



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 15, 2020

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Monica Lafitte  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** FWRFC LLC

**Site Location:** 2540 Meacham Blvd

**Acreage:** 1.178

**Proposed Use:** Commercial

**Request:** From: "K" Heavy Industrial

To: "E" Neighborhood Commercial

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

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

**Staff Recommendation:** Approval

**Background:**

The proposed site is located at the southwest corner of Meacham Boulevard and I-35W South. It is about 1.8 miles from the TEXRail Mercantile Center Station. The I-35W South Overlay South Zone ends on the other side (north) of Meacham Boulevard.

The applicant is proposing to change the zoning of the eastern 1.22 acres of Lot 1 from "K" Heavy Industrial to "E" Neighborhood Commercial. The portion of the lot that is proposed to be rezoned is currently part of the parking lot for the Radisson Hotel. The structure sits on the western portion of the lot; the eastern portion that is proposed to be rezoned fronts the southbound service road of I-35W.

It is the owner's intent, if the property is rezoned, to then replat that portion of Lot 1 into two newly created lots for commercial sale.

Surrounding Zoning and Land Uses:

- North "K" Heavy Industrial / gas station
- East "K" Heavy Industrial / hotel and retail
- South "K" Heavy Industrial / agricultural
- West "K" Heavy Industrial / I-35W

**Recent Relevant Zoning History:**

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on October 26, 2020.

The following organizations were notified: (emailed October 19, 2020)

<b>Organizations Notified</b>	
Inter-District 2 Alliance	Diamond Hill Jarvis NAC*
Mark IV Business Association	Streams and Valleys Inc
Trinity Habitat for Humanity	Oakhurst Alliance of Neighbors
Fort Worth ISD	Eagle Mountain-Saginaw ISD

\*Located within registered neighborhood association.

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “E” Neighborhood Commercial. Surrounding land uses consist of commercial, agricultural, and vacant.

The current existing parking lot provides 494 spaces for the hotel, which consists of 247 guest rooms, meeting/conference space, a restaurant, and a night club. If the property is rezoned and replatted, it will be a proposed reduction of 169 parking spaces, leaving 325 spaces to serve the hotel use. However, the subject property is not within 250’ of a one- or two-family district, so there is no minimum parking requirement.

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

**2. Comprehensive Plan Consistency: Northeast**

The 2020 Comprehensive Plan designates the subject property as an Industrial Growth Center. The proposed zoning **is consistent** with the land use designation of the Comprehensive Plan and **is consistent** with the following policies.

- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space.

**Attachments:**

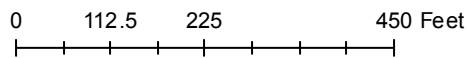
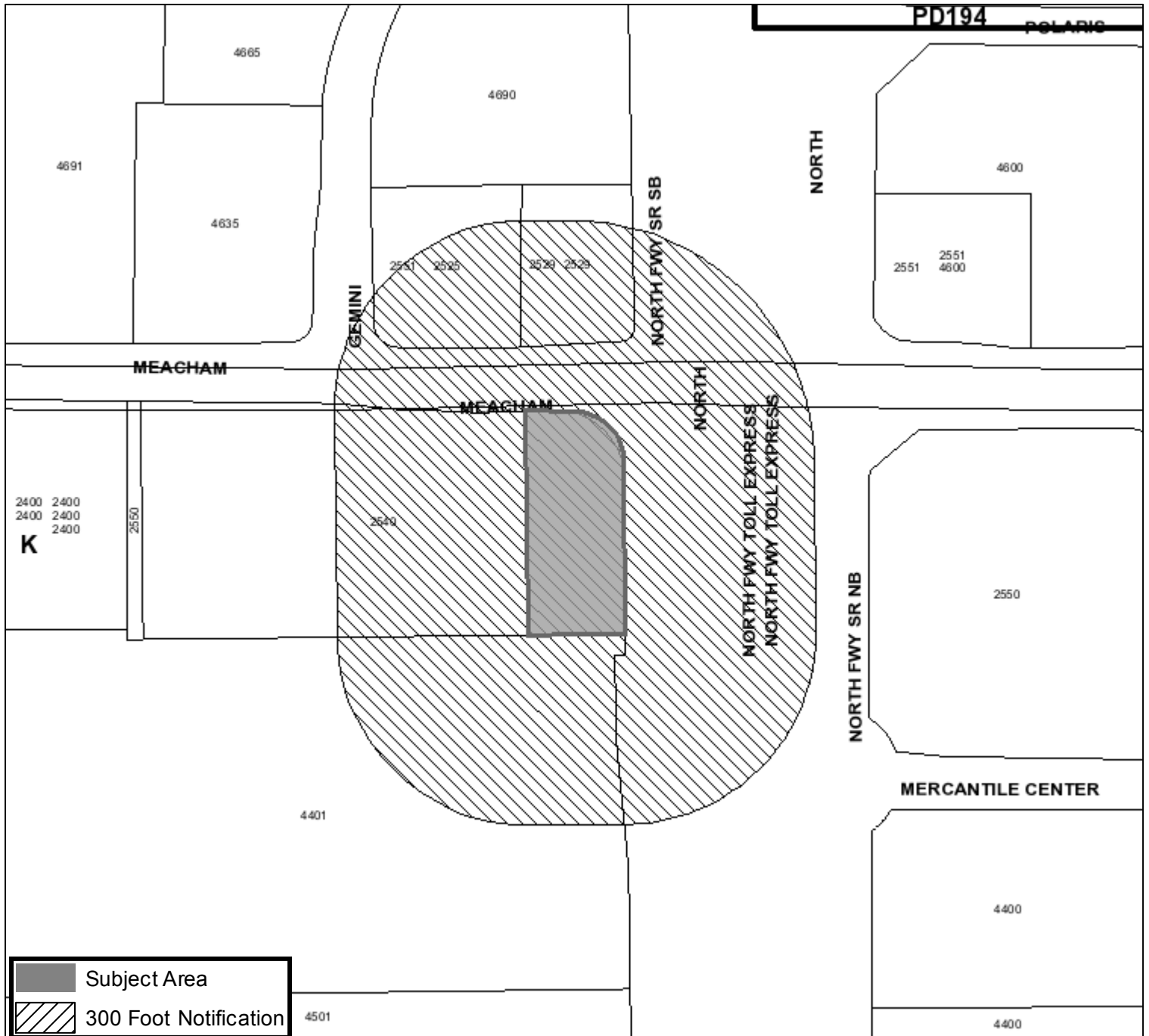
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-20-150

# Area Zoning Map

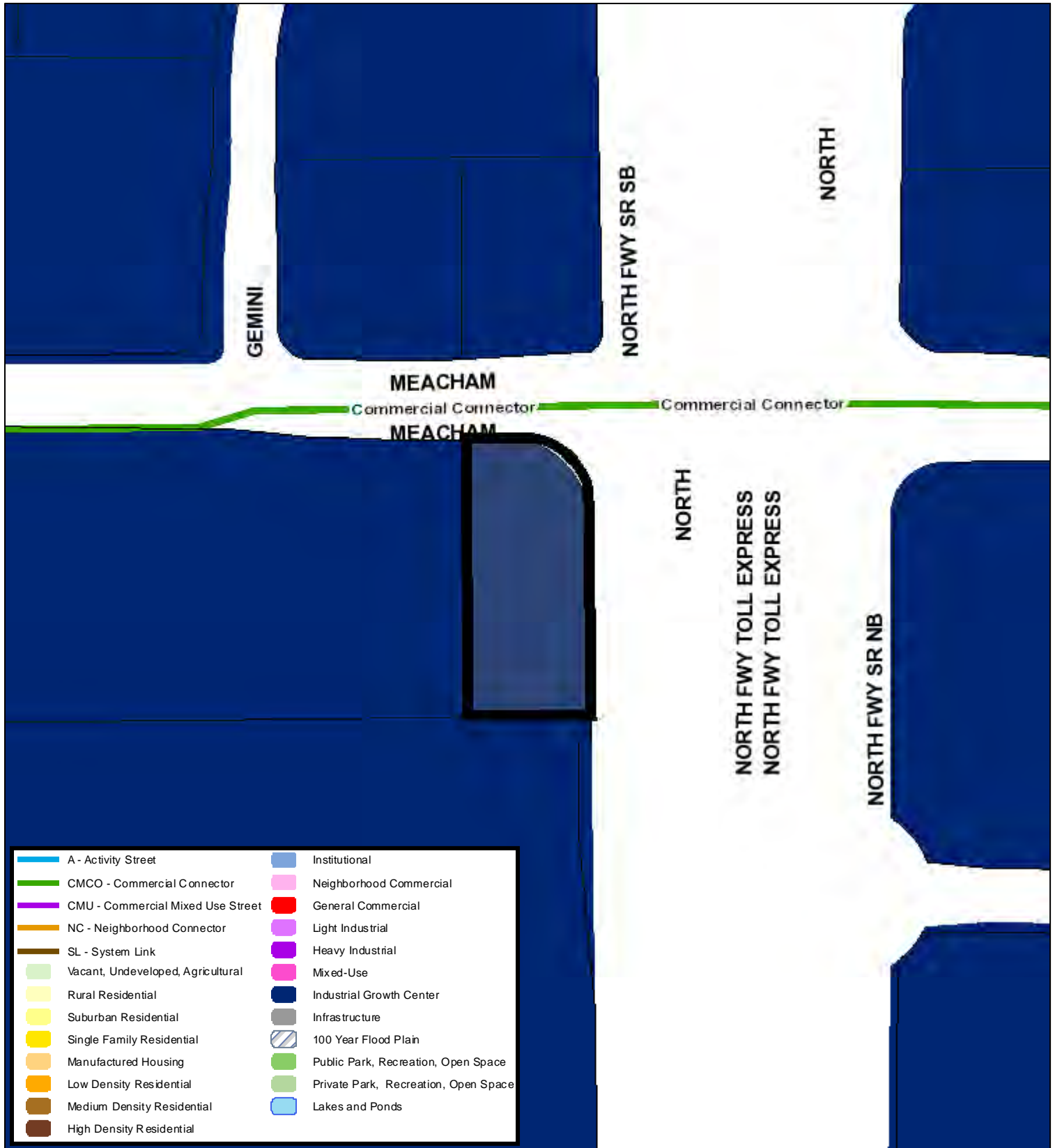
Applicant: FWRFC LLC  
 Address: 2450 Meacham Boulevard  
 Zoning From: K  
 Zoning To: E  
 Acres: 1.22463997  
 Mapsco: 49Q  
 Sector/District: Northeast  
 Commission Date: 11/11/2020  
 Contact: 817-392-2806



### Area Map



### Future Land Use



160 80 0 160 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**



0 105 210 420 Feet

