



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2020

Council District 2

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

Opposition: 1 notice; 1 letter
Support: none

Case Manager: Arty Wheaton-Rodriguez
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Farid Farooqi & Noor Ahmed Shah

Site Location: 6900 Bowman Roberts Rd. Acreage: .33

Proposed Use: Residential

Request: From: "E" Neighborhood Commercial
To: "A-5" Single-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (Minor Boundary Adjustment).

Staff Recommendation: Approval

Background:

The proposed site is located on the east side of Bowman Roberts Road and north of Brahma Trail in far northwest Fort Worth. The applicant is proposing to change the zoning on the parcel of land from "E" Neighborhood Commercial "A-5" One Family in order to convert an existing commercial building to a single family use. The property last obtained a certificate of occupancy for a restaurant in 2013. The property has been vacant recently and the structure was built to look like a single family home. The structure currently has two entrances and the intent is to have the main entrance face Brahma Trail. The applicant has been made aware that the existing parking in front of the structure appears to be within the projected front yards of the property to the north and east and that "A-5" zoning requires all required parking to be behind the front building line.

The property to the east and north is zoned "A-5" One Family, and the future land use for the area to the east and north is Single Family Residential while this specific lot is shown as Neighborhood Commercial.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family / residential
- East "A-5" One Family / residential
- South "A-5" One Family / undeveloped
- West "PD 670" SU for Manufacturing/ industrial

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on September 25, 2020.
The following organizations were notified: (emailed October 1, 2020)

| Organizations Notified | |
|--|------------------------------|
| Northwest Fort Worth Neighborhood Alliance | Parkview Hills HOA |
| Cheyene Ridge HOA | Trinity Habitat for Humanity |
| Marine Creek Hills NA | Streams And Valleys Inc |
| Eagle Mountain-Saginaw ISD | |

*Not located near any registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to “A-5” One Family for a single family residential development. Surrounding uses consist of single family to the north and east, and industrial manufacturing to the west.

The proposed residential development **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far Northwest

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial, while the surround properties on the block are designated as Single Family. The proposed residential meets the below policies within the following Comprehensive Plan:

- 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.
- Preserve the character of rural and suburban residential neighborhoods.

Based on conformance with the policies stated above, the proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

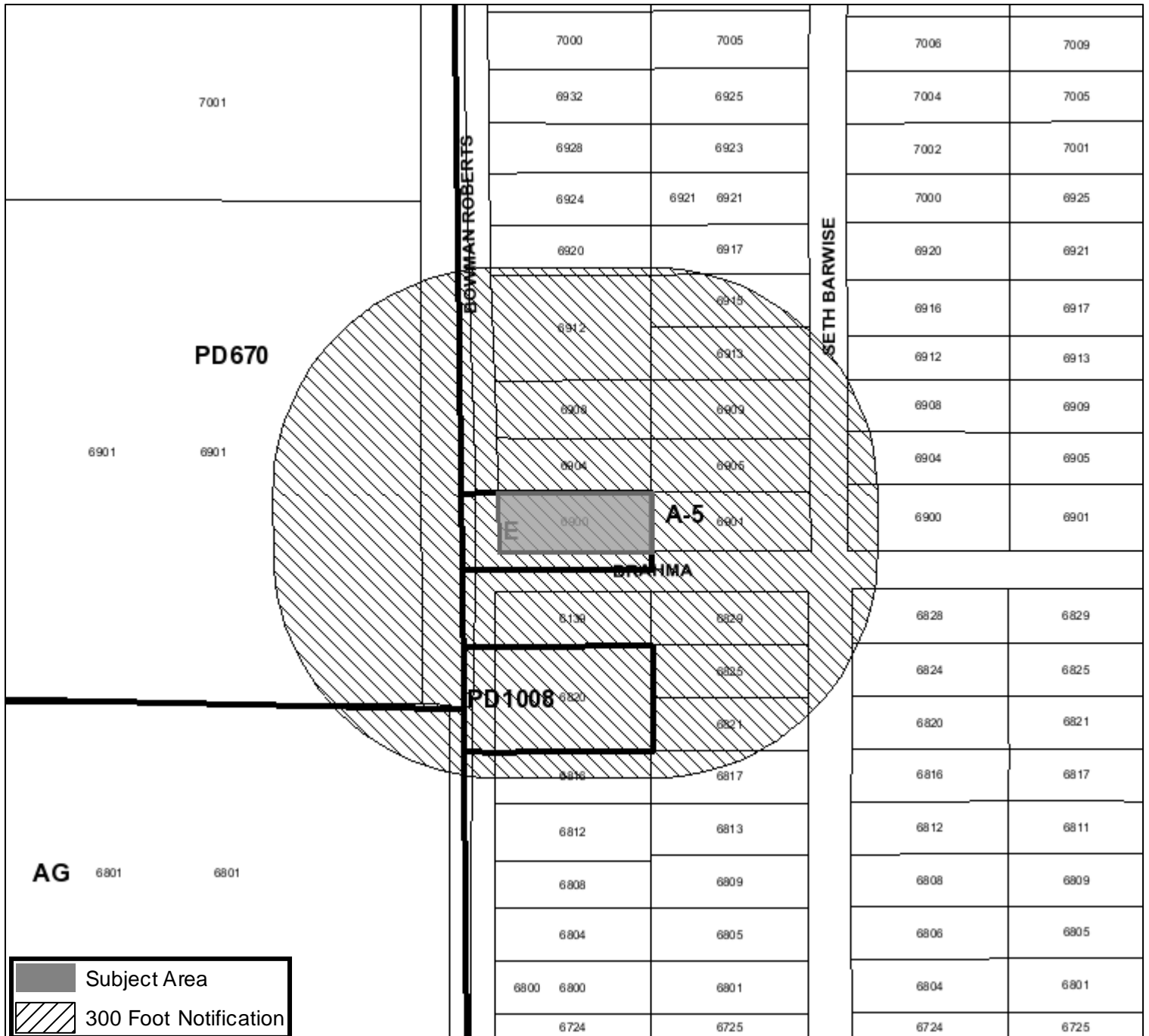
Attachments:

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

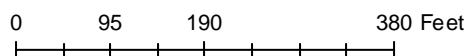


Area Zoning Map

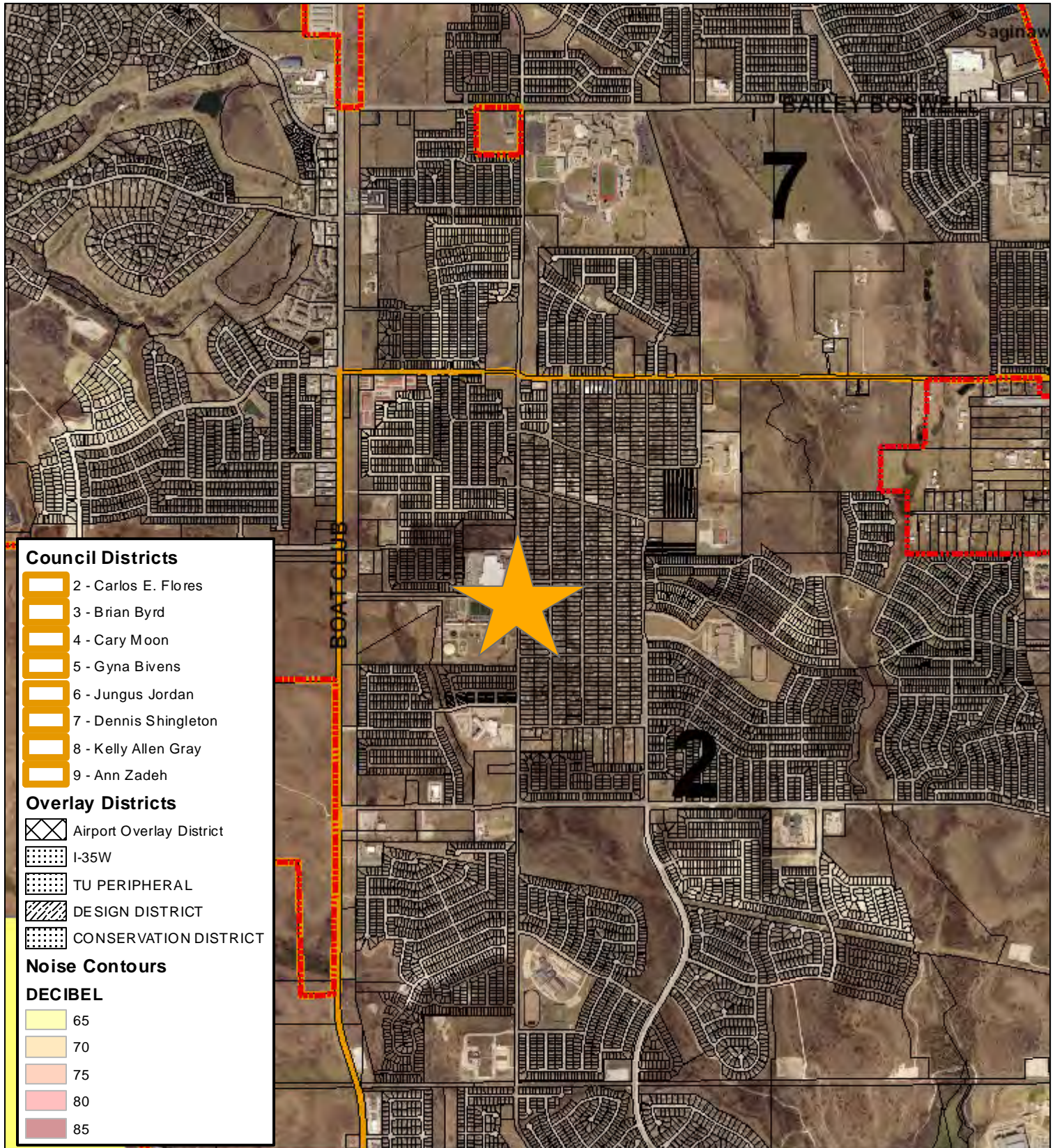
Applicant: Farid Farooqi & Noor Ahmed Shah
 Address: 6900 Bowman Roberts Road
 Zoning From: E
 Zoning To: A-5
 Acres: 0.36749971
 Mapsco: 32Y
 Sector/District: Far Northwest
 Commission Date: 10/14/2020
 Contact: 214-392-6226



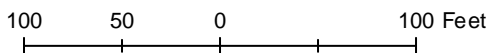
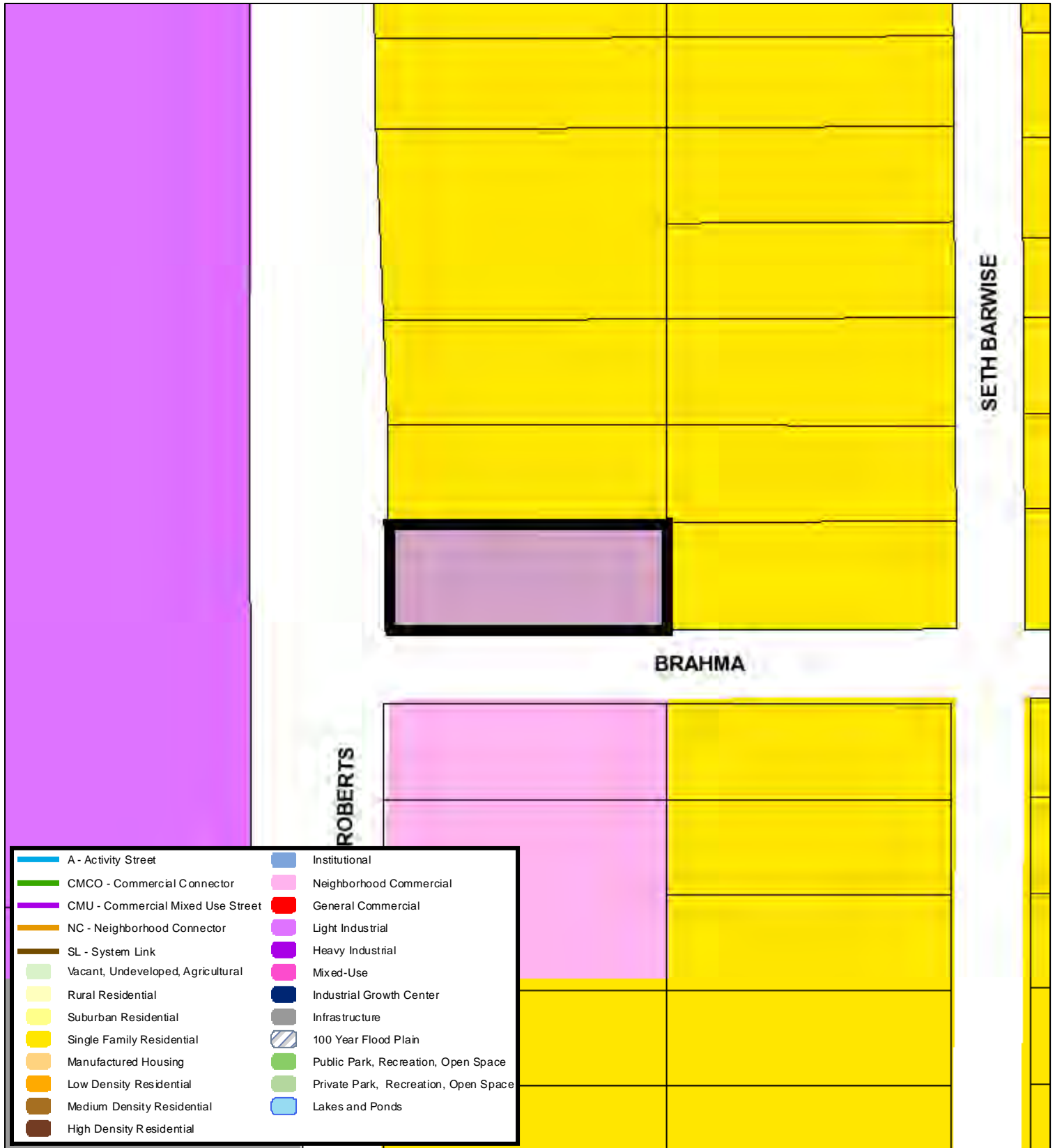
| | |
|--|-----------------------|
| | Subject Area |
| | 300 Foot Notification |



Area Map



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 6, 2018.



Aerial Photo Map



0 62.5 125 250 Feet

