ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: June 25, 2019
Council District: 9

Case Manager: Laura Evans
Council Initiated: Yes ___ No _X_
Continued: Yes ___ No _X_

Owner / Applicant: Richard Bennett

Site Location: 2509 McCart Avenue
Mapsco: 76T

Proposed Use: Duplex

Request:
From: “ER/TCU” Neighborhood Commercial-Restricted/TCU Residential Overlay
To: “B/TCU” Two-Family/TCU Residential Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:
The proposed site is located on the east side of McCart Avenue, south of Park Hill Drive. The applicant is proposing to change the zoning to from “ER” Neighborhood Commercial-Restricted to “B” Two Family to allow for the construction of a duplex. The site is currently developed with a single family home.

The property is in the general TCU area and in the TCU Residential overlay, however the limitation of 3 unrelated persons applies only to properties zoned “A” One Family and would not apply in the “B” district.

There was recently a zoning change approved south of this site on the same block. The applicant of that property stated that he currently owns and has permits in to build duplexes on the four lots south of the subject property. He also stated that 2600 and 2700 blocks of McCart are all developed with duplexes and multifamily uses.

Site Information:
Owner: Richard Bennett
2809 Merrimac St
Fort Worth, TX 76107
Acreage: 0.13 acres
Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:
North  “ER” Neighborhood Commercial-Restricted / commercial

Zoning Commission Recommendation: Approval by a vote of 8-0
Opposition: None submitted
Support: None Submitted
East  “B” Two-Family / duplex
South  “CF” Community Facilities / single family
West  “B” Two-Family / park

Recent Relevant Zoning and Platting History:
Zoning History: ZC-19-051; from CF to B; approved by Council on 4/10/19; (south of subject property)
ZC-14-138; add TCU Residential Overlay; effective 12/2/14 (subject property and surrounding)
Platting History: None

Transportation/Access

<table>
<thead>
<tr>
<th>Street/Thoroughfare</th>
<th>Existing</th>
<th>Proposed</th>
<th>In Capital Improvements Plan (CIP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>McCart Ave</td>
<td>Neighborhood Connector</td>
<td>Neighborhood Connector</td>
<td>No</td>
</tr>
<tr>
<td>Park Hill Dr</td>
<td>Collector</td>
<td>Collector</td>
<td>No</td>
</tr>
</tbody>
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Public Notification:
300 foot Legal Notifications were mailed on May 22, 2019.
The following organizations were notified: (emailed May 20, 2019)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
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</thead>
<tbody>
<tr>
<td>Park Hill Place HOA</td>
</tr>
<tr>
<td>Frisco Heights NA*</td>
</tr>
<tr>
<td>Park Hill NA</td>
</tr>
<tr>
<td>Streams And Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
</tbody>
</table>

*Within this neighborhood association

Development Impact Analysis:
1. **Land Use Compatibility**
The applicant is proposing a zoning change to “B” for a duplex. Surrounding land uses consist of primarily single family and duplexes with a park to the west and commercial to the north.

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

2. **Comprehensive Plan Consistency**
The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed zoning may not be consistent with the land use designation of the Comprehensive Plan, but provides a housing product that is consistent with the surrounding zoning in the area and therefore it is consistent with the following policy.

   - Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

Attachments:
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
 Applicant: Richard Bennett  
Address: 2509 McCart Ave  
Zoning From: ER  
Zoning To: B  
Acres: 0.13177438  
Mapsco: 76T  
Sector/District: TCU/Westcliff  
Commission Date: 6/12/2019  
Contact: 817-392-8043  

Area Zoning Map

Subject Area
300 Foot Notification

Created: 5/21/2019 12:07:16 PM
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.

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