



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-057

Council District: 8

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Lama Estate, LLC

Site Location: 4113 Mansfield Highway

Acreage: 1.24 acres

Request

Proposed Use: Commercial

Request: From: “B” Two-Family; “E” Neighborhood Commercial

To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The applicant is proposing to zone the entire subject site to “E” Neighborhood Commercial. The site is currently split-zoned with the majority already zoned “E” and the remainder zoned “B” Two-Family Residential. This would make the zoning uniform across the site and would accommodate future neighborhood commercial development, which is primarily small scale retail, offices, and services.

Surrounding Zoning and Land Uses

North “B” Two Family / church
East “E” Neighborhood Commercial / automotive sales
South City of Forest Park / commercial
West “B” Two Family; “E” Neighborhood Commercial / event center

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were emailed March 31, 2022:

Organizations Notified	
Glen Park NA*	Echo Heights NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

**Located within this Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

Surrounding properties are primarily developed for commercial purposes with a church directly north of the site. City staff is comfortable with the overall compatibility of this proposed rezoning, in conjunction with the screening measures mandated by the Zoning Ordinance for any new commercial construction on the subject property. A combination of fencing and landscaping must equal 25 points from the enhanced landscape table found in Section 6.300.c.3.g of the City of Fort Worth Zoning Ordinance. Applicants are encouraged to exceed the minimum 25 point requirement when possible. In addition, there is a required minimum 5’ buffer yard composed of landscaped area off of the northern and eastern property lines. A supplemental building setback of 20’ prohibits any buildings and structures within 20’ of the northern and eastern property lines. Parking can be in this area, exclusive of the 5’ landscaped buffer yard.

Because any new commercial construction would be subject to the current supplemental buffer yards and setbacks, and because the site adjoins commercial uses to the west, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

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

Economic Development Plan

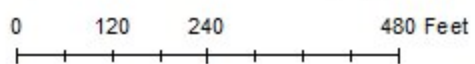
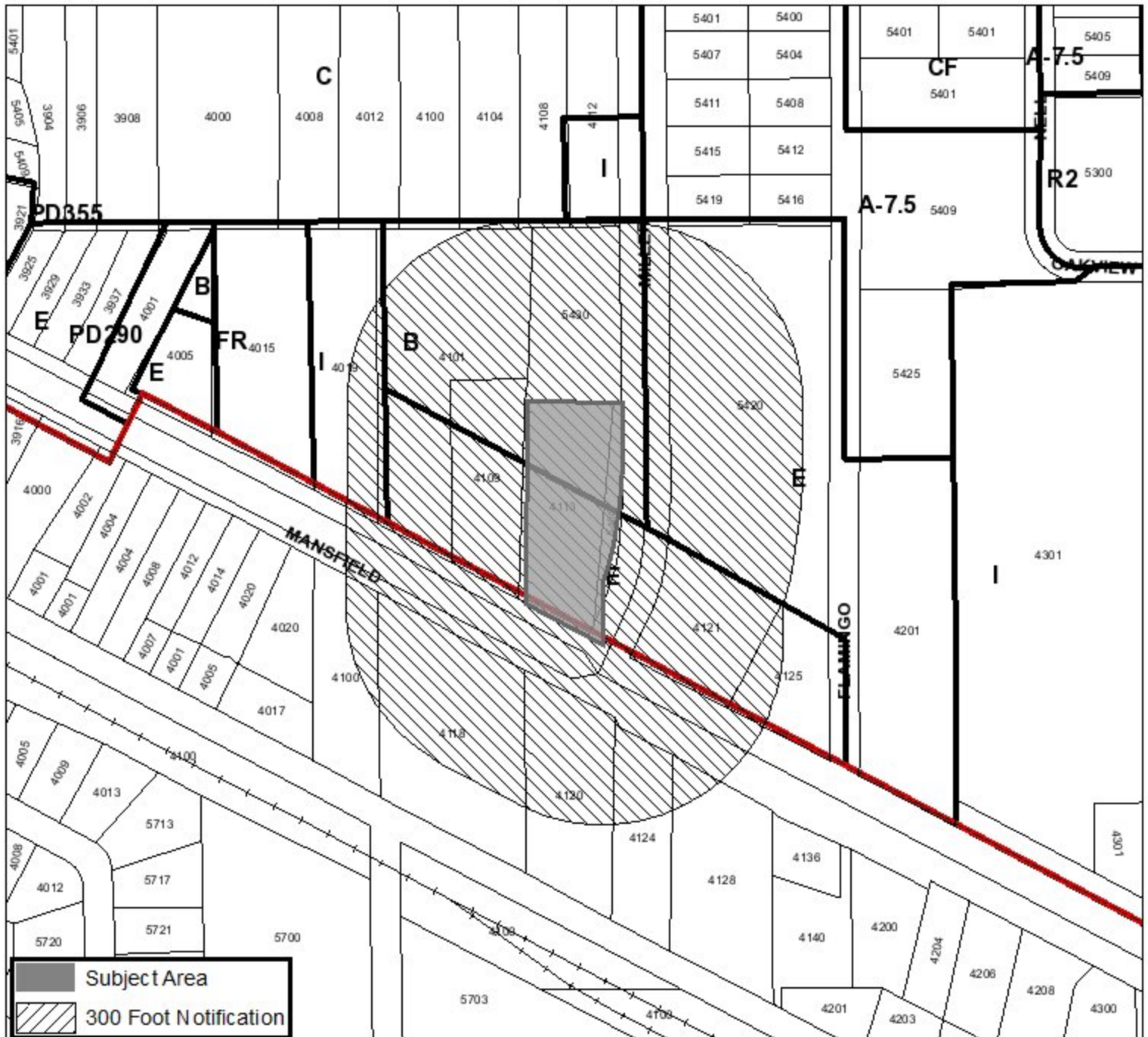
The site is not directly addressed in the 2018 Economic Development Strategic Plan, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of independent, locally-owned small businesses, including minority-owned firms. Rezoning to allow commercial development of this property could provide a site for exactly this type of desired business endeavor.



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Area Zoning Map

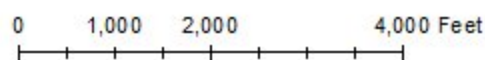
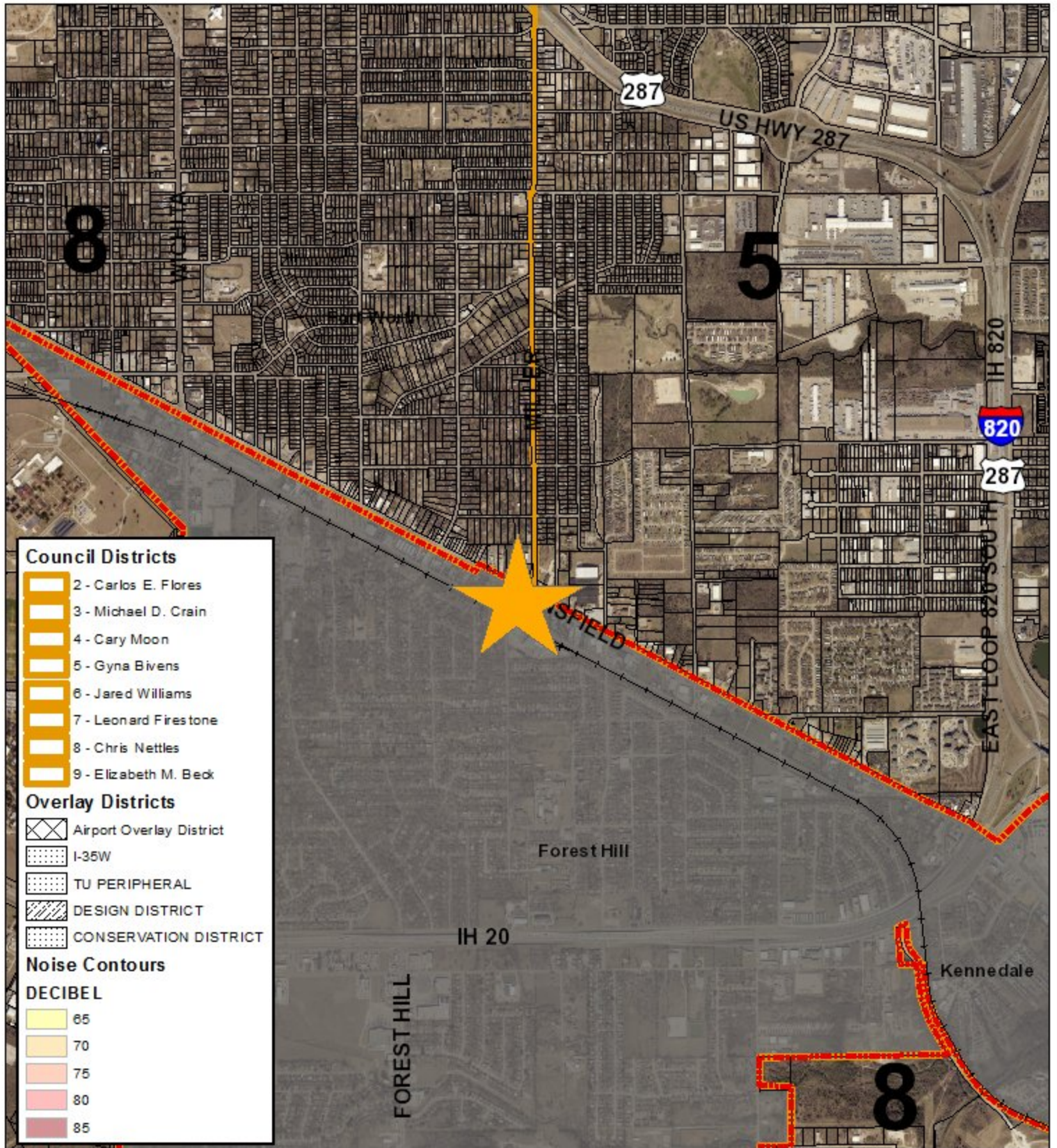
Applicant: Lama Estate, LLC
 Address: 4113 Mansfield Highway
 Zoning From: B, E
 Zoning To: E
 Acres: 1.24650429
 Mapsco: 92R
 Sector/District: Southeast
 Commission Date: 4/13/2022
 Contact: 817-392-6329





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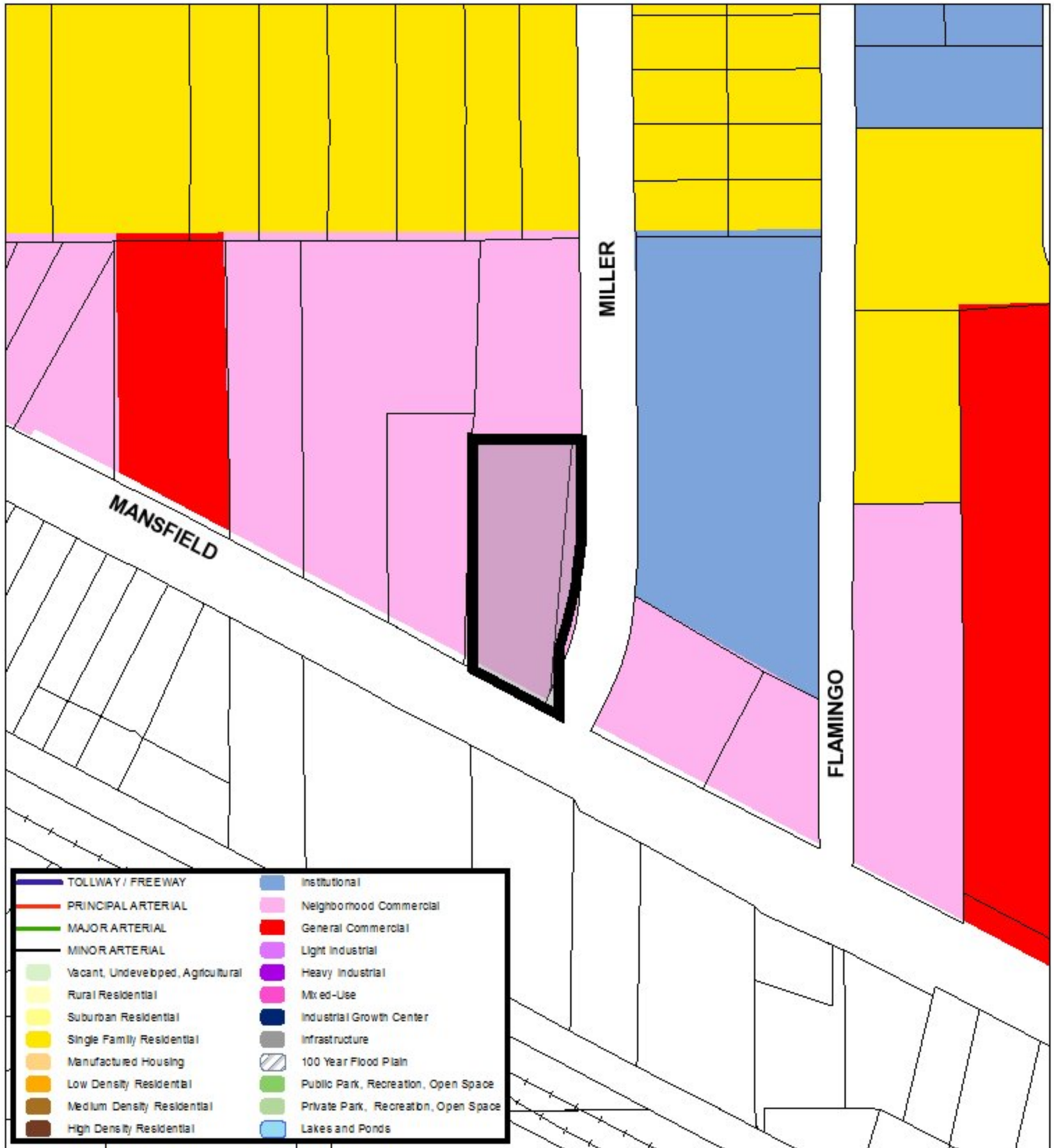
Area Map





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Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds

190 95 0 190 Feet

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



0 120 240 480 Feet

