



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 25, 2019

Council District 9

Zoning Commission Recommendation:

Approval by a vote of 8-0

Opposition: None submitted

Support: None Submitted

Continued Yes ___ No X
Case Manager Laura Evans
Council Initiated 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

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

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
McCart Ave	Neighborhood Connector	Neighborhood Connector	No
Park Hill Dr	Collector	Collector	No

Public Notification:

300 foot Legal Notifications were mailed on May 22, 2019.

The following organizations were notified: (emailed May 20, 2019)

Organizations Notified	
Park Hill Place HOA	Paschal NA
Frisco Heights NA*	University West NA
Park Hill NA	Berkeley Place NA
Streams And Valleys Inc	Trinity Habitat for Humanity

**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:

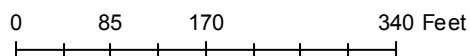
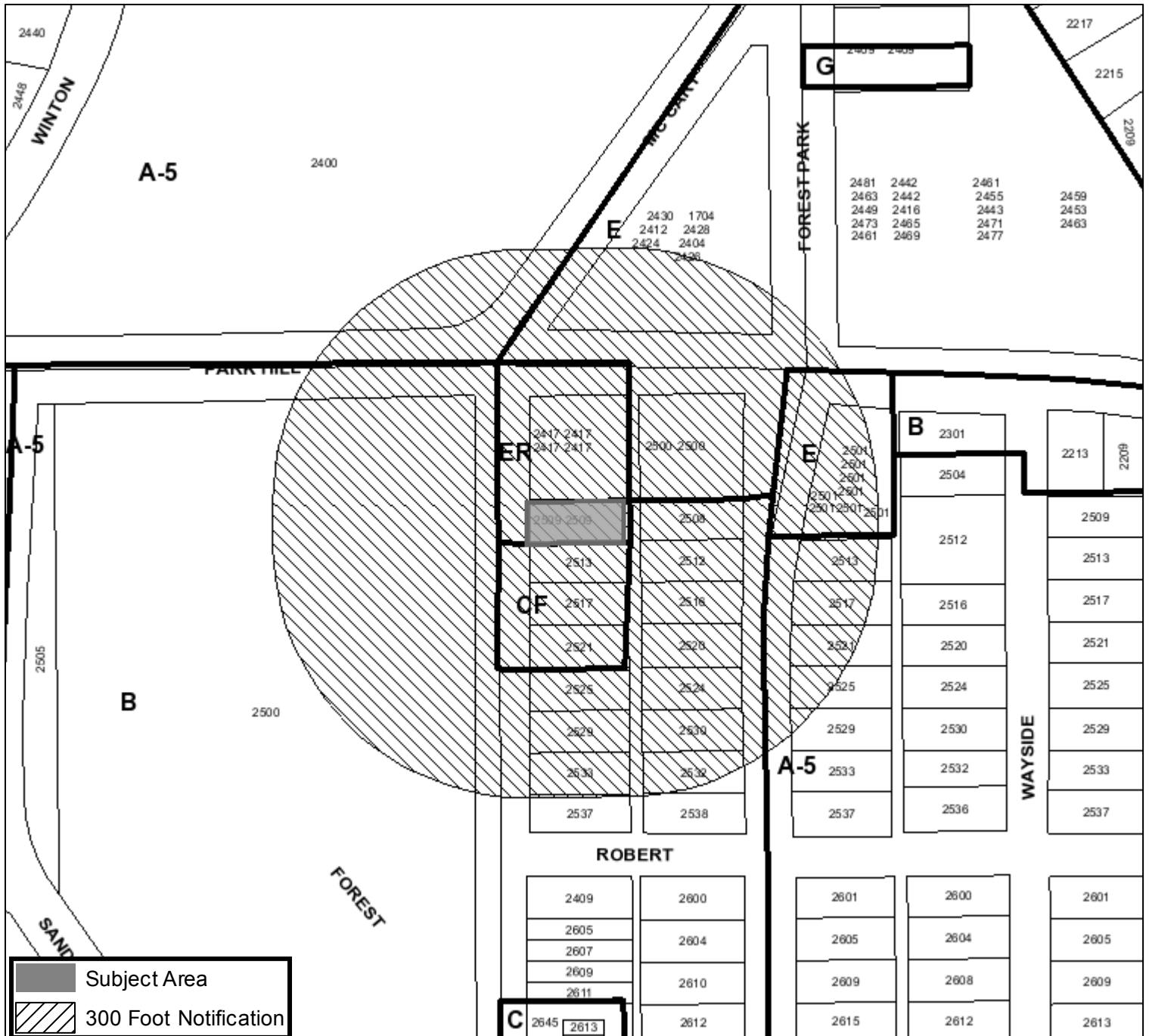
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



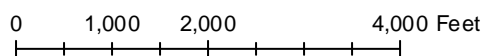
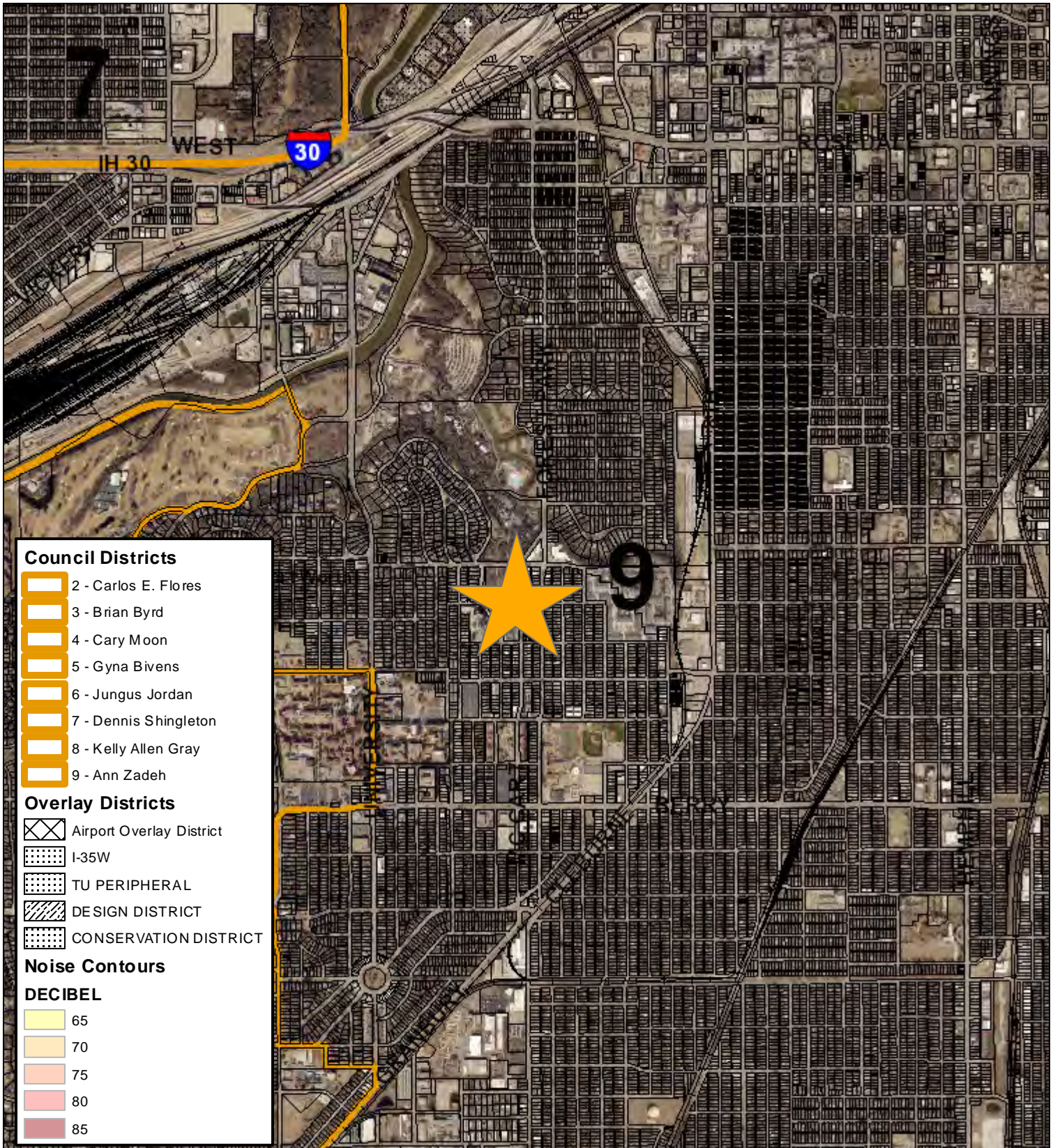
ZC-19-083

Area Zoning Map

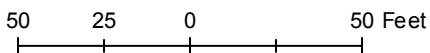
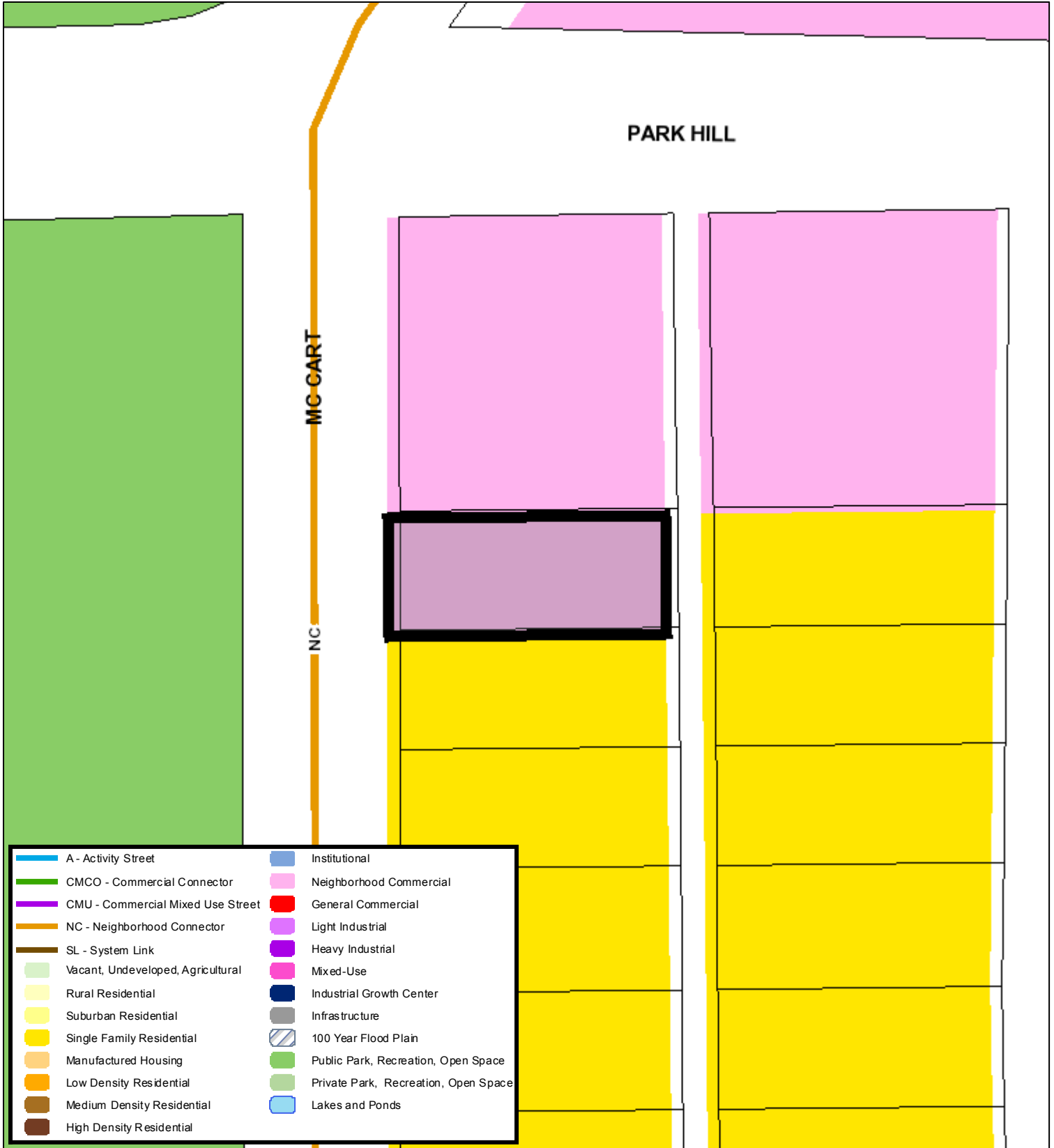
Applicant: Richard Bennett
 Address: 2509 McCart Ave
 Zoning From: ER
 Zoning To: B
 Acres: 0.13177438
 Mapsco: 76T
 Sector/District: TCU/Westcliff
 Commission Date: 6/12/2019
 Contact: 817-392-8043



Area 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 5, 2019.



Aerial Photo Map



0 35 70 140 Feet

