



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 15, 2020

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none submitted
Support: New Mitchell Blvd NA and 62 letters

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

Owner / Applicant: **Roderick Bell**

Site Location: 2603 Vaughn Acreage 0.1515

Proposed Use: **Single Family**

Request: From: "B" Two-Family
To: "E" Neighborhood Commercial

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located at the southeast corner of Vaugh Blvd. and Littlejohn Ave. The applicant is proposing to change the zoning from "B" Two-Family to "E" Neighborhood Commercial to allow for miscellaneous retail sales. This property currently does not have a user and in the past maintained a non-conforming use on the "B" zoned property, including auto sales and office. The applicant is working towards getting the property ready for a small restaurant/snow cone stand use.

Surrounding Zoning and Land Uses:

- North "A-5" One-family / single family residential
- East "B" Two-family / single family residential
- South "A-5" One-family / single family residential
- West "E" Neighborhood Commercial / small retail/various

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-105 Polytechnic Heights Neighborhood Council Initiated Rezoning to "B" Two Family from "E" Neighborhood Commercial

Public Notification:

300 foot Legal Notifications were mailed on October 26, 2020.
The following organizations were notified: (emailed October 19, 2020)

Organizations Notified	
United Communities Association of South Fort	East Fort Worth, Inc.

Worth Eastland NA	
The New Mitchell Boulevard NA	Trinity Habitat for Humanity
Streams and Valleys Inc.	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “E” Neighborhood Commercial for a restaurant/snow cone stand use. Surrounding land uses consist of residential to the north east and west. Currently, there are various small-scaled commercial uses along Vaughn Blvd. including across the street from this site.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency: Southeast

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed zoning is consistent with the land use designation of the Comprehensive Plan but does provides a housing product that is consistent with the zoning in the area and therefore it is **consistent** (with the following policy.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

Attachments:



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

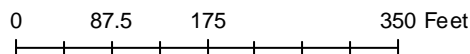


Area Zoning Map

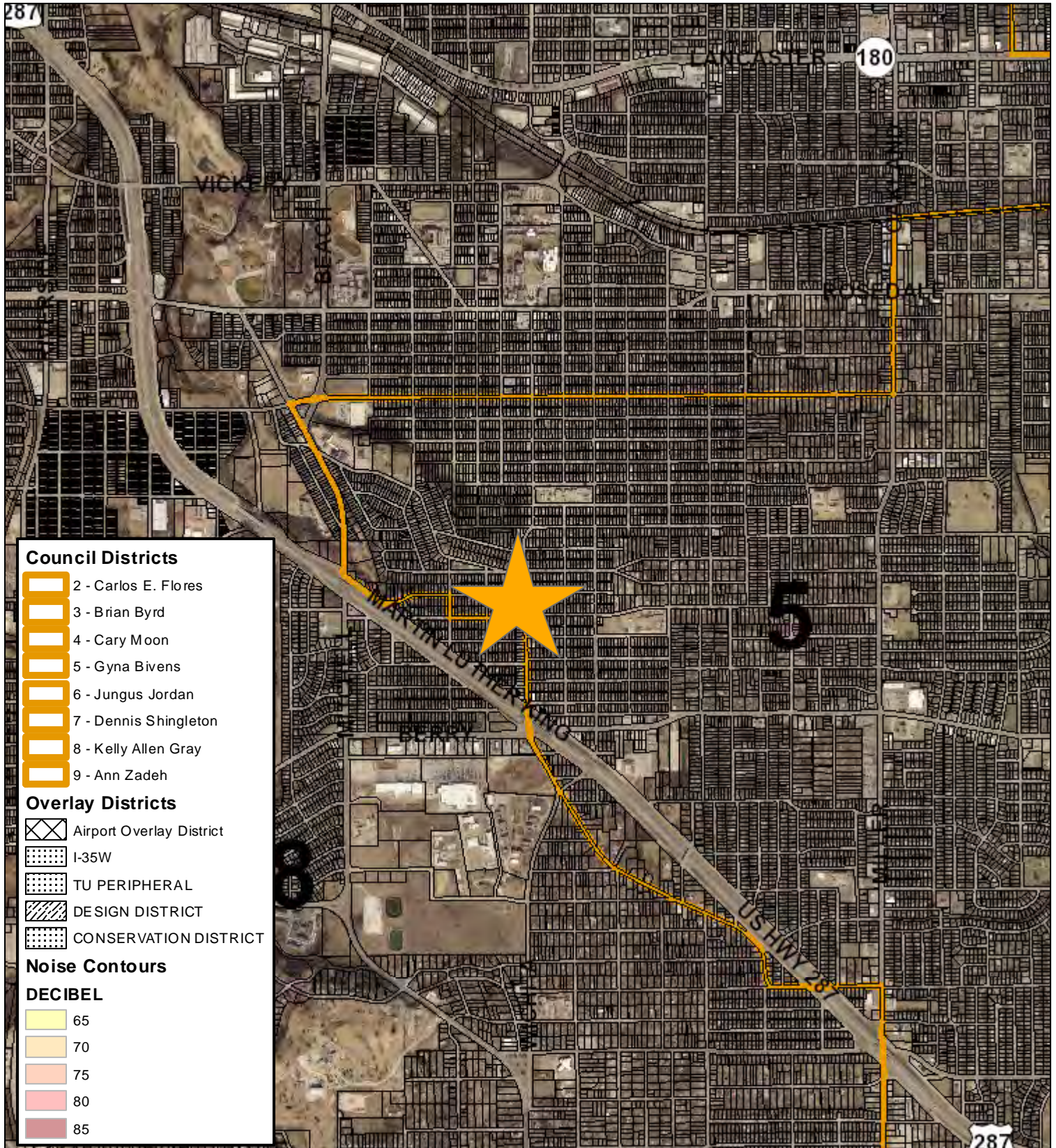
Applicant: Roderick Bell
 Address: 2603 Vaughn Boulevard
 Zoning From: B
 Zoning To: E
 Acres: 0.13365868
 Mapsco: 78T
 Sector/District: Southeast
 Commission Date: 11/11/2020
 Contact: null



 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

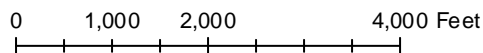
Overlay Districts

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

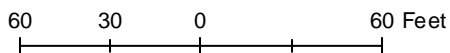
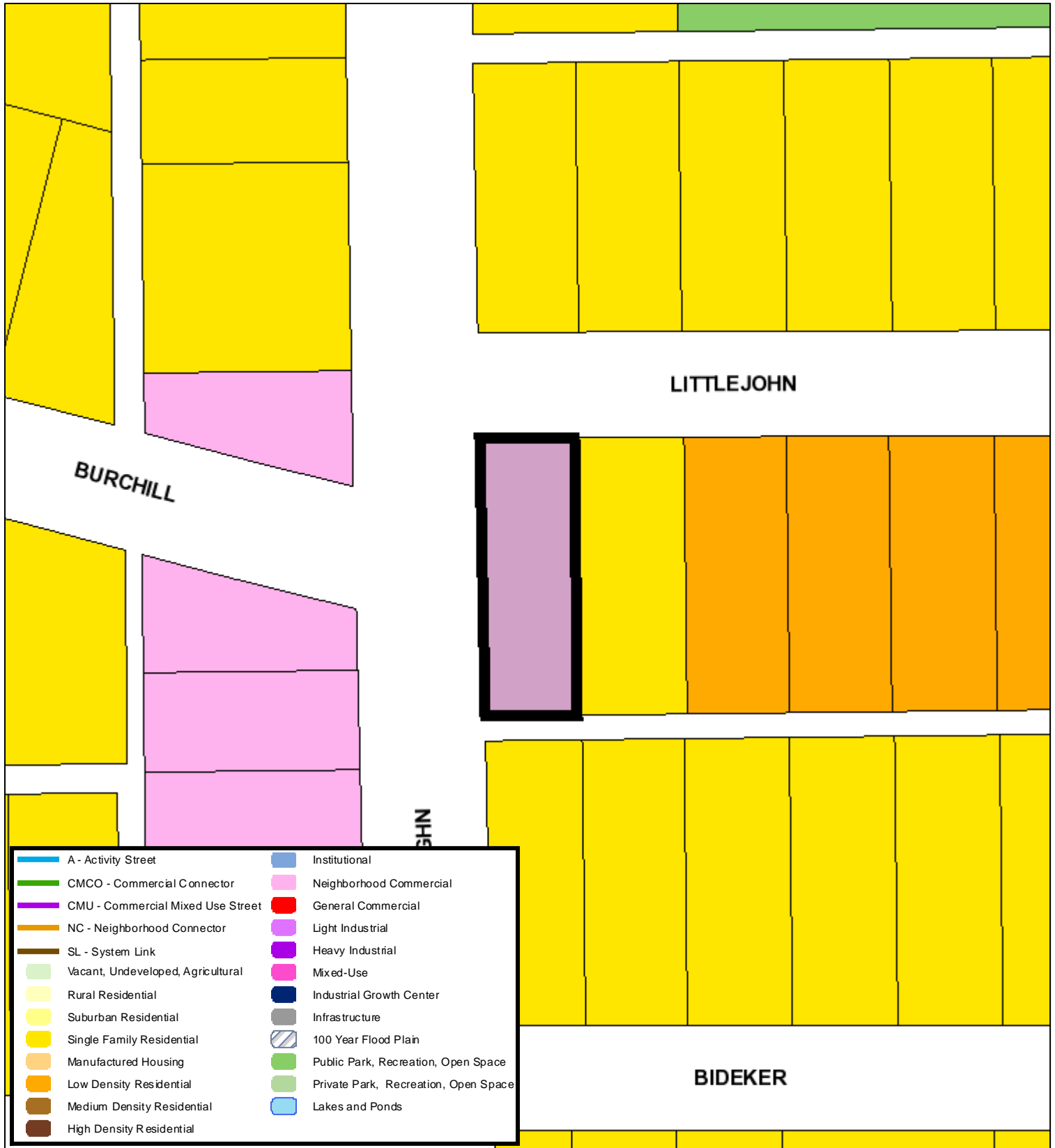
Noise Contours

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 6, 2018.



Aerial Photo Map



0 40 80 160 Feet

