



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2020

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Charles and Tina Cundiff

Site Location: 3113 House Anderson Road Acreage: 1.91

Proposed Use: Single Family Residential

Request: From: "AG" Agricultural
To: "A-43" One-Family

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located in Mosier Valley, south of Mosier Valley Road and west of House Anderson Road. The site is currently vacant, surrounded by a mix of single family, industrial, and vacant uses. In 2017 the Comprehensive Plan for this area was adjusted to better support the residential regrowth of the historic Mosier Valley community. The applicant is requesting to rezone two tracts from "AG" Agricultural to "A-43" One-Family for single family residential development.

Site Information:

Surrounding Zoning and Land Uses:
North "I" Light Industrial / industrial
East "AG" Agricultural / vacant and single family
South "AG" Agricultural / vacant
West "AG" Agricultural / vacant and single family

Recent Relevant Zoning History:

Zoning History: ZC-18-033 from "A-10" One-Family to "A-5" One Family; effective 5/5/2018
ZC-17-014 from PD853 "PD/I" Planned Development for all uses in Light Industrial with conditions to "PD/E" Planned Development for "E" Neighborhood Commercial uses excluding alcohol sales

Public Notification:

300 foot Legal Notifications were mailed on September 25, 2020.

The following organizations were notified: (emailed September 22, 2020)

Organizations Notified	
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Hurst Euless Bedford ISD

Not located within a registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from “AG” Agricultural to “A-43” One-Family for a single family residence. Surrounding land uses are primarily vacant property with some industrial to the north and some nearby single family residences.

As a result, the proposed "A-43" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency-Eastside

The 2020 Comprehensive Plan designates the subject property as Single-Family Residential.

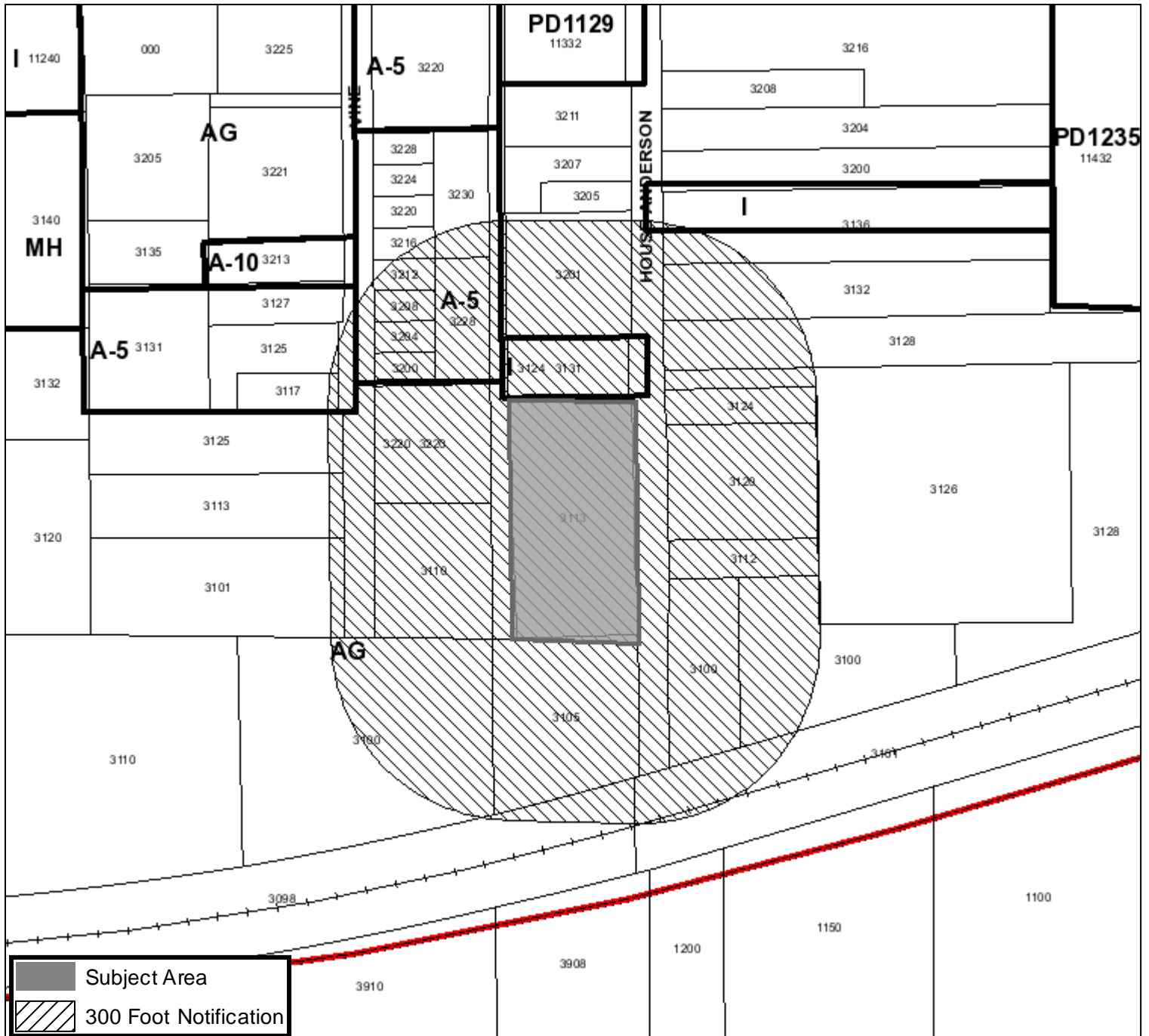
The proposed “A-43” One-Family zoning district **is consistent** with the Comprehensive Plan.

Attachments:

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

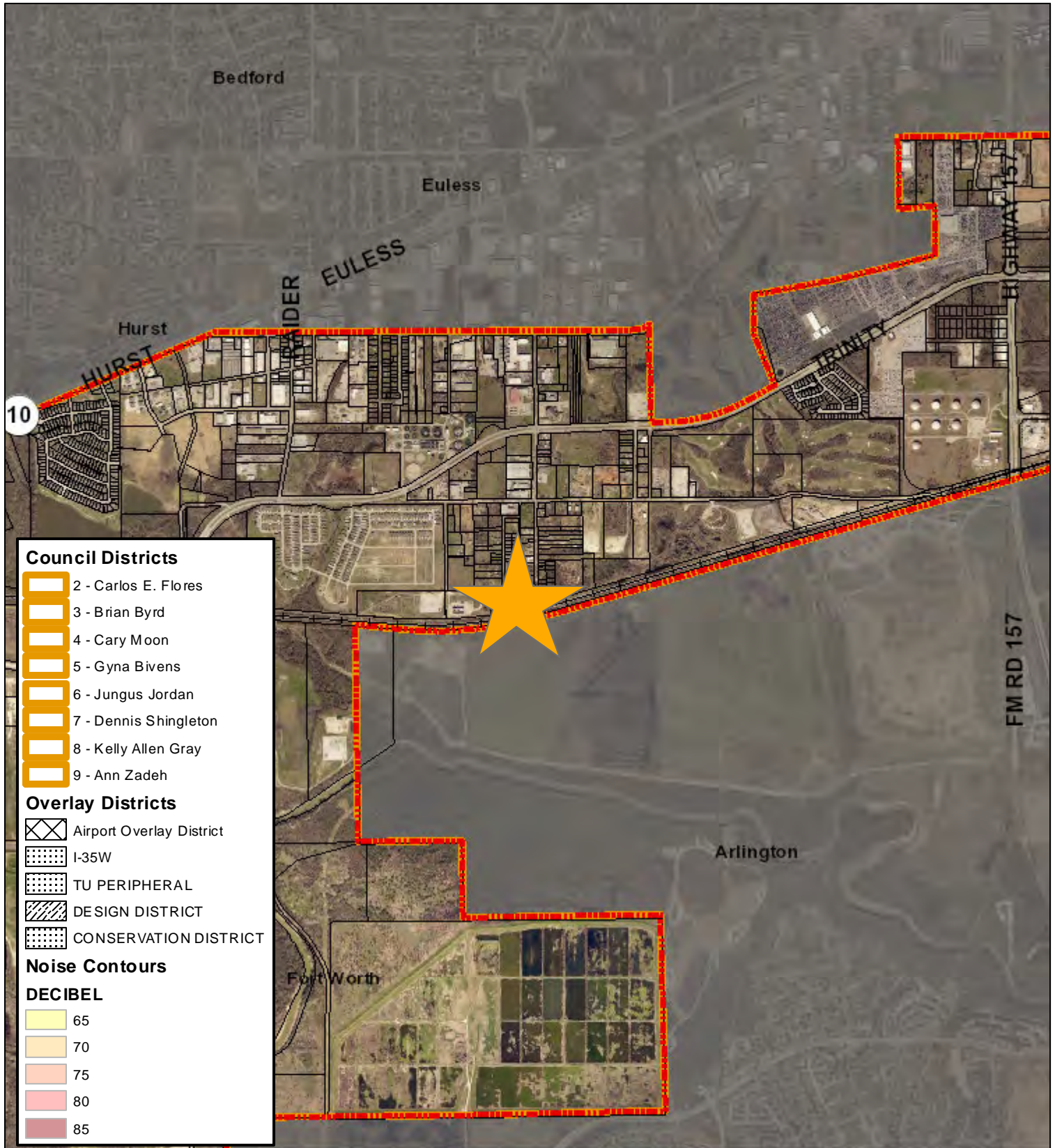
Area Zoning Map

Applicant: Charles & Tima Cundiff
Address: 3113 House Anderson Road
Zoning From: AG
Zoning To: A-43
Acres: 1.91665864
Mapsco: 68C
Sector/District: Eastside
Commission Date: 10/14/2020
Contact: 817-392-2806

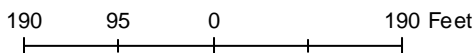
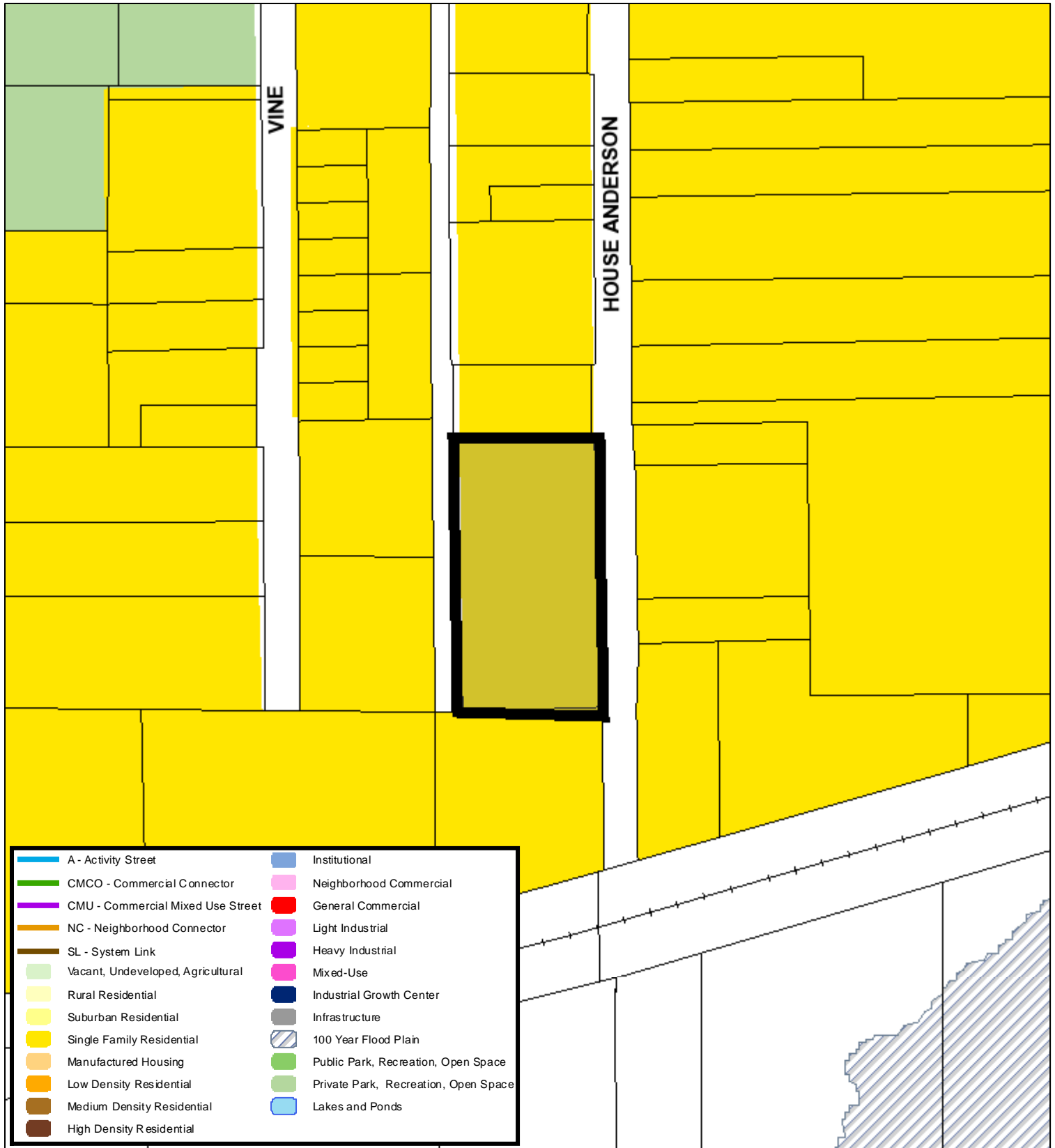


0 120 240 480 Feet

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

