



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 12, 2019

Council District 5

Zoning Commission Recommendation:
Denial by a vote of 7-1

Opposition: Central Meadowbrook NA; 2 letters
Support: Two people spoke

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Dang Cong Huynh

Site Location: 5432 E Lancaster Ave. Acreage: 0.238

Proposed Use: Expansion to existing Auto Repair

Request: From: "E" Neighborhood Commercial

To: "FR" General Commercial Restricted

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Significant Deviation).

Staff Recommendation: Denial

Background:

The applicant is requesting a zoning change from "E" Neighborhood Commercial to "FR" General Commercial Restricted for additional parking for an adjacent auto repair shop. The property is located on the south side of E Lancaster, west of Weiler Blvd.

The zoning of the area zoning is predominantly "E" Neighborhood Commercial, including the existing auto repair shop. The area was rezoned in 2011 by a council-initiated zoning change to reduce the intensive commercial uses in the area. The entire block this property is located was rezoned to "E" as part of this rezoning.

Site Information:

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / parking lot
- East "E" Neighborhood Commercial / tire shop
- South "A-5" One Family / single family
- West "E" Neighborhood Commercial / auto repair

Zoning History: ZC-11-030; various to various; effective 4/18/11; subject site and surrounding

Public Notification:

300 foot Legal Notifications were mailed on September 20, 2019.

The following organizations were notified: (emailed September 16, 2019)

Organizations Notified	
Neighborhoods of East Fort Worth	East Fort Worth Neighborhoods Coalition
Central Meadowbrook NA*	Handley NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Historic Handley Development Corporation
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

*Closest registered neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from “E” Neighborhood Commercial to “FR” for parking for an existing auto repair shop. Surrounding land uses are single family to the south, parking lot to the north, and auto related uses to the east and west.

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

2. Comprehensive Plan Consistency –Eastside

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial which does not allow auto oriented uses. The requested zoning change is not consistent with the following Comprehensive Plan policy:

- Stimulate the redevelopment of the East Lancaster Avenue and Brentwood Stair commercial districts.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.

Based on conformance with the future land use map and policies stated above the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

3. Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategy applies to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

3.2.1.3. For areas of the city targeted for urban revitalization, **prevent the growth of land uses and activities that would make the area a less desirable location** for business investment and job growth. Examples of land uses and activities **that might diminish** the economic potential of a target area include:

- Land-intensive, auto-centric development (e.g., gas stations, automotive repair shops, car washes, storage unit complexes).

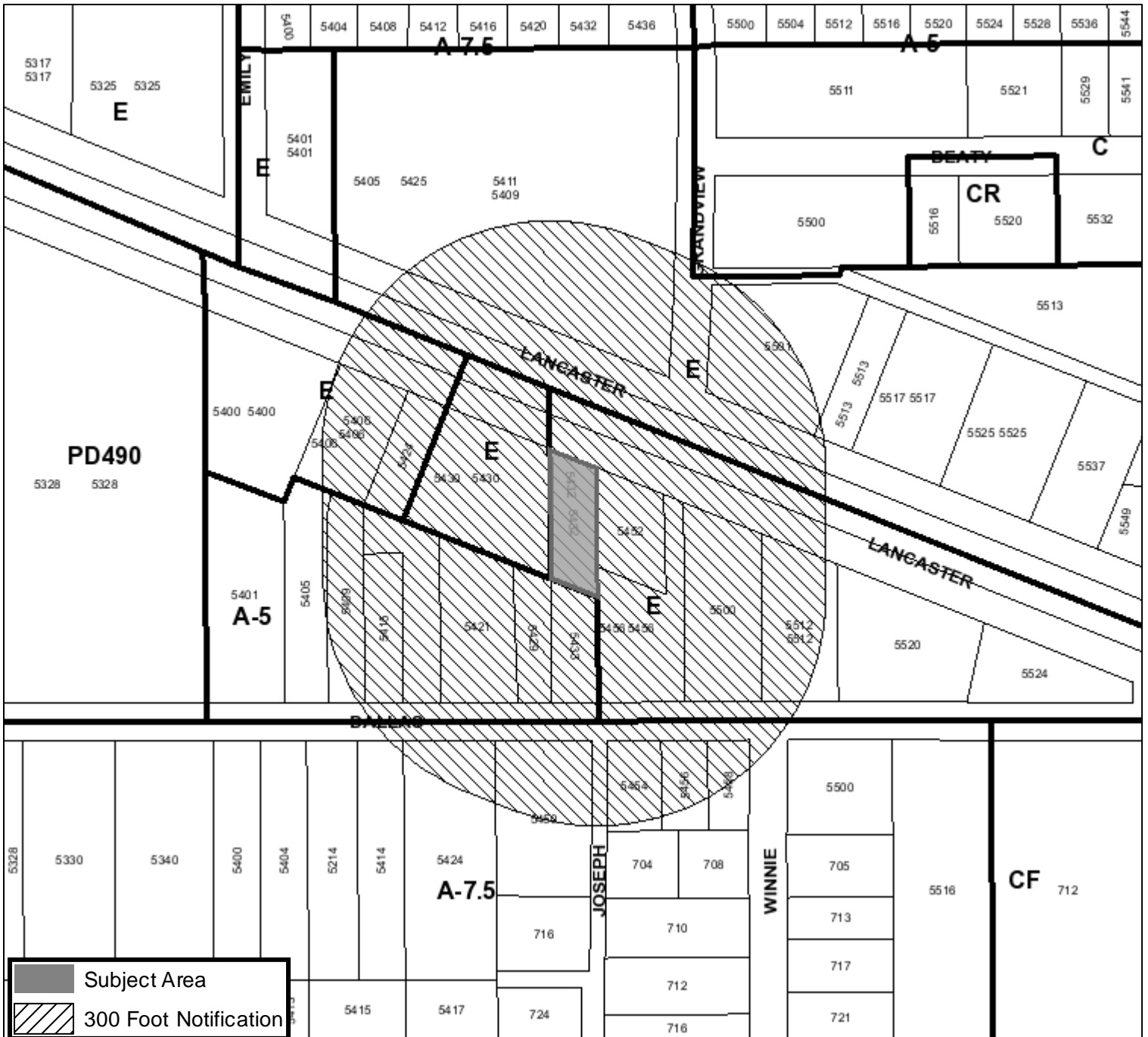
Attachments:



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

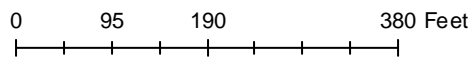


Area Zoning Map

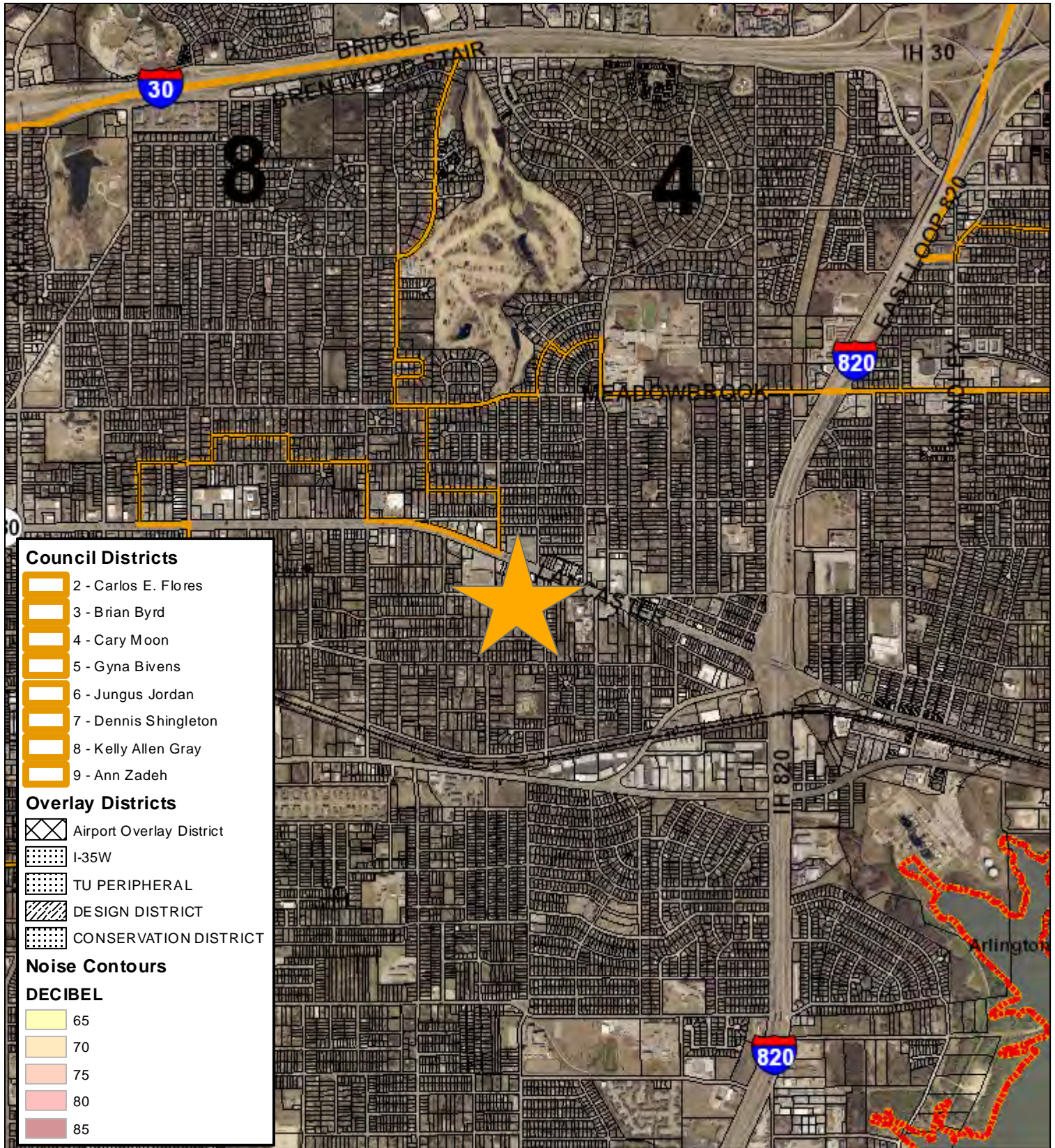
Applicant: Dang Cong Huynh
 Address: 5432 E. Lancaster Avenue
 Zoning From: E
 Zoning To: FR
 Acres: 0.2378224
 Mapsco: 79G
 Sector/District: Eastside
 Commission Date: 10/9/2019
 Contact: 817-392-8043











 Subject Area
 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

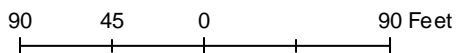
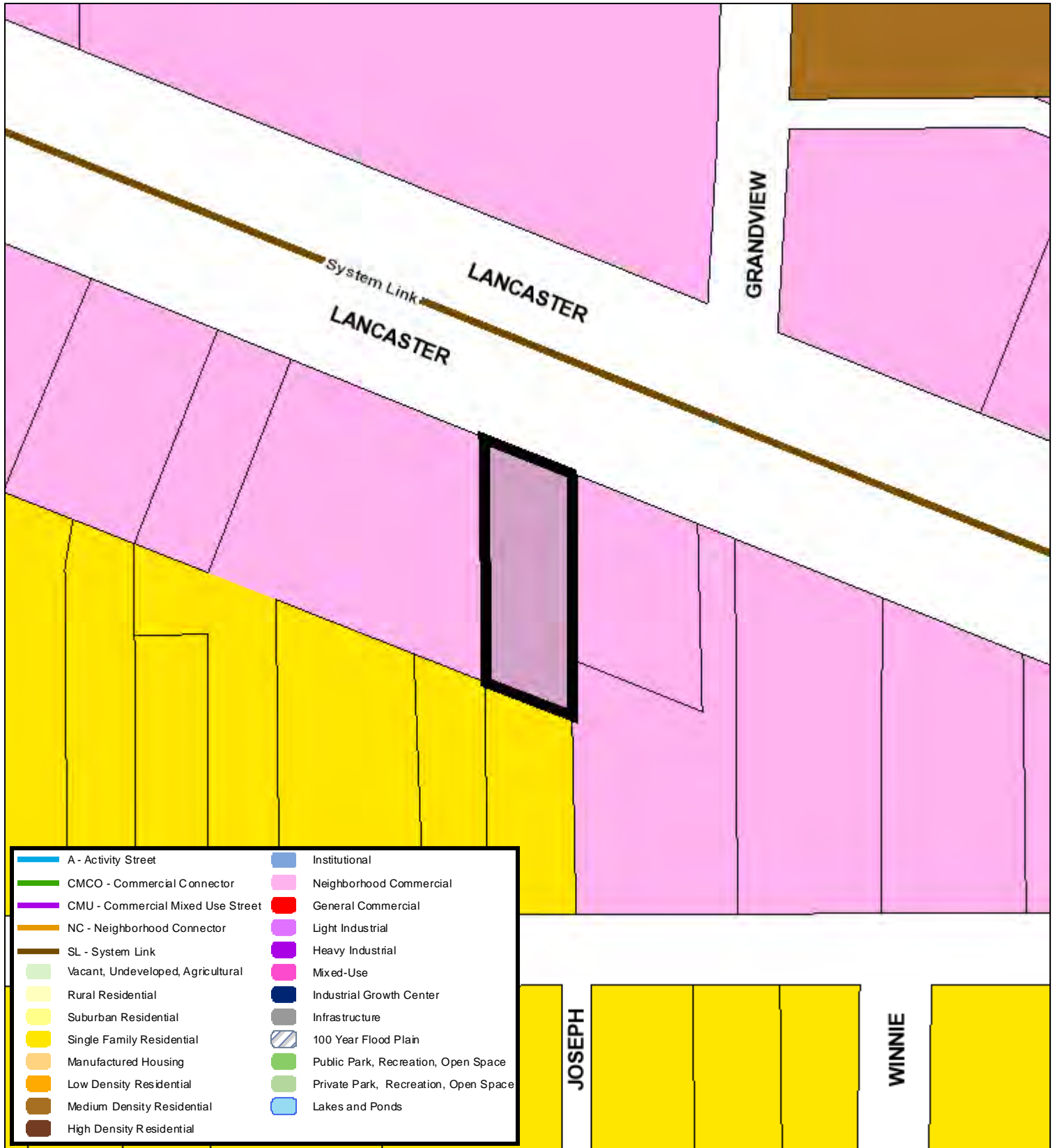
DECIBEL

-  65
-  70
-  75
-  80
-  85



0 1,000 2,000 4,000 Feet

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



0 55 110 220 Feet

