



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 15, 2020

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 8-0 to A-5

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: GBR Realty LTD

Site Location: 5700 - 5900 blocks Jerry Dunn Parkway Acreage: 12.41

Proposed Use: Single Family Attached

Request: From: PD 50
To: "R1" Zero Lot Line/Cluster (original request)
"A-5" (Zoning Commission recommendation)

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located along Jerry Dunn Parkway, west of FM 2871/Longvue St, and is adjacent to the City of Benbrook. The subject area is primarily comprised of vacant land that was previously rezoned to a Planned Development for A-5 and R1 uses.

This is the last portion of PD 50 that remains. The other portions of the PD were previously rezoned to become what is now PD1169, which is a mix of A-5 and R1 uses with additional development standards. This site is directly adjacent to PD 1169.

Site Information:

Surrounding Zoning and Land Uses:

- North PD 1169 / undeveloped
- East City of Burleson / undeveloped
- South PD 1169 / undeveloped
- West PD 1169 / undeveloped

Zoning History: ZC-17-162 from to PD A-5 and R1; effective 11/7/17; surrounding subject site

Public Notification:

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

Organizations Notified	
Streams And Valleys Inc.	Fort Worth ISD
Trinity Habitat for Humanity	

*Not located near a registered Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing to change the zoning to R1 for a single family development. Surrounding uses to the east are vacant and part of the City of Burleson. Uses to the north, west, and south are vacant and zoned PD 1169.

The proposed R1 **is compatible** with the surrounding uses.

2. **Comprehensive Plan Consistency – Far Southwest**

The 2020 Comprehensive Plan designates the subject property as Single Family. The requested zoning classifications meets the below policies:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

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

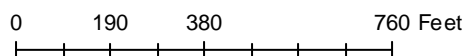
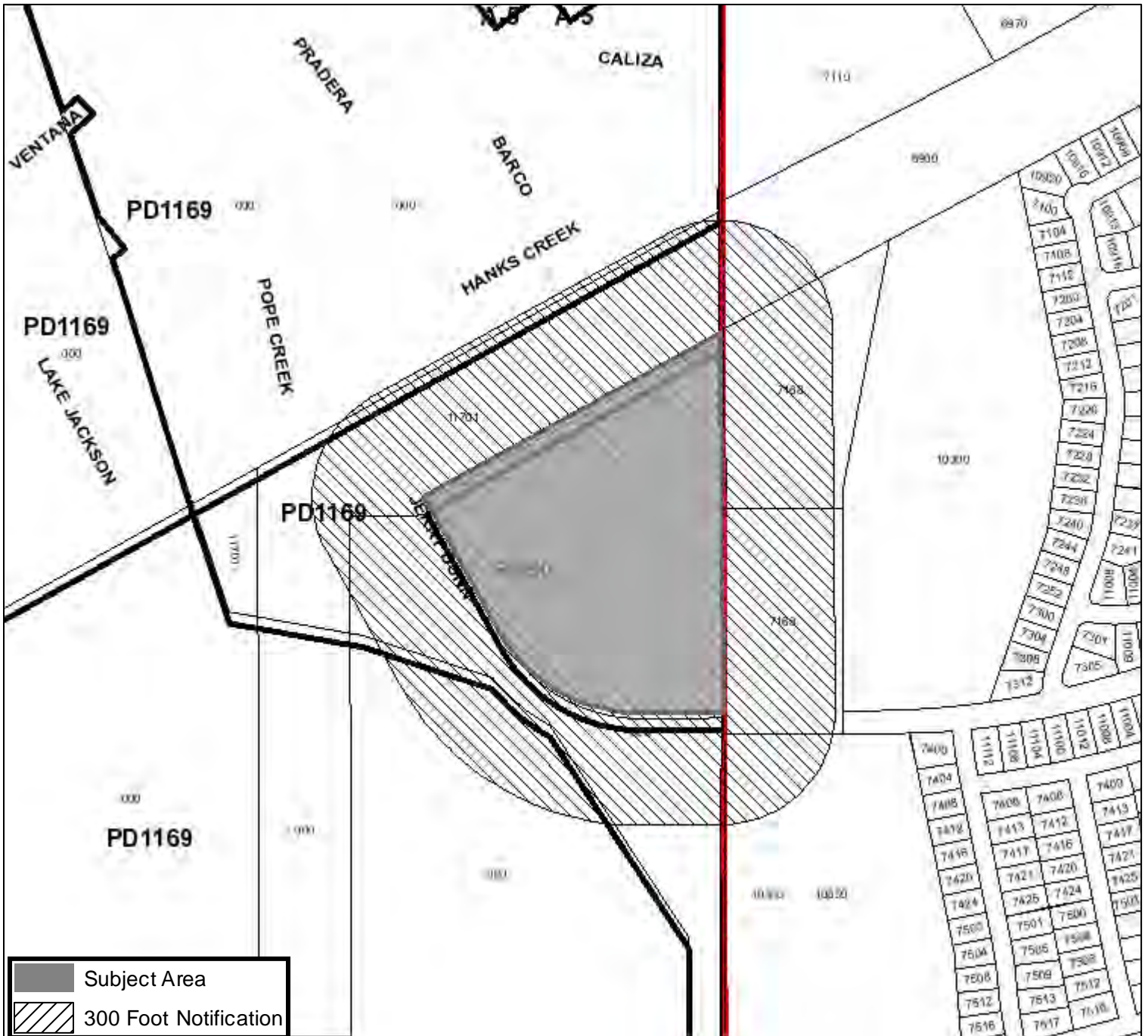
Attachments:

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

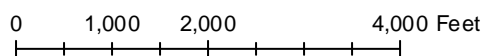
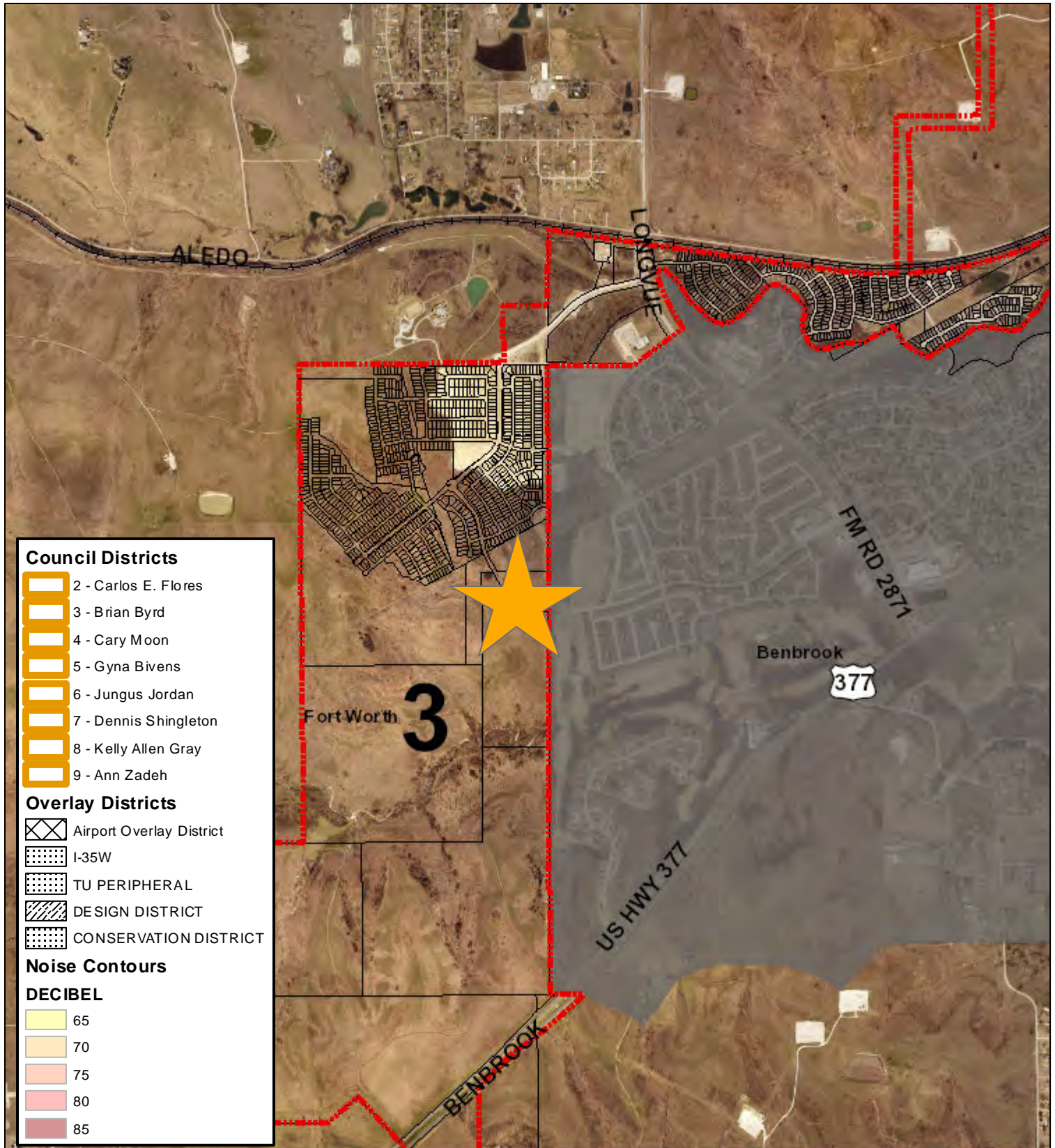


Area Zoning Map

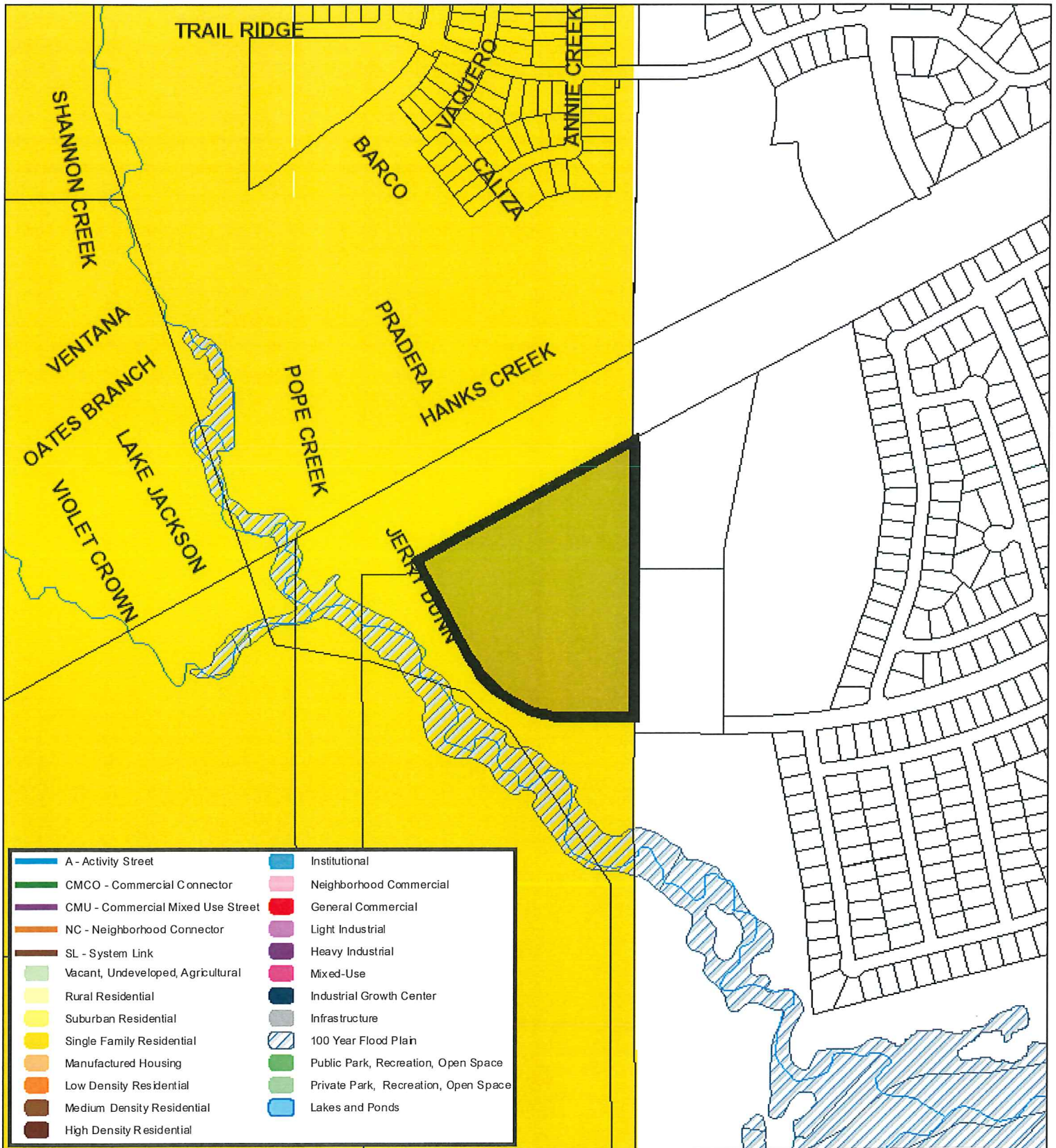
Applicant: GBR Realty LTD
 Address: 5700 - 5900 blocks Jerry Dunn Parkway
 Zoning From: PD 50
 Zoning To: R1
 Acres: 12.13530883
 Mapsco: 86T
 Sector/District: Far Southwest
 Commission Date: 9/9/2020
 Contact: 817-392-8043



Area Map



Future Land Use



480 240 0 480 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

