



**ZONING MAP CHANGE  
STAFF REPORT**

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

**Council District** 5

<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>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Texas Tile Roofing, LLC

**Site Location:** 801 E. Loop 820 Acreage: 0.74

**Proposed Use:** Amend Site Plan for contractor yard

**Companion Cases:** PD 1071

**Staff Recommendation:** Approval

**Background:**

The proposed site is located on the east side of E. Loop 820. In 2015, the property was rezoned as a Planned Development for all uses in "E" Neighborhood Commercial plus tile roofing business with metal work for flashing and outdoor storage of equipment and materials; site plan approved. The applicant is requesting to amend the existing site plan for an electrical contractor yard.

The site plan indicates existing buildings to remain with an outdoor storage area not to exceed 4 ft. in height for the contractor yard.

**Site Information:**

Surrounding Zoning and Land Uses:

- North PD74 Planned Development for mini warehouse / mini warehouse facility
- East "A-5" One-Family / single family
- South "E" Neighborhood Commercial / commercial
- West 820 Freeway

Zoning History: ZC-15-131 Planned Development for all uses in E plus tile roofing business with metal work for flashing and outdoor storage of equipment and materials; site plan approved 12/15/15

**Site Plan Comments:**

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

**(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)**

**Public Notification:**

300 foot Legal Notifications were mailed on June 18, 2020.

The following organizations were notified: (emailed June 16, 2020)

<b>Organizations Notified</b>	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
Sunset Oaks HOA	John T. White NA of East Fort Worth
Woodhaven NA*	East Fort Worth, Inc.
Woodhaven Community Development Inc.	East Fort Worth Business Association
Streams and valleys, Inc.	Fort Worth ISD
Trinity Habitat for Humanity	

\*Closest registered Neighborhood Association

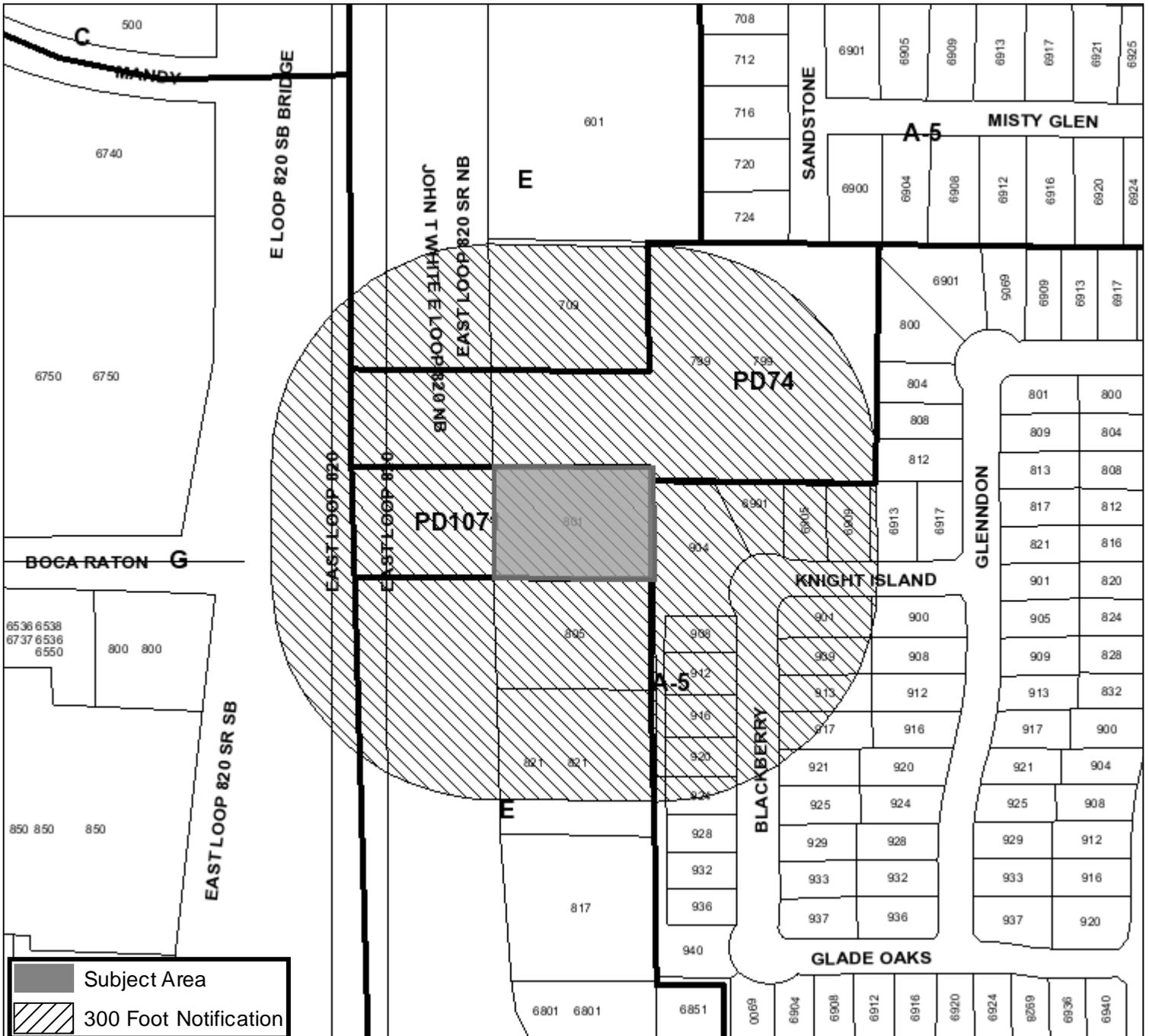
**Attachments:**

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

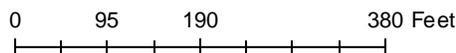


# Area Zoning Map

Applicant: Texas Tile Roofing, LLC  
 Address: 801 E. Loop 820  
 Zoning From: PD 1071  
 Zoning To: Amend site plan for contractor yard  
 Acres: 0.7452683  
 Mapsco: 66T  
 Sector/District: Eastside  
 Commission Date: 7/8/2020  
 Contact: 817-392-2495

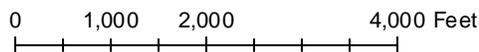


 Subject Area  
 300 Foot Notification

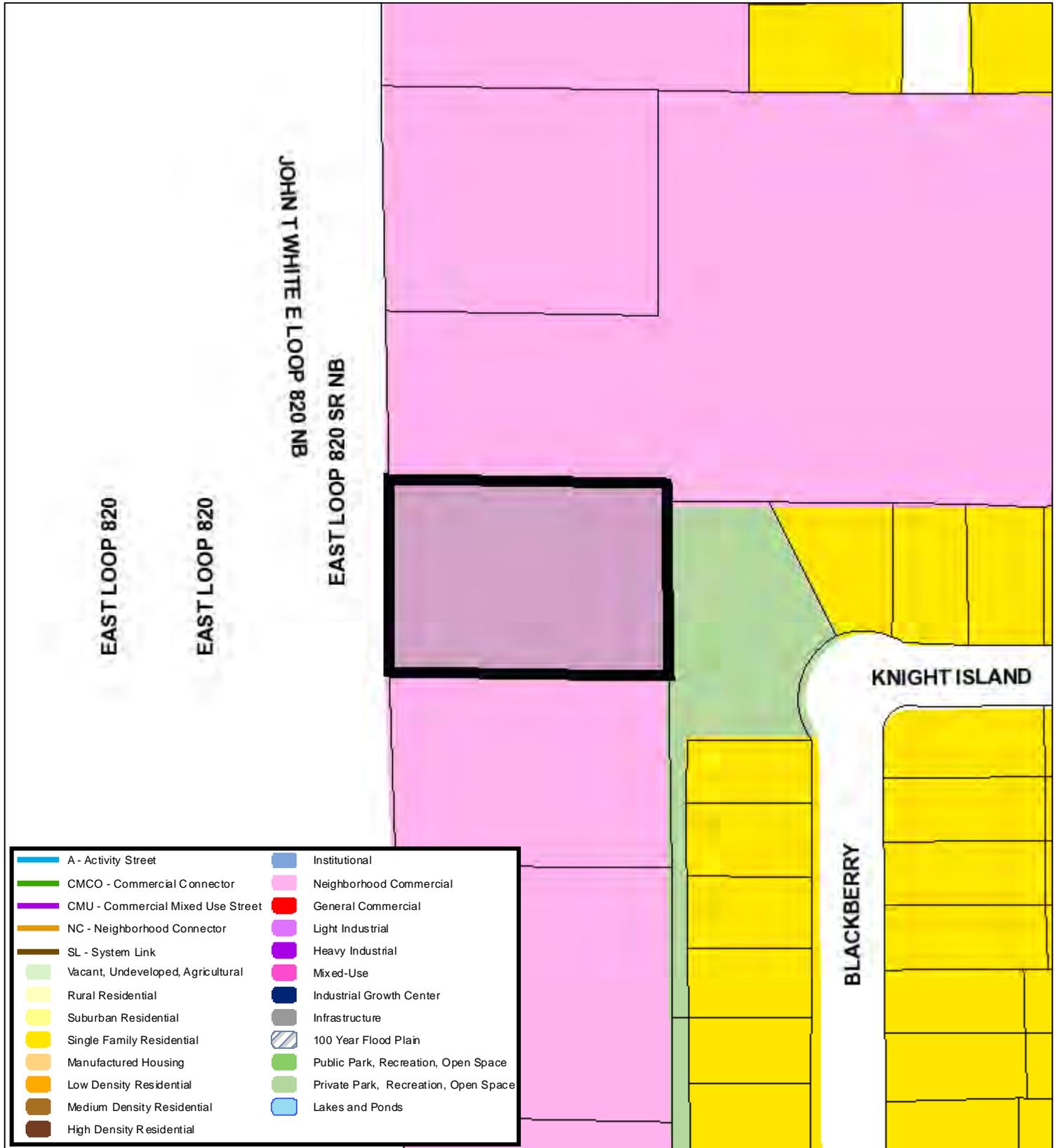




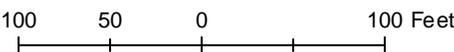
## Area Map



### Future Land Use



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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 65 130 260 Feet

