



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2019

Council District 8

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: Tru Definition LLC
Site Location: 1221 E. Broadway Avenue Acreage: 0.146
Proposed Use: Single Family
Request: From: "J" Medium Industrial
To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**
Comprehensive Plan Consistency: Requested change **is consistent.**
Staff Recommendation: **Approval**

Background:
The property is located on Broadway Ave, a two-way residential street, north of Vickery Boulevard, a Neighborhood Connector on the Master Thoroughfare Plan. The applicant is requesting a zoning change to "A-5" One-Family to build a single-family structure.

Site Information:
Surrounding Zoning and Land Uses:
North "J" Medium Industrial / vacant
East "J" Medium Industrial / single family
South "J" Medium Industrial / vacant
West "J" Medium Industrial / vacant

Zoning History: None

Public Notification:
300 foot Legal Notifications were mailed on October 25, 2019.
The following organizations were notified: (emailed October 22, 2019)

Organizations Notified	
Neighborhoods of East Fort Worth	United Communities Association of South Fort Worth
Glenwood Triangle NA	Parker Essex Boaz NA
Near East Side NA	West Meadowbrook NA

Historic Southside NA*	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth South Inc	Fort Worth ISD

**Closest registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to "A-5" One Family for a single family home. Surrounding uses consist primarily of vacant parcels.

The proposed single family home **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Southside

The 2019 Comprehensive Plan designates the subject property as Single Family. The proposed single family zoning meets the below policy within the following Comprehensive Plan:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Based on conformance with the policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

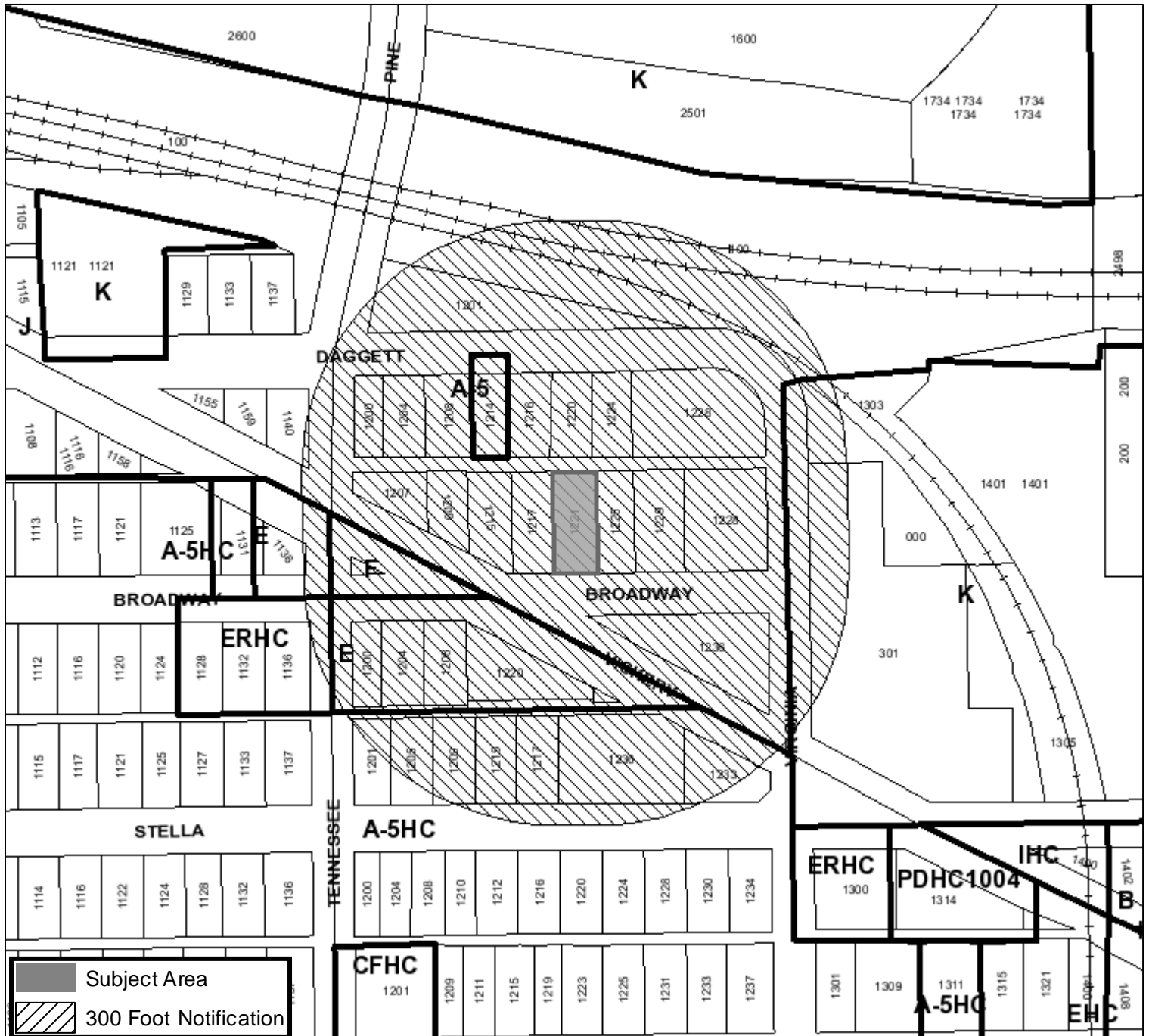
Attachments:

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

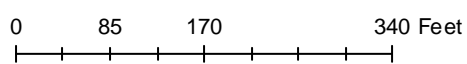


Area Zoning Map

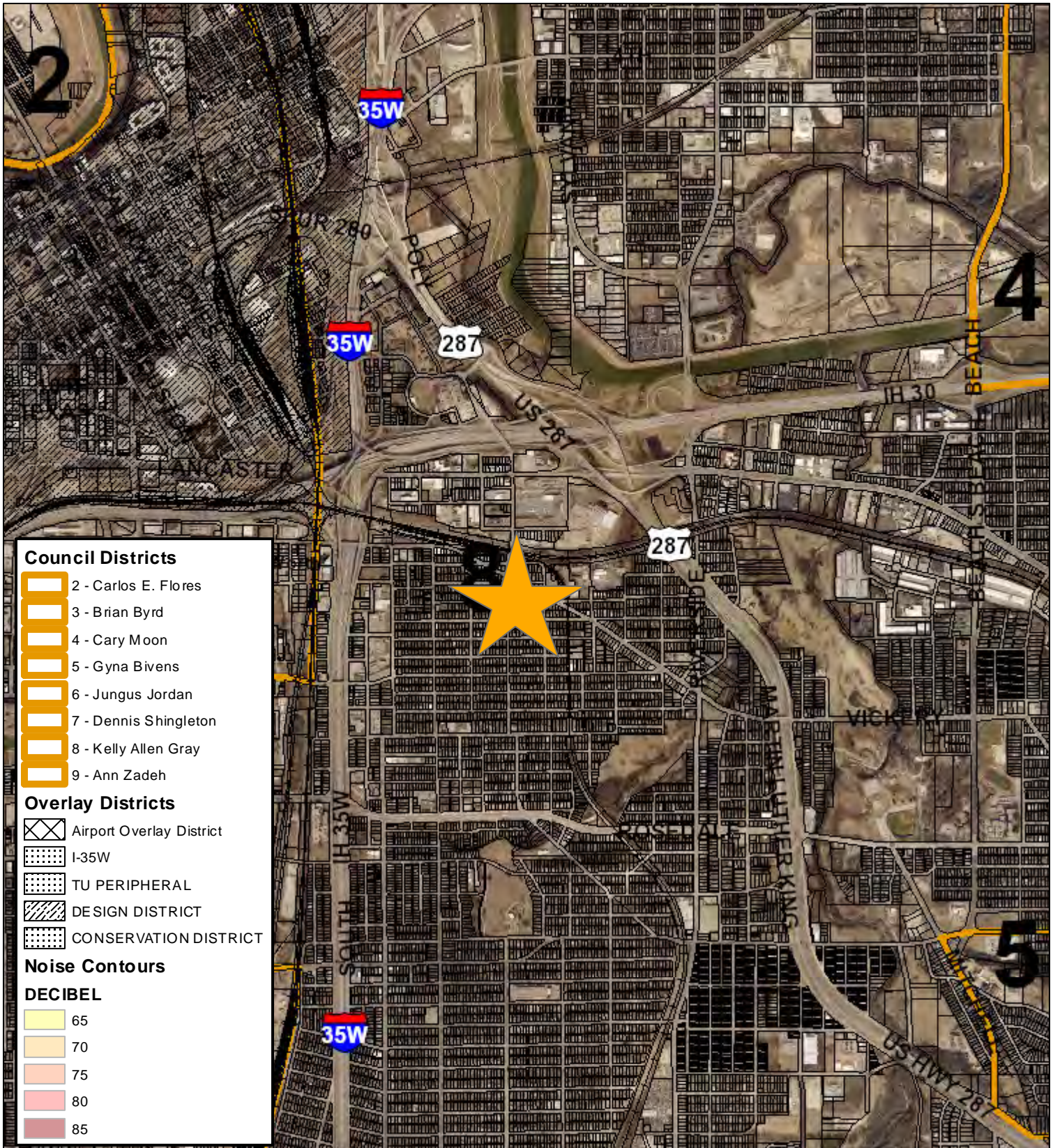
Applicant: Tru Definition LLC
 Address: 1221 E. Broadway Avenue
 Zoning From: J
 Zoning To: A-5
 Acres: 0.14572088
 Mapsco: 77G
 Sector/District: Southside
 Commission Date: 11/13/2019
 Contact: 817-392-8043



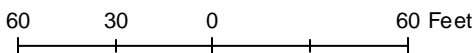
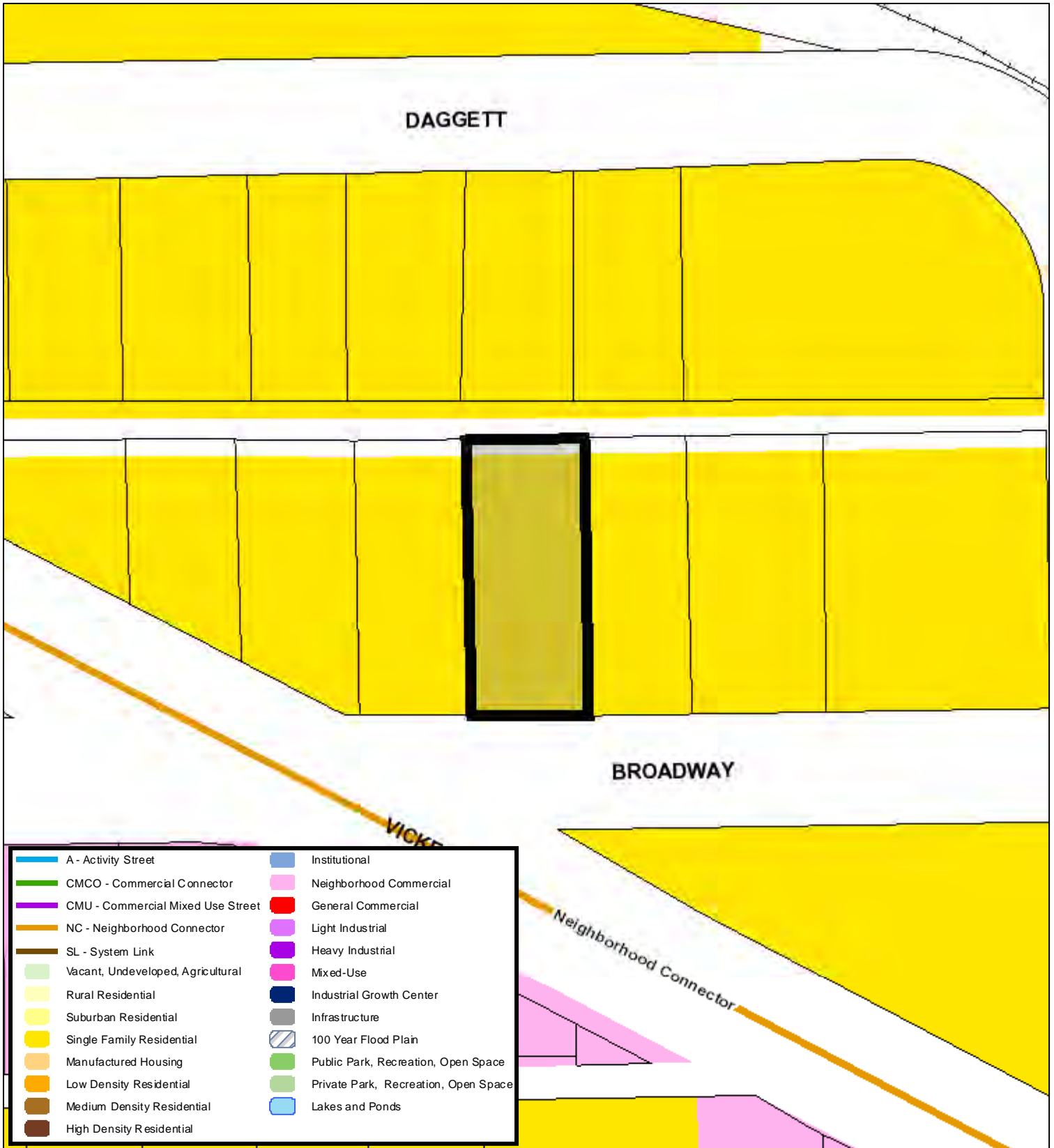
Subject Area
 300 Foot Notification



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



DAGGETT

BROADWAY

VICKERY

0 35 70 140 Feet

