



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 14, 2019

Council District 9

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None Support: None	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: Amber Flores

Site Location: 4120 Merida Ave Mapsco: 90F

Proposed Use: Single-family

Request: From: "FR" General Commercial Restricted

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The property is located just north of W. Seminary Drive (a Neighborhood Collector) in between Merida Avenue (a residential street) and Lubbock Avenue (a local street). The applicant is requesting a zoning change from "FR" General Commercial Restricted to "A-5" One-Family to build a single-family residence on the Lubbock Ave. facing frontage, a plat would be necessary to subdivide the lot (FS-19-006, on hold awaiting rezoning). There is already a residence at 4120 Merida Ave., which is accessed from Merida Ave.

The rezoning to single family would provide a use that is consistent with the single family residential along Merida. Multiple lots along Merida Ave/Lubbock Ave. have been subdivided to allow for a lot to front on Lubbock Ave. and Merida Ave.

Site Information:

Owner: Amber Lidsey and Samson Flores
 3579 Townsend Dr.
 Fort Worth, TX 76110

Acreage: 0.2449 ac

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:
North "K" Heavy Industrial / warehouse and school

East "FR" General Commercial Restricted / single-family
 South "FR" General Commercial Restricted / single family
 West "FR" General Commercial Restricted / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: FS-19-006 (pending)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Merida Ave.	Residential	Residential	No
Lubbock Ave.	Local	Local	No
W. Seminary Dr.	Neighborhood Connector	Neighborhood Connector	No

Public Notification:

300 foot Legal Notifications were mailed on April 19, 2019.
 The following organizations were notified: (emailed April 15, 2019)

South Hills NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily single-family and a warehouse to the west. The proposed "A-5" One-Family zoning is **compatible** at this location.

2. Comprehensive Plan Consistency

The 2019 Comprehensive Plan designates the subject property as Single-Family Residential. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

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

Attachments:

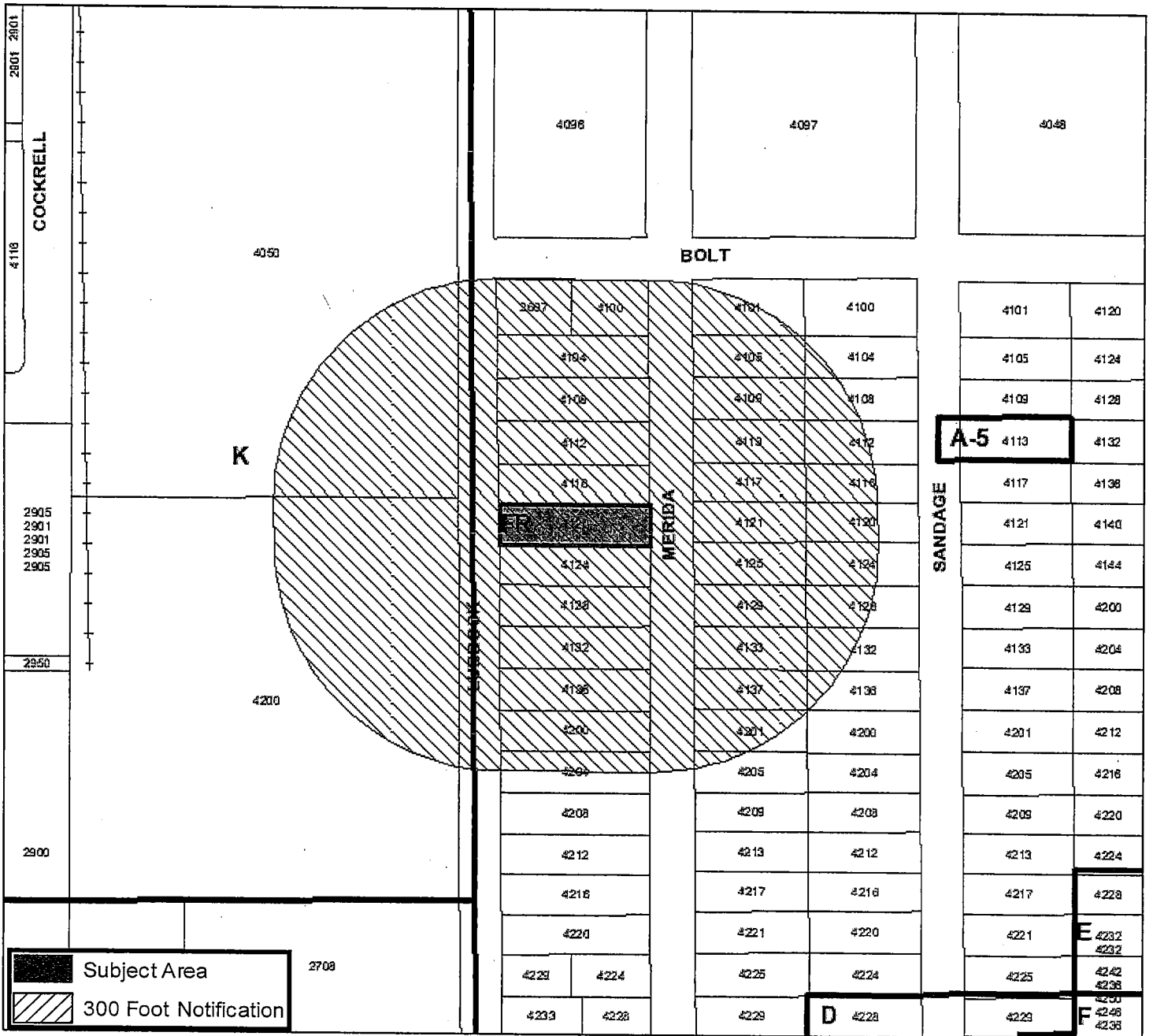
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



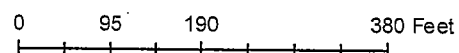
ZC-19-060

Area Zoning Map

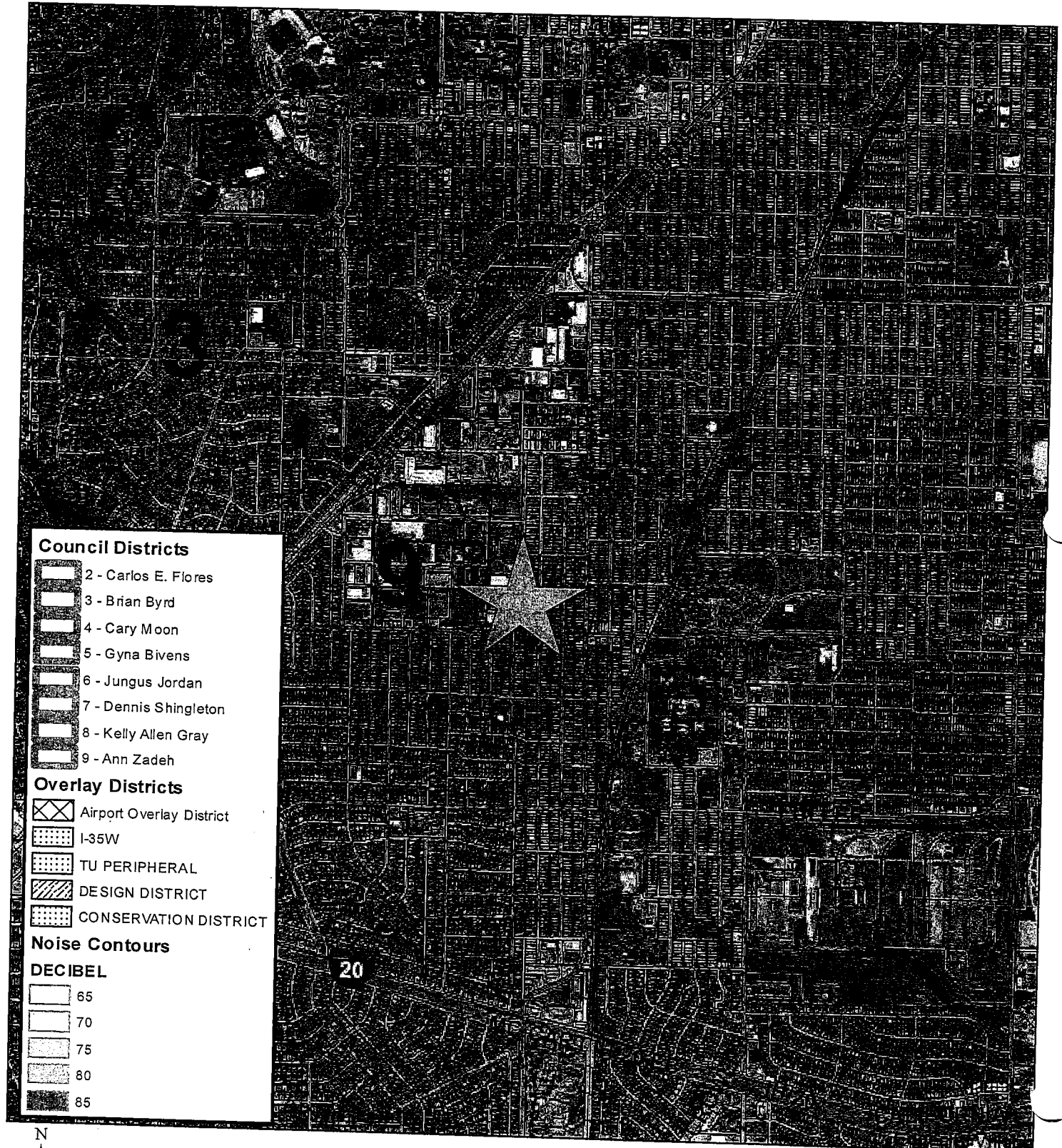
Applicant: Amber Flores
 Address: 4120 Merida Ave
 Zoning From: FR
 Zoning To: A-5
 Acres: 0.24256002
 Mapsco: 90F
 Sector/District: Southside
 Commission Date: 5/8/2019
 Contact: 817-392-8043











Subject Area
 300 Foot Notification








Area Map








Council Districts

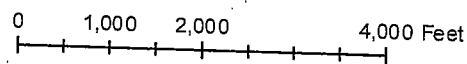
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

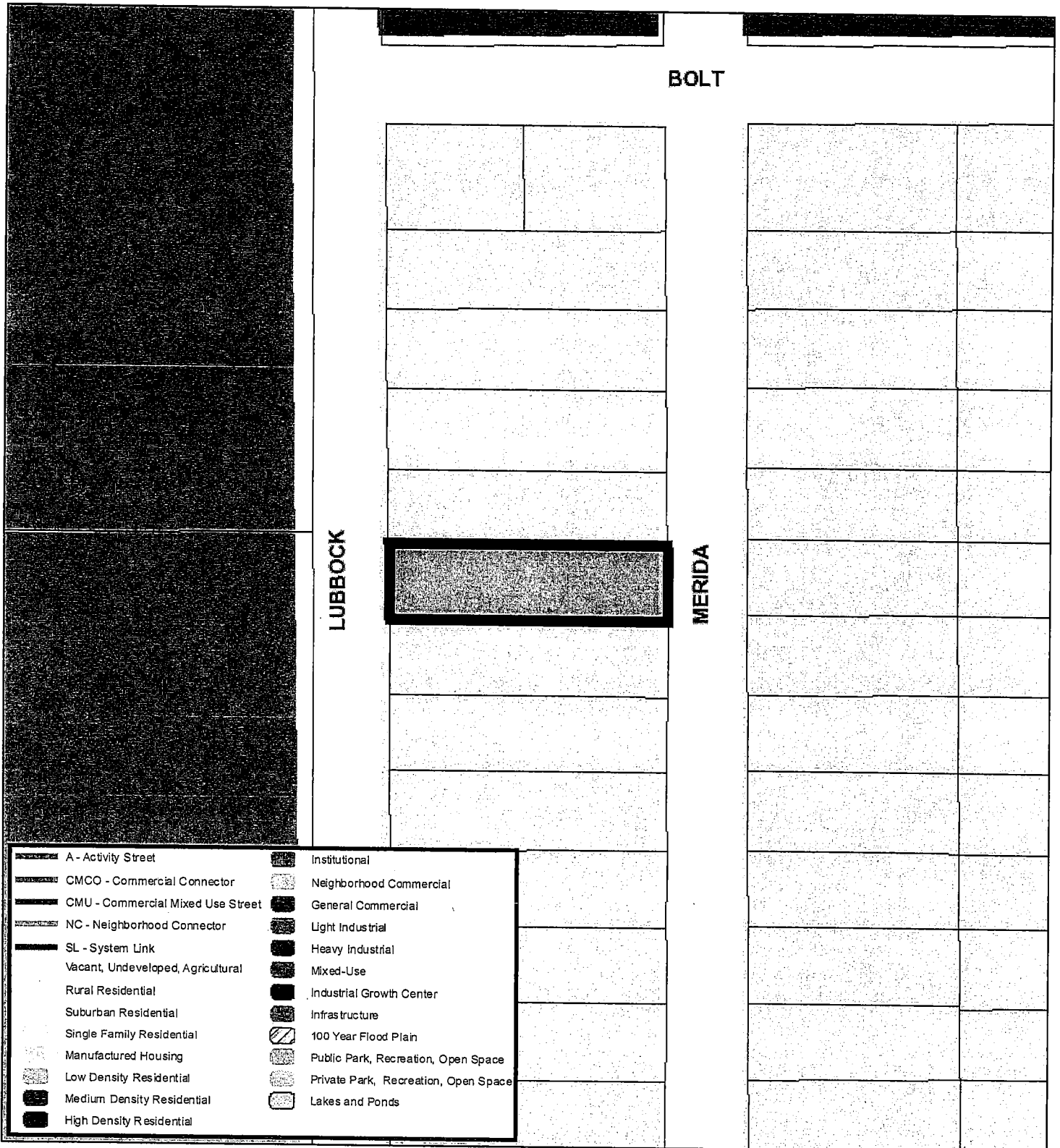
- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



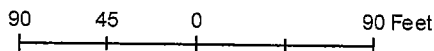


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Future Land Use



	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, 2018.





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Aerial Photo Map



0 60 120 240 Feet

