



Zoning Staff Report

Date: November 14, 2023

Case Number: ZC-23-134

Council District: 2

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Jose Avilez

Site Location: 2714 & 2722 20th St **Acreage:** 0.3 acres

Request

Proposed Use: Single Family Residence

Request: From: “CF” Community Facilities

To: “A-5” One-Family Residential

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The site is near the corner of 20th Street and Kearny Avenue. The proposed rezoning of the property would entail changing its current “CF” Community Facilities zoning classification to “A-5” One Family Residential zoning. The new zoning would permit the construction of a single-family dwelling unit on each lot. The applicant intends to construct one single-family home.

The overall site contains a church. It appears that the church is supportive of the proposal and sold the land for single-family. The church has plenty of parking south of the site and the proposed single-family should not impact current or future operations.

Surrounding Zoning and Land Uses

North “A-5” One-Family Residential / single family residence

East “A-5” One-Family Residential / single family residence

South “CF” Community Facilities / church

West “A-5” One-Family Residential / single family residence

Recent Zoning History

- ZC-21-195; from “A-5” One-Family to “CF” Community Facilities (subject site)

Public Notification

300-foot Legal Notifications were mailed on September 29, 2023.

The following organizations were emailed on September 29, 2023:

Organizations Notified	
Inter-District 2 Alliance	North Beverly Hills NA
Far Greater Northside Historical*	Streams and Valleys Inc.
Trinity Habitat for Humanity	FWISD
Lake Worth ISD	Castleberry ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone to “A-5” One-Family. Surrounding uses are primarily single-family. As a result, the proposed rezoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

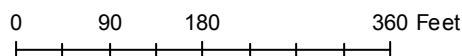
According to the adopted Comprehensive Plan, the subject property is designated as future community facilities. However, this designation appears to be based on the current zoning classification.

The proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

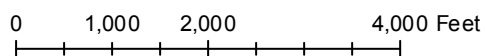
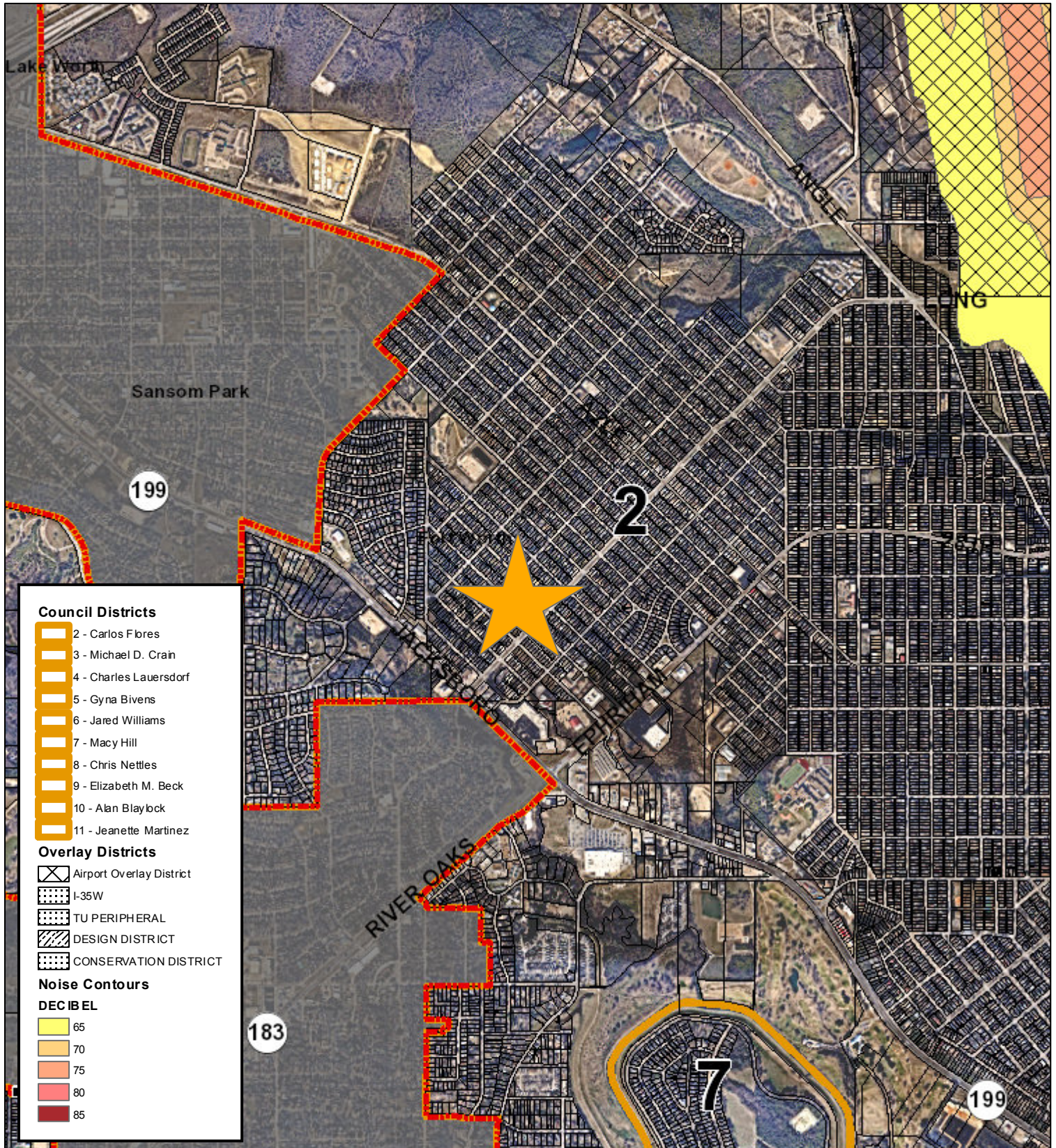


Area Zoning Map

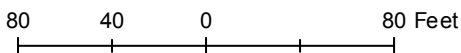
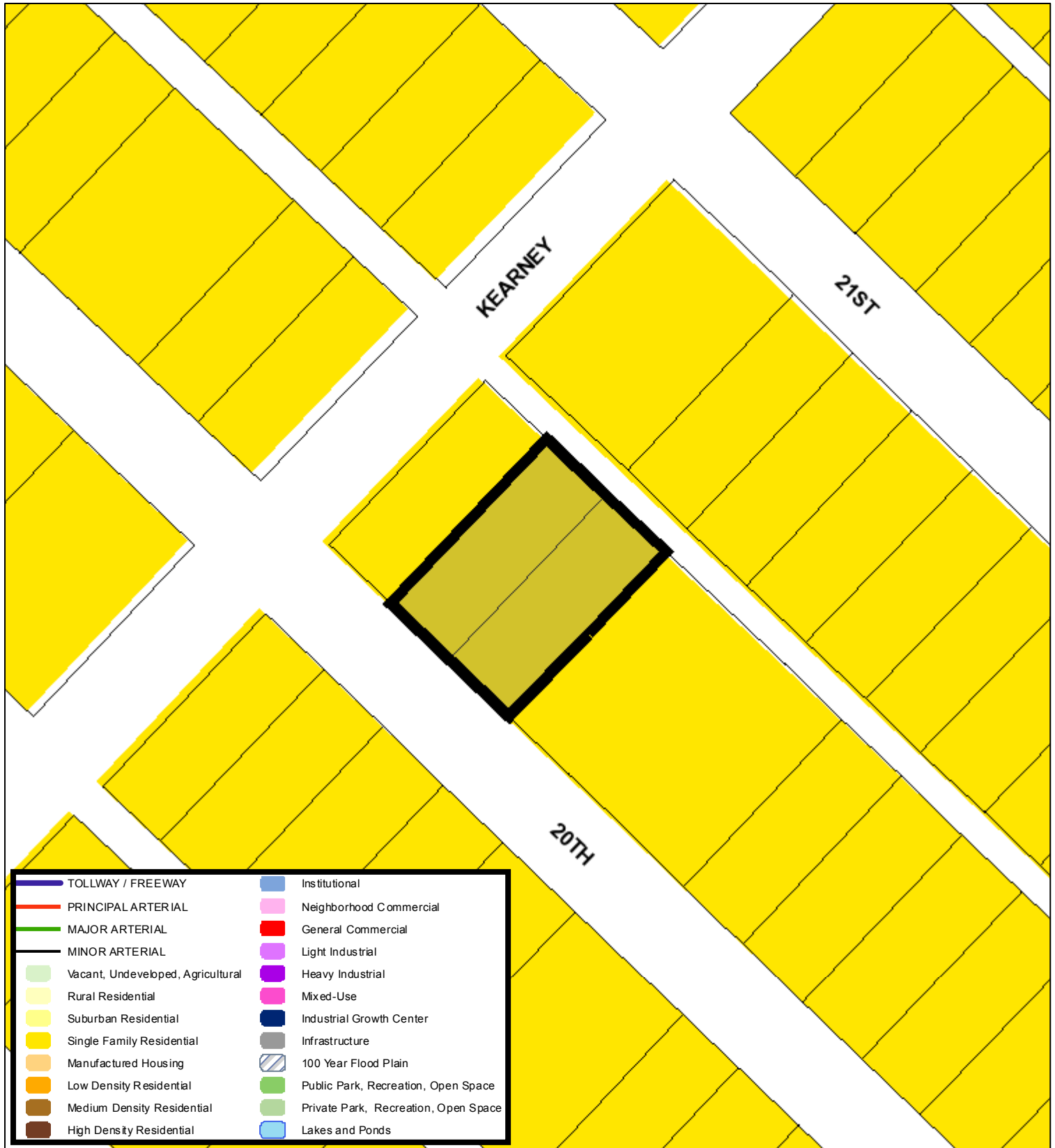
Applicant: Jose Avilez
 Address: 2714 & 2722 20th Street
 Zoning From: CF
 Zoning To: A-5
 Acres: 0.31971108
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 10/11/2023
 Contact: null



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 50 100 200 Feet

