



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2020

Council District 3

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: Jared & Aubree Edwards

Site Location: 3269 Lackland Rd Acreage: 0.21

Proposed Use: Existing Single-Family Residence

Request: From: "ER" Neighborhood Commercial Restricted / NASJRB Airport Overlay
To: "A-5" One-Family / NASJRB Airport Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (Technical Inconsistency).

Staff Recommendation: Approval

Background:

The applicant is requesting a zoning change from "ER" Neighborhood Commercial Restricted to "A-5" One-Family Residential. There is an existing single family structure on the property.

The property was rezoned from "A" to "E" zoning in 1975, however we were unable to find any records that the structure was used as anything other than a single family home. Tarrant Appraisal District shows the house was built in 1954.

Site Information:

Surrounding Zoning and Land Uses:

- North "ER" Neighborhood Commercial Restricted / commercial
- East "A-5" One Family / single family
- South "A-5" One Family / single family
- West "A-5" One Family / single family

Zoning History: ZC-75-156; from A to E; effective 12-8-75; subject site

Public Notification:

300 foot Legal Notifications were mailed on June 19, 2020.
The following organizations were notified: (emailed June 16, 2020)

Organizations Notified

Ridglea Area Neighborhood Alliance	Bomber Heights NA
Ridglea North NA*	Ridglea Hills NA
Streams And Valleys Inc	Trinity Habitat for Humanity
NAS Fort Worth JRB RCC	Camp Bowie District, Inc
Fort Worth ISD	

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family Residential. The surrounding land uses are primarily single-family residential with a commercial business to the north.

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

2. Comprehensive Plan Consistency – Western Hills/Ridglea

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial reflecting the current zoning. The requested change to Single-Family is supported by following Comprehensive Plan Southside Sector land use policies:

- Preserve the character of rural and suburban residential neighborhoods.
- Promote a balance of residential, commercial, and industrial uses.

The property’s current use as a one-family residential development **is consistent (Technical Inconsistency)** with the future land use designations of adjacent properties.

Attachments:

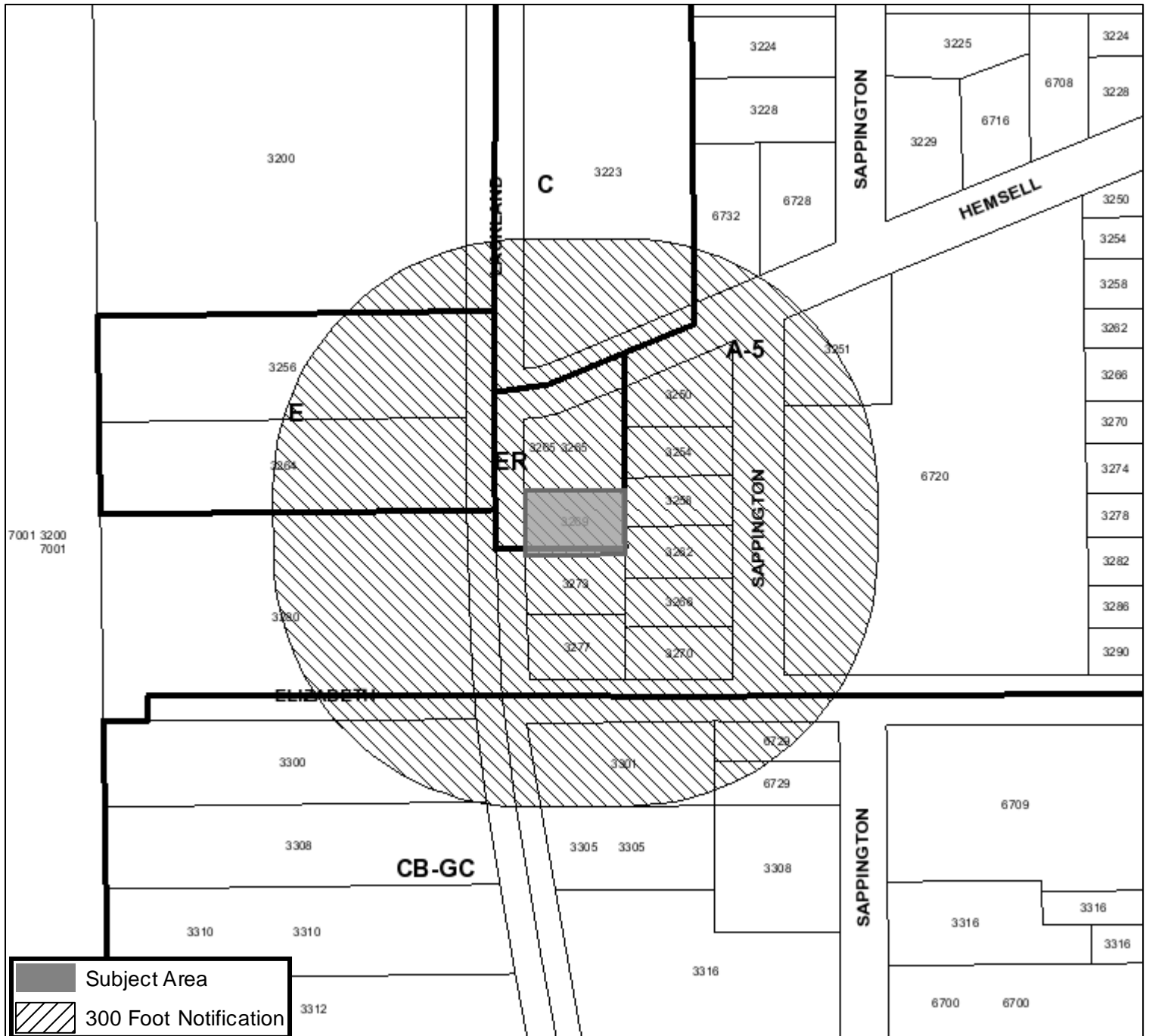
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph





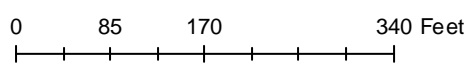
ZC-20-073

Area Zoning Map

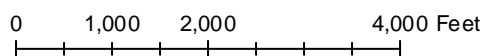
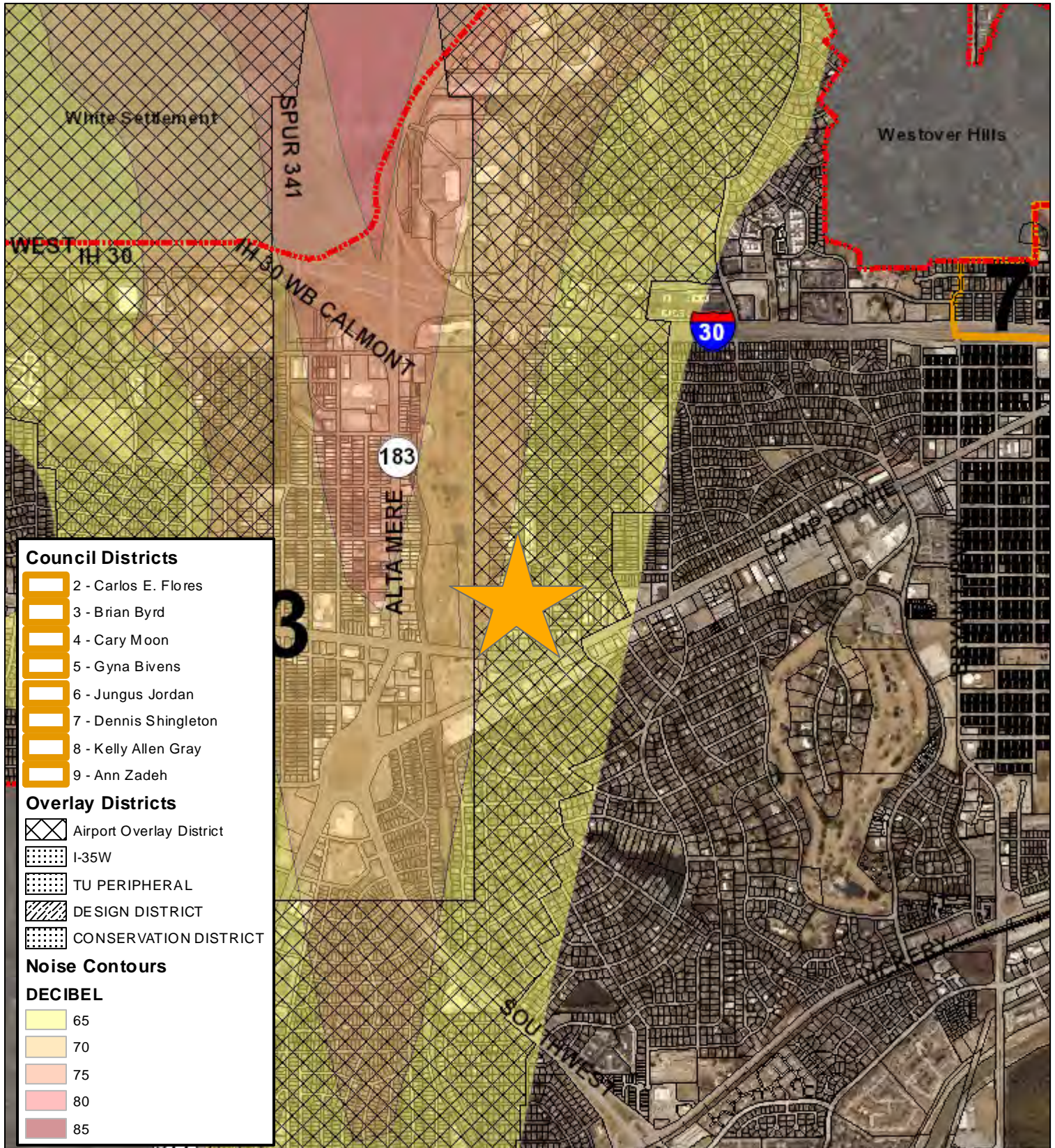
Applicant: Jared & Aubree Edwards
 Address: 3269 Lackland Road
 Zoning From: ER / NASJRB Airport Overlay
 Zoning To: A-5 / NASJRB Airport Overlay
 Acres: 0.21048572
 Mapsco: 74N
 Sector/District: W.hills/Ridglea
 Commission Date: 7/8/2020
 Contact: 817-392-8043



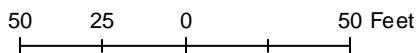
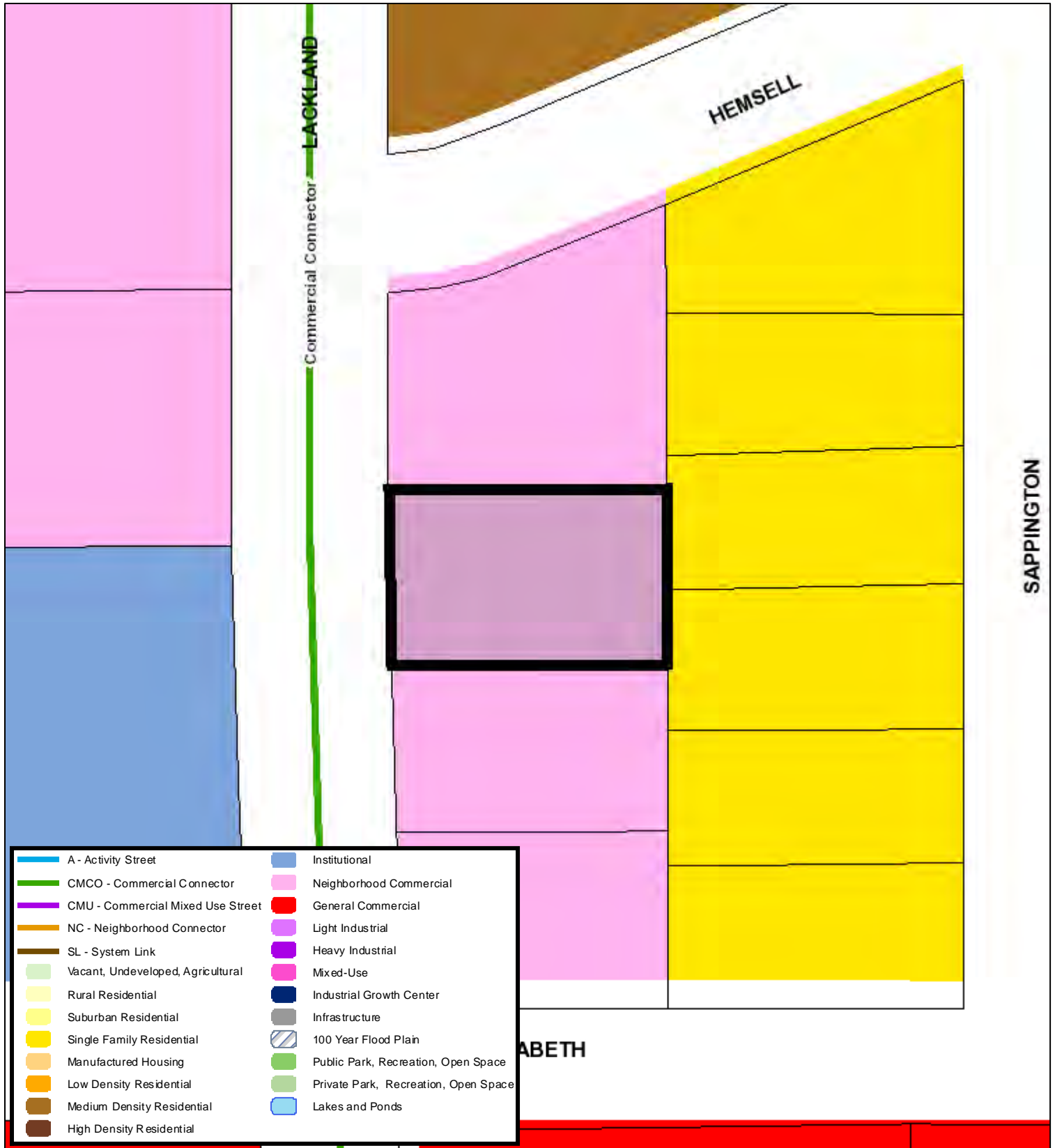
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



Aerial Photo Map



0 35 70 140 Feet

