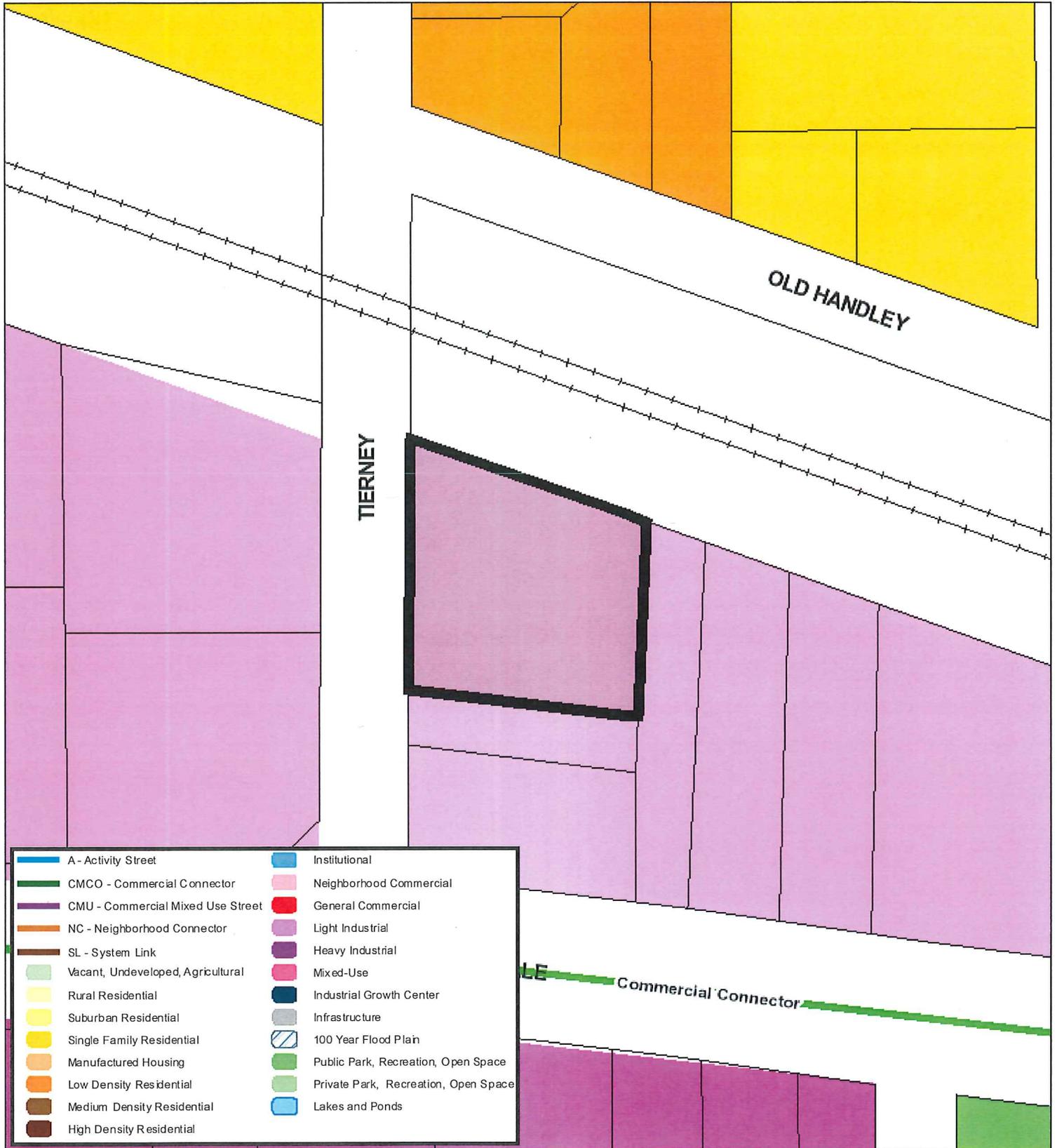
Subject Area  
 300 Foot Notification



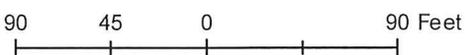
## Area Map



### Future Land Use



 A - Activity Street	 Institutional
 CMCO - Commercial Connector	 Neighborhood Commercial
 CMU - Commercial Mixed Use Street	 General Commercial
 NC - Neighborhood Connector	 Light Industrial
 SL - System Link	 Heavy Industrial
 Vacant, Undeveloped, Agricultural	 Mixed-Use
 Rural Residential	 Industrial Growth Center
 Suburban Residential	 Infrastructure
 Single Family Residential	 100 Year Flood Plain
 Manufactured Housing	 Public Park, Recreation, Open Space
 Low Density Residential	 Private Park, Recreation, Open Space
 Medium Density Residential	 Lakes and Ponds
 High Density Residential	



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 3, 2020



**Aerial Photo Map**



0 55 110 220 Feet

