



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 2, 2020

**Council District** 8

<b>Zoning Commission Recommendation:</b> Approval by a vote of 7-0  <b>Opposition:</b> none submitted <b>Support:</b> none submitted	Continued	Yes ___ No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>
	Council Initiated	Yes ___ No <u>X</u>

**Owner / Applicant:** NEI Development, LLC

**Site Location:** 917, 921, 925 E Powell Avenue      Acreage 0.41

**Proposed Use:** Single Family

**Request:**      From: "CF" Community Facilities

To: "A-5" One-Family

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

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

**Staff Recommendation:**                      **Approval**

**Background:**

The proposed site is located just south of Ramey and west of Stalcup. The applicant is proposing to change the zoning from "E" Neighborhood Commercial to "A-5" One-Family to convert the structure into a single family dwelling. The subject property falls within the Stop Six Overlay and will be required to bring the structure up to current standards based on the change of use if approved.

The property once belonged to a church, currently is vacant land. The applicant is wanting to construct three single family homes. There are existing older single family homes within the block face.

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / vacant
- East "E" Neighborhood Commercial / single family
- South "E" Neighborhood Commercial / vacant
- West "E" Neighborhood Commercial / Church

**Recent Relevant Zoning and Platting History:**

Zoning History: None

**Public Notification:**

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

Organizations Notified	
Morningside NA*	Fort Worth South, Inc.
Southeast Fort Worth, Inc.	United Communities Association of Fort Worth
Streams and Valleys Inc.	Trinity Habitat for Humanity
NUP-Neighborhood Unification Project	Fort Worth ISD

*Closest registered neighborhood association\**

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “A-5” One-Family to develop three single-family lots. Surrounding land uses consist of vacant land to the north and south, church to the west, single family to the east.

As a result, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency: Northside**

Because the 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial, the proposed zoning change represents a **technical inconsistency**. However, based on the following Comprehensive Plan policy, the zoning change request is consistent.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

Since there are several single-family homes in this block designated as neighborhood commercial, staff should take another look at this area when meetings are set up for review of the next Comprehensive Plan update.

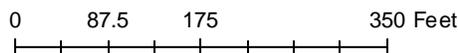
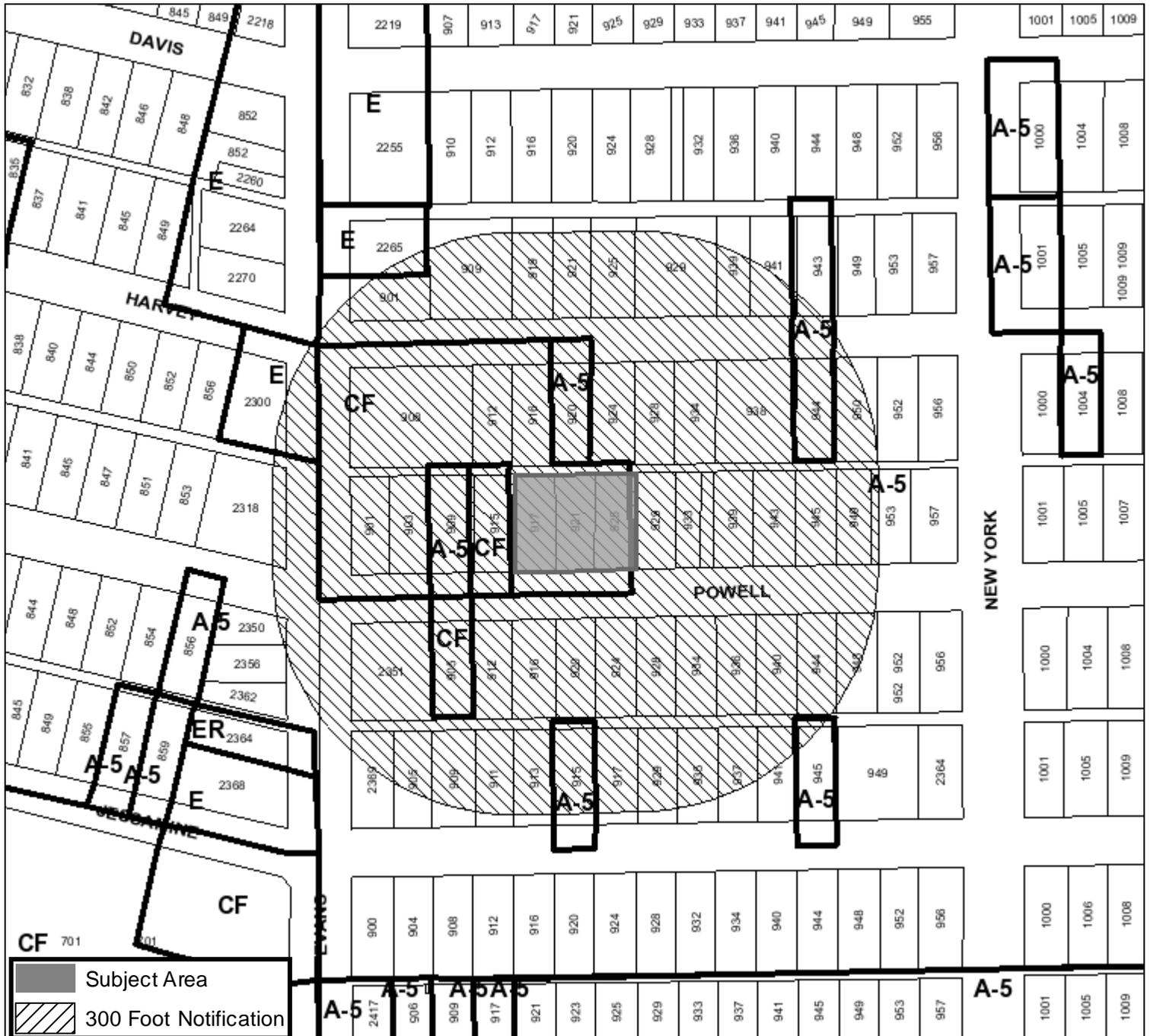
***Attachments:***

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

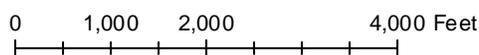
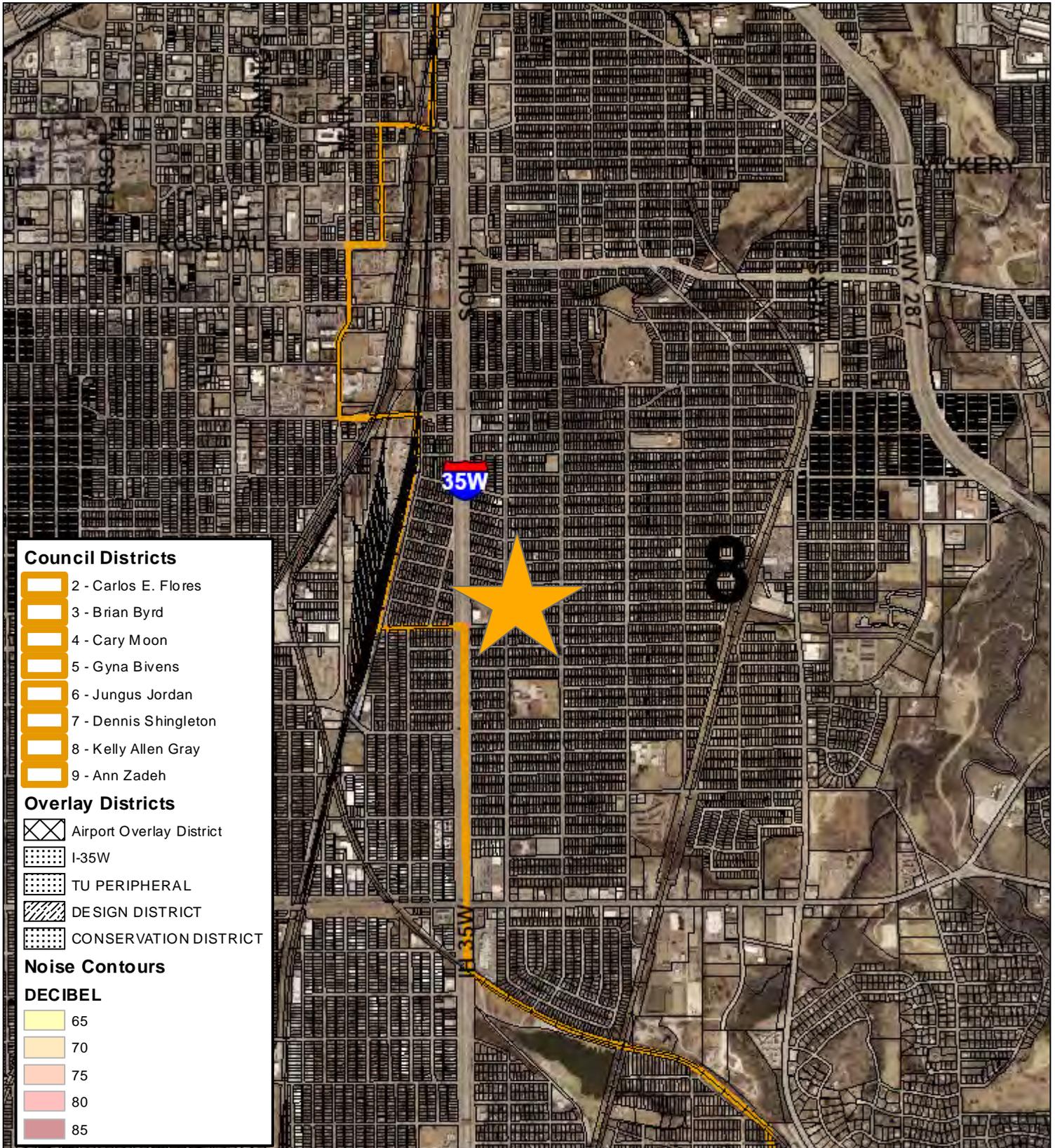


# Area Zoning Map

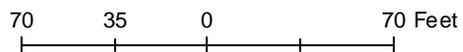
Applicant: NEI Development, LLC  
 Address: 917, 921, 925 E. Powell Avenue  
 Zoning From: CF  
 Zoning To: A-5  
 Acres: 0.41056274  
 Mapsco: 77T  
 Sector/District: Southside  
 Commission Date: 5/13/2020  
 Contact: 817-392-2495



### 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 5, 2019.



**Aerial Photo Map**



HARVEY

POWELL

