



**ZONING MAP CHANGE  
STAFF REPORT**

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

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** none submitted  
**Support:** 1 letter

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Gwendolyn & James Harper

**Site Location:** 760 Samuels Avenue Acreage: 0.24

**Proposed Use:** Office

**Request:** From: "D/DUDD" High Density Multifamily/ Downtown Urban Design District – Historic Samuels  
To: "MU-1/DUDD" Low Intensity Mixed Use / Downtown Urban Design District – Historic Samuels

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

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

**Staff Recommendation:** Approval

**Background:**

The site is located at the northeast corner of Samuels Avenue and Mayfield Road. In 2015, the downtown Urban Design District Overlay was expanded to include Samuels Avenue to guide the transition of the area from single family to mixed use. Although the request is in an area that is predominately single family, it is zoned "D". The applicant is requesting to rezone to "MU-1" for commercial development at this corner.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "D" High Density Multifamily / single family
- East "A-5" One Family / park
- South "D" High Density Multifamily / single family
- West PD 1097/PD/D / multifamily

Zoning History: None

**Public Notification:**

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

<b>Organizations Notified</b>	
Inter-District 2 Alliance	Tarrant Regional Water District
Fort Worth Downtown Neighborhood Alliance	Friends of Riverside Park
Uptown NA*	Streams And Valleys Inc.
Greenway NA	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	Fort Worth ISD

\*Located within this Neighborhood Association

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is requesting to rezone to "MU-1" Low Intensity Mixed-Use in order to develop for a possible office and/or residential use; the MU district will allow flexibility. Surrounding land uses are predominantly single family and undeveloped.

The proposed "MU-1" zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency – Northeast**

The 2020 Comprehensive Plan designates the subject property as Medium-Density Residential. While MU zoning is not typically found in MDR classifications, the proposed zoning is consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Support zoning changes that reduce the amount of vacant land zoned for multifamily residential development outside of designated growth centers, urban villages, and transit-oriented developments (TOD).

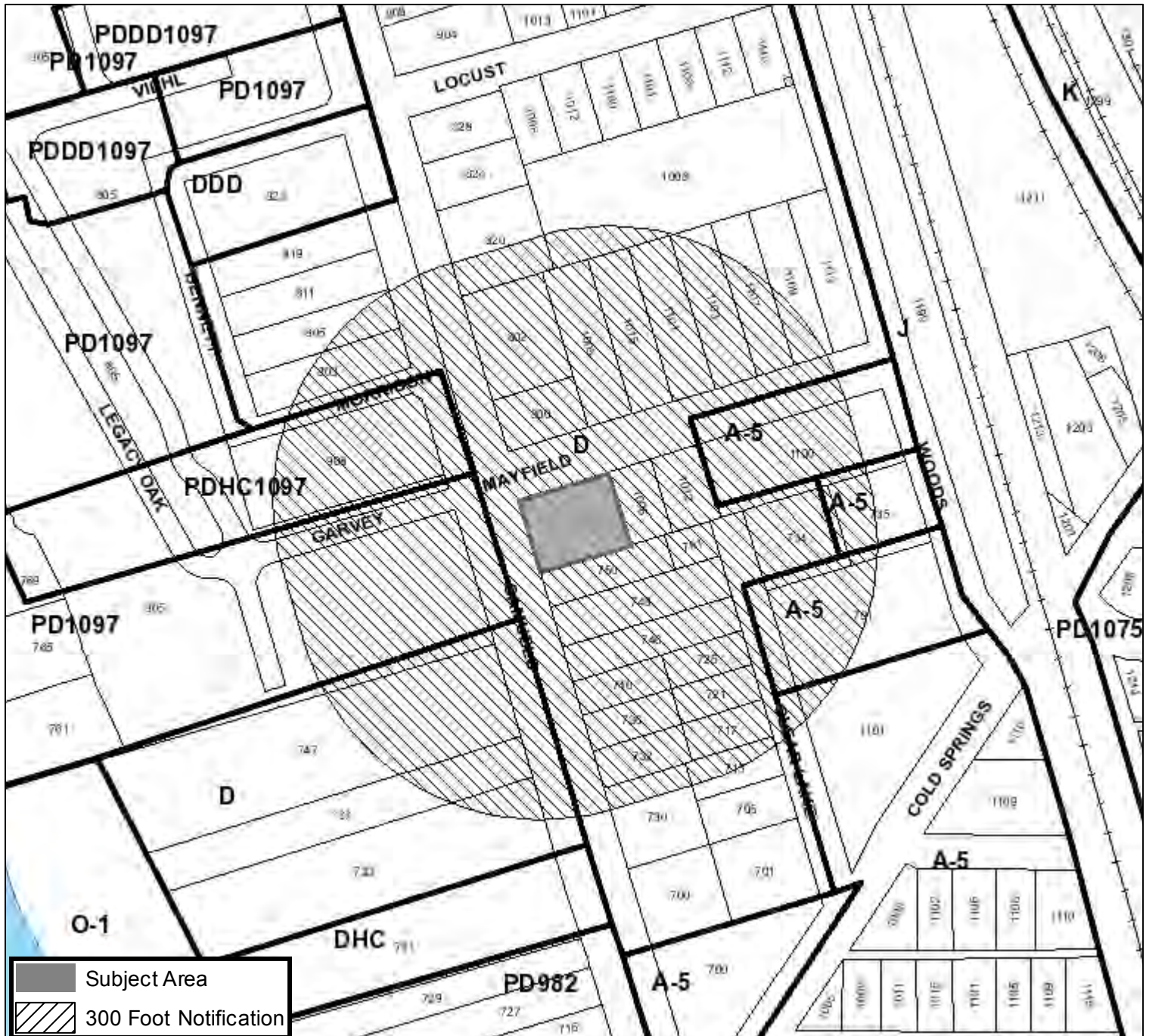
Based on the lack of conformance with the future land use map, the proposed zoning is not consistent with the Comprehensive Plan. However staff encourages infill development in existing neighborhoods. Therefore, the proposed zoning **is consistent** with the Comprehensive Plan.



***Attachments:***

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

### Area Zoning Map

Applicant: Gwendolyn & James Harper  
 Address: 760 Samuels Avenue  
 Zoning From: D / Design District – Historic Samuels Overlay  
 Zoning To: MU-1 / Design District – Historic Samuels Overlay  
 Acres: 0.23794591  
 Mapsco: 63S  
 Sector/District: Northeast  
 Commission Date: 9/9/2020  
 Contact: 817-392-8043

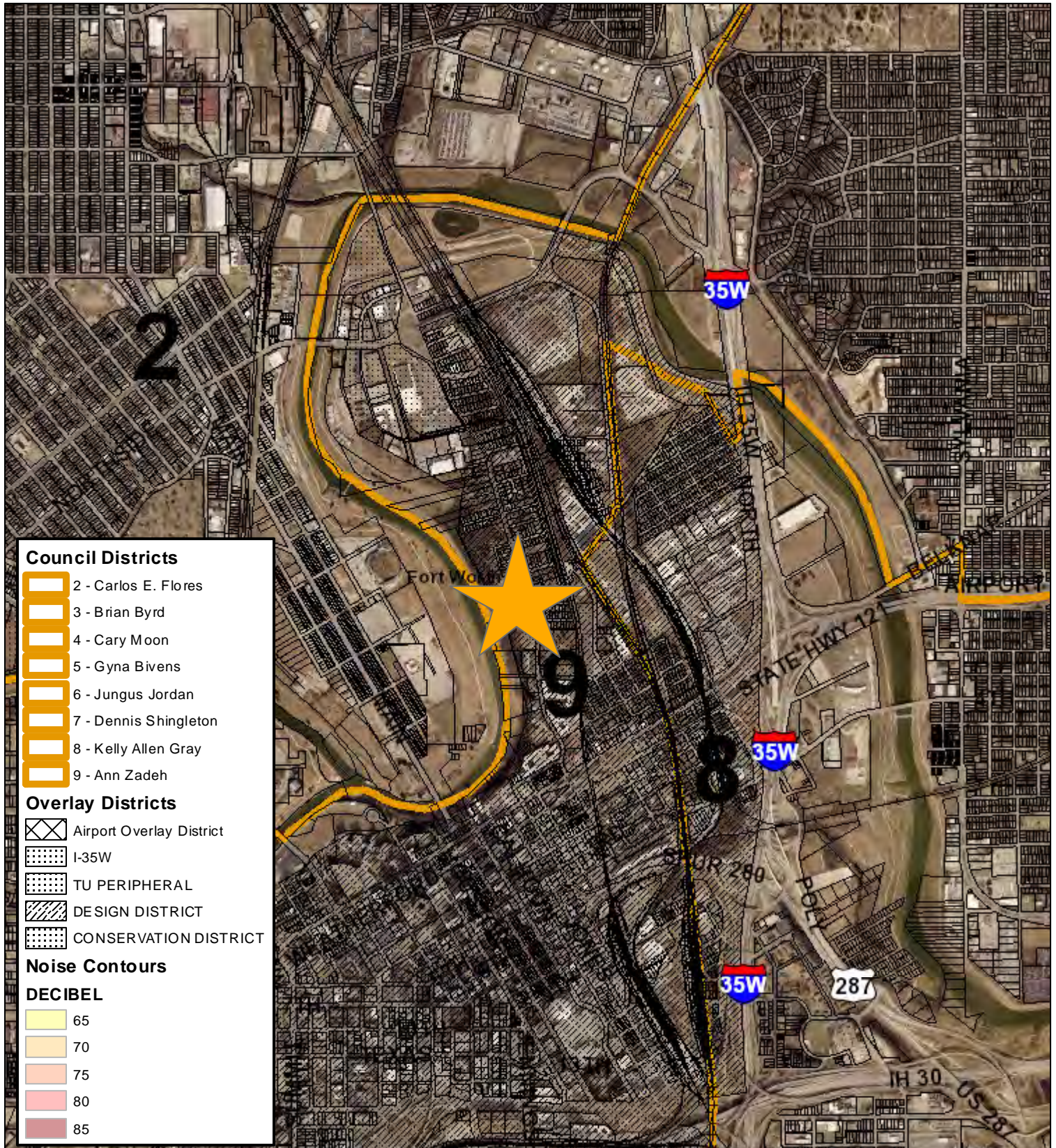


 Subject Area  
 300 Foot Notification

0 87.5 175 350 Feet

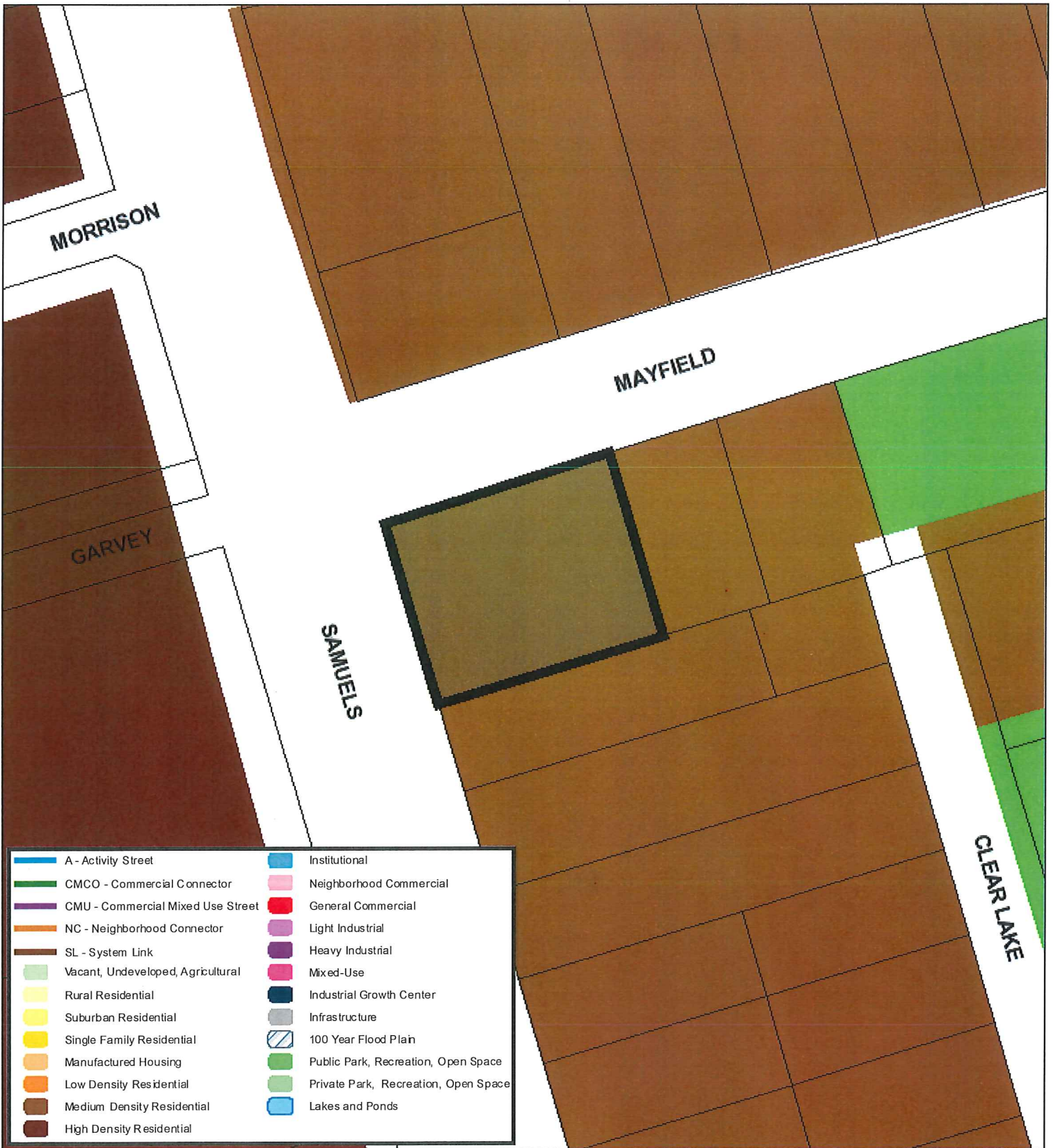


### Area Map





### Future Land Use



60 30 0 60 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**



0 40 80 160 Feet

