



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 4, 2020

**Council District** 9

**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:** Reibur 1 LP

**Site Location:** 2513 & 2517 McCart Avenue Acreage: 0.26

**Proposed Use:** Duplex

**Request:** From: "CF/TCU" Community Facilities/TCU Residential Overlay  
To: "B/TCU" Two-Family/TCU Residential Overlay

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

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

**Staff Recommendation:** Approval

**Background:**

The proposed site is located on the east side of McCart Avenue, south of Park Hill Drive. The applicant is proposing to change the zoning to from "CF" Community Facilities to "B" Two Family to allow for the construction of a duplex on each lot.

In the past year we have had two zoning cases rezoning the lot to the north and south of the subject property to "B" zoning, and the remaining four "B" zoned lots on the block have all be redeveloped with duplexes.

The property is in the general TCU area and in the TCU Residential overlay, however the limitation of 3 unrelated persons applies only to properties zoned "A" One Family and would not apply in the "B" district.

**Site Information:**

Surrounding Zoning and Land Uses:  
North "B" Two-Family / duplex  
East "B" Two-Family / duplex  
South "B" Two-Family / duplex  
West "B" Two-Family / park

Zoning History: ZC-19-051 from CF to B; effective 5/7/19; south of site  
ZC-19-083 from ER to B; effective 8/29/19; north of site

**Public Notification:**

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

<b>Organizations Notified</b>	
Park Hill Place HOA	Paschal NA
Frisco Heights NA*	University West NA
Park Hill NA	Berkeley Place NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	University Place NA

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “B” for duplexes. Surrounding land uses consist of duplexes and a park.

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

**2. Comprehensive Plan Consistency – TCU/Westcliff**

The 2020 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** (Technical Inconsistency) with the following policy.

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

**Attachments:**

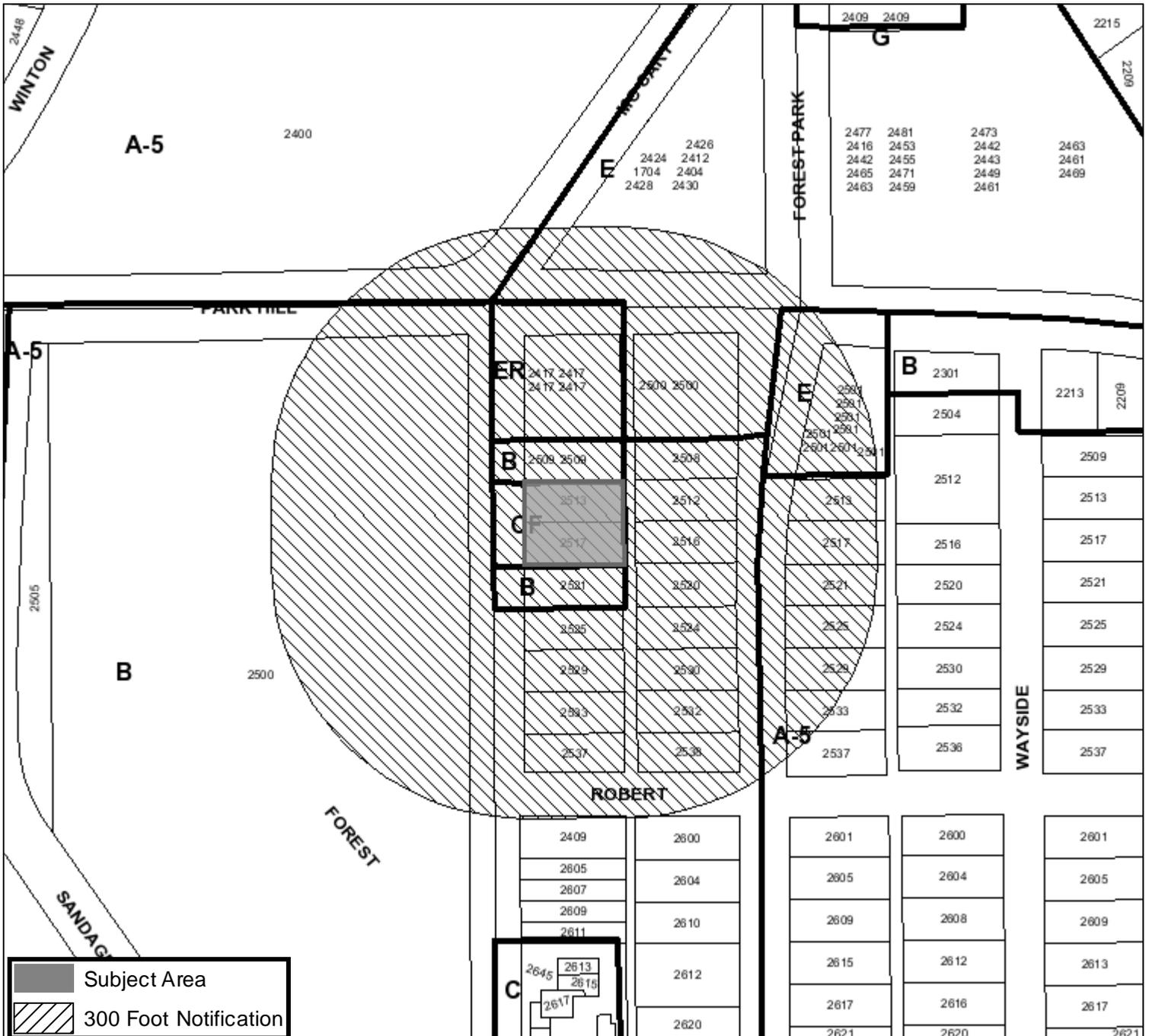
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



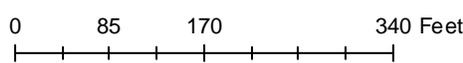
ZC-20-078

# Area Zoning Map

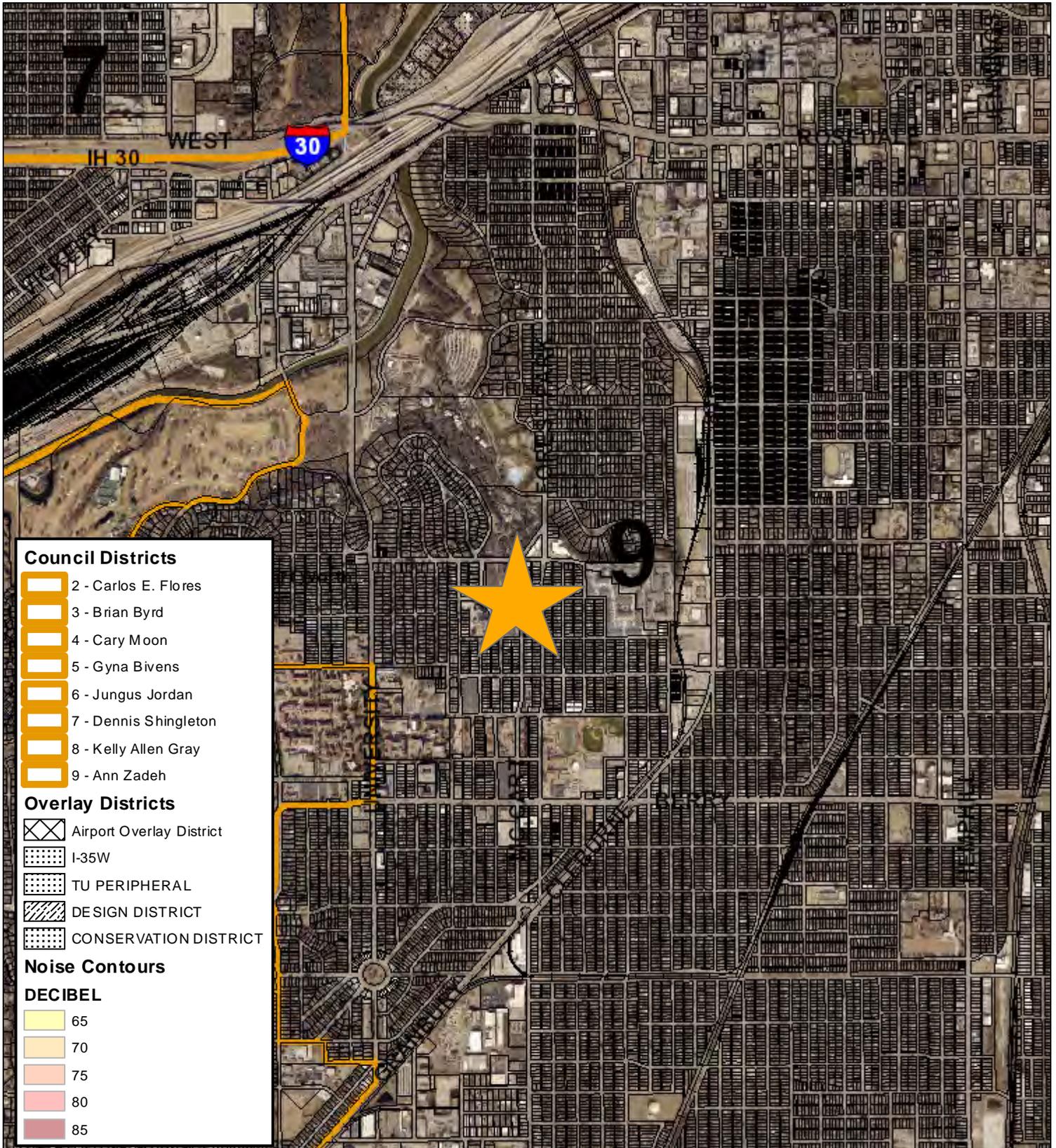
Applicant: Reibur 1 LP  
 Address: 2513 & 2517 McCart Avenue  
 Zoning From: CF / TCU Residential Overlay  
 Zoning To: B / TCU Residential Overlay  
 Acres: 0.26497745  
 Mapsco: 76T  
 Sector/District: TCU/W.cliff  
 Commission Date: 7/8/2020  
 Contact: 817-392-8043



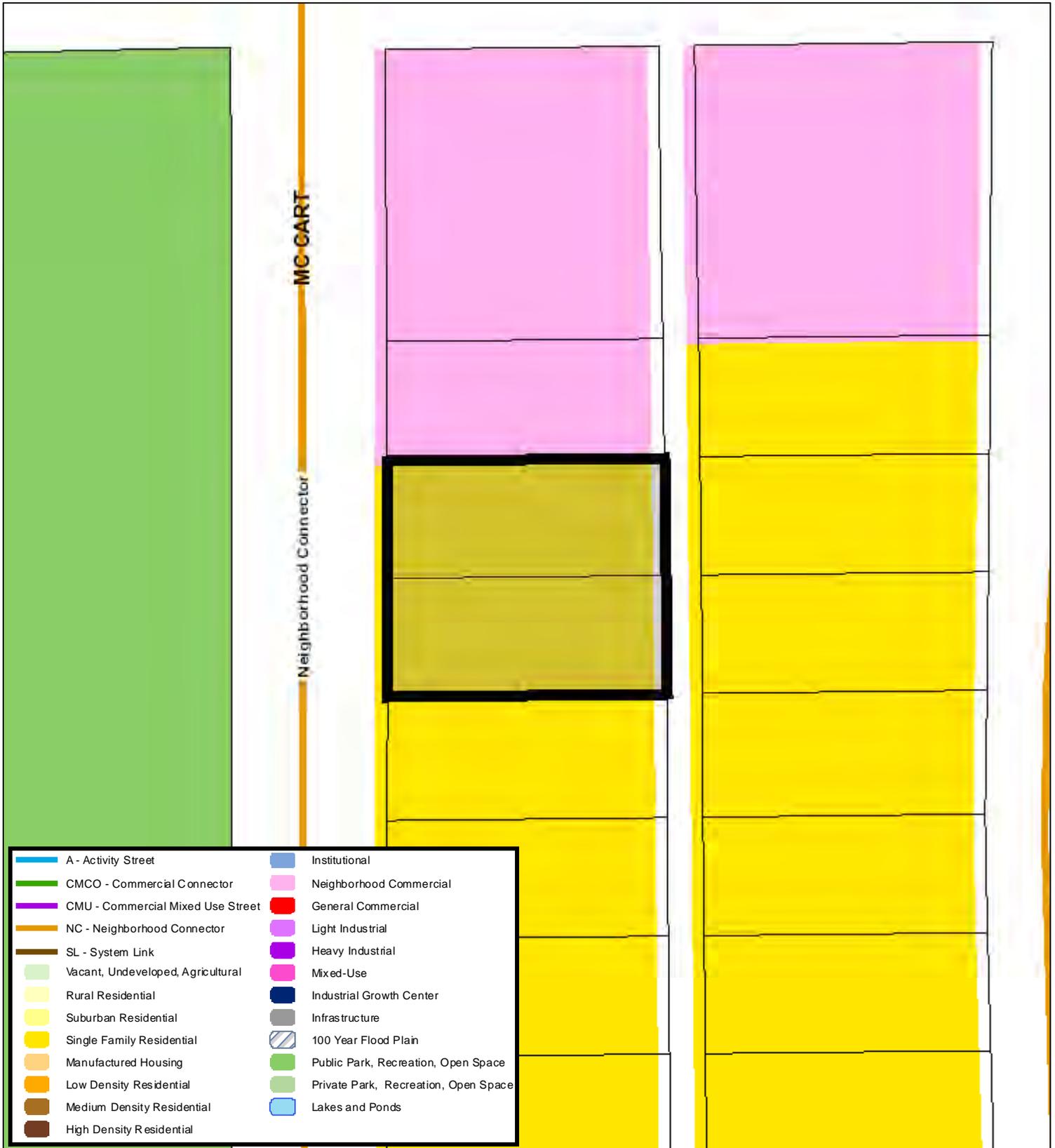
 Subject Area  
 300 Foot Notification



### Area Map



### Future Land Use



50 25 0 50 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**



MC CART

0 35 70 140 Feet

