



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 24, 2021

Council District: 8

Zoning Commission Recommendation:
Approved by a vote of 8-0.

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: **Lama Estate, LLC**

Site Location: 4113 Mansfield Highway **Acreage:** 1.25 acres

Proposed Use: **Convenience Store & Gas Station**

Request: From: "B" Two-Family and "E" Neighborhood Commercial
To: "E" Neighborhood Commercial

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located at the northwest corner of Mansfield Highway and Miller Avenue and is currently vacant. The southern portion of the property, fronting Mansfield Highway, is already zoned "E" Neighborhood Commercial while the northern portion is zoned "B" Two-Family. The applicant proposes to rezone the entire property to "E" Neighborhood Commercial in order to create a uniform zoning classification across the site and allow for development of a new convenience store and gas station.

Surrounding Zoning and Land Uses:

- North "B" Two-Family / Church
- East "E" Neighborhood Commercial / Auto Repair, Church
- South ETJ - Unzoned / Carwash, Loan Office
- West "E" Neighborhood Commercial & "B" Two-Family / Community Center

Recent Relevant Zoning History:

- None

Public Notification:

300-foot Legal Notifications were mailed on June 25, 2021.
The following organizations were notified: (emailed June 24, 2021)

Organizations Notified	
Glen Park NA*	Southeast Fort Worth Inc

Streams and Valleys Inc	Fort Worth ISD
Trinity Habitat for Humanity	

* Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning of this site from a combination of “E” Neighborhood Commercial and “B” Two-Family District to “E” Neighborhood Commercial across the entire site. The majority of surrounding properties are developed for commercial use.

Property to the east, across Miller Avenue, is zoned “E” Neighborhood Commercial and developed with an auto-repair business and a church. There is also an existing church immediately to the north of this site on property zoned “B” Two-Family District. To the west is a community center on property zoned a combination of “E” Neighborhood Commercial and “B” Two-Family. Property to the south, across Mansfield Highway, is located outside of the Fort Worth City Limits but is also developed for commercial use with a carwash and loan office.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. In addition, this property is located at the corner of Mansfield Highway and Miller Avenue which are both designated as arterial roadways on the Master Thoroughfare Plan (MTP).

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
- Stimulate the redevelopment of the East Rosedale, East Berry Street, Miller Avenue, and Mansfield Highway commercial districts.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.

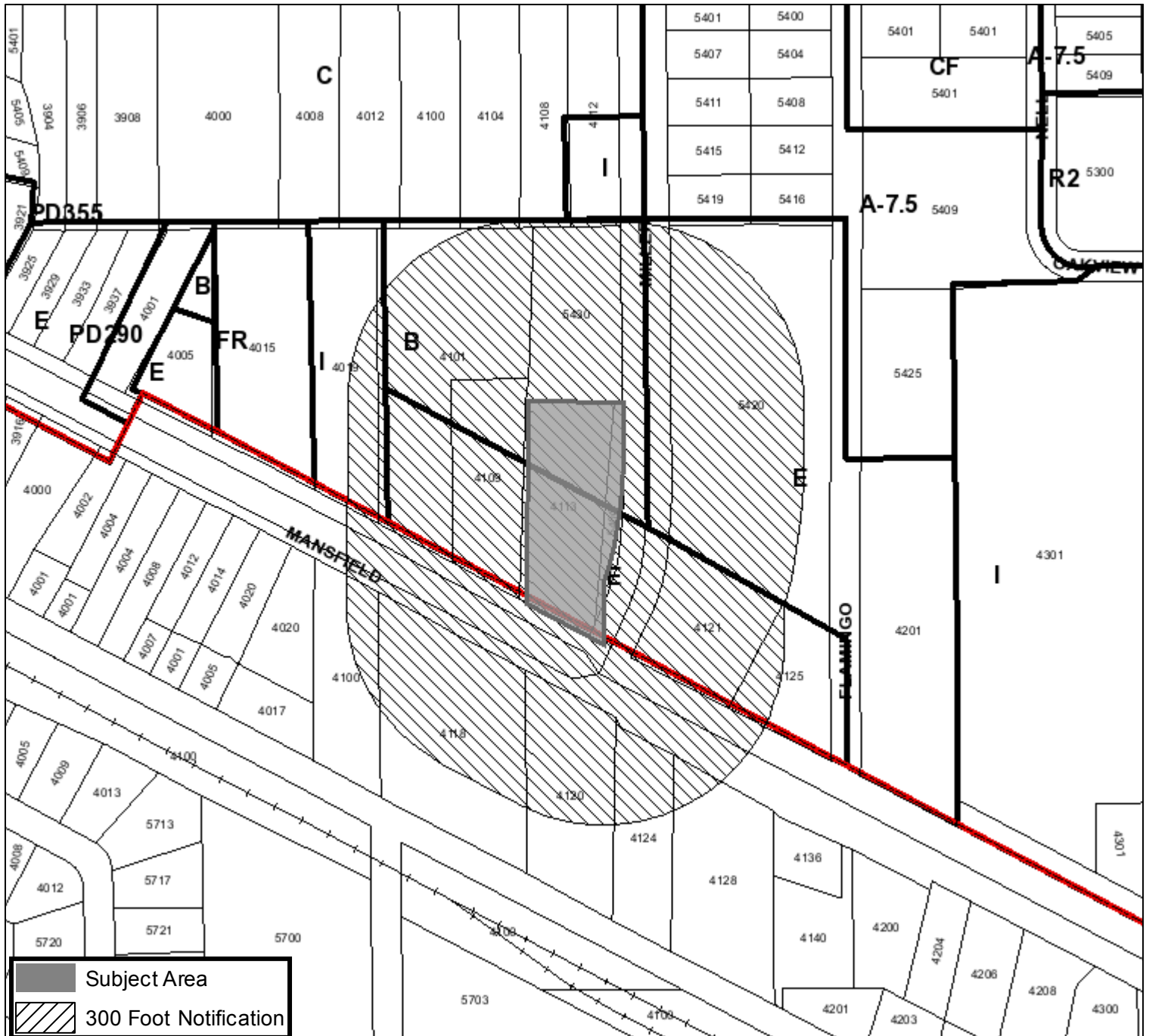
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

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

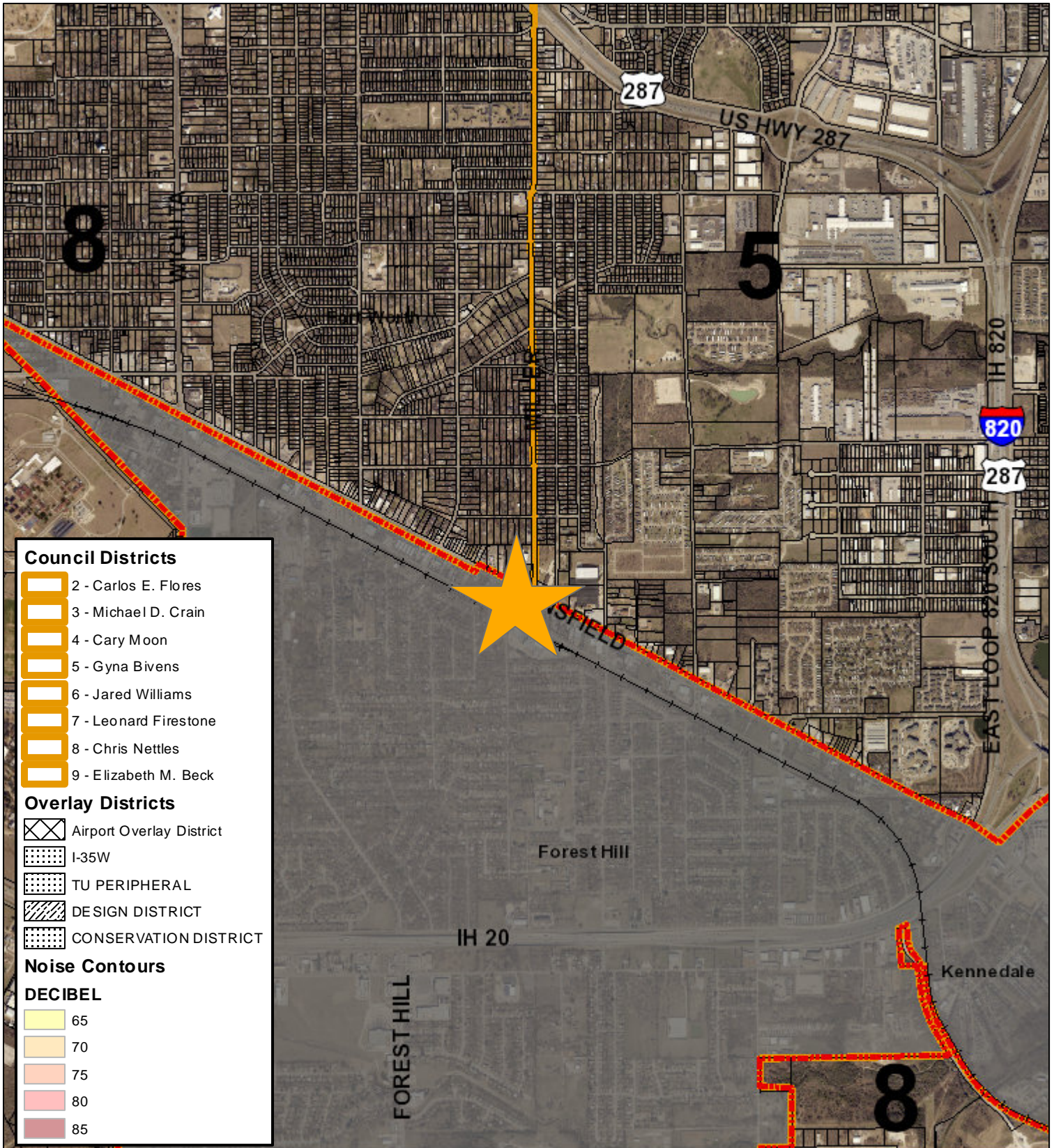
Area Zoning Map

Applicant: Lama Estate, LLC
Address: 4113 Mansfield Highway
Zoning From: B, E
Zoning To: E
Acres: 1.24650429
Mapsc0: 92R
Sector/District: Southeast
Commission Date: 7/14/2021
Contact: 817-392-4985



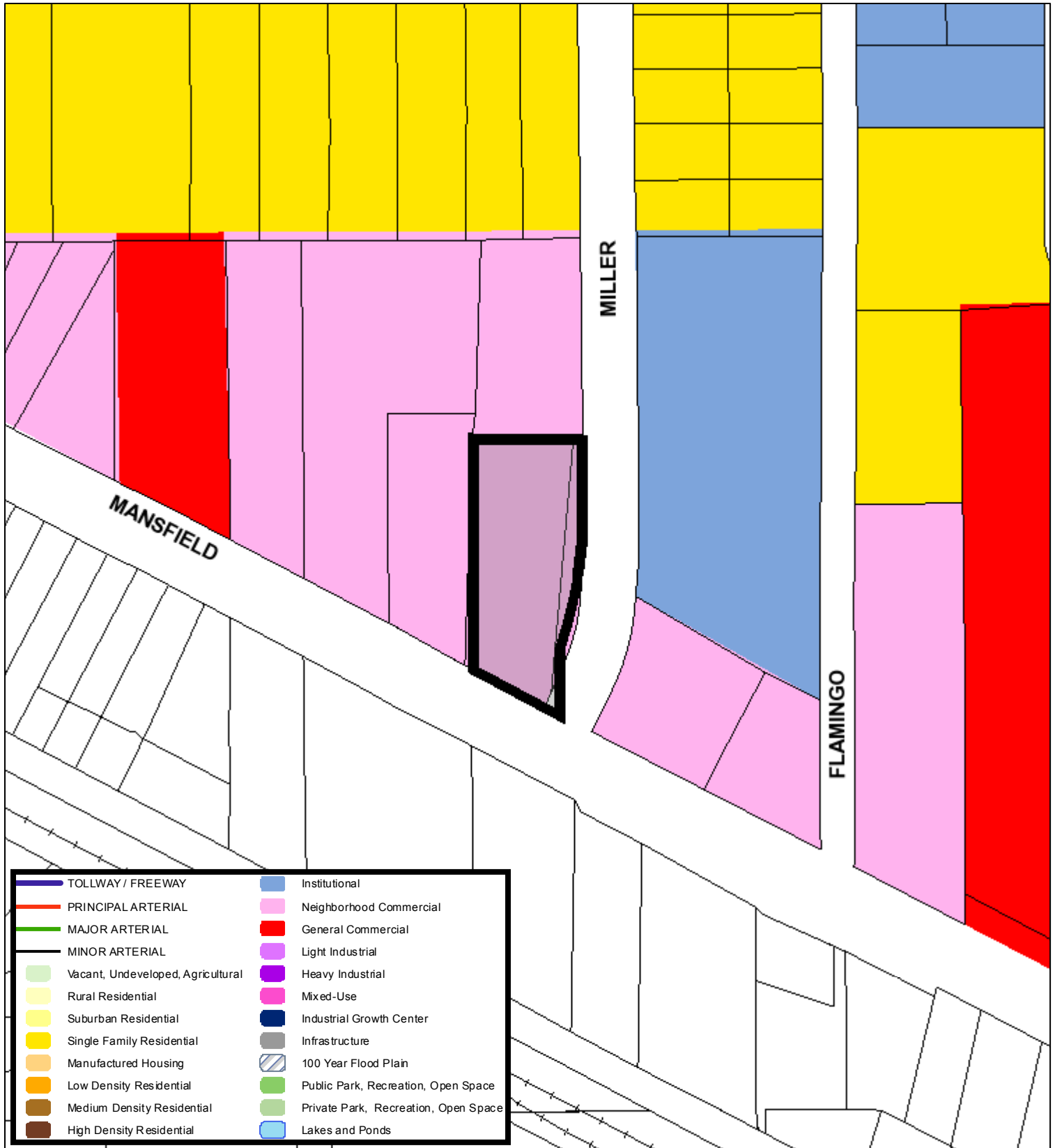
0 120 240 480 Feet

Area Map



0 1,000 2,000 4,000 Feet

Future Land Use



190 95 0 190 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 6, 2018.



Aerial Photo Map



0 120 240 480 Feet

