



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 16, 2016

**Council District** 5

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

Continued Yes \_\_\_ No X  
Case Manager Jocelyn Murphy  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Urban Pioneer LLC

**Site Location:** 6100 Meadowbrook Mapsco: 79D

**Proposed Use:** Commercial Retail/Service

**Request:** From: "A-5" One-Family  
To: "ER" Neighborhood Commercial Restricted

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

**Comprehensive Plan Consistency:** Requested change is not consistent (Minor Boundary Adjustment).

**Background:**

The property is located on Meadowbrook Drive just west of Loop 820. The applicant is requesting to rezone to "ER" Neighborhood Commercial Restricted to continue remodeling for retail or service uses. Staff recommended the ER district due to the proximity to residential uses, the size of the building and lot, and the prohibition of retail alcohol sales.

The building had past Certificates of Occupancy for retail uses dated 1989, 1992 and 1994 which showed the property zoned as E Neighborhood commercial. After research in the zoning records, it unclear when the property was rezoned from E to A-5. It appears the property has remained unused for many years; Code Compliance records show the property has been the subject of multiple complaints for theft, unsafe building, and high grass. The building has been boarded up and was deemed minimally safe during Code inspections.

The current owner purchased the property in May 2016 from the City through a tax foreclosure sale. The owner began making 1994 CO was for retail, any use other than retail would be considered a change of use, causing standards such as parking and setbacks to be applied and requiring possible variances from the Board of Adjustment.

The property has been vacant and dilapidated for some period of time and has had multiple Code Compliance in the past and currently for clean up of debris and construction materials. The neighborhood is enthusiastic that this property is being remodeled and used once again.

**Site Information:**

Owner: Urban Pioneer LLC  
 Kambiz Khadivi  
 5015 Gaston Ave.  
 Dallas, TX 75214

Acreage: 0.11 acres

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial, "A-21" One-Family / auto service station, large lot single-family

East "A-5" One-Family / single-family, vacant lot

South "A-5" One-Family / single-family

West "E" Neighborhood Commercial / retail strip center

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-69-21701/26/1970 Tract 14-A of the JE Brandon Survey (SE corner Meadowbrook Dr. @ Cravens Road) Dairy Barn Corporation

Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Meadowbrook Dr.	Arterial	Arterial	No
Cravens St.	Residential	Residential	No

**Public Notification:**

Organizations Notified	
<b>Handley*</b>	
Brentwood-Oak Hills	Trinity Habitat for Humanity
Eastern Hills	Streams and Valleys Inc.
Ryanwood	Fort Worth ISD

\* Within this registered neighborhood association

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change from "A-5" One-Family to "ER" Neighborhood Commercial Restricted. Surrounding land uses consist of single-family to the north and south, retail to the east, and vacant lot to the west.

The proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Single Family. The proposed ER zoning is not consistent with the Future Land Use map. However, the property includes an existing commercial business and is located on a major arterial street which is more appropriate for commercial uses than residential uses. ER is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- To the extent possible, locate elementary schools, parks, and neighborhood commercial uses within walking distance of most homes.

Based on conformance with the future land use map, and policies stated above, the proposed zoning **is not consistent** (Minor Boundary Adjustment) with the Comprehensive Plan.

***Attachments:***

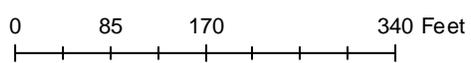
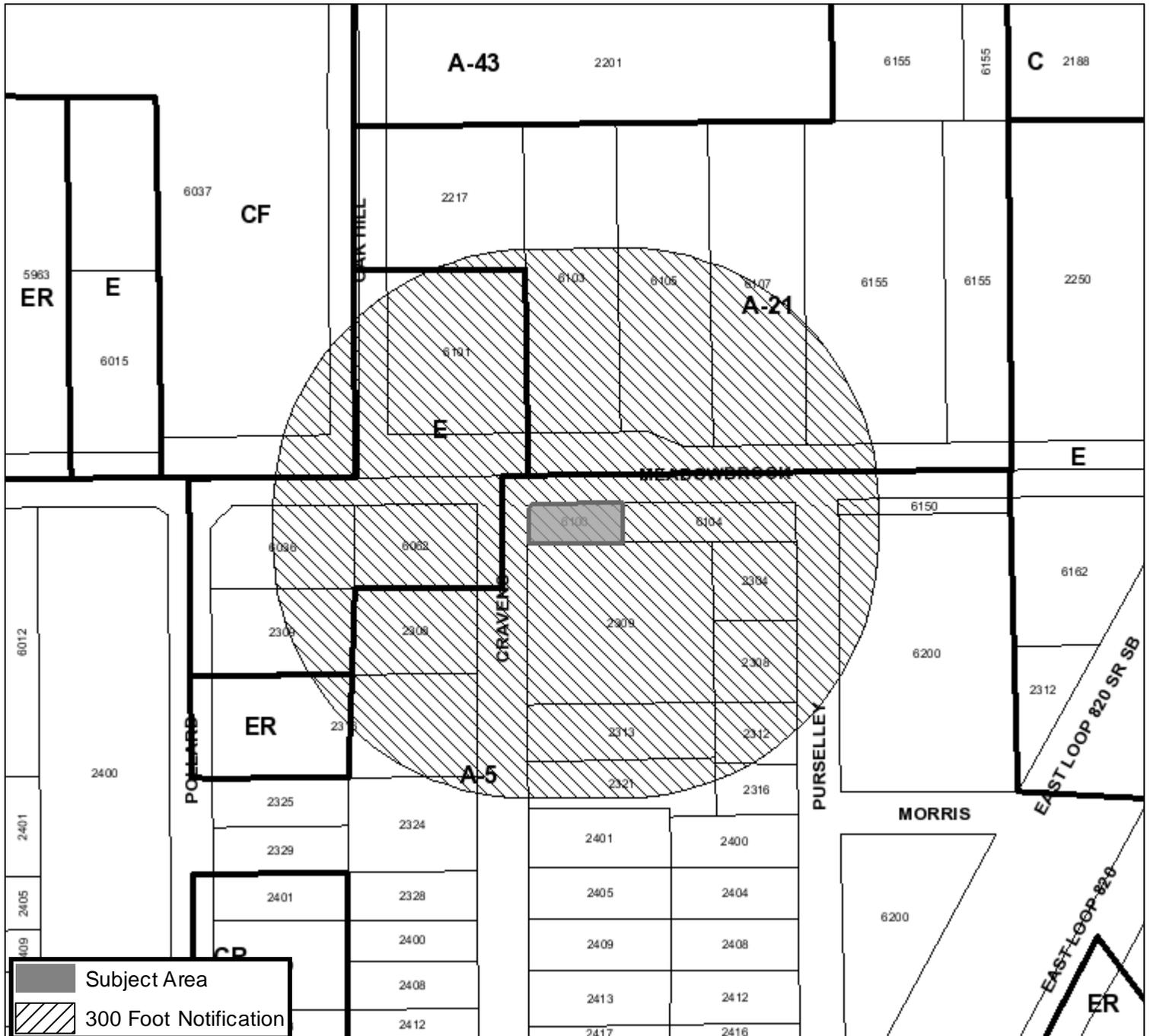
- Location Map
- Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



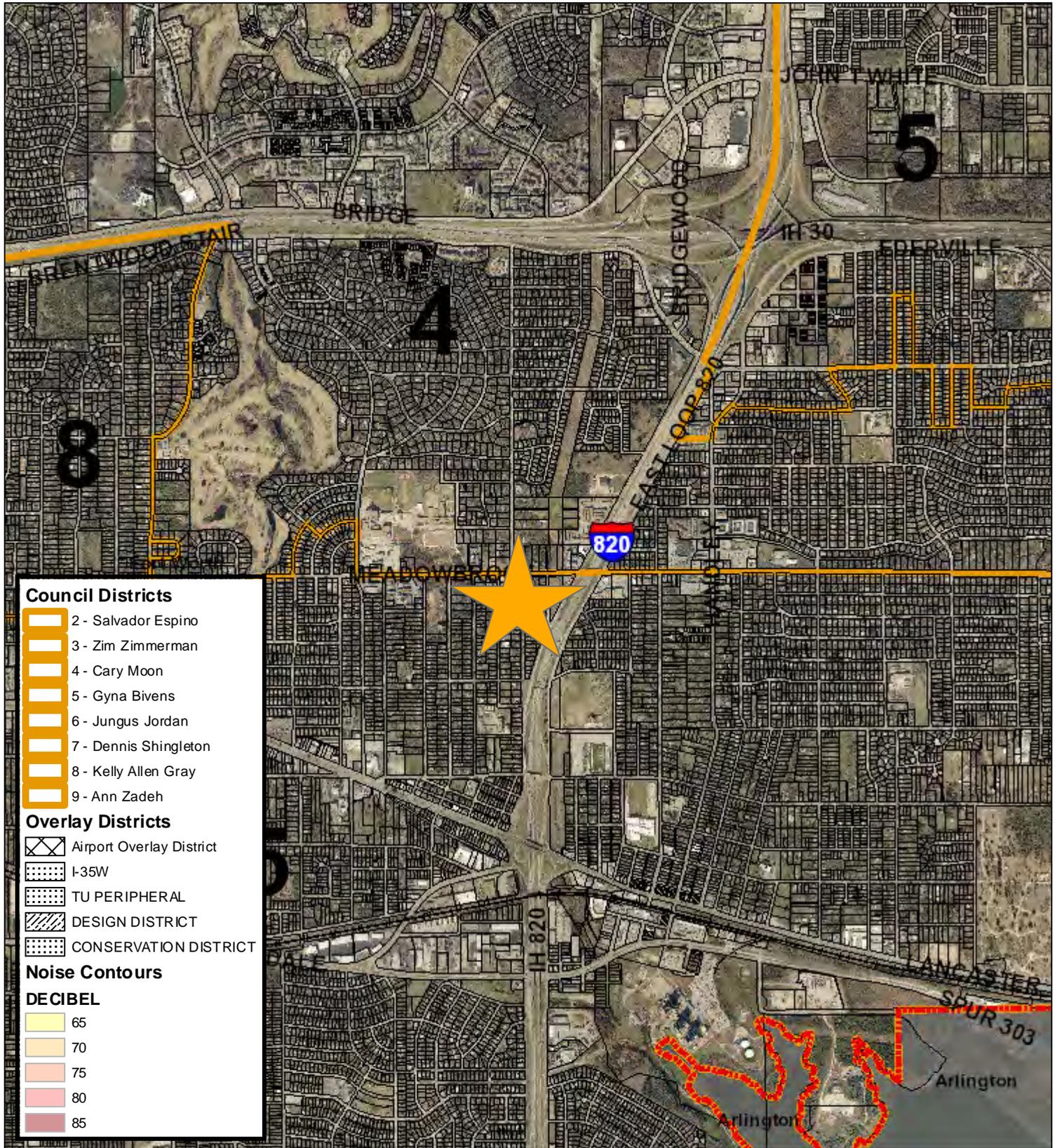
ZC-16-150

# Area Zoning Map

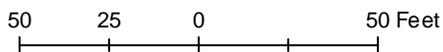
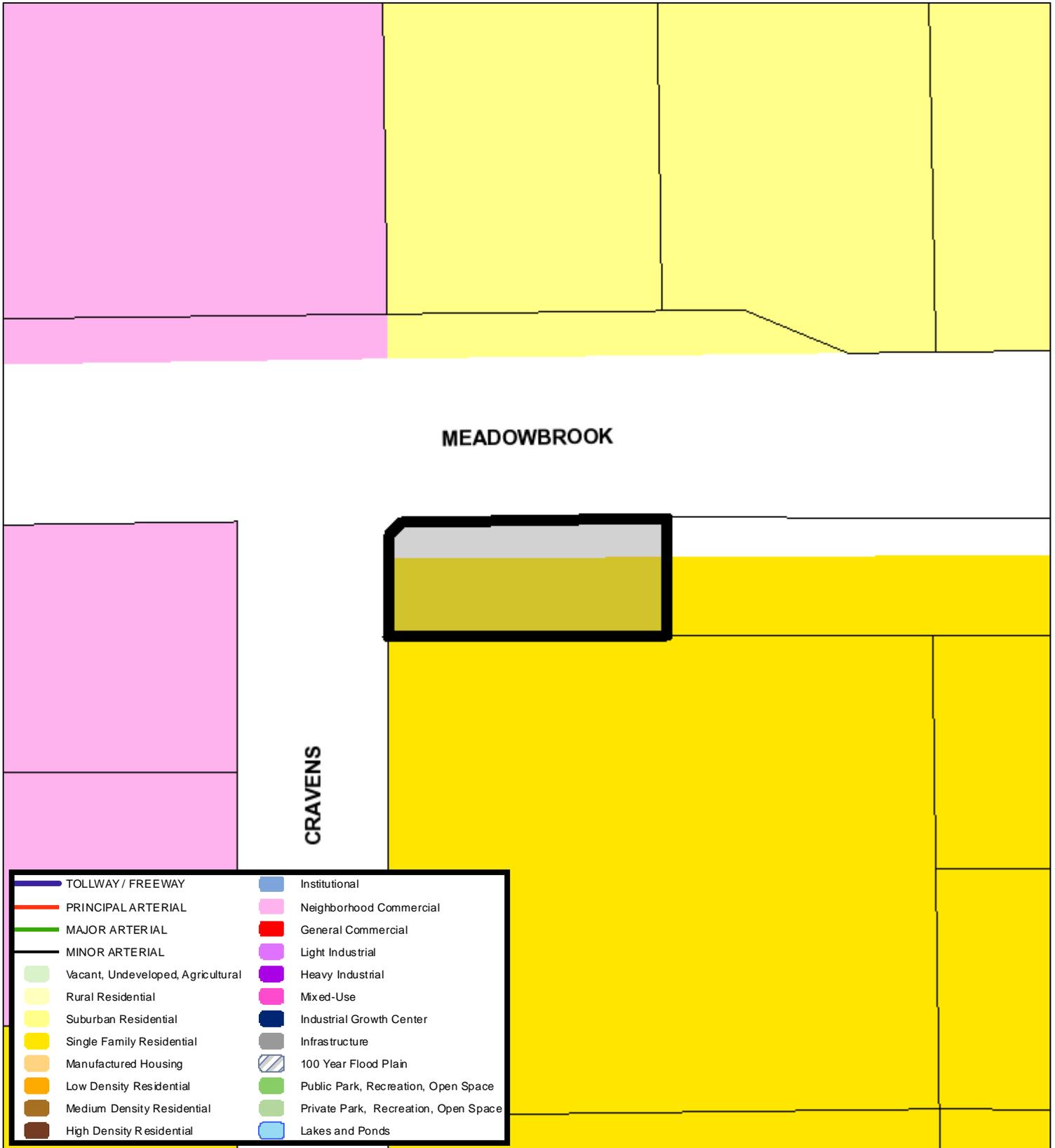
Applicant: Urban Pioneer LLC  
 Address: 6100 Meadowbrook  
 Zoning From: A-5  
 Zoning To: ER  
 Acres: 0.11749027  
 Mapsco: 79D  
 Sector/District: Eastside  
 Commission Date: 8/10/2016  
 Contact: 817-392-6226



### Area Map



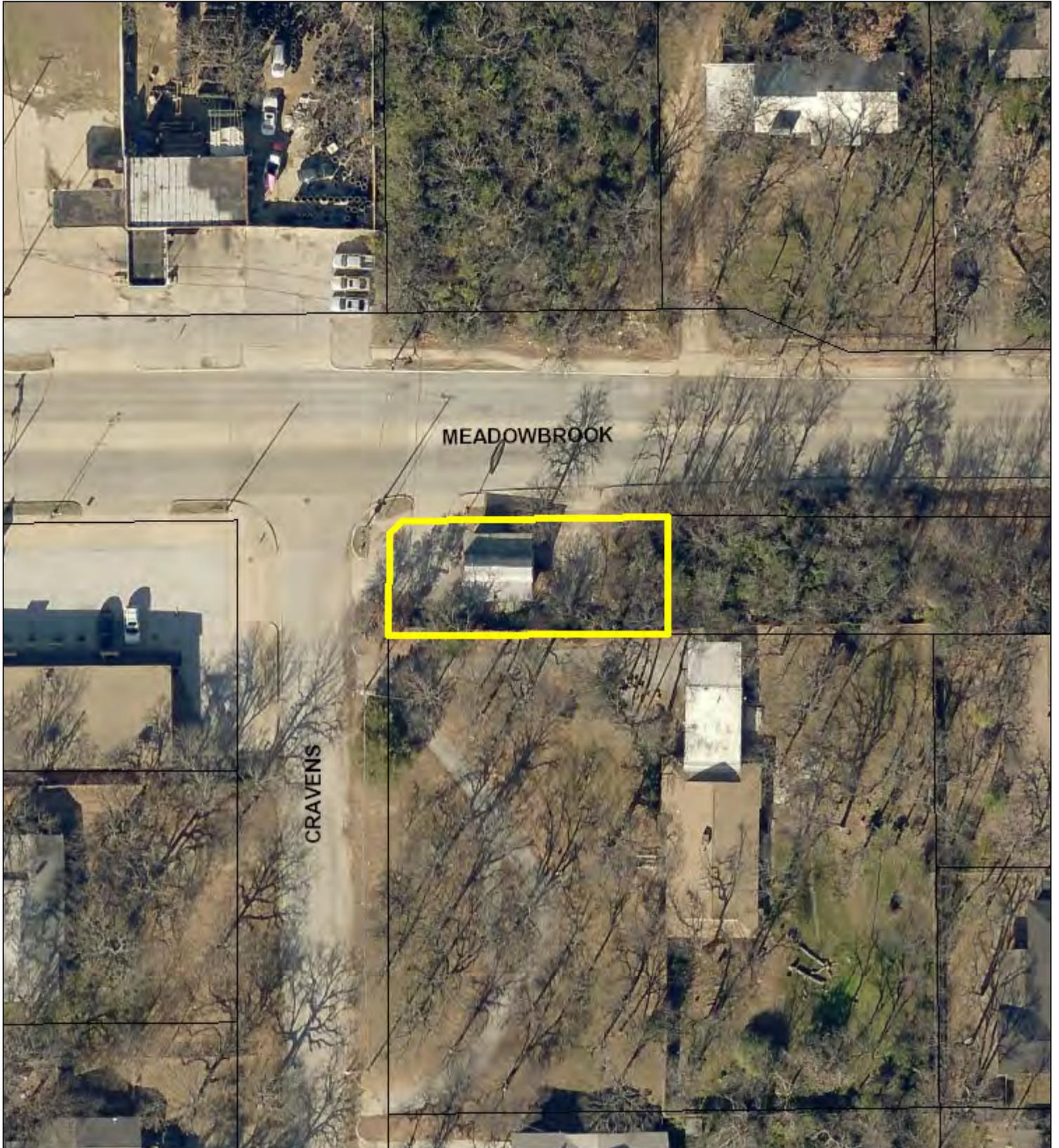
### Future Land Use



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 29, 2016.



**Aerial Photo Map**



MEADOWBROOK

CRAVENS

0 30 60 120 Feet

