



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2021

Council District 8

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: Jason & Amy Everett

Site Location: 3911 Race Street Acreage: 0.169

Proposed Use: Commercial

Request: From: "B" Two-Family
To: "FR" General Commercial Restricted

Land Use Compatibility: Requested change is compatible.

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

Staff Recommendation: Approval

Background:

The applicant is proposing a zone change to "FR" General Commercial Restricted for a commercial development. The site is located at the northwest corner of Race Street and Harper Street and is currently zoned "B" Two Family. The current "B" zoning is not appropriate at this location due to its proximity to SH 121.

Site Information:

Surrounding Zoning and Land Uses:

- North "FR" General Commercial Restricted / SH 121
- East "F" General Commercial / commercial
- South "I" Light Industrial / industrial
- West "FR" General Commercial Restricted / commercial

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on December 22, 2020.
The following organizations were notified: (emailed December 21, 2020)

Organizations Notified	
Riverside Alliance	Neighborhoods of East Fort Worth
Carter Riverside NA	East Fort Worth, Inc.

Streams And Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association	Fort Worth ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “FR” General Commercial Restricted for a commercial development. Surrounding land uses are primary commercial and industrial with SH 121 to the north.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency - Northeast

The 2020 Comprehensive Plan designates the property as Neighborhood Commercial. While the property is zoned “B” Two Family, there is not any residential uses or zoning in the immediate proximity. The proposed “FR” zoning is consistent with the following Comprehensive Plan policies.

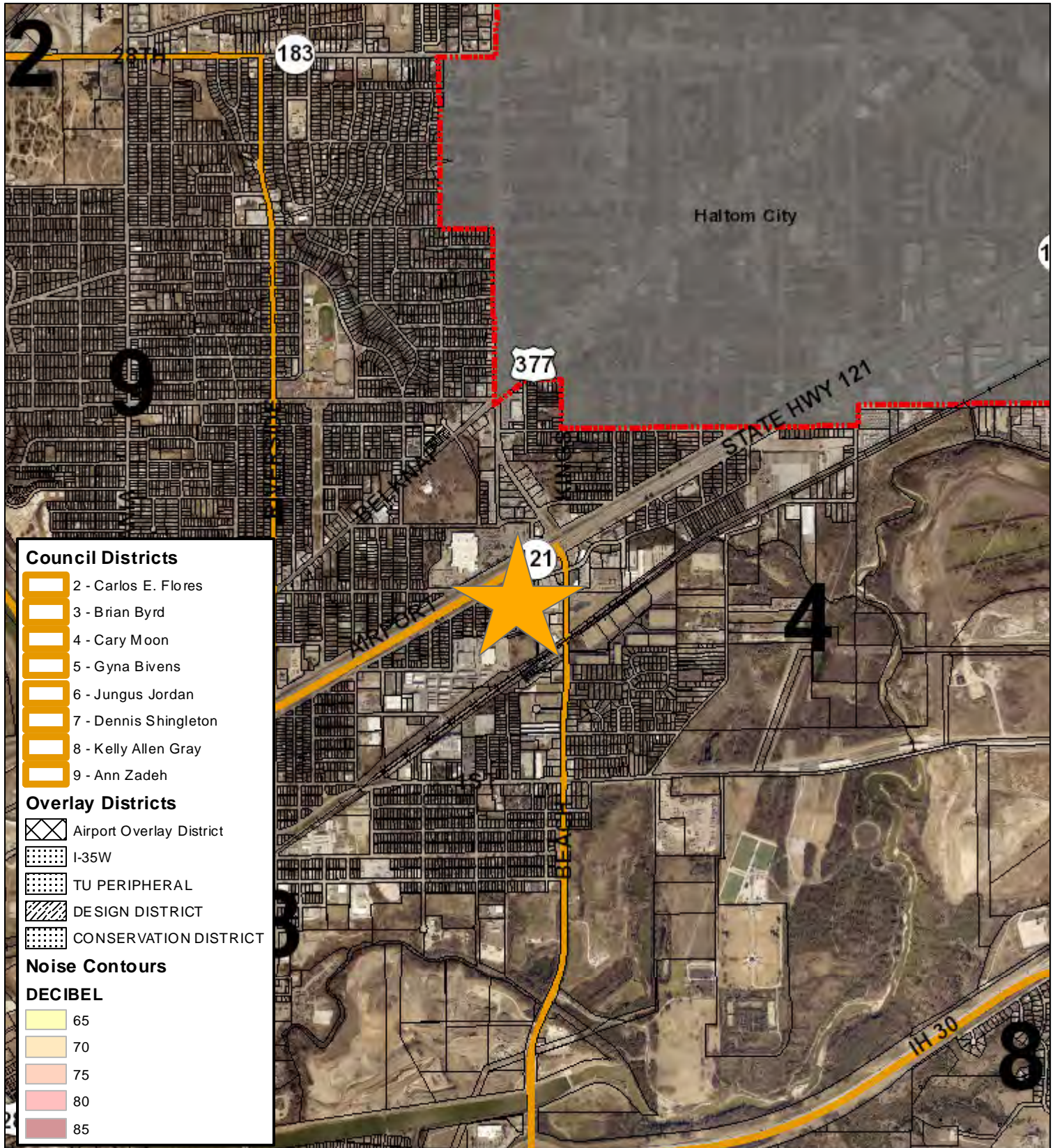
- Encourage development type and intensity appropriate to existing or planned street infrastructure.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

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

Attachments:

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

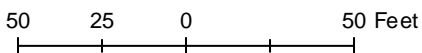
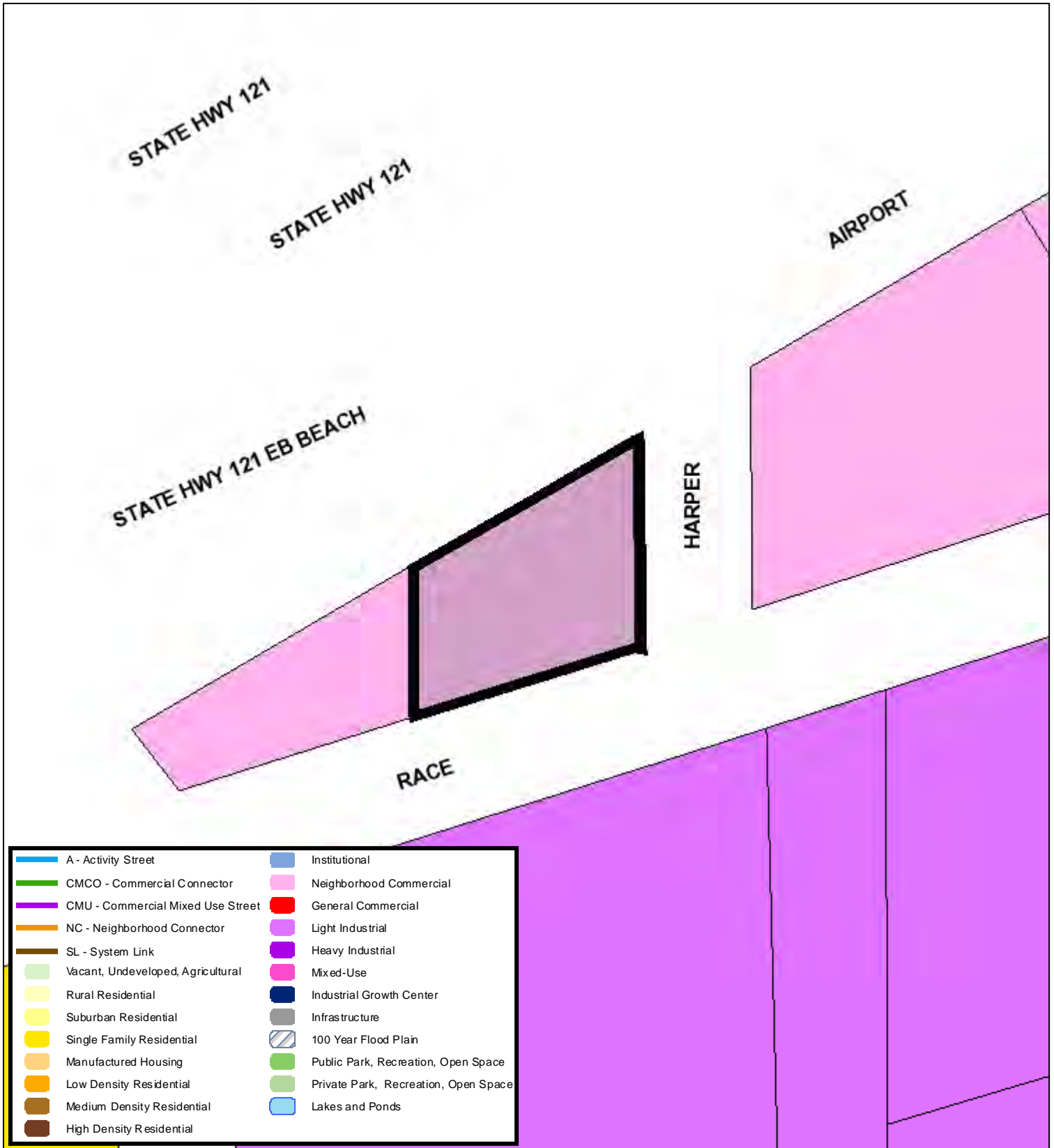
Area Map





ZC-20-178

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 35 70 140 Feet

