



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 15, 2019

Council District 7

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: None submitted	Continued	Yes ___ No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>
	Council Initiated	Yes ___ No <u>X</u>

Owner / Applicant: **Becky Putney**

Site Location: 6162 Meandering Road Acreage 0.49

Proposed Use: **Duplex**

Request: From: PD 416
To: "B" Two-Family

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located on the north side of Meandering. The applicant is proposing to change the zoning from PD 416 to "B" Two Family to allow for the construction and remodeling of two existing units on one lot. The site is currently developed with three single family homes and is in the process of replatting the lots.

PD 416 Planned Development was created to allow for the continued use of three dwelling units on one lot. The applicant recently purchased the property and is rehabbing two of the structures for single-family dwellings and being re-platted as two separate lots. The majority of the block is zoned B, excluding this parcel with multiple duplexes and an adjacent church.

Surrounding Zoning and Land Uses:

- North "B" Two-Family / vacant land and row
- East "B" Two-Family / Church
- South "E" Neighborhood Commercial / single family
- West "B" Two-Family / accessory structure

Recent Relevant Zoning and Platting History:

Zoning History: ZC-01-1001 PD/SU Planned Development/Specific use to allow for the continued use of three dwelling units on one lot; site plan waived, adopted 918/01 subject property

Public Notification:

300 foot Legal Notifications were mailed on August 21, 2019.

The following organizations were notified: (emailed August 20, 2019)

Organizations Notified	
Eastgate Neighbors*	Tarrant Regional Water District
Steams and Valleys Inc.	Trinity Habitat for Humanity
NAS Fort Worth JRB RCC	Fort Worth ISD
Castleberry ISD	

**Within this neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “B” Two-Family for an existing single-family structure. Surrounding land uses consist of primarily duplexes, some single-family homes and a church.

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

2. Comprehensive Plan Consistency: Far West

The 2019 Comprehensive Plan designates the subject property as Single Family. The proposed zoning may not be consistent with the land use designation of the Comprehensive Plan, but provides a housing product that is consistent with the surrounding zoning in the area and therefore it **is consistent** with the following policy.

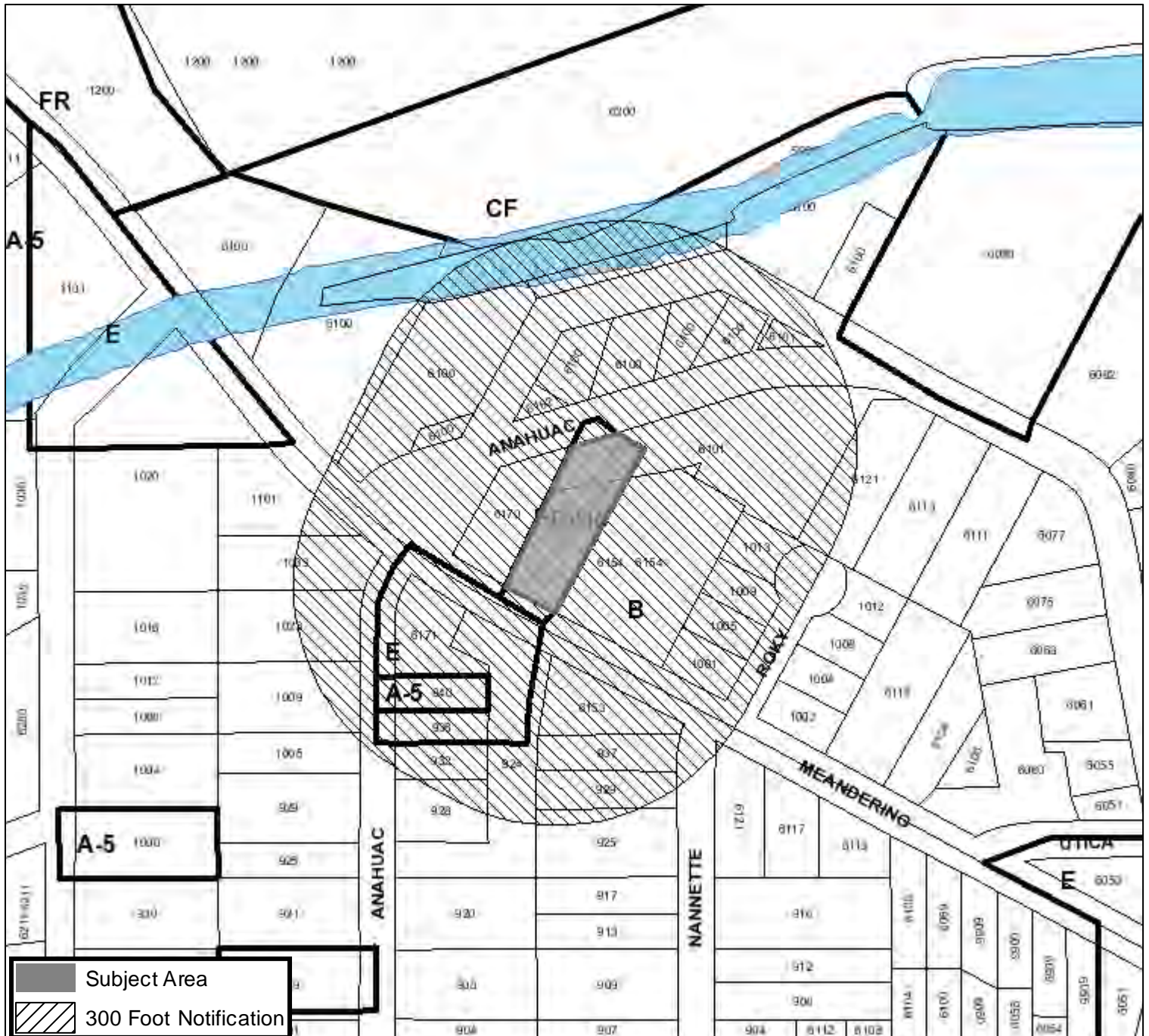
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.



Attachments:

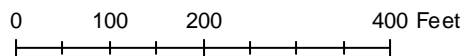
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

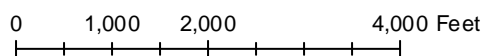
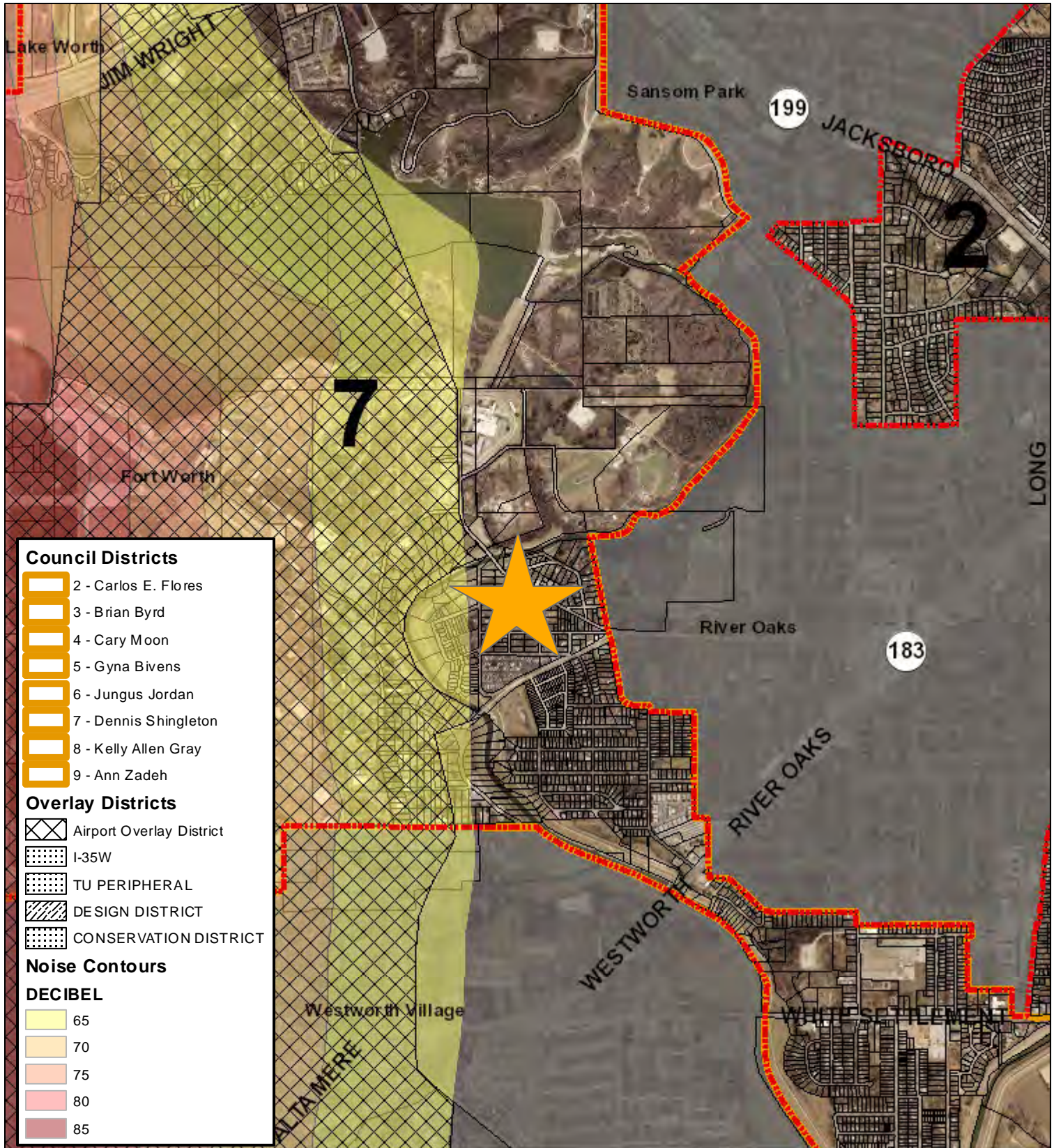
Applicant: Becky Putney
 Address: 6162 Meandering Road
 Zoning From: PD 416 for three units on one lot
 Zoning To: B
 Acres: 0.49786721
 Mapsco: 60Q
 Sector/District: Far West
 Commission Date: 9/11/2019
 Contact: 817-392-2495



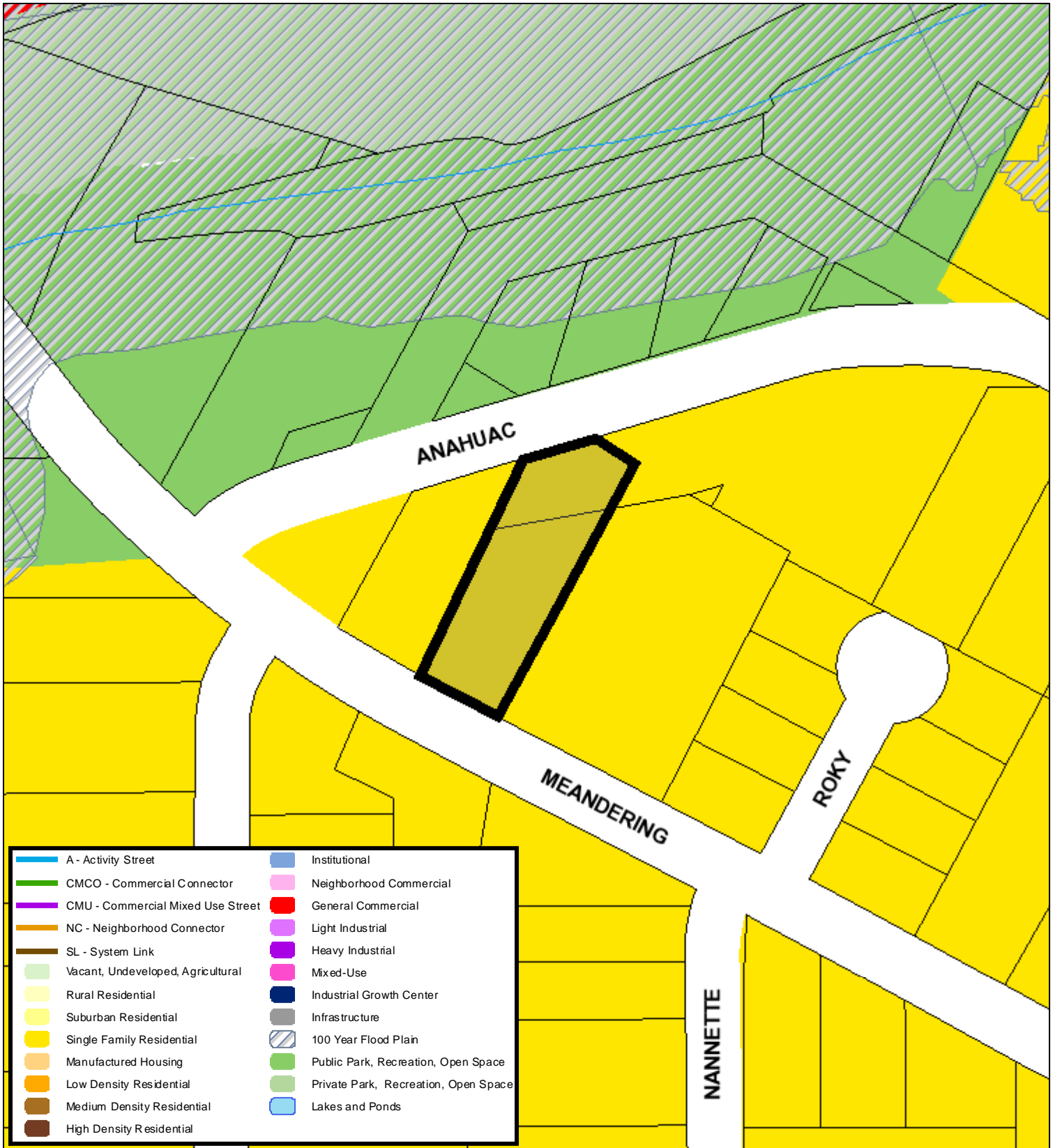
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



120 60 0 120 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 5, 2019.



Aerial Photo Map



0 75 150 300 Feet

