



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 4, 2020

**Council District** 2

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> none submitted <b>Support:</b> none submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Arty Wheaton-</u>	
	<u>Rodriguez</u>		
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Enclave at Parkview, L. P.

**Site Location:** 7201 Old Decatur Road      Acreage: 9.17

**Proposed Use:** Multifamily

**Request:**      From: "AG" Agricultural  
                      To: "C" Medium Density Multifamily

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

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

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

**Background:**

This property was originally built in 2008 as a multifamily development and was annexed into the City in 2013 as part of District 7. During the city-initiated annexation, the Planning and Development staff recommended zoning the property "C" multifamily to match the use already existing on the ground. However during the annexation hearings the property was left unzoned and defaulted to "AG" Agricultural with the intent to rezone the property to "C" multifamily in two or three years. In the years after the annexation, the area where the property is located was redistricted from District 7 to District 2 and the rezoning to "C" multifamily inadvertently fell through the cracks and was not processed. The Comprehensive Plan for this property shows the future land use as multifamily.

In February of this year, the property owner requested a zoning verification letter from Development Services and became aware of the "AG" zoning on their property and its status as a legal nonconforming use. After the receipt of the zoning verification letter, the applicant started the process to have the property zoned to match the use on the ground as originally recommended by staff in 2012.

**Site Information:**

Surrounding Zoning and Land Uses:

- North ETJ / single-family
- East ETJ / church
- South "E" Neighborhood Commercial / vacant
- West PD 409 (PD/R1) / single-family

Zoning History:

**Public Notification:**

300 foot Legal Notifications were mailed on June 19, 2020.  
The following organizations were notified: (emailed June 16, 2020)

<b>Organizations Notified</b>	
Northwest Fort Worth Neighborhood Alliance	Marine Creek Hills NA
Parkview Hills HOA*	Eagle Mountain-Saginaw ISD
Streams And Valleys Inc	Trinity Habitat for Humanity

\*Closest registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to D for existing multifamily complex. Surrounding land uses are single family to the north and west, vacant o the south and church east.

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

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

The 2020 Comprehensive Plan designates the subject property as medium density residential. The proposed multifamily development meets the below policies within the following Comprehensive Plan:

- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.

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

**Attachments:**

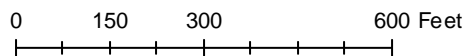
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



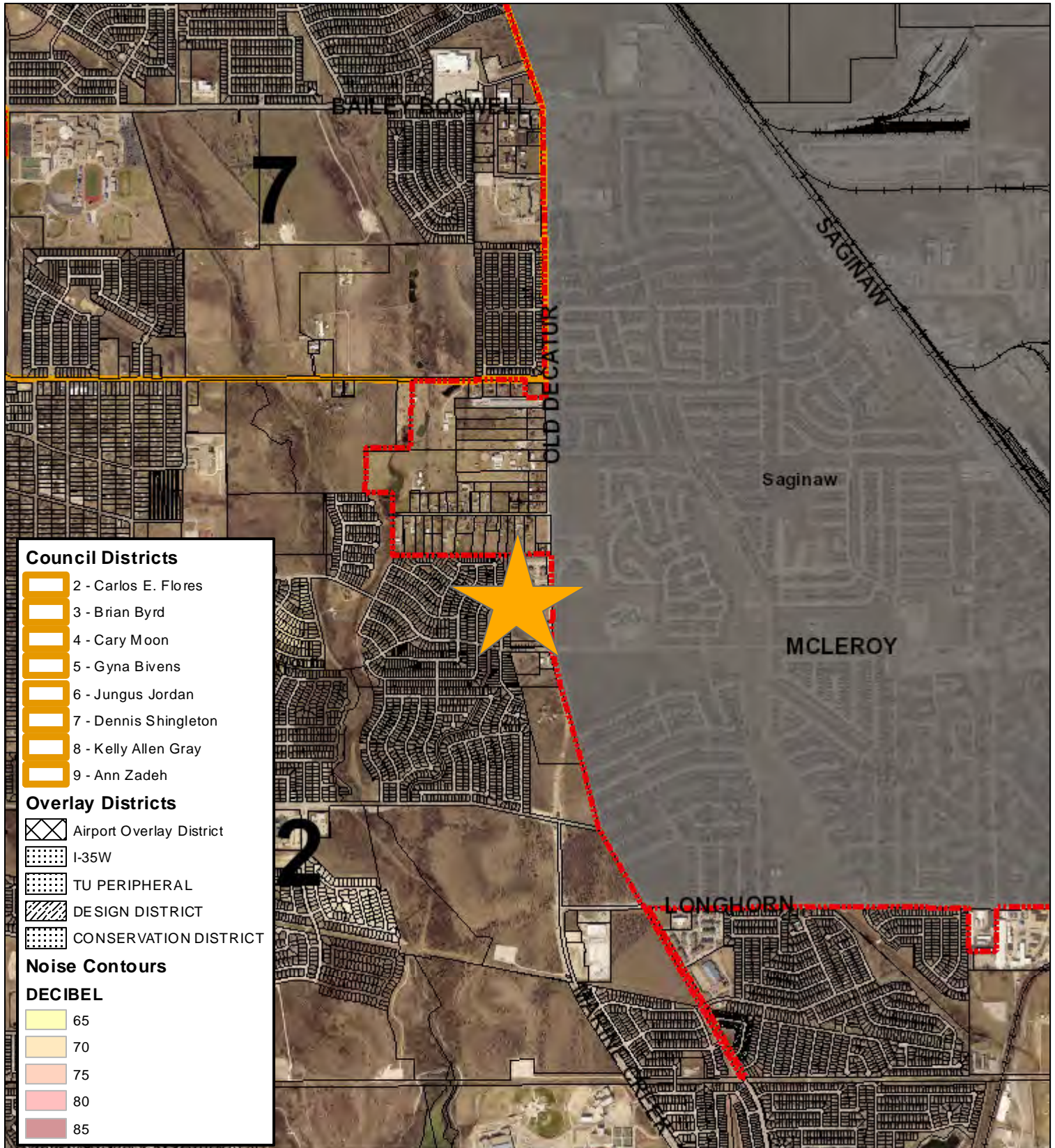
ZC-20-085

# Area Zoning Map

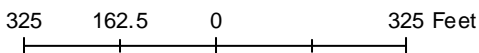
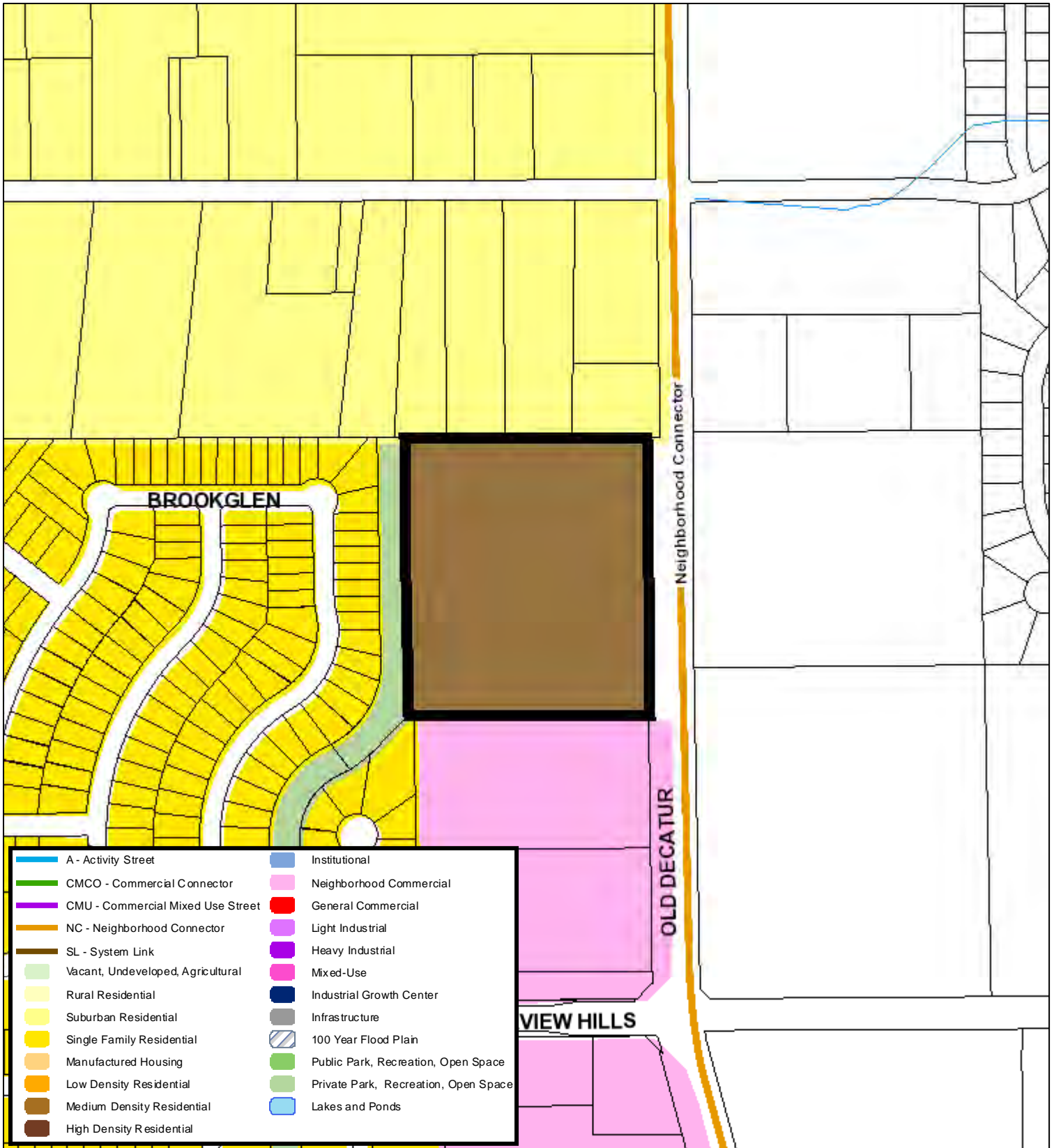
Applicant: Enclave at Parkview LP  
 Address: 7201 Old Decatur Road  
 Zoning From: AG  
 Zoning To: C  
 Acres: 9.1769452  
 Mapsco: 33X  
 Sector/District: Far Northwest  
 Commission Date: 7/8/2020  
 Contact: 817-392-6226



## 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



0 205 410 820 Feet

