



**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: two notices, one letter submitted
Support: none submitted

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

Owner / Applicant: **Walter & Fatima Gamiero, Raymond & Julie Tupper**

Site Location: 5412 & 5440 Boat Club Road Acreage: 1.03

Proposed Use: **Commercial**

Request: From: "A-5" One-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 at the intersection of Boat Club Road & North Hill Lane. The applicant is proposing a zoning change from "A-5" One-Family to "E" Neighborhood Commercial for commercial development. Similar requests have been made in past years.

The applicant is proposing an eye care services facility, the proposed use is appropriate along Boat Club Road

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

Site Information:

Surrounding Zoning and Land Uses:

- North "CF" Community Facilities / Church
- East "A-5" One-Family / single family
- South "A-5" One-Family / single family
- West "CF" Community Facilities / YMCA across Boat Club Road

Zoning History: ZC-17-078 approved by City Council from ER to A-5, eff. 06/06/17 subject property to the south; ZC-15-107 approved by City Council from A-5 to ER, eff. 09/01/15 subject property further south along Boat Club; ZC-11-027 approved by City Council A-5 to ER, eff. 04/18/11 subject property to the south along Boat Club

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2020.

The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Streams and Valleys, Inc.
Marine Creek Meadows HOA	Trinity Habitat for Humanity
Neighbors of Jinkens Heights/Crestridge NA	Bowman Estates HOA
	Eagle Mountain-Saginaw ISD

Not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing an eye care facility for the site. Surrounding land uses consist of a church to the north, single family to the east and south, YMCA to the west.

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

2. Comprehensive Plan Consistency – Far Northwest

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.

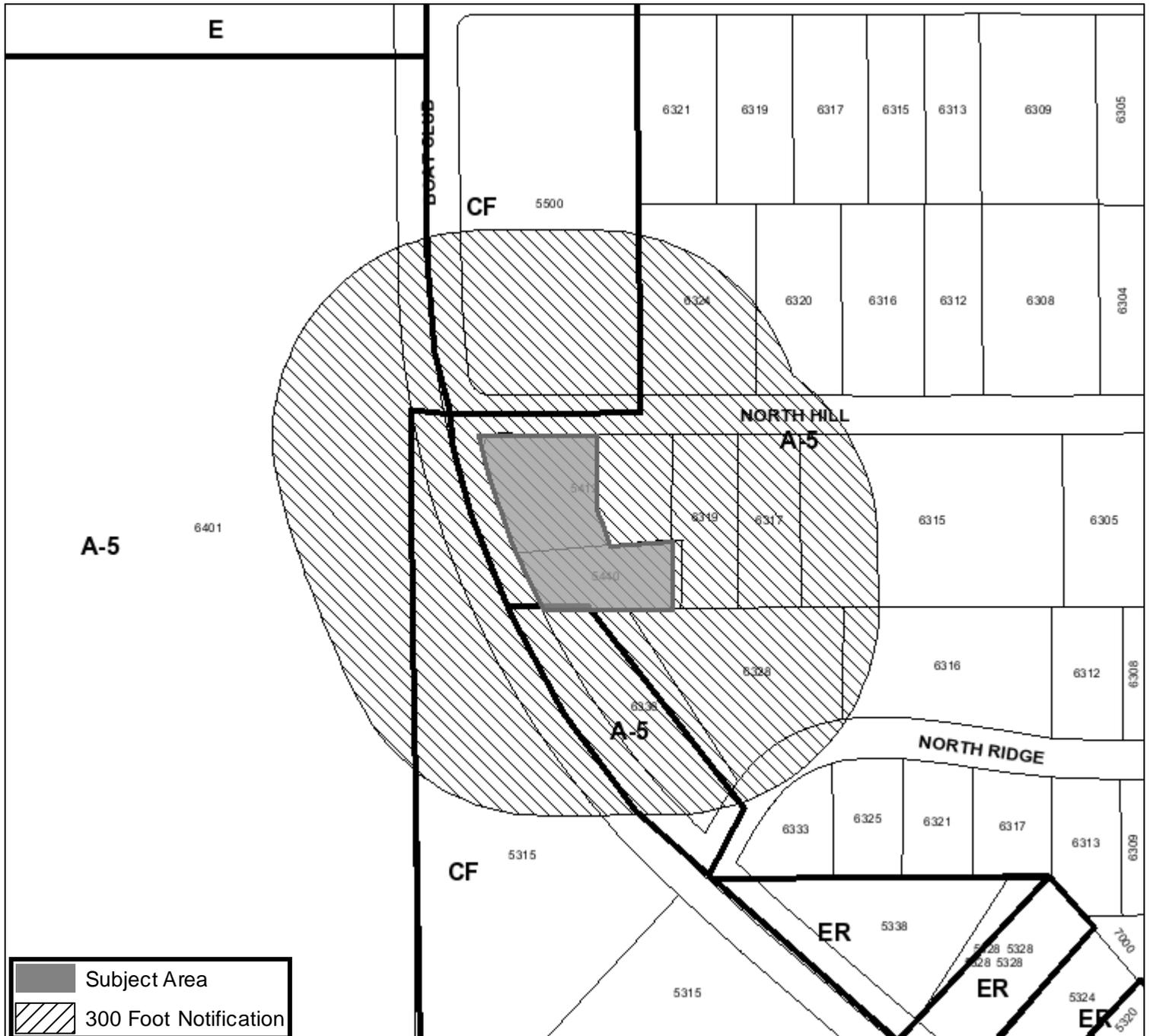
Based on conformance with the future land use, and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

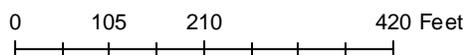
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

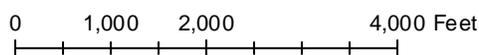
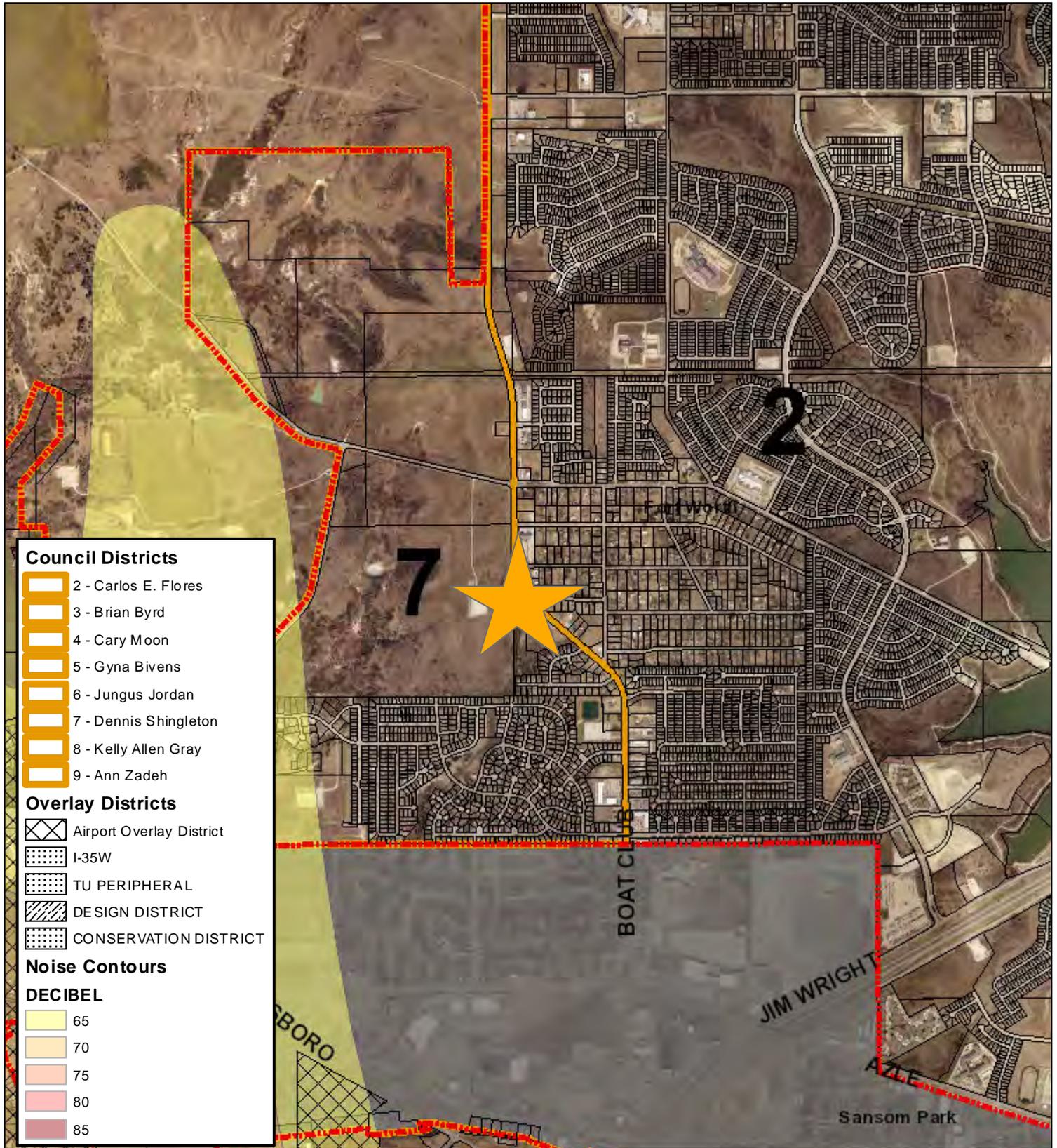
Applicant: Walter & Fatima Famiero, Raymond & Julie Tupper
 Address: 5412 & 5440 Boat Club Road
 Zoning From: A-5
 Zoning To: E
 Acres: 1.03354697
 Mapsco: 46L
 Sector/District: Far Northwest
 Commission Date: 5/13/2020
 Contact: 817-392-2495



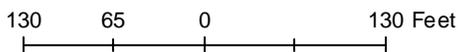
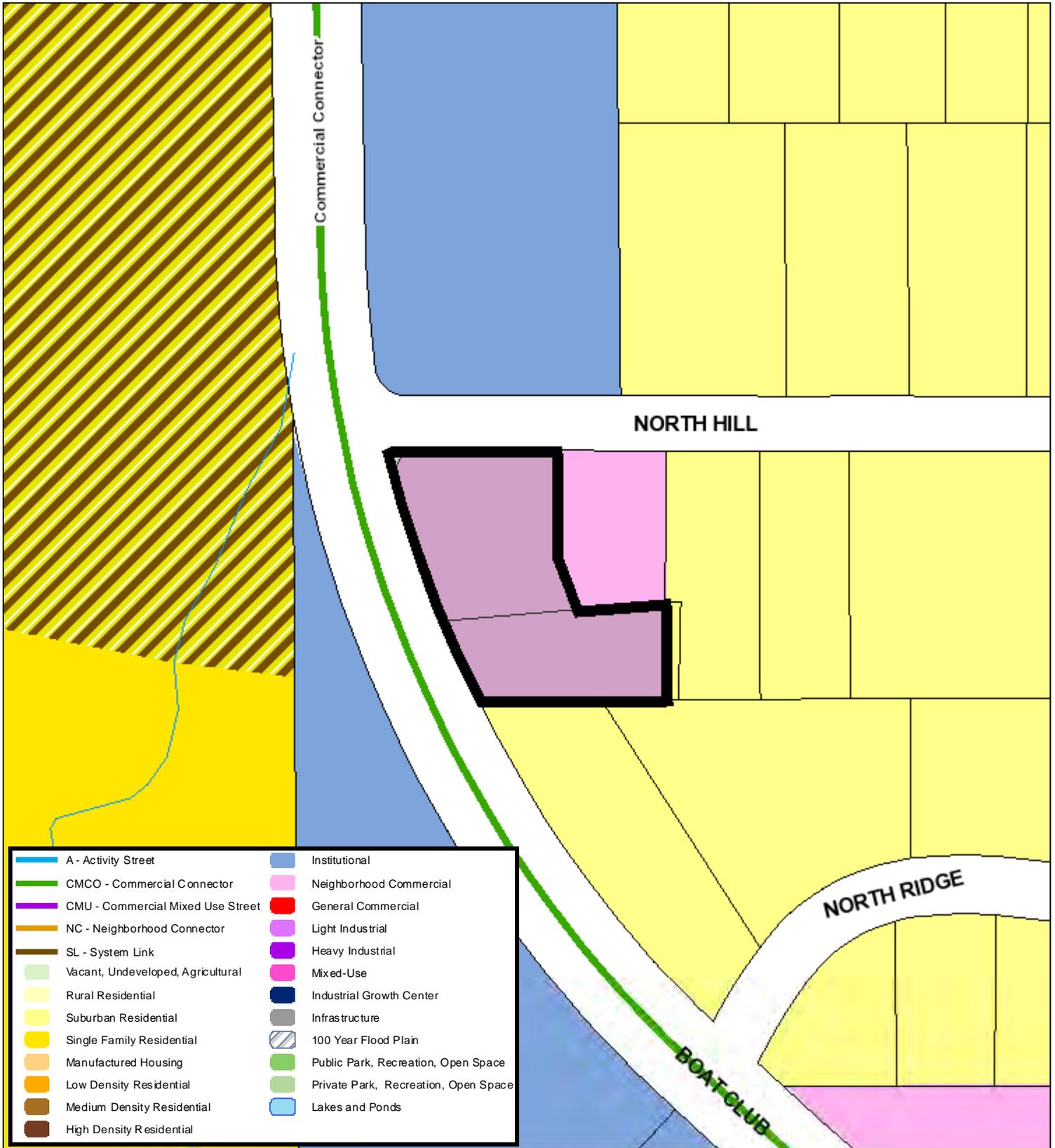
	Subject Area
	300 Foot Notification



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 5, 2019.



Aerial Photo Map



0 85 170 340 Feet

