

300 foot Legal Notifications were mailed on May 26, 2021.
 The following organizations were notified: (emailed May 25, 2021)

Organizations Notified	
Stone Creek Addition HA*	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat For Humanity
DFW International Airport	Hurst Euless Bedford ISD

**Not within a registered Neighborhood Association, but it is adjacent to Stone Creek Addition HA*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the site to “R2” Townhouse Cluster. The surrounding uses are primarily single-family with two commercial businesses to the north and an undeveloped “R2” property to the east across Euless South Main Street. “R2” zoning provides a transition between the row of existing single family homes south of the site and the two commercial uses to the north of the site.

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

2. Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan designates the subject property as Neighborhood Commercial.

“R2” would allow single family or cluster housing. The cluster housing will be similar in form to multifamily residential, which is allowed in the future land use designation of Neighborhood Commercial, as seen below in the land use and zoning table from Ch. 4 of the Comprehensive Plan.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

Alternatively, the Single Family Residential future land use adjacent to this site will be considered a minor boundary adjustment, since “R2” allows for a single family form to be built.

The requested change to “R2” is consistent with the Comprehensive Plan policies and strategies below:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Preserve the character of rural and suburban residential neighborhoods.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

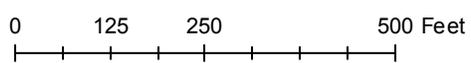
The requested change to "R2" is consistent (Minor Boundary Adjustment) with the Comprehensive Plan.

Attachments:

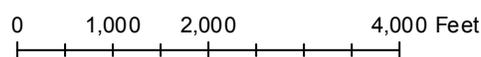
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

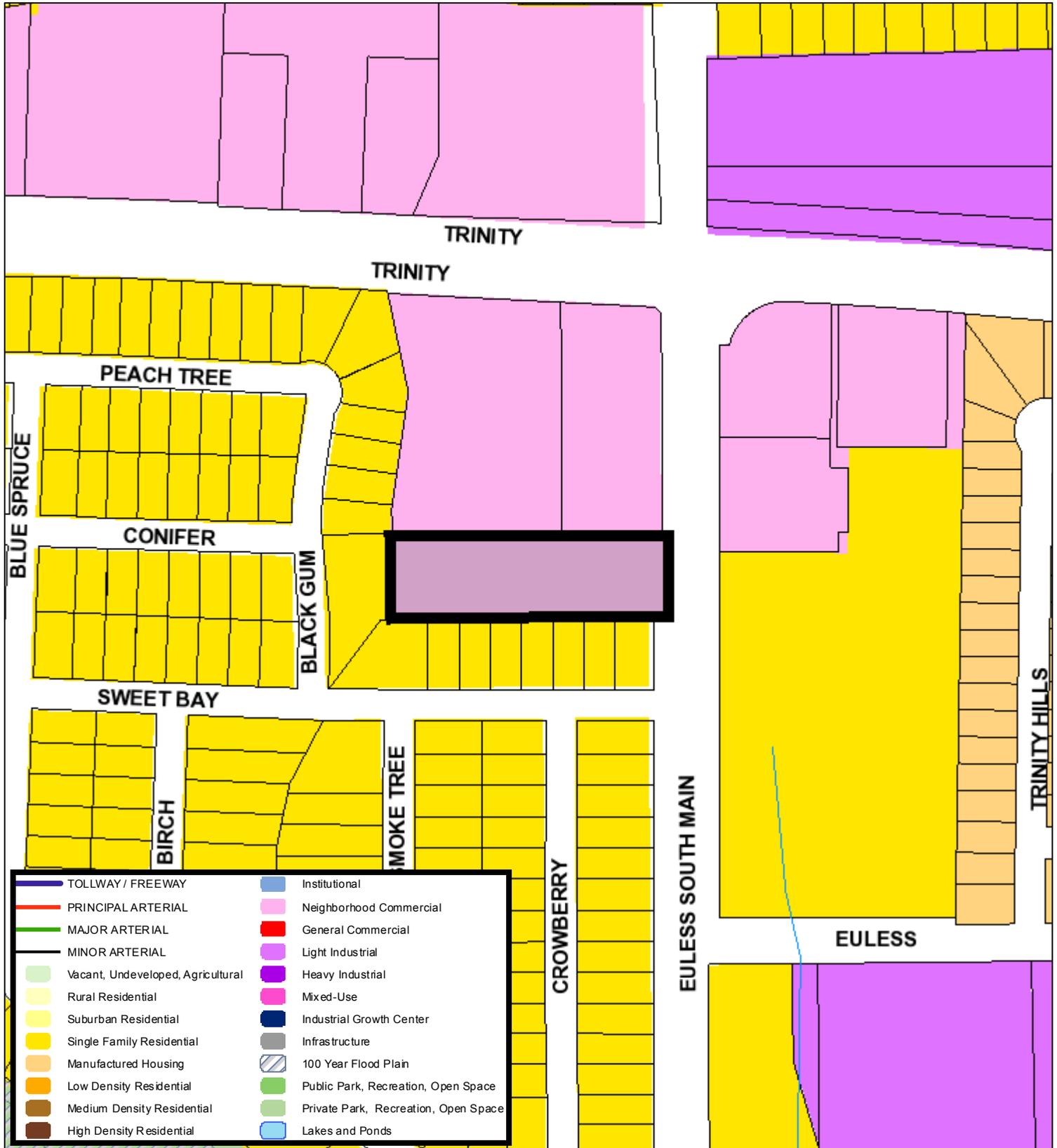
Applicant: Ehab Fallah
 Address: 3801 Eules South Main Street
 Zoning From: F
 Zoning To: R2
 Acres: 1.3360322
 Mapsco: 55V
 Sector/District: Eastside
 Commission Date: 6/9/2021
 Contact: 817-392-8043



Area Map



Future Land Use



210 105 0 210 Feet

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



0 135 270 540 Feet

