



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2020

Council District 2

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

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Vaquero Long Partners, LP

Site Location: 2700 NW 33rd Street Acreage: 0.86

Proposed Use: Commercial

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

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

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

Staff Recommendation: Approval

Background:

The property is located north of Long Avenue. The applicant is proposing a zoning change from "B" Two-Family to "E" Neighborhood Commercial for commercial retail development. The existing structure was built in 1962 and falls within the "B" and "E" zoning district. In order to expand the existing building or demo and build another the "B" portion needed to be rezoned.

If the zoning is approved the applicant may have to seek variances from the Board of Adjustment for any new construction because of the adjacent residential zoning.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / single family
- East "A-5" One-Family, "E" Neighborhood Commercial / single family, commercial
- South "CF" Community Facilities / Fort Worth ISD
- West "CF" Community Facilities / Fort Worth ISD

Zoning History: None

Public Notification:

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

Organizations Notified	
Far Greater Northside Historical*	Inter-District 2 Alliance
Trinity Habitat for Humanity	Streams and Valleys, Inc.
Lake Worth ISD	Fort Worth ISD

*Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a commercial retail development for the site. Surrounding land uses are single family to the north, single family and commercial to the east, Fort Worth ISD to the south and west.

The proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency – Northside

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning classification is appropriate for the land use designation. The proposed E zoning is consistent with the following Comprehensive Plan policies:

- 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 future land use, and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

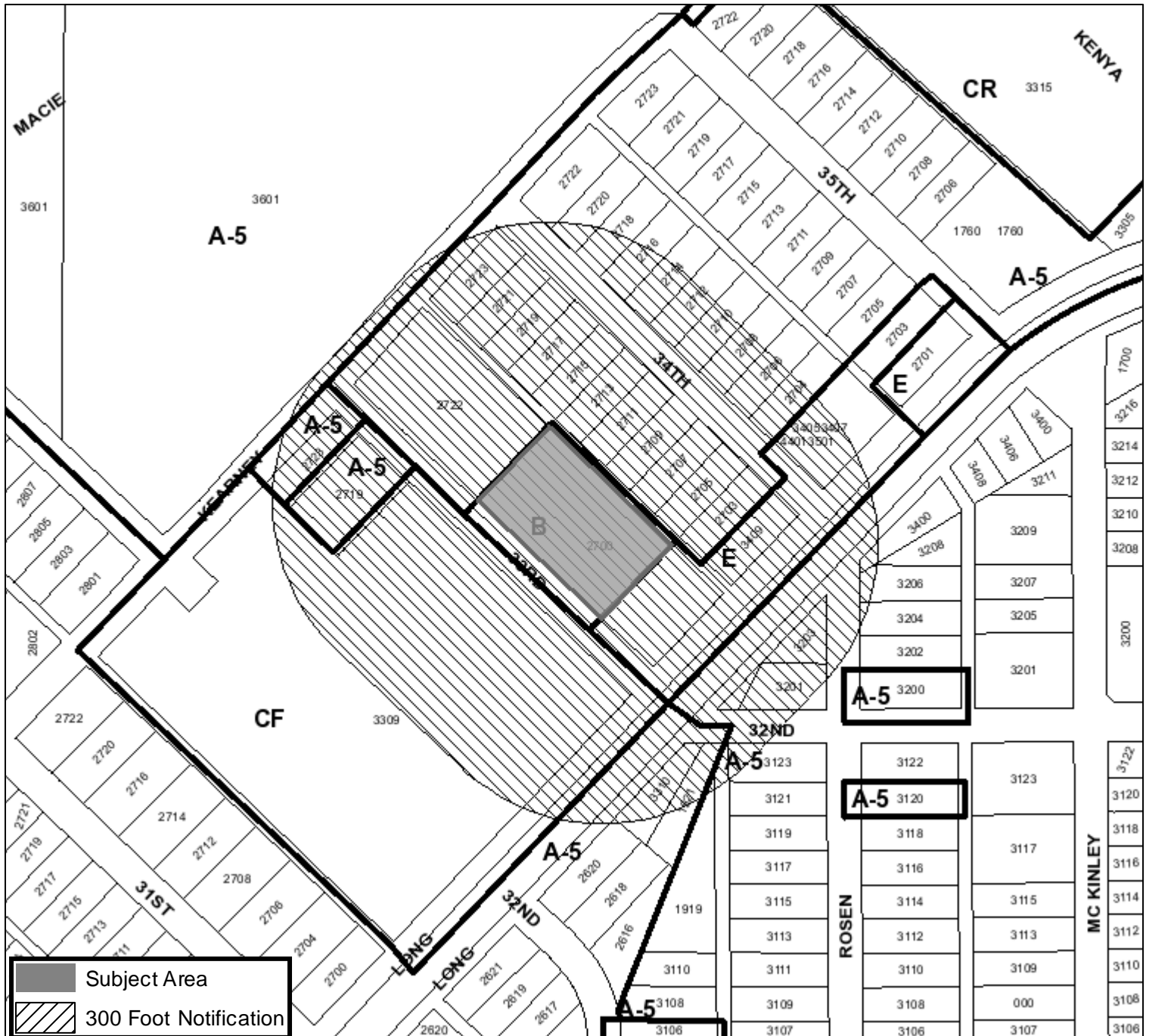
Attachments:



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

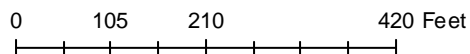


Area Zoning Map

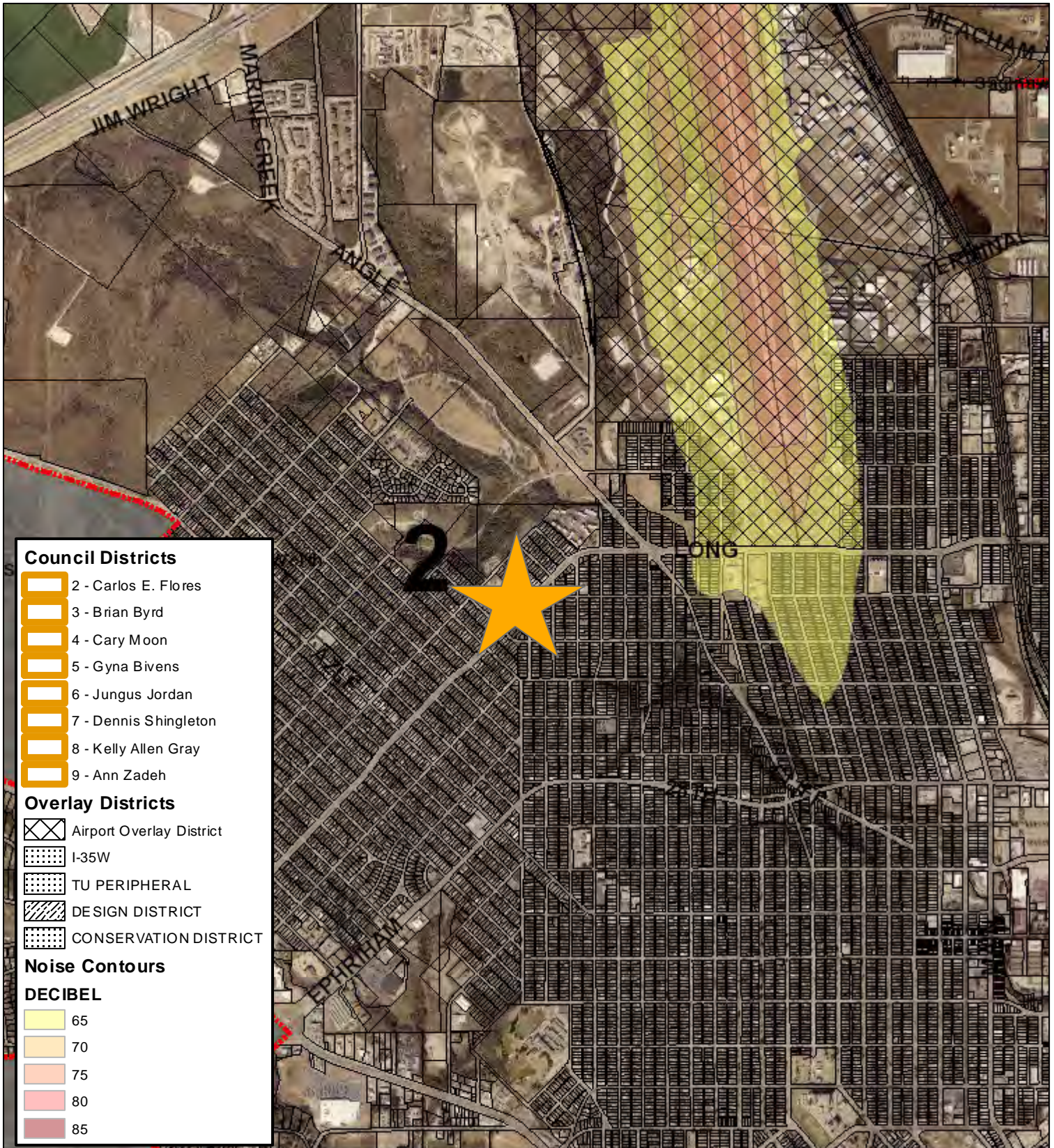
Applicant: Vaquero Long Partners, LP
 Address: 2700 NW 33rd St
 Zoning From: B
 Zoning To: E
 Acres: 0.86285043
 Mapsco: 61D
 Sector/District: Northside
 Commission Date: 5/13/2020
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification








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

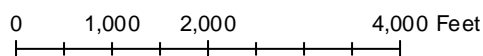
Overlay Districts

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

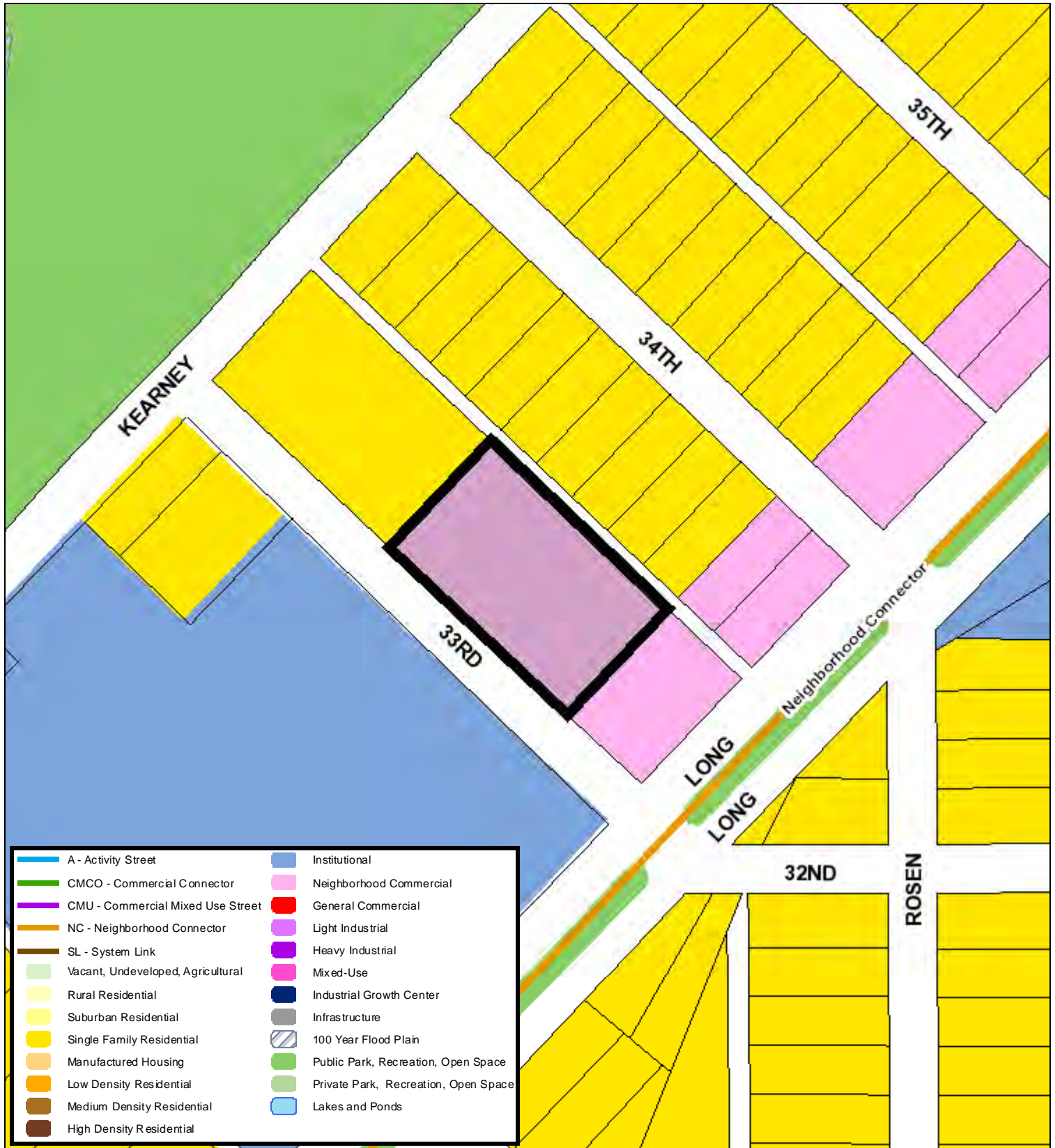
Noise Contours

DECIBEL

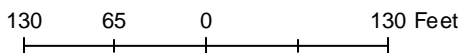
-  65
-  70
-  75
-  80
-  85



Future Land Use



	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 5, 2019.



Aerial Photo Map



0 85 170 340 Feet

