



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 24, 2021

**Council District:** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0

**Opposition:** 1 letter  
**Support:** None

Continued: No  
Case Manager: Brett Mangum  
Council Initiated: No

**Owner / Applicant:** WJH Investment Companies, Inc. / Travis Pierce

**Site Location:** 6051 Meandering Road **Acreage:** 0.217 acres

**Proposed Use:** Single-Family Residential

**Request:** From: "E" Neighborhood Commercial

To: "A-5" One-Family

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

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

**Staff Recommendation:** Approval

**Background:**

The site is composed of a portion of a platted lot located on the south side of Meandering Road, in the Far West planning sector of the City. The site is currently vacant and has double frontage on both Meandering Road and Brocks Lane, and directly abuts existing single-family residential to the west and east. The site is located in the Greenfield Acres Addition. The applicant is proposing to change the zoning of the lots from "E" Neighborhood Commercial to "A-5" One-Family to allow infill development of the vacant lot as a new single-family house.

**Surrounding Zoning and Land Uses:**

- North "E" Neighborhood Commercial / undeveloped
- East "E" Neighborhood Commercial / residential
- South "E" Neighborhood Commercial / residential
- West "B" Two-Family / residential

**Recent Relevant Zoning History:** None

**Public Notification:**

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

| <b>Organizations Notified</b>   |                              |
|---------------------------------|------------------------------|
| Eastgate Neighbors*             | Fort Worth ISD               |
| Tarrant Regional Water District | Castleberry ISD              |
| Streams And Valleys Inc.        | Trinity Habitat for Humanity |
| NAS Fort Worth JRB RCC          |                              |

\*Located within this registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “A-5” One-Family. Adjacent land uses are similar with single-family, owner occupied residences to the east and west. To the north is a commercially zoned, city owned tract which is vacant, while the south is another owner occupied single-family residence.

The “E” Neighborhood Commercial zoning appears to be located mainly along LTJG Barnett Road, with a small node going up Meandering Road approximately 700 feet from the intersection with LTJG Barnett Road. This property lies at the end of said node, and is situated on the boundary between “B” and “E” zones, making the rezoning request reasonable as it is not located in the center of a commercial zoned area.

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

**2. Comprehensive Plan Consistency**

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

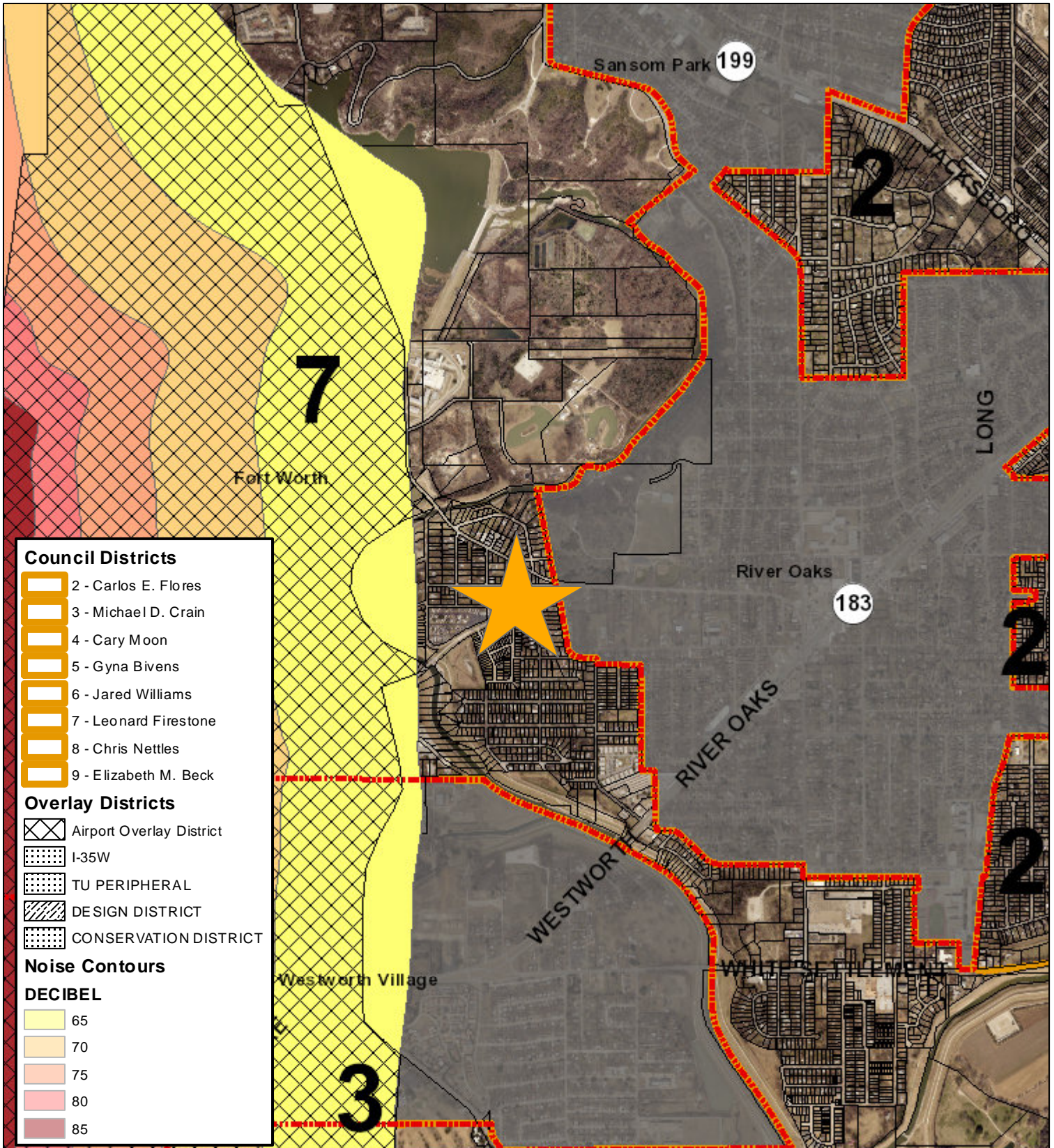
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

**Attachments:**

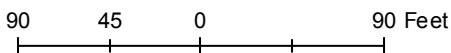
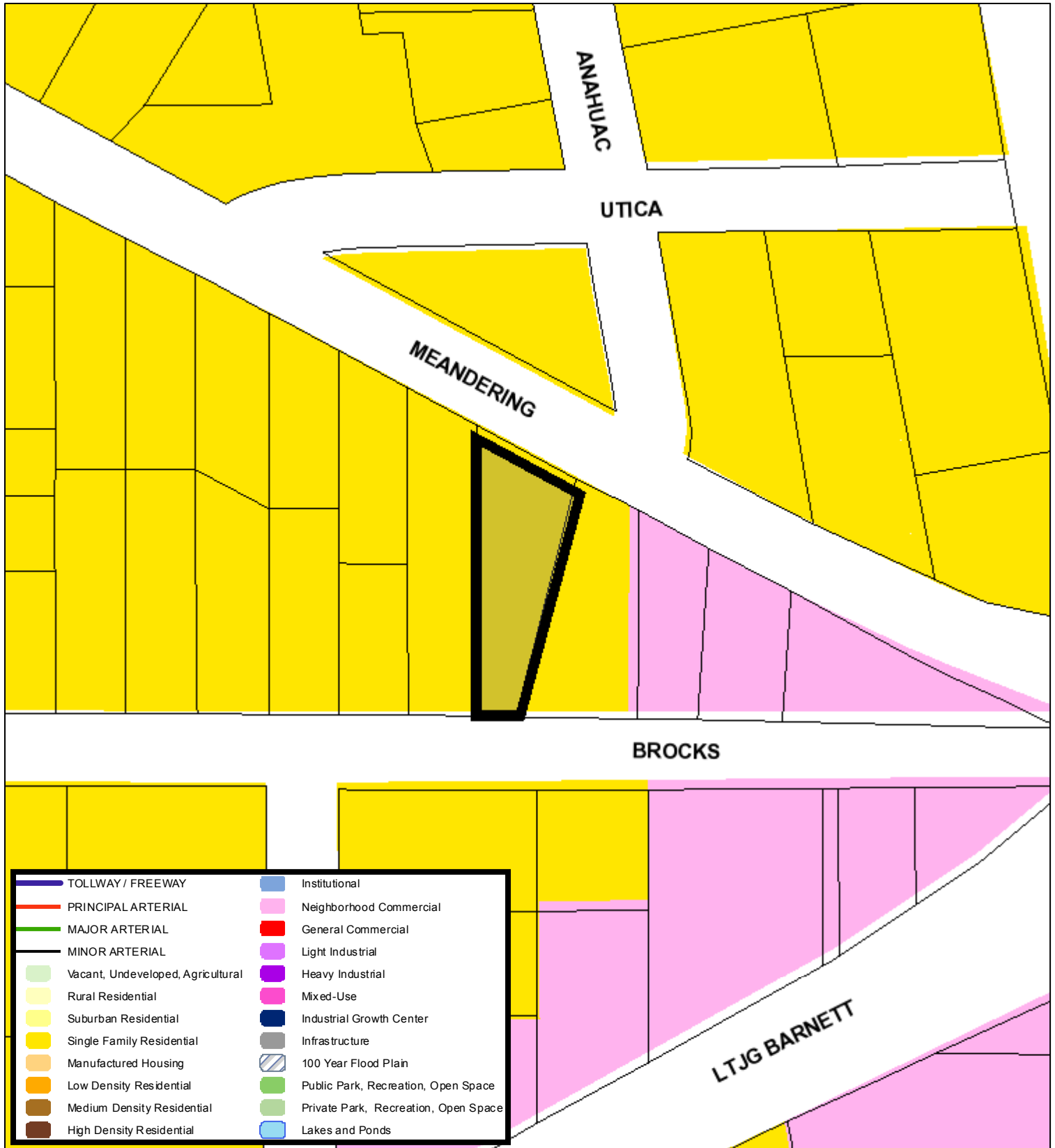
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



## 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 60 120 240 Feet

