



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting
Date: December 15, 2020

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: 1 letter; Handley NA
Support: none submitted

Continued Yes X No ___
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Jose Reyes

Site Location: 6836 Brentwood Stair Road Acreage: 0.36

Proposed Use: Multifamily

Request: From: "B" Two Family
To: "CR" Low Density Multifamily

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

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

Staff Recommendation: **Approval**

Background:

This site is located at the southwest corner of Brentwood Stair Road and Downey Road. The applicant requests a rezoning from "B" Two-Family to "CR" Low Density Multifamily. The site is currently vacant and has a Low Density Residential future land use designation. The property to the west of the site along Brentwood Stair is "CR".

Due to the lot size the proposed development would be limited in the number of units in order to comply with setbacks, open space, and parking requirements without variances.

Site Information:

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / daycare
- East "A-5" One Family / single family
- South "A-5" One Family / single family
- West "CR" Low Density Multifamily / multifamily

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on August 21, 2020.
The following organizations were notified: (emailed August 19, 2020)

Organizations Notified

Historic Randol's Mill Valley Alliance, Inc.	East Fort Worth, Inc.
Neighborhoods of East Fort Worth	Streams And Valleys Inc
Woodhaven NA	Trinity Habitat for Humanity
Ryanwood NA*	Woodhaven Community Development Inc
Brentwood-Oak Hills NA	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning to “CR” for a multifamily development. Surrounding uses consist of single family to the east and south, multifamily to the west, and commercial zoning to the north.

The proposed use **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Eastside

The 2020 Comprehensive Plan designates the subject property as Low Density Residential. The use meets the below policies within the following Comprehensive Plan:

- Encourage development type and intensity appropriate to existing or planned street infrastructure.
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:



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

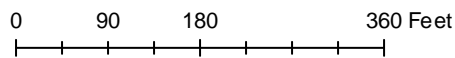


Area Zoning Map

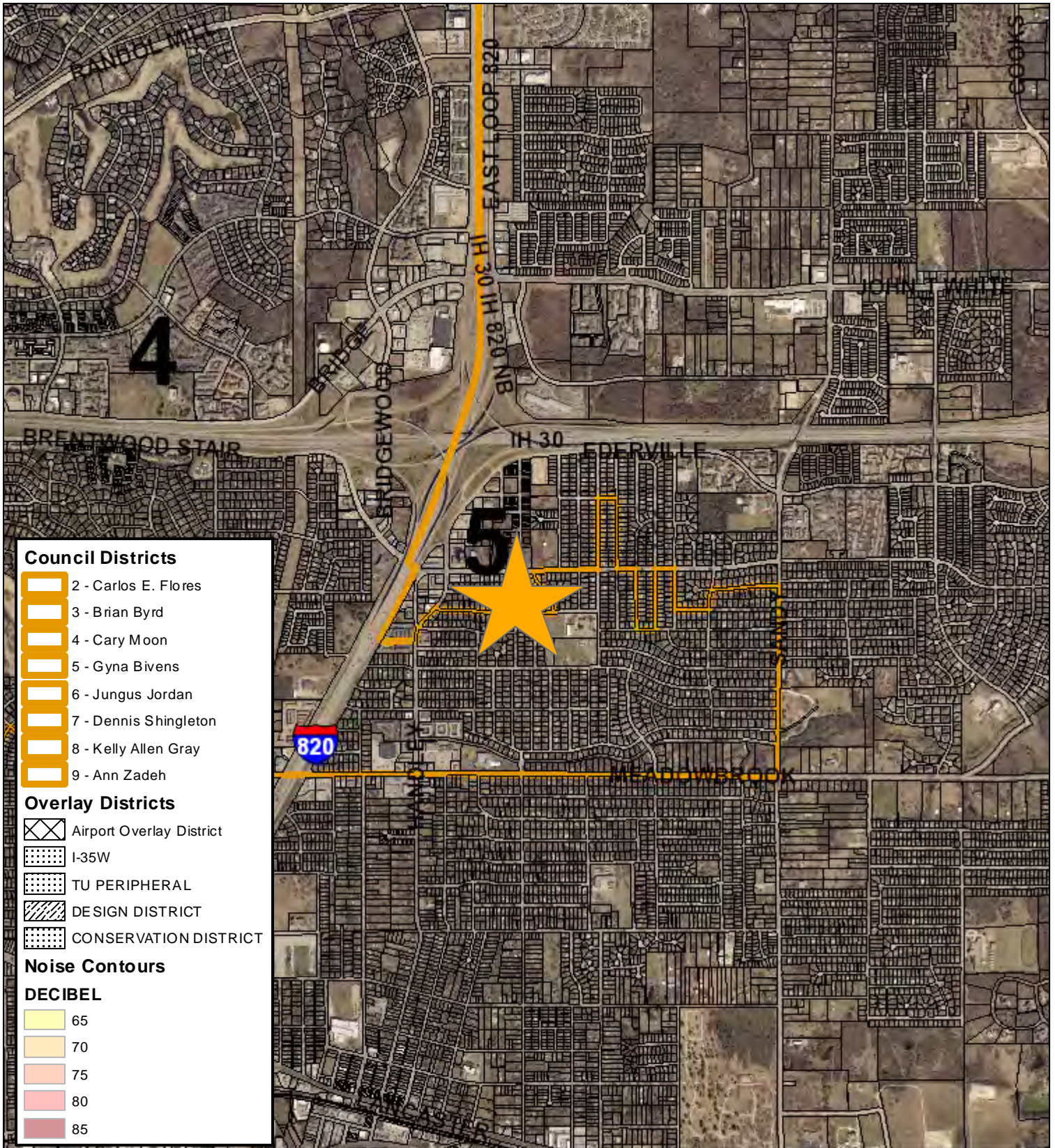
Applicant: Jose Reyes
 Address: 6836 Brentwood Stair Road
 Zoning From: B
 Zoning To: CR
 Acres: 0.36094074
 Mapsco: 80B
 Sector/District: Eastside
 Commission Date: 9/9/2020
 Contact: 817-392-8043



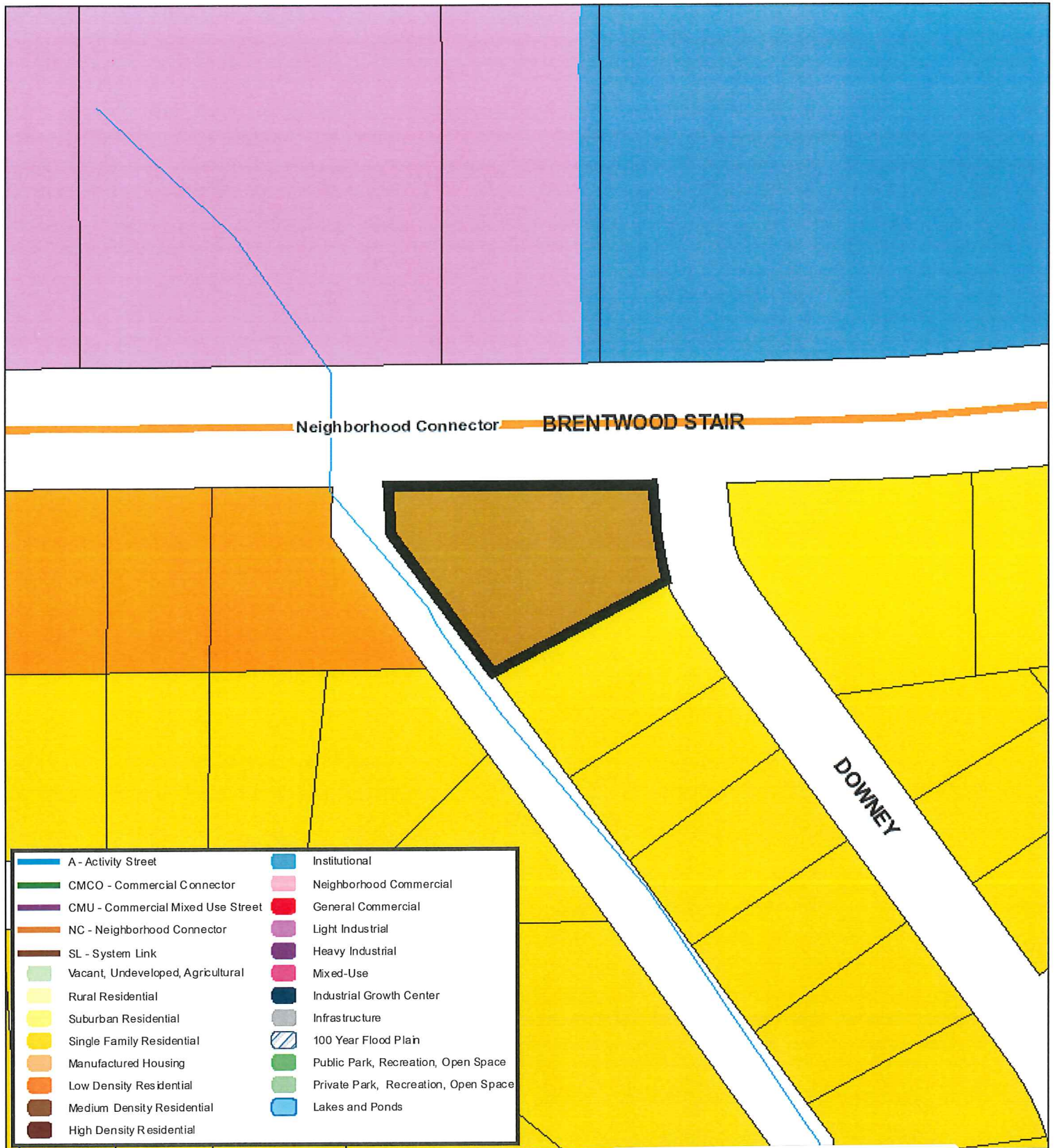
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		

90 45 0 90 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 3, 2020



Aerial Photo Map



0 55 110 220 Feet

