



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2019

Council District 2

Zoning Commission Recommendation: Approval by a vote of 9-0	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Council Initiated	Yes ___	No <u>X</u>
	Opposition: None submitted		
Support: None submitted			

Owner / Applicant: Carol Brooks

Site Location: 2902 Refugio Avenue Acreage 0.32

Proposed Use: Single Family

Request: From: "CF" Community Facilities

To: "A-5" One-Family

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located just north of the intersection of 29th and Refugio. The applicant is proposing to change the zoning from "CF" Community Facilities to "A-5" One-Family for a single family structure.

The property belonged to a church and is no longer needed.

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / single family
- East "A-5" One-Family / single family
- South "CF" Community Facilities / vacant
- West "A-5" One-Family / Lincoln Neighborhood Park

Recent Relevant Zoning and Platting History:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on October 23, 2019.
The following organizations were notified: (emailed October 22, 2019)

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA
Diamond Hill Jarvis NAC	North Side NA
Streams and Valleys Inc.	Trinity Habitat for Humanity

Not within a registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "A-5" One-Family for a single family structure. Surrounding land uses consist of single family to the north and east, vacant land to the south, Lincoln neighborhood park to the west.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency: Northside

The 2019 Comprehensive Plan designates the subject property as Single Family. The proposed zoning is consistent with the land use designation of the Comprehensive Plan and provides a housing product that is consistent with the zoning in the area and therefore it **is consistent** with the following policy.

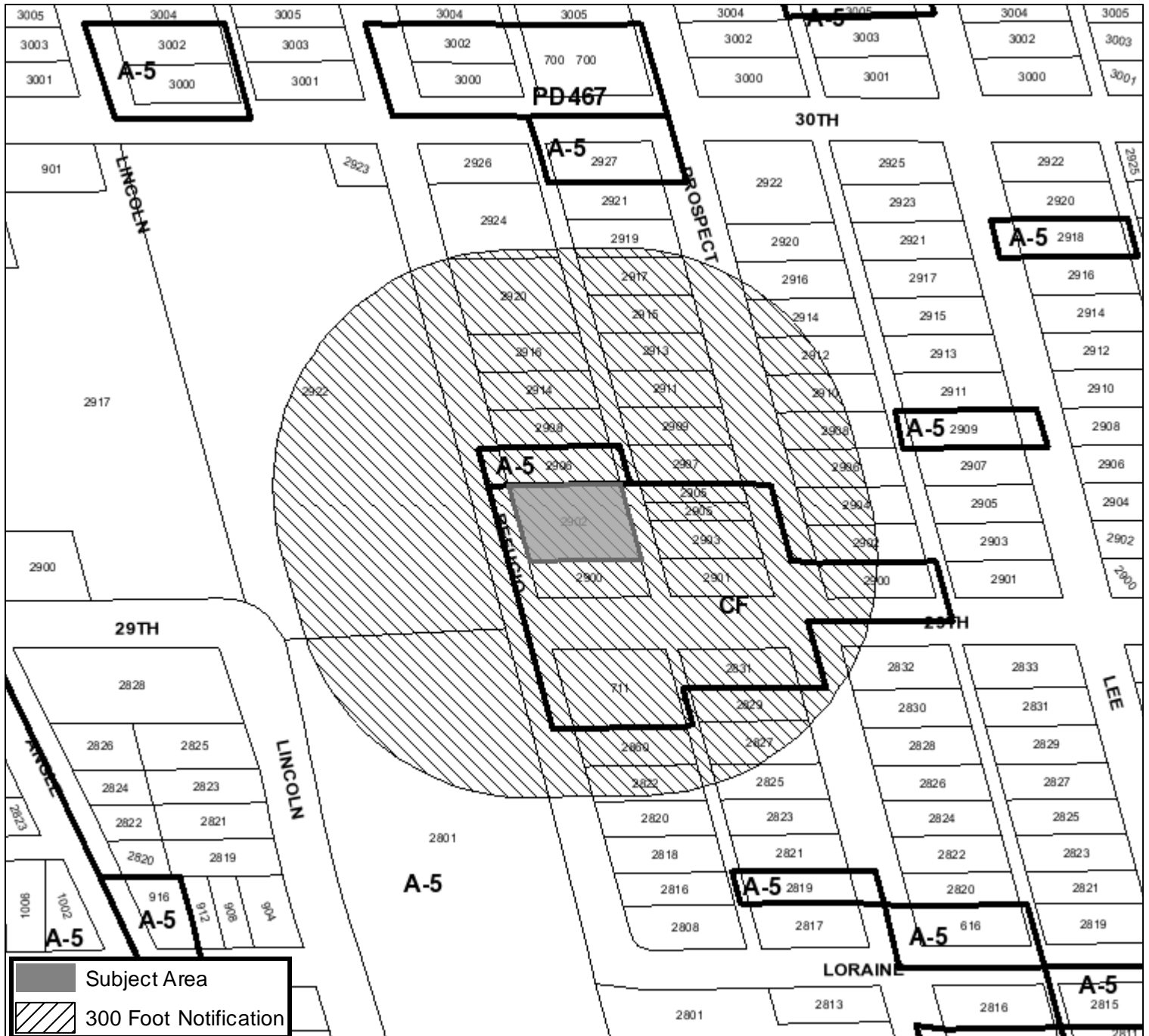
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

Attachments:

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

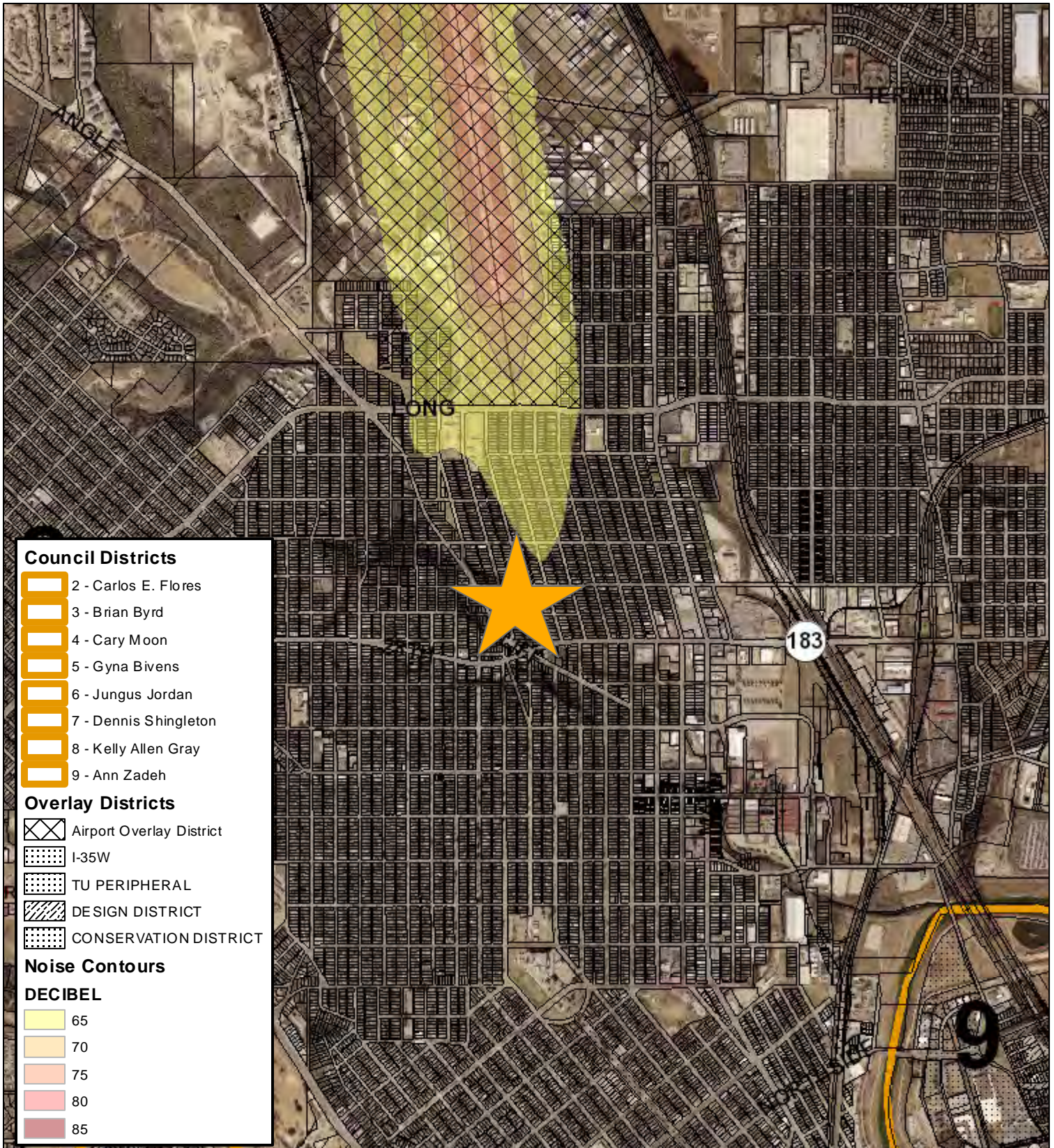
Area Zoning Map

Applicant: Carol Brooks
Address: 2902 Refugio Avenue
Zoning From: CF
Zoning To: A-5
Acres: 0.31426669
Mapsc0: 62B
Sector/District: Northside
Commission Date: 11/13/2019
Contact: 817-392-2495











0 90 180 360 Feet






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

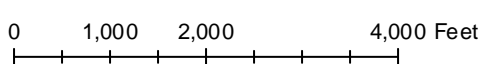
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

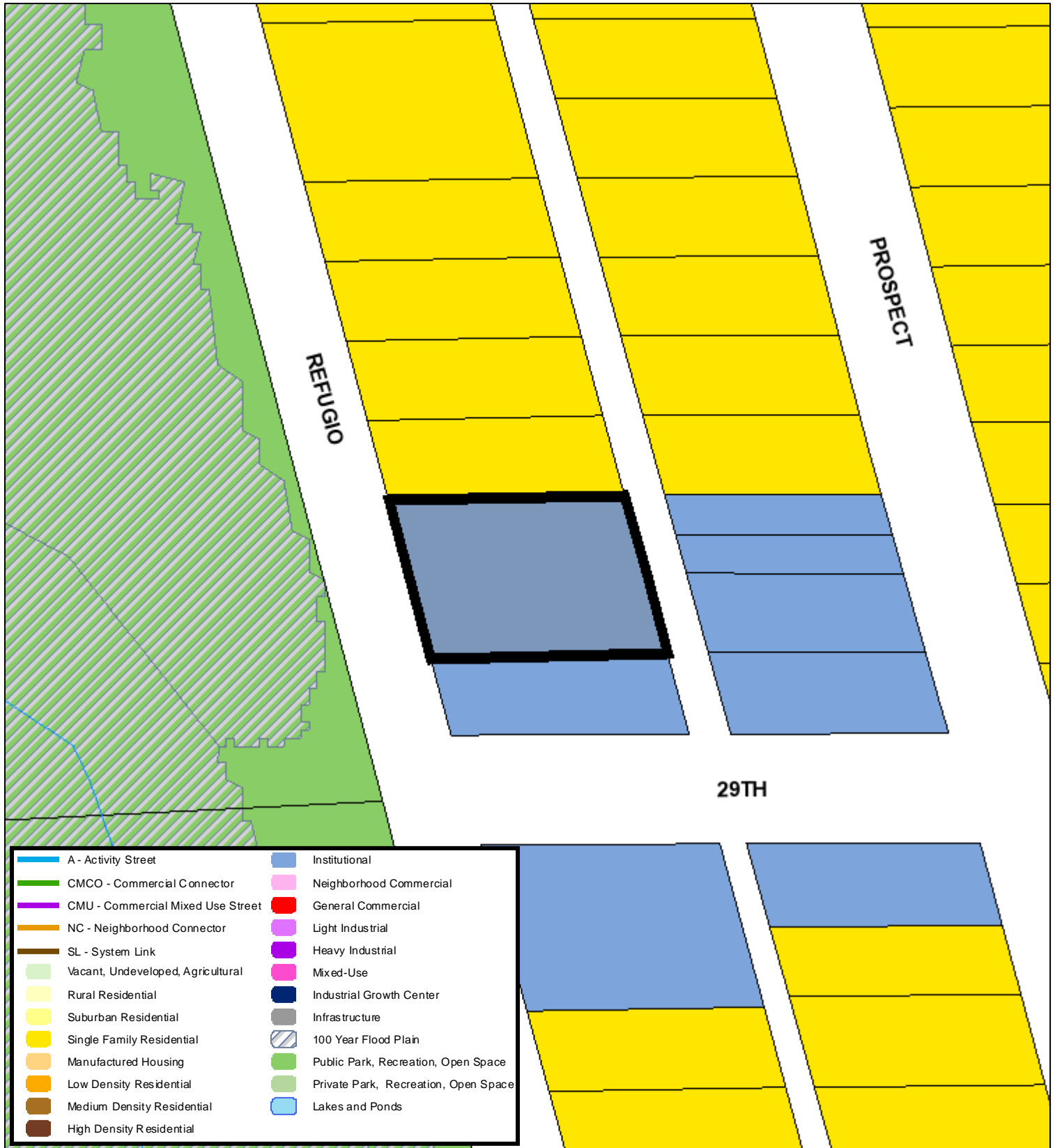
Noise Contours

DECIBEL

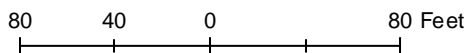
-  65
-  70
-  75
-  80
-  85



Future Land Use



80 40 0 80 Feet



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 50 100 200 Feet

