



Zoning Commission

Date: December 14, 2021

Case Number: ZC-21-185

Council District: 5

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Sabu Kandel/ Greg Guerin

Site Location: 13501 Trinity Boulevard

Acreage: 6.8 acres

Request

Proposed Use: Mixed Use residential and retail

Request: From: "F" General Commercial

To: "MU-1" Low Intensity Mixed Use

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent.**

Staff Recommendation: **Approval**

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

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Project Description and Background

The applicant is proposing to change the zoning from “F” General Commercial to “MU-1” Low Intensity Mixed Use. The applicant is proposing 180 residential units, 18,000 square feet of retail, 3,000 square feet of restaurant space and structured parking.

Surrounding Zoning and Land Uses

North: “A-5” One Family/ Single Family residential
East: “PD/E” Neighborhood Commercial/ Vacant Land
South: “C” Medium Density Residential/ School
West: “F” General Commercial/ Vacant land

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 22, 2021.
The following organizations were notified: (emailed October 25, 2021)

Organizations Notified	
East Fort Worth, Inc.*	Streams and Valleys Inc
Trinity Habitat for Humanity	DFW International Airport
Hurst Euless Bedford ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The surrounding land uses are single family residents with a school. There is a large amount of vacant land in the area. The property fronts a major thoroughfare which is appropriate for mixed use development.

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

Comprehensive Plan Consistency

The 2021 Comprehensive Plan currently designates the subject property as Light Industrial

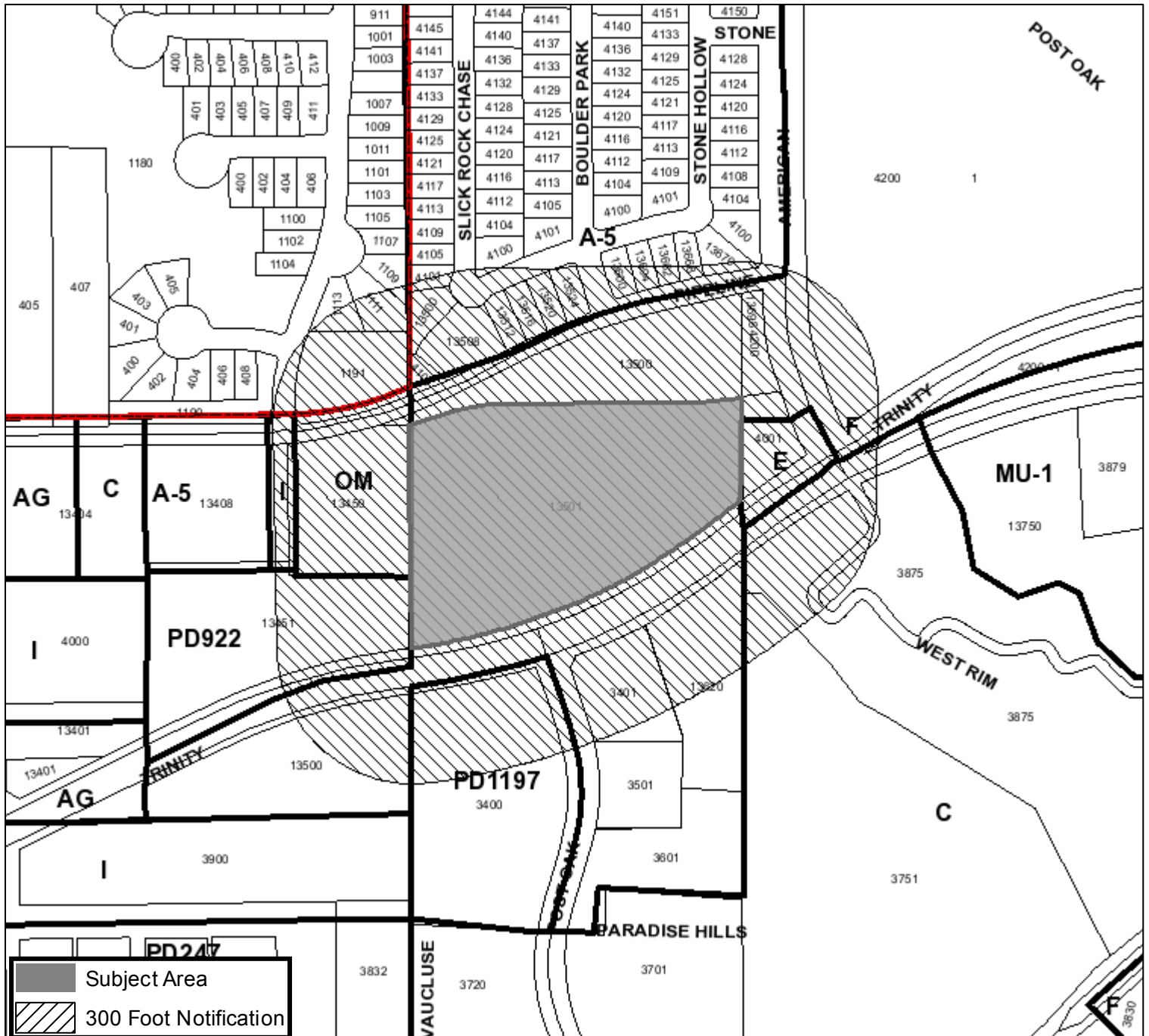
The proposed zoning is not consistent with the land use designations for this area, and fails align with the following policies of the Comprehensive Plan:



- Promote commercial, mixed-use, and urban residential development within the CentrePort and Eastchase Mixed-Use Growth Centers, ensuring that uses and building heights are compatible with the Airport Overlay District.
- Reduce the amount of undeveloped multifamily zoning outside of mixed-use growth centers, urban villages, and transit-oriented development (TOD) areas. Use urban residential and mixed-use zoning to accommodate walkable multifamily development in these areas

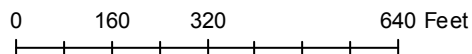
Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan. However, the property lies directly adjacent to the Airport Overlay and TOD.

Area Zoning Map

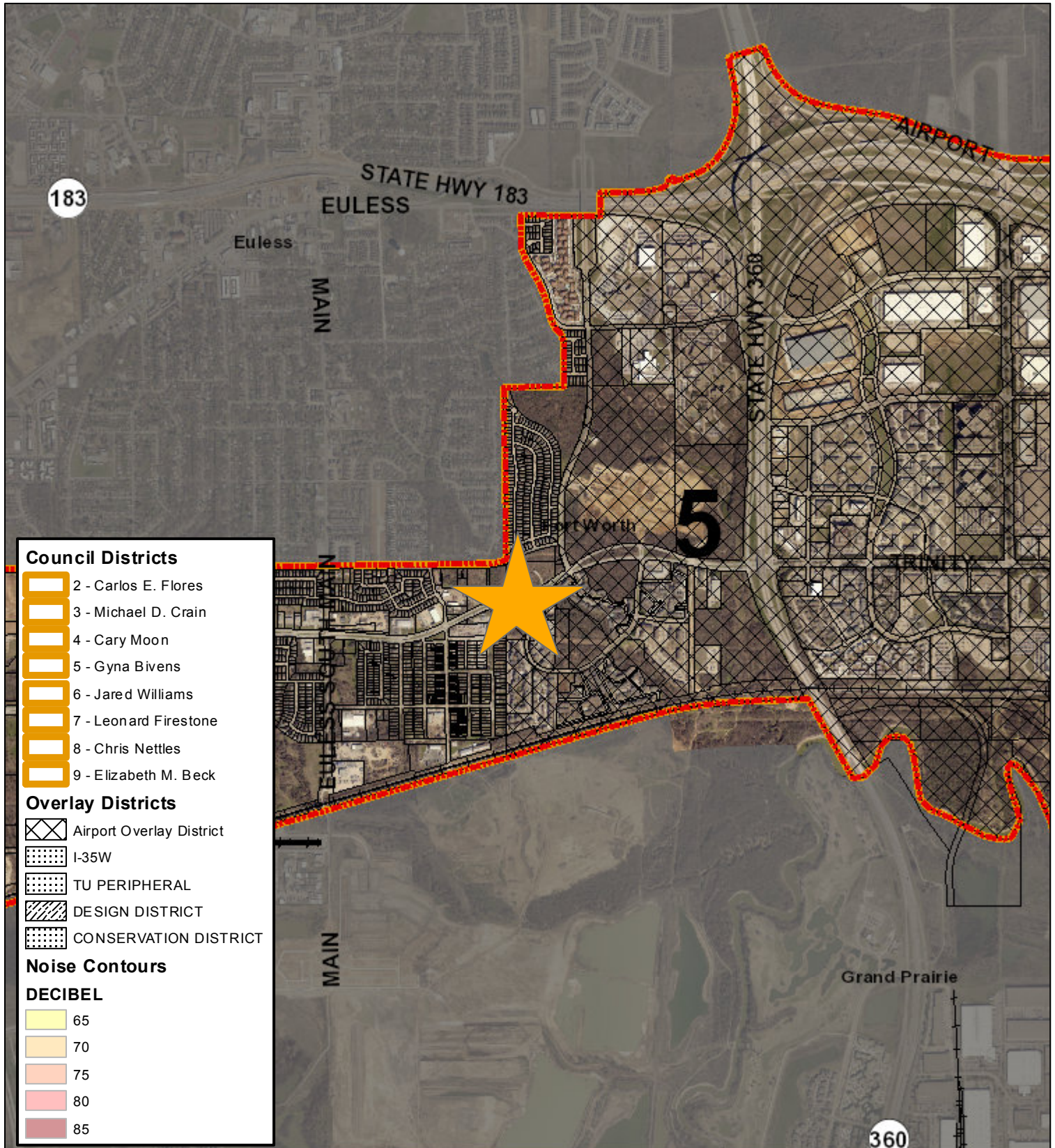
Applicant: Sabu Kandel
 Address: 13501 Trinity Boulevard
 Zoning From: F
 Zoning To: MU-1
 Acres: 7.02799648
 Mapsco: 56S
 Sector/District: Eastside
 Commission Date: 11/10/2021
 Contact: 817-392-8012



	Subject Area
	300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

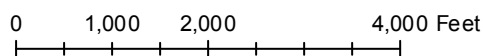
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

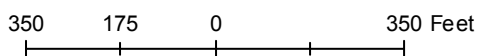
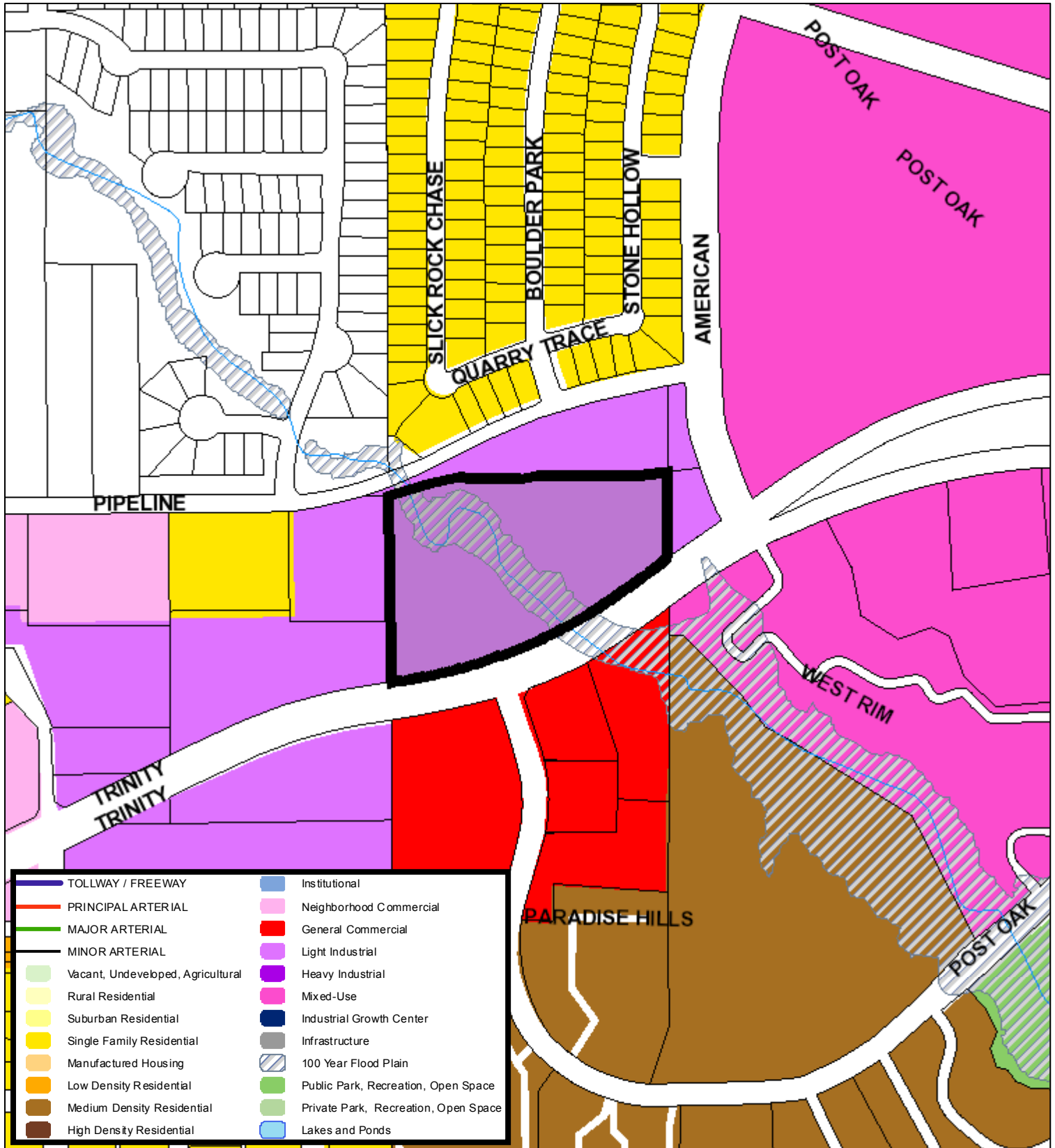
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



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



0 225 450 900 Feet

