



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 3, 2020

**Council District** 3

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Shaban Real Estate Holdings, LLC

**Site Location:** 7913 Doreen Avenue Acreage: 0.17

**Proposed Use:** Duplex

**Request:** From: "CF" Community Facilities/NASJRB "AO" Overlay  
To: "B" Two Family/ NASJRB "AO" Overlay

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

**Comprehensive Plan Consistency:** Requested change **is not consistent.**

**Staff Recommendation:** **Approval**

**Background:**

The proposed site is located on the south side of Doreen Avenue, west of Cherry Lane. The applicant is proposing to change the zoning to from "CF" Community Facilities to "B" Two Family to allow for the construction of a duplex. A majority of the lots along Doreen Avenue to the west are zoned for and built with duplexes, with some dispersed vacant lots throughout.

The property is located within the NASJRB "AO" Overlay and is within the 65 decibel noise contour and NASJRB Airport Height Review Zone. While the NASJRB Overlay does not prohibit uses, there are certain sound attenuation and height requirements that must be met through the permitting process.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "B" Two Family / undeveloped
- East "B" Two Family / residential
- South "FR" General Commercial Restricted / commercial
- West "B" Two Family / undeveloped

Zoning History: ZC-14-102; add NASJRB Overlay; effective 10/7/14; subject site and surrounding

**Public Notification:**

300 foot Legal Notifications were mailed on December 20, 2019.  
The following organizations were notified: (emailed December 16, 2019)

Organizations Notified	
Western Hills North NA	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	

\*Not located within a registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning from CF to B for a duplex. Surrounding uses consist of commercial, residential and vacant land.

The proposed duplex **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Western Hills/Ridglea**

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. The duplex does not meet the below policies within the following Comprehensive Plan:

- Promote appropriate uses within the NAS-JRB Overlay
- Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations. (This property is not in the CZ or APZ an only within the overlay)

However, the Comprehensive Plan also has states that we should

- Promote compatibility of infill housing with existing residential uses.

Based on conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

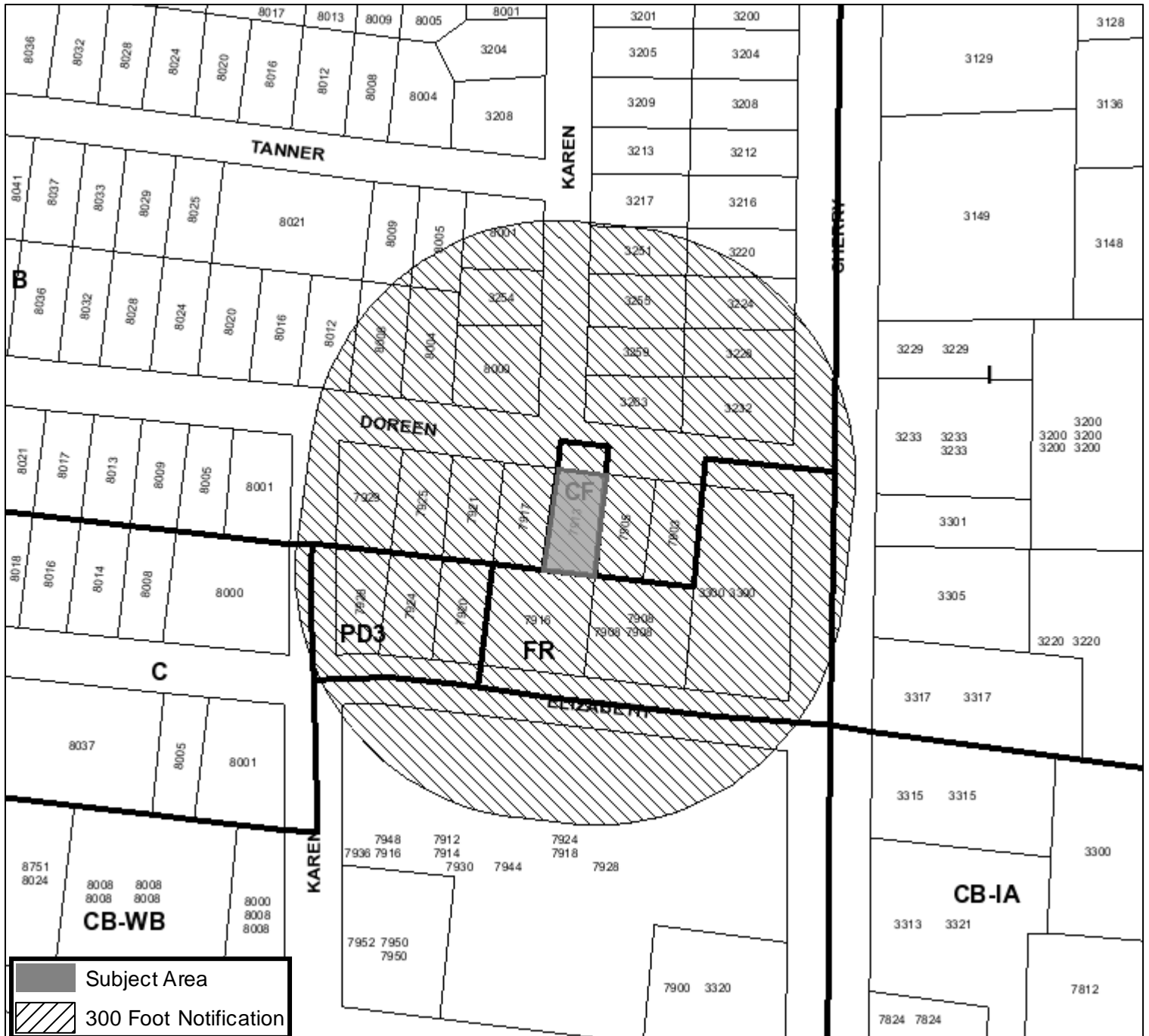
**Attachments:**



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

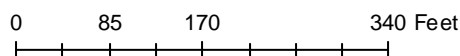


# Area Zoning Map

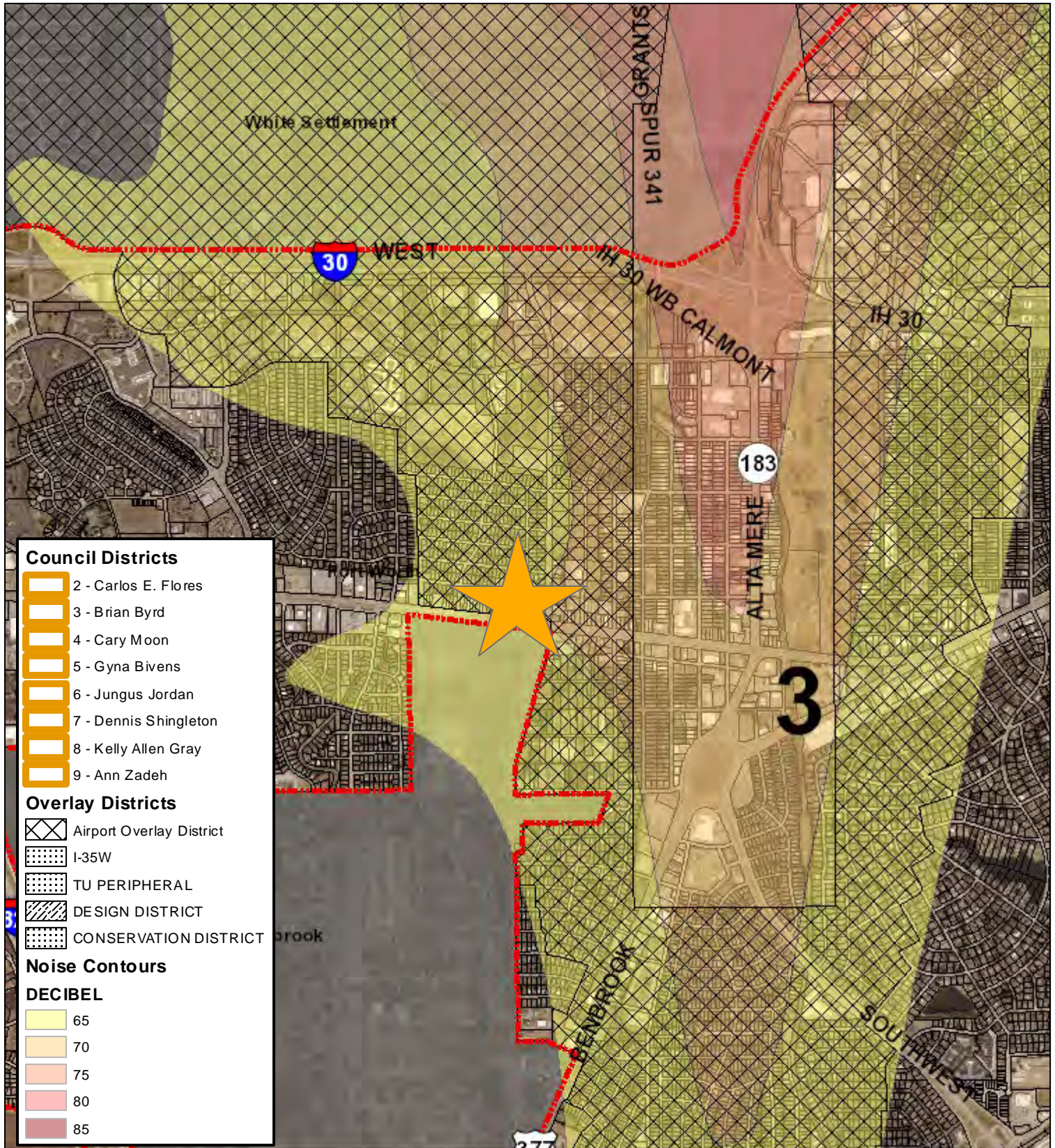
Applicant: Shaban Real Estate Holdings, LLC  
 Address: 7913 Doreen Avenue  
 Zoning From: CF with NASJRB Overlay  
 Zoning To: B with NASJRB Overlay  
 Acres: 0.17039239  
 Mapsco: 73Q  
 Sector/District: W.hills/Ridglea  
 Commission Date: 1/8/2020  
 Contact: 817-392-8043











 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

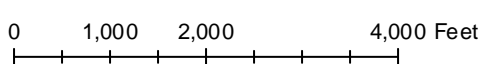
**Overlay Districts**

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

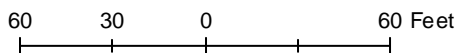
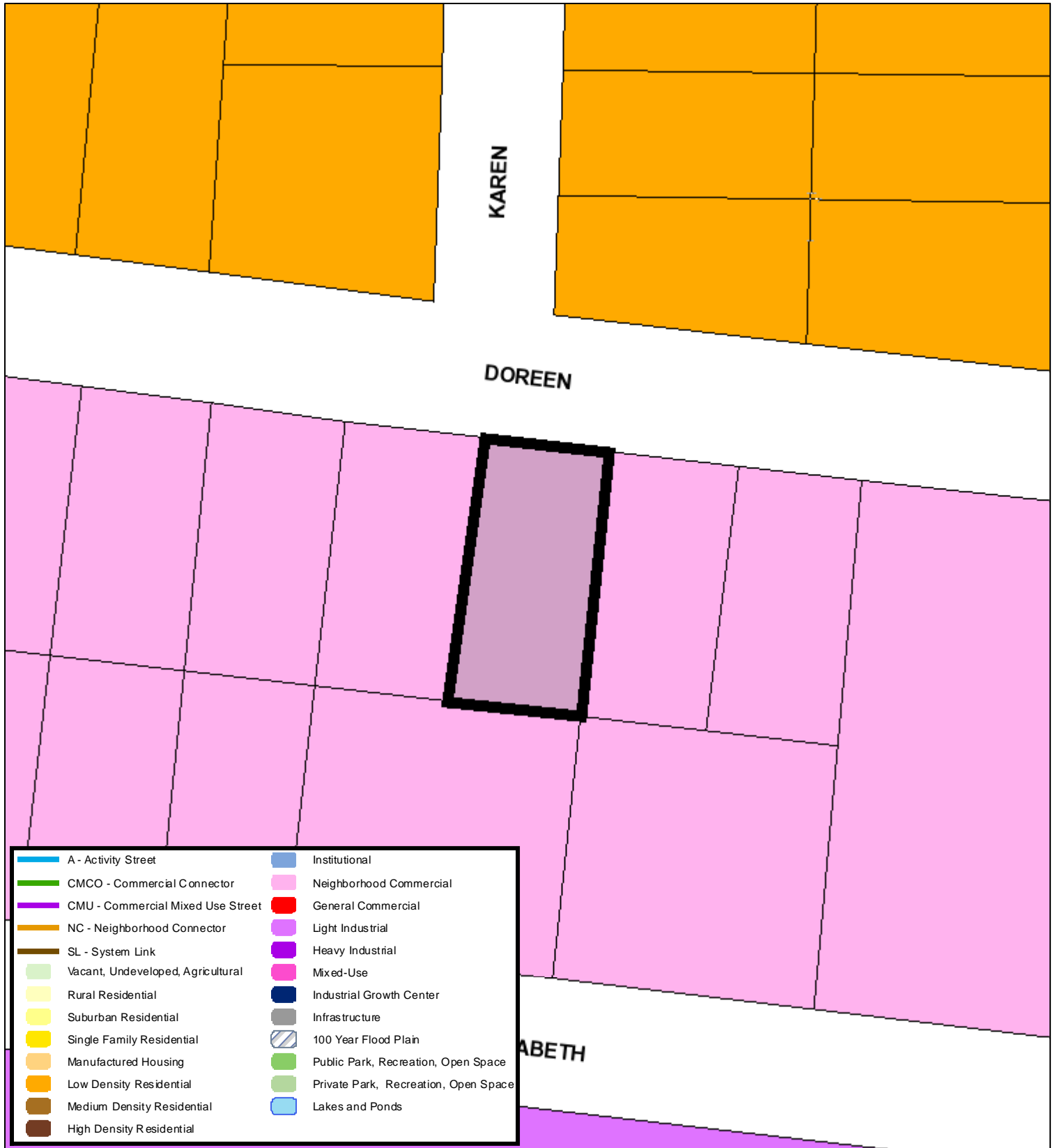
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use



A 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 37.5 75 150 Feet

