



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 10, 2019

**Council District** 5

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0

**Opposition:** 2 people spoke Handley NA, Riverbend HOA

**Support:** 1 letter

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Penco Trust

**Site Location:** 8636 Meadowbrook Dr.

**Proposed Use:** Single Family Residential

**Request:** From: "E" Neighborhood Commercial

To: "A-5" One-Family

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

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

**Staff Recommendation:** **Approval**

**Background:**

The applicant is requesting a zoning change from "E" Neighborhood Commercial to "A-5" One-Family. The property is located on the south side of Meadowbrook Boulevard, east of Eastchase Parkway. The applicant is proposing a single-family development.

The property to the south of the site was rezoned from "E" to "A-5" in 2018.

**Site Information:**

Owner: Penco Trust for Kenneth Smith  
7901 Vista Ridge Dr. S  
Fort Worth, Texas 76132

Acreage: 3.18 acres

Agent: T.J. Moore

Comprehensive Plan Sector: Eastside

**Surrounding Zoning and Land Uses:**

- North "E" Neighborhood Commercial / undeveloped
- East "A-5" One-Family; City of Arlington / single family; Oncor substation
- South "A-5" One-Family / undeveloped
- West "A-5" One-Family / undeveloped

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-18-062 from E to A-5; effective 7/19/18 (south of subject site)

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Meadowbrook Dr.	Collector	Collector	No
Meadowbrook Blvd	Commercial Connector	Commercial Connector	No
Eastchase Pkwy	Commercial Connector	Commercial Connector	No

**Public Notification:**

300 foot Legal Notifications were mailed on July 19, 2019.

The following organizations were notified: (emailed July 15, 2019)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
John T White NA of East Fort Worth	Far East Fort Worth HA*
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Eastside Sector Alliance
East Fort Worth Business Assn	Arlington ISD
Fort Worth ISD	

*\*Site located within registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" One-Family. Surrounding land uses are primarily large lot single-family with a tract of undeveloped "E" to the north.

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

**2. Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the subject property as Low Density Residential. The requested change **is consistent** with the following Comprehensive Plan policies:

- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

**Attachments:**

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

### Area Zoning Map

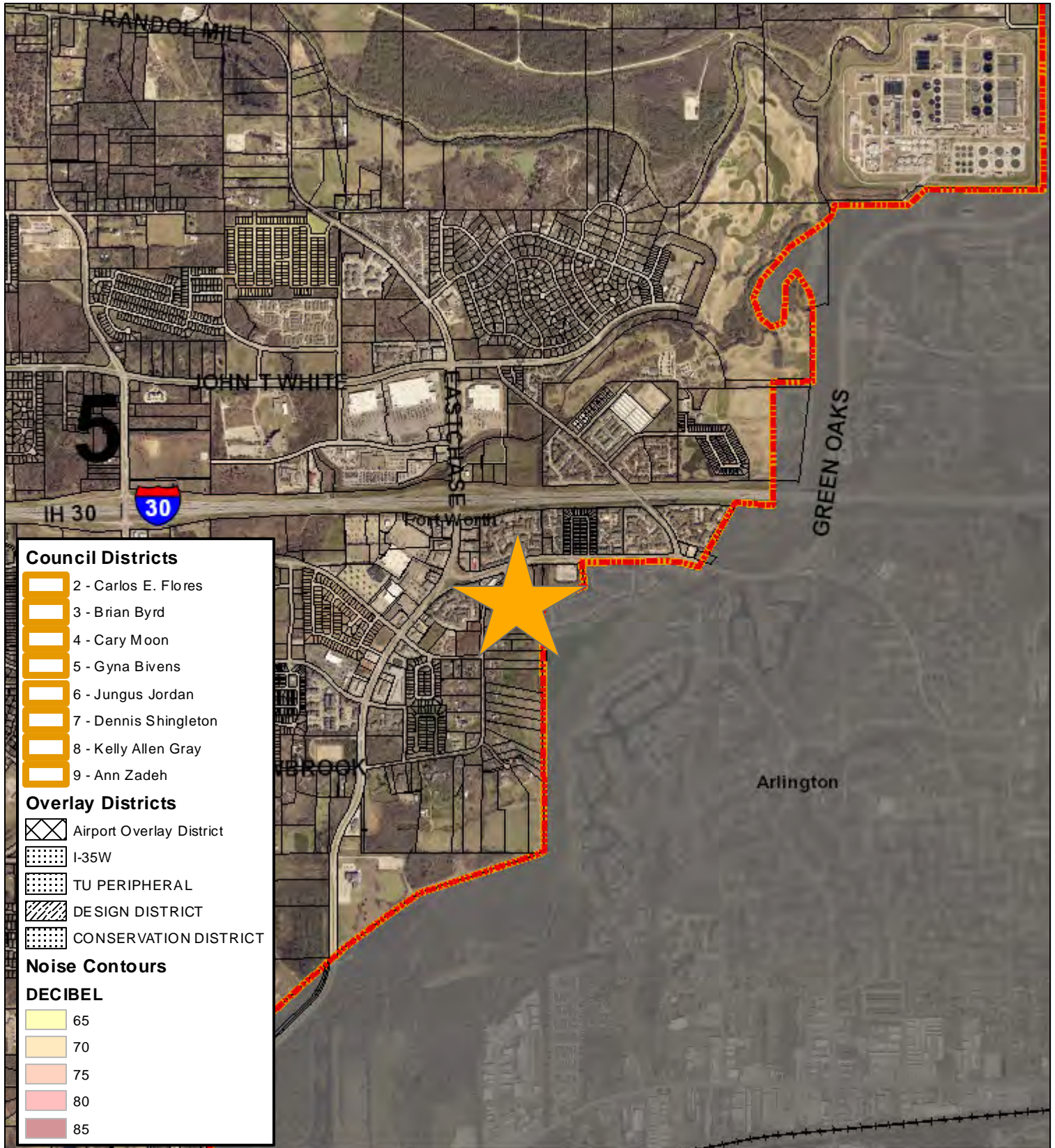
Applicant: Pensco Trust Company  
 Address: 8636 Meadowbrook Drive  
 Zoning From: E  
 Zoning To: A-5  
 Acres: 3.17610895  
 Mapsco: 67Y  
 Sector/District: Eastside  
 Commission Date: 8/14/2019  
 Contact: 817-392-8043



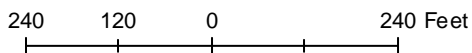
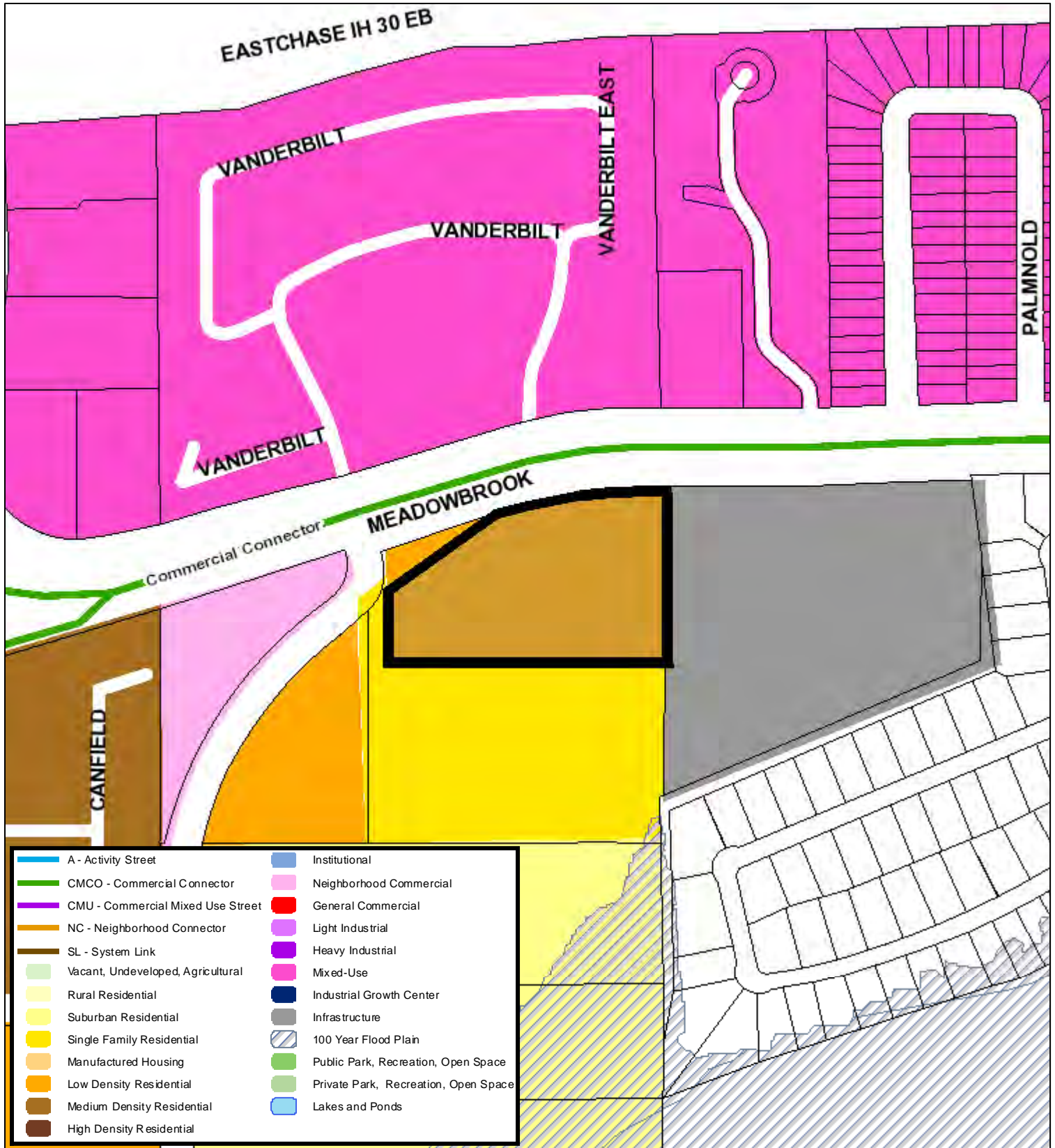
Subject Area  
 300 Foot Notification

0 130 260 520 Feet

### 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 5, 2019.



**Aerial Photo Map**



0 155 310 620 Feet

