



Zoning Staff Report

Date: April 11, 2023

Case Number: ZC-23-014

District (old/new): 5 / 5

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Agent: Mosaad Girgis / Gerry Curtis

Site Location: 13108 & 13116 South Pipeline Road **Acreage:** 1.87 acres

Request

Proposed Use: Residential Development

Request: From: “E” Neighborhood Commercial

To: “A-7.5” One-Family

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

This application includes two (2) tracts of land containing existing single-family dwellings. The zoning area is 1.87 acres or approximately 82,000 square feet of land. The applicant proposes to rezone from the “E” Neighborhood Commercial district to “A-7.5” One-Family district and redevelop the site for six (6) single-family lots (7,500 SF minimum). Surrounding land uses are primarily residential extending into the City of Euless on the north side of Pipeline Road. It appears that Single-family use is appropriate at this location.

The applicant will need to plat the property accordingly to create the proposed six (6) lots of record for future single-family development.

Surrounding Zoning and Land Uses

North City of Euless / single family
East “A-5” One-Family / single family
South “A-5” One-Family, / single family
West “AR” One-Family Restricted / single family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were notified March 10, 2023:

Organizations Notified	
Newport Village at Trinity HOA	Trinity Habitat for Humanity
Stone Creek Addition HOA	DFW International Airport
East Fort Worth, Inc.	Hurst Euless Bedford ISD
Streams And Valleys Inc	

Development Impact Analysis

Land Use Compatibility

The surrounding neighborhood is developed as single family uses with commercial and industrial uses located along Trinity Boulevard to the south. The predominant use adjoining the site is single-family, including the City of Euless to the north. According to TAD, the parcels were developed for single-family in 1950.

The proposed zoning request **is compatible** at this location.

Comprehensive Plan Consistency – Eastside

The Comprehensive Plan designates the subject property as Single-Family Residential. The requested zoning change is consistent with the land use designation as well as the following Comprehensive Plan policies:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

Based on the conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.

Economic Development Plan

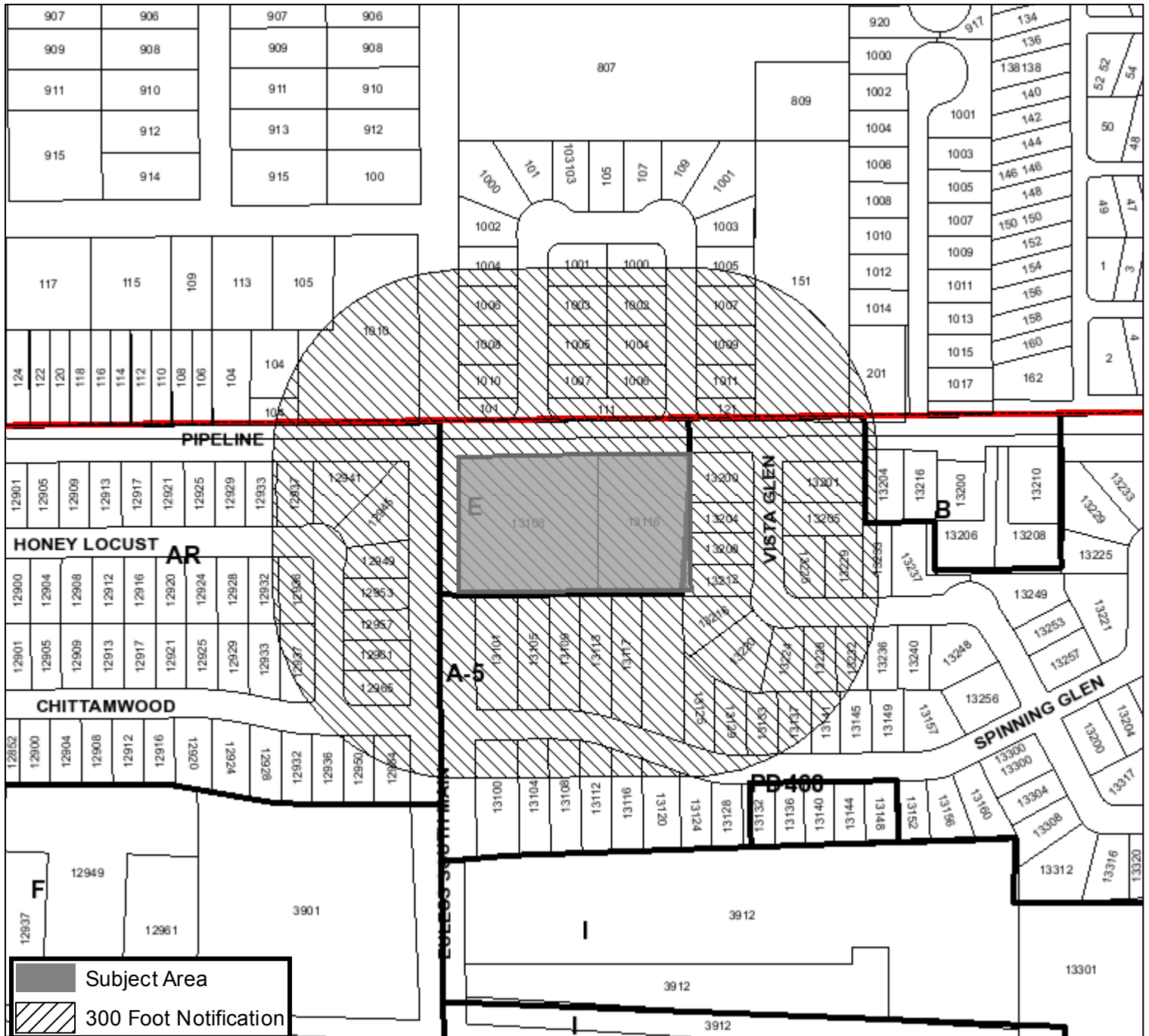
The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:



1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

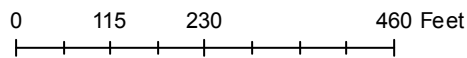
This zoning request may not assist in high-wage job growth, is not a targeted high-growth industry, but would contribute to a more sustainable tax base and the quality of place. New residential lots would have a higher taxable value to contribute to the tax base.

Area Zoning Map

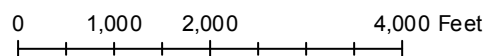
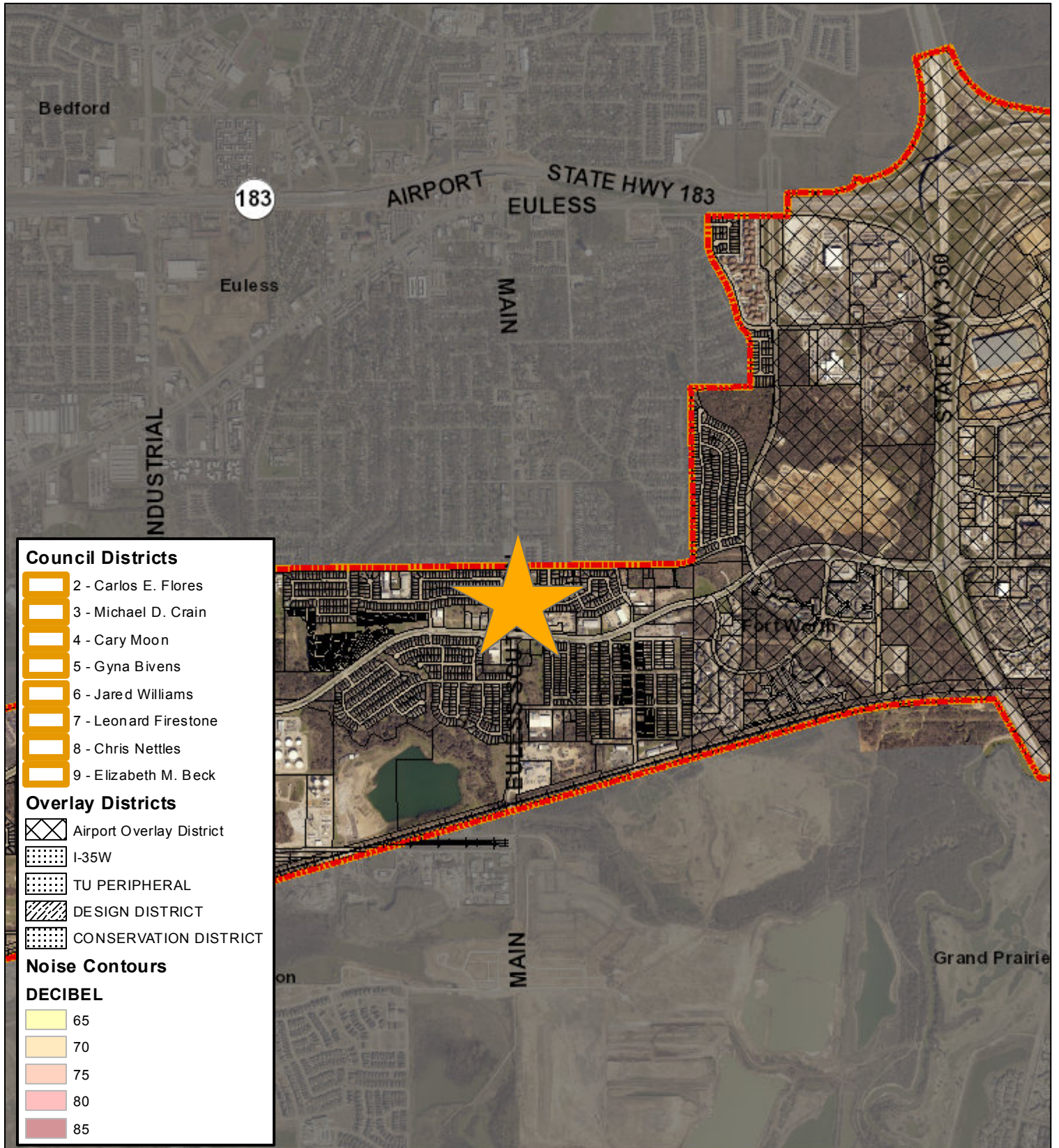
Applicant: Mosaad Girgis
 Address: 13108 & 13116 S. Pipeline Road
 Zoning From: E
 Zoning To: A-7.5
 Acres: 1.87176286
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 3/8/2023
 Contact: null



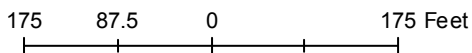
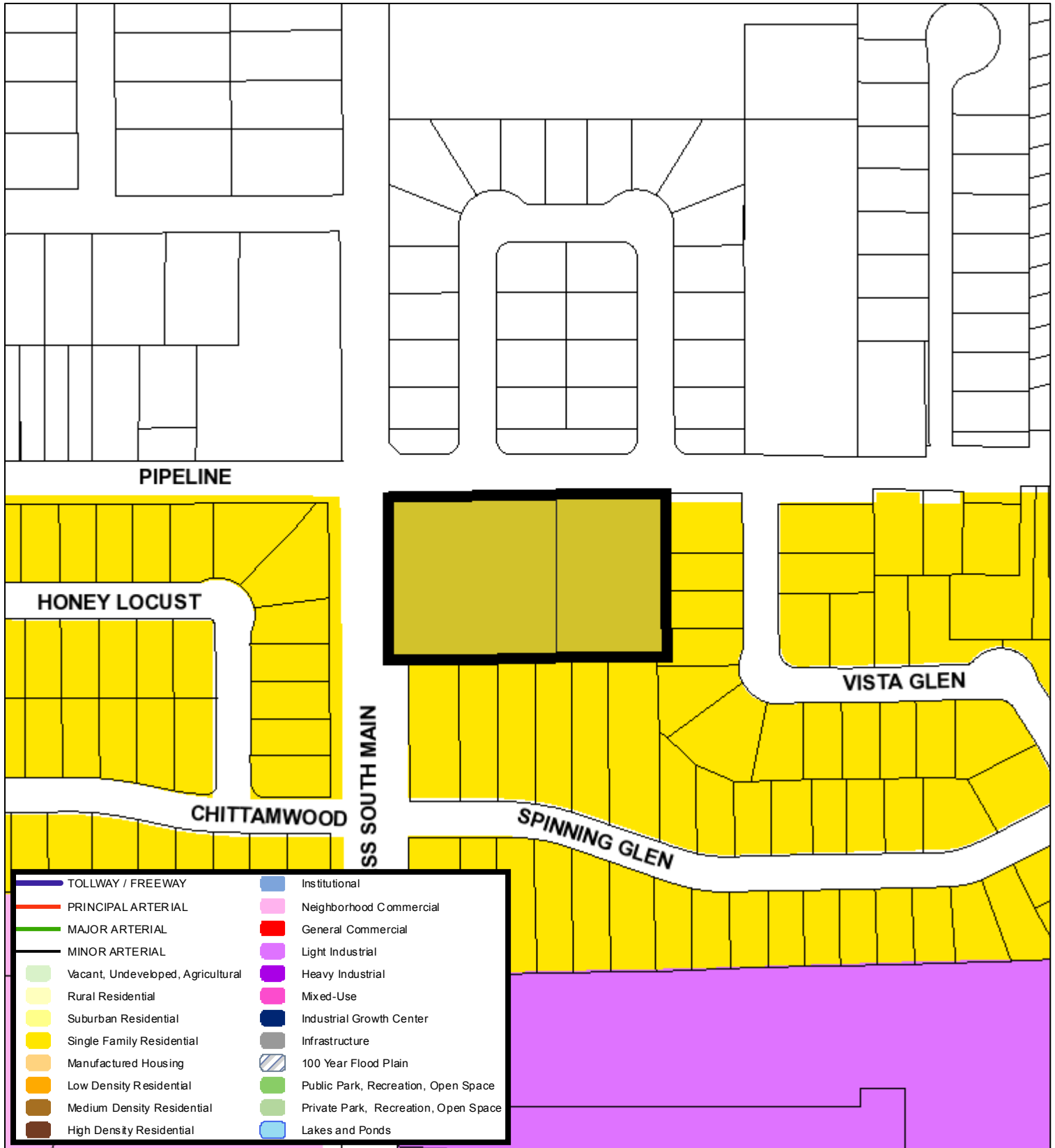
	Subject Area
	300 Foot Notification



Area Map



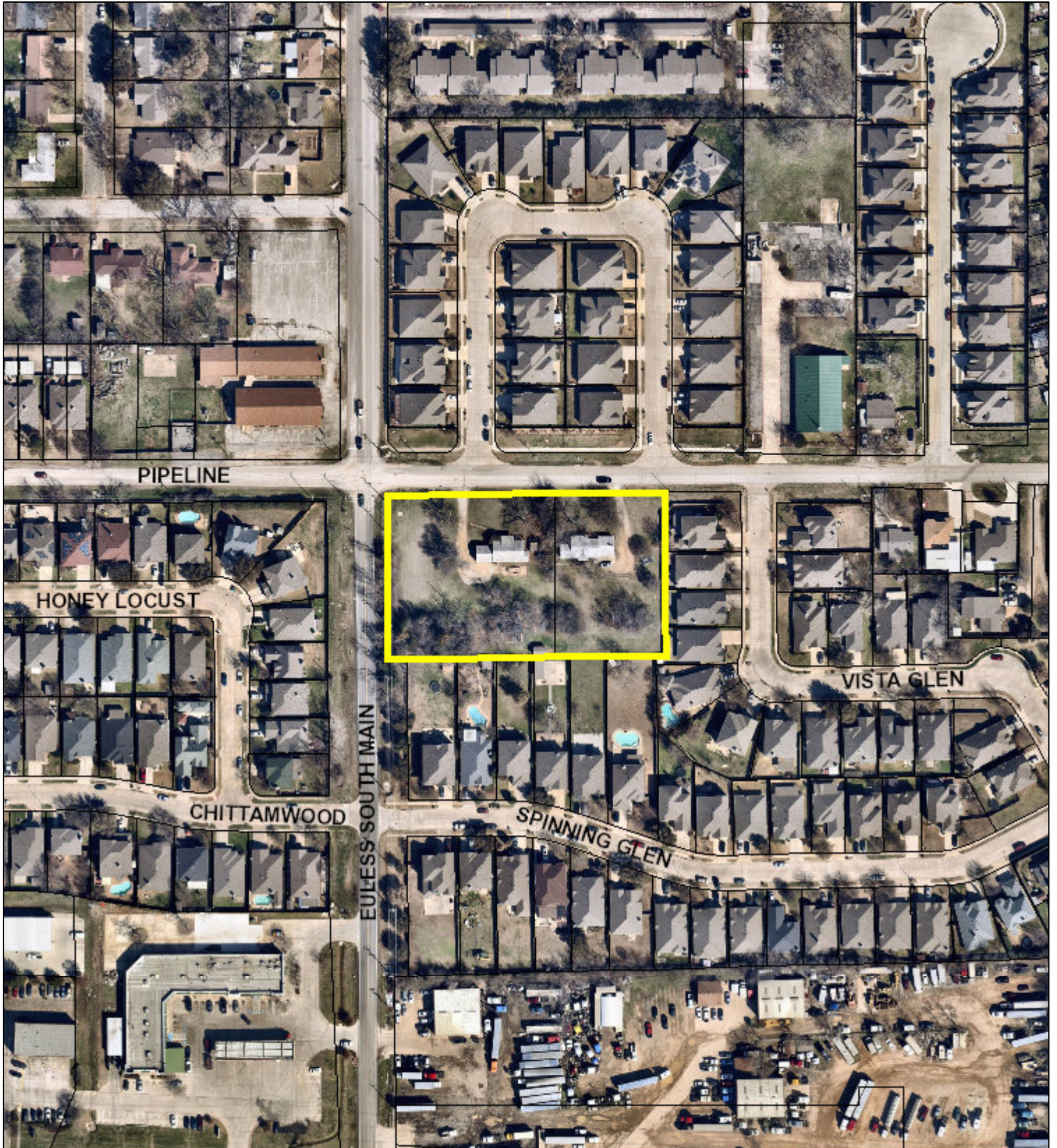
Future Land Use



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



0 112.5 225 450 Feet

