



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 24, 2021

Council District: 5

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: None

Support: None

Continued: No
Case Manager: Stephen Murray
Council Initiated: No

Owner / Applicant: Homes for Our Troops, Inc. / John Silvia

Site Location: 7820 Randol Mill Road **Acreage:** 2.03 acres

Proposed Use: Single-Family Residential

Request: From: "AG" Agriculture

To: "A-21" One-Family

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

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

Staff Recommendation: **Approve**

Background:

The site is located on the south side of Randol Mill Road just east of Cooks Lane. The site is currently vacant and directly abuts existing single-family residential to the west with primarily vacant land surrounding the site to the north, south, and east. The applicant is proposing to change from "AG" Agricultural to "A-21" One-Family to allow infill development of the vacant lot as a new single-family house.

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / vacant
- East "AG" Agricultural / vacant
- South "AG" Agricultural / residential
- West "AG" Agricultural / residential

Recent Relevant Zoning History:

NA

Public Notification:

300-foot Legal Notifications were mailed on June 25, 2021
The following organizations were notified: (emailed June 23, 2021)

| Organizations Notified |
|------------------------|
|------------------------|

| | |
|--|------------------------------|
| Historic Randol's Mill Valley Alliance, Inc. | East Fort Worth, Inc. |
| Lowery Park HA | Streams And Valleys Inc |
| John T White NA of East Fort Worth | Trinity Habitat for Humanity |
| East Fort Worth Business Association | Fort Worth ISD |
| Hurst Euless Bedford ISD | |

**Located within this registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "A-21" One-Family. Adjacent land uses are similar with single-family to the west and vacant land to the south, east, and north. The general area contain large lot single-family homes.

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

2. Comprehensive Plan Consistency

The 2021 Comprehensive Plan designates the subject property as Suburban Residential. The requested zoning change **is consistent** with the following Comprehensive Plan policies:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Attachments:

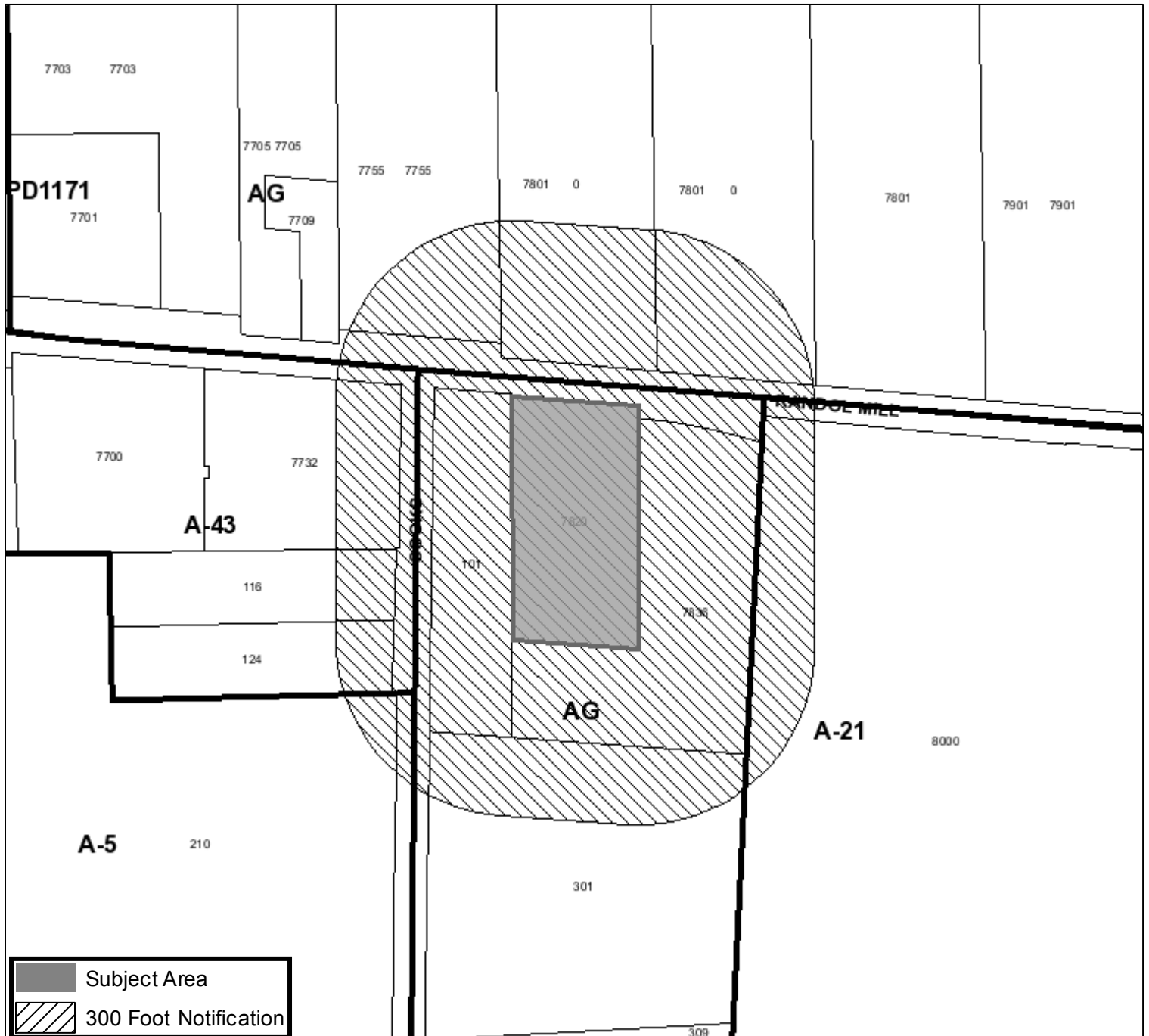
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



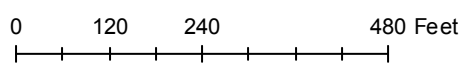
ZC-21-092

Area Zoning Map

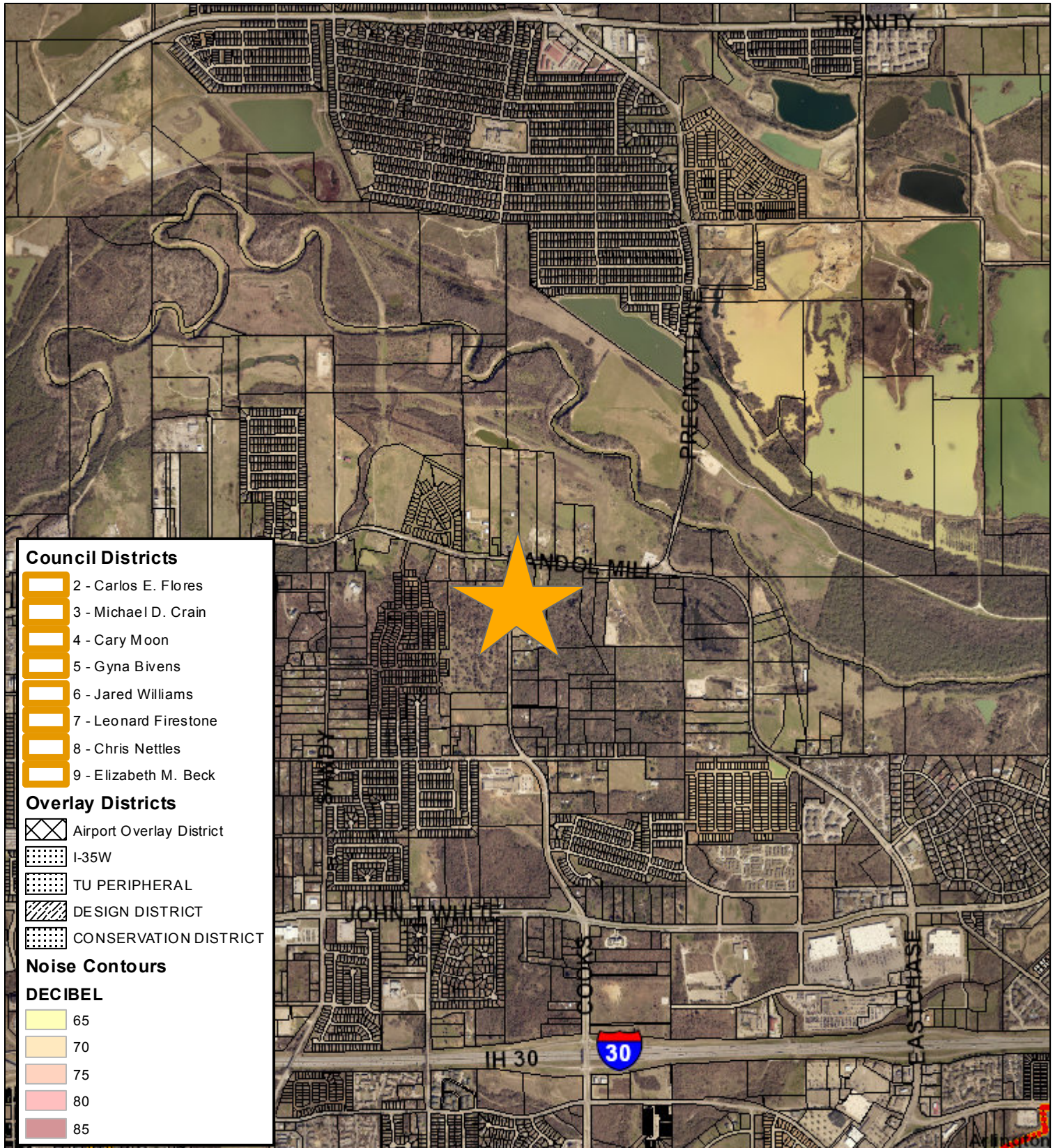
Applicant: Homes for Our Troops, Inc.
Address: 7820 Randol Mill Road
Zoning From: AG
Zoning To: A-21
Acres: 2.03916433
Mapsc0: 67J
Sector/District: Eastside
Commission Date: 7/14/2021
Contact: 817-392-2883



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








Area Map








Council Districts

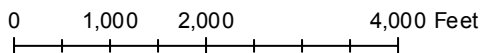
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

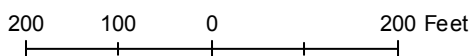
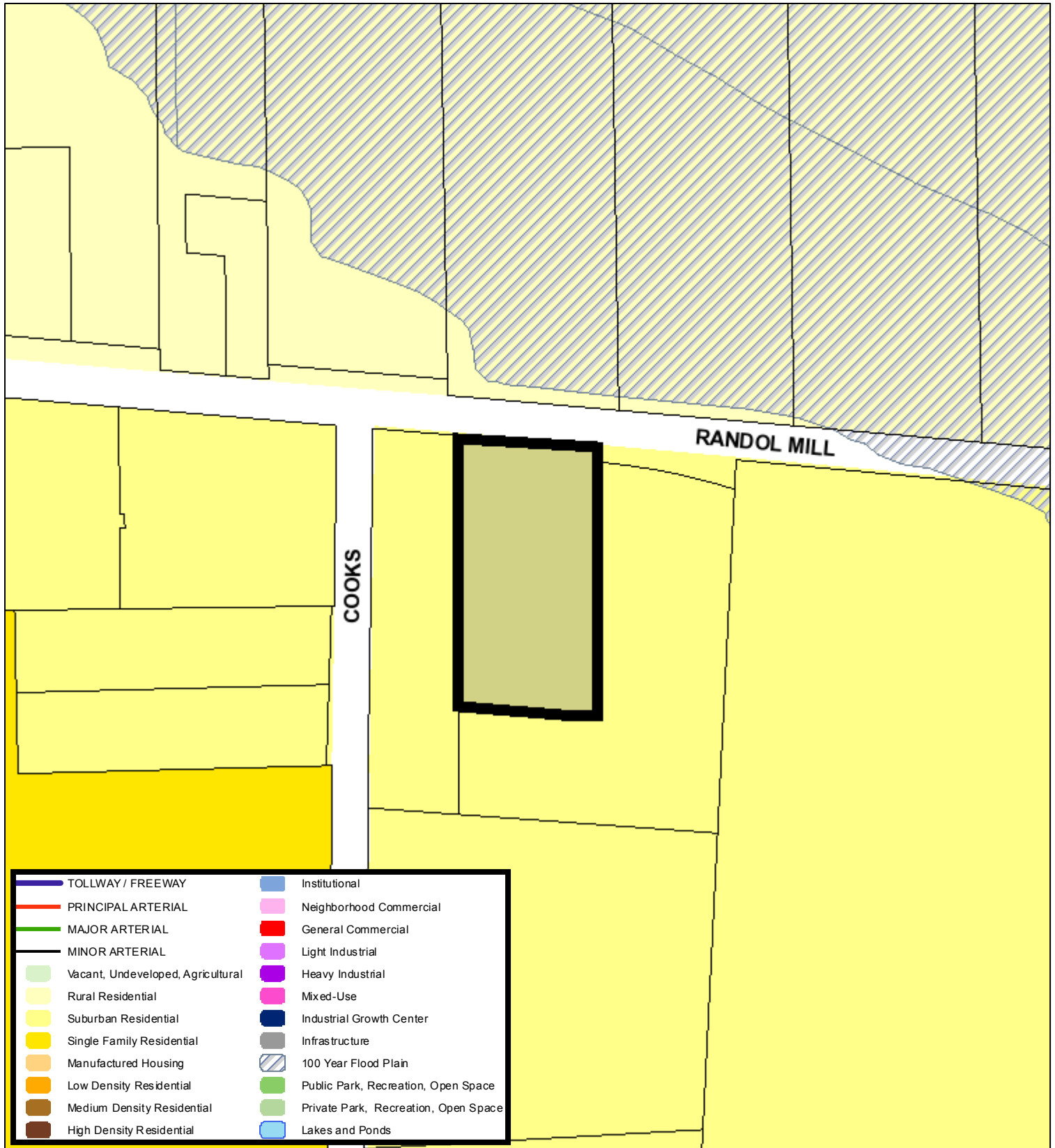
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



Future Land Use



A 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



0 130 260 520 Feet

