



Zoning Staff Report

Date: December 14, 2021

Case Number: ZC-21-171

Council District: 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Lanai Homes LLC / Jasmine Mian

Site Location: 3524 Frazier Court

Acreage: 0.236 acres

Request

Proposed Use: Single Family Residential

Request: From: "AG" Agricultural

To: "A5" One-Family Residential

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 7-0**

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Project Description and Background

The proposed site is located on the east side of Frazier Court, south of Pipeline Road. The applicant is proposing to rezone the property in order to build single family residence. The “AG” zoning was the default zoning in the 1950’s when this property was annexed into Fort Worth for the development of nearby airports. The zoning districts only are changed when proposed through the public hearing process.

Surrounding Zoning and Land Uses

North “AG” Agricultural / residential
East “A-5” One-Family / residential
South “A-5” One-Family / undeveloped
West “AG” Agricultural / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 22, 2021.

The following organizations were emailed on October 25, 2021:

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

**No neighborhood associations adjacent to this property*

Development Impact Analysis

Land Use Compatibility

The proposed zoning of “A5” One-Family would allow construction of one (1) dwelling unit, which aligns with the applicant’s intentions. The surrounding uses are mostly single family with some undeveloped properties throughout the area. The proposed "A-5" One-Family zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

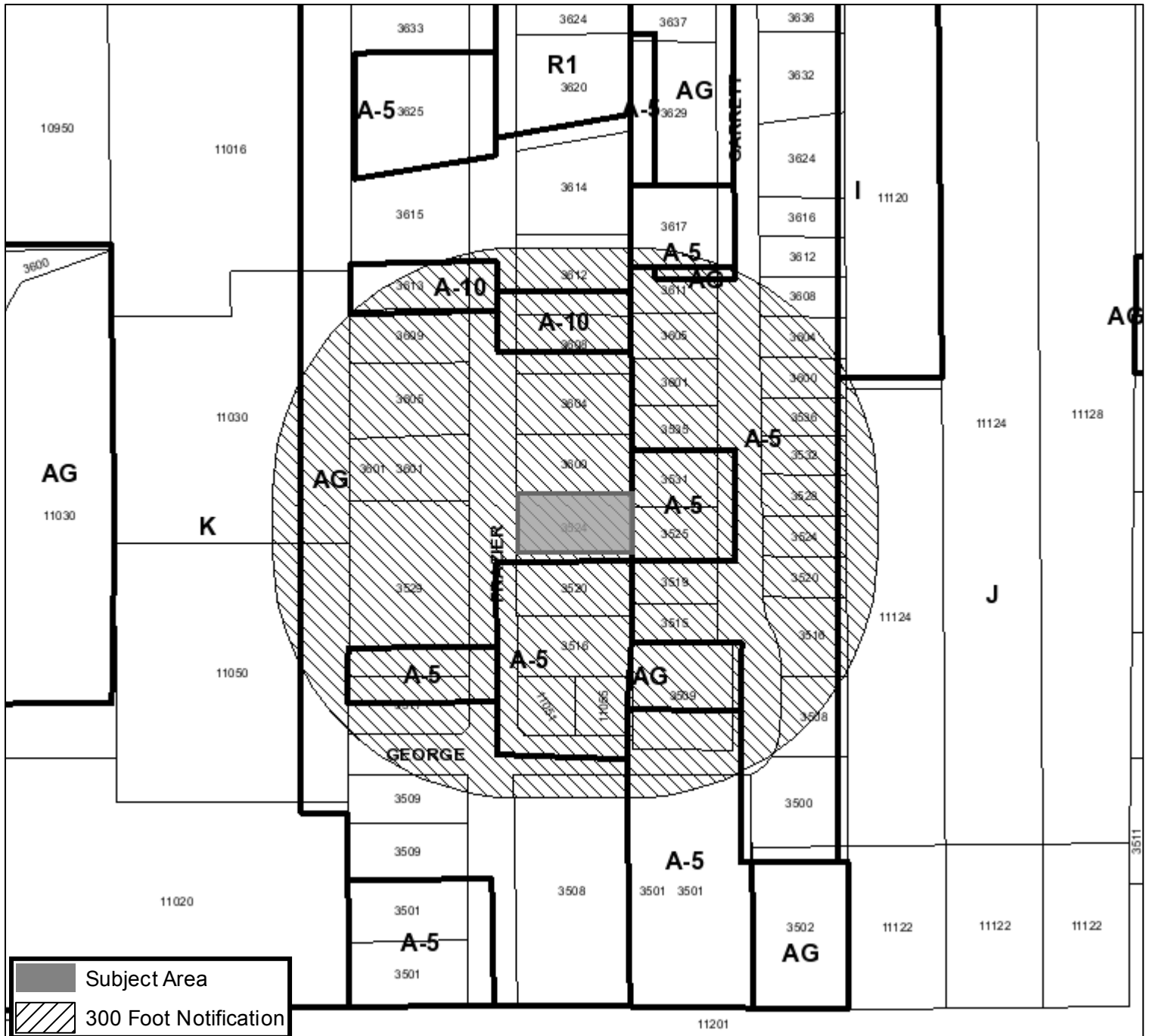
The 2021 Comprehensive Plan designates the subject property as future Single-Family. The request to “A-5” One-Family zoning **is consistent** with future land use designation of the adopted Comprehensive Plan.



LAND USE AND ZONING CLASSIFICATIONS

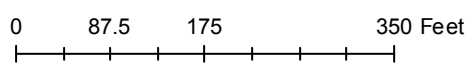
LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

Area Zoning Map

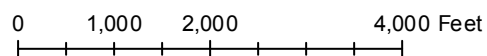
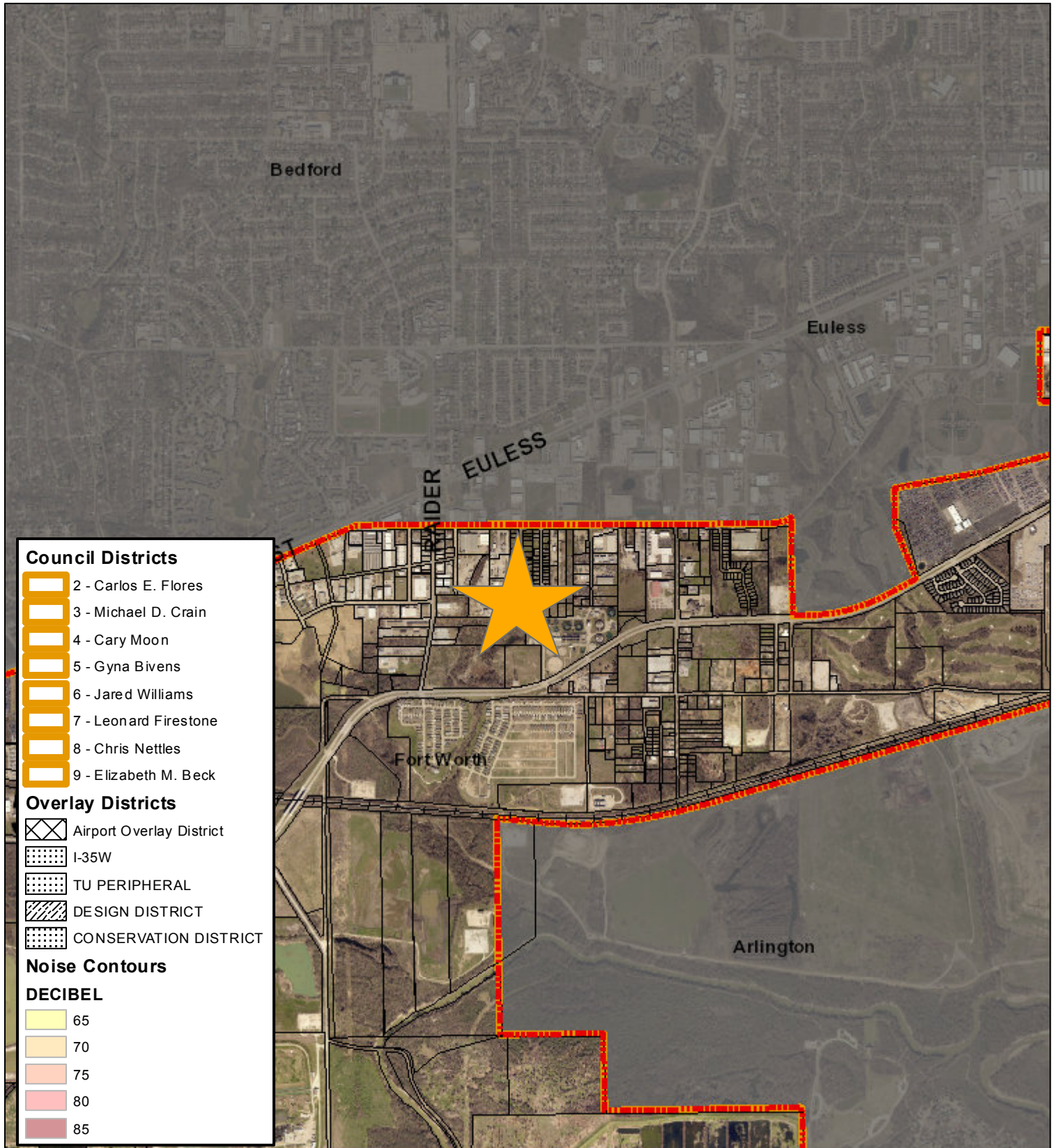
Applicant: Lanai Homes LLC
 Address: 3524 Frazier Court
 Zoning From: AG
 Zoning To: A-5
 Acres: 0.23577574
 Mapsco: 54X
 Sector/District: Eastside
 Commission Date: 11/10/2021
 Contact: 817-392-8043



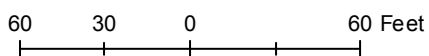
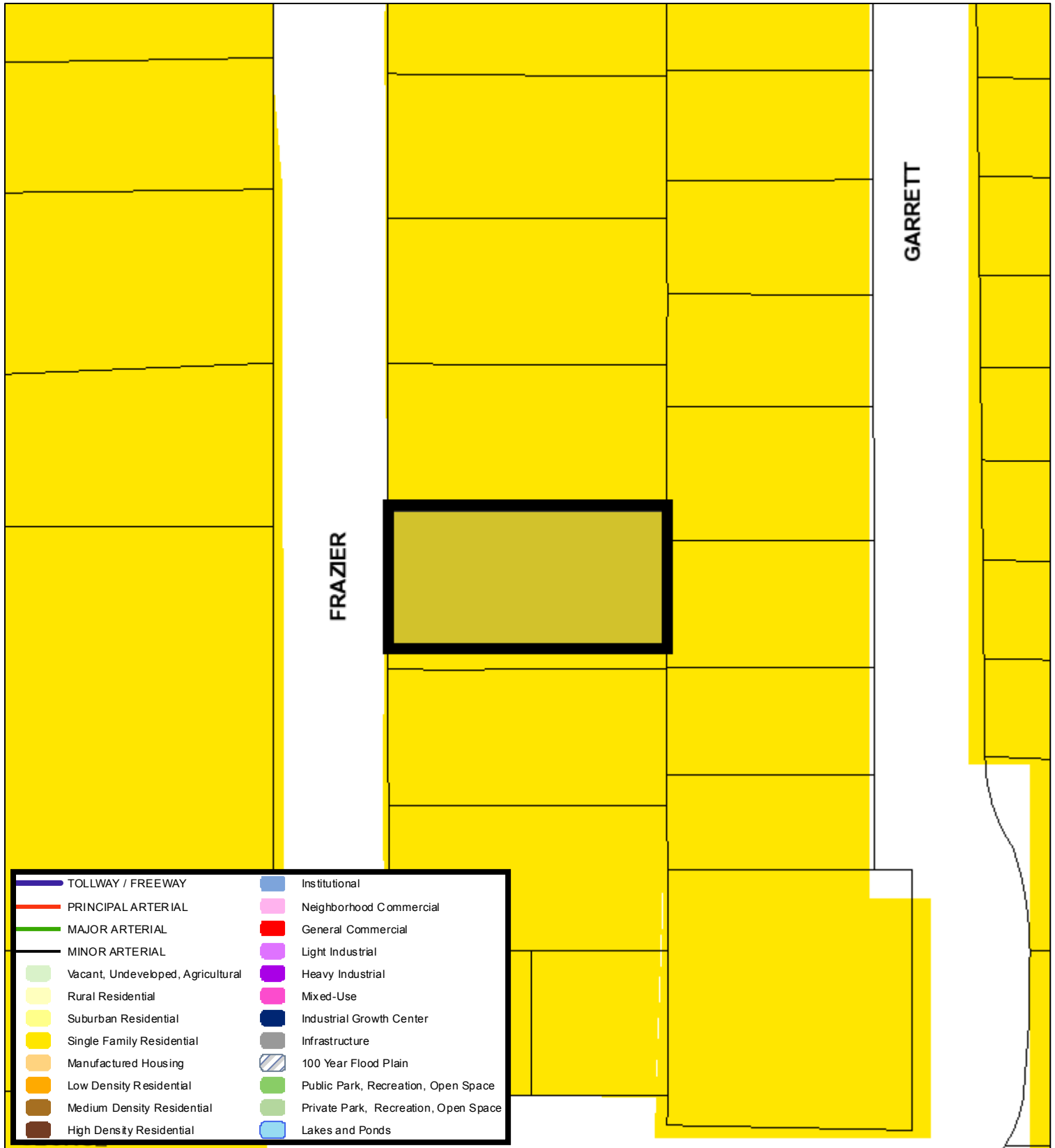
 Subject Area
 300 Foot Notification



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 6, 2018.



Aerial Photo Map



0 40 80 160 Feet

