



Zoning Staff Report

Date: March 11, 2025

Case Number: ZC-24-171

Council District: 2

Zoning Map Amendment

Case Manager: [Christine Ross](#)

Owner / Applicant: Josue Cardenas / Mark Salgado

Site Location: 3060 Hardy Street

Acreage: 0.15 acres

Request

Proposed Use: Single-Family Residential Home

Request: From: "I" Light Industrial

To: "A-5" Single Family Residential

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is consistent**

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
 - a. Area Map
 - b. Aerial Photograph
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Future Land Use Map

Project Description and Background

The subject site is a 0.15-acre lot within Council District 2 and Neighborhood Empowerment Zone One. The site is currently vacant and is proposed to be rezoned from the existing “I” Light Industrial District to the “A-5” One-Family Residential District to accommodate the construction of a single-family home.

There are numerous industrial-zoned single-family dwellings to the north and south of the property and are considered legal nonconforming uses. This development aims to introduce residential use into an area of industrial zoning. The proposed construction of a single-family home will bridge the residential zones to the east and the commercial zones to the west, fostering a more integrated and diverse community fabric.

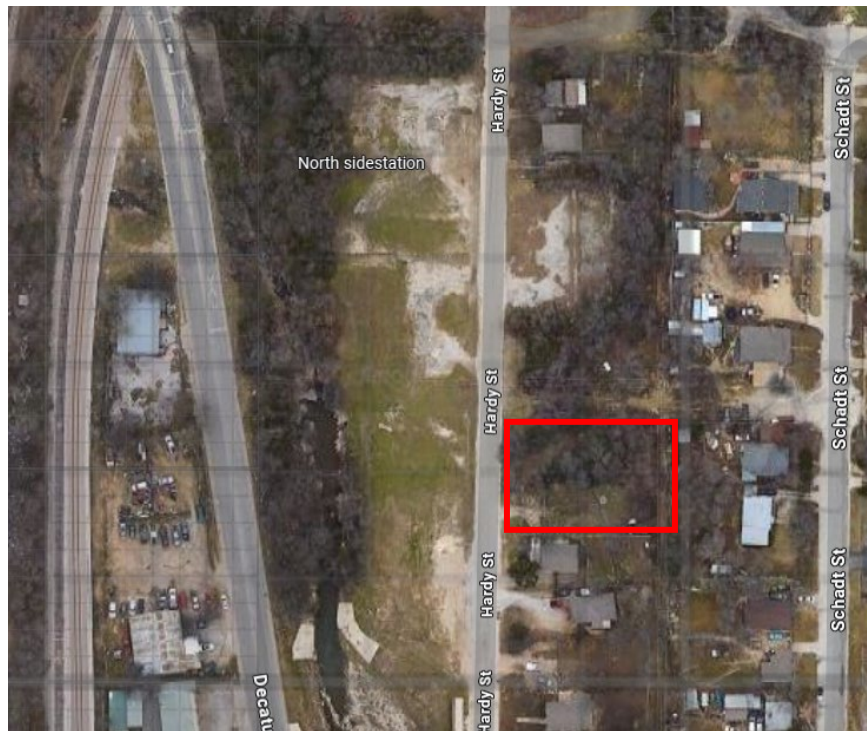
Moreover, this development could serve as a catalyst for further residential projects in the area, potentially transforming the currently underutilized industrial lots into a vibrant mixed-use neighborhood.



Harding Street view of subject site



Harding Street view of across the street from subject site



Aerial view (subject site in red)

Surrounding Zoning and Land Uses

- North "I" Light Industrial – A vacant lot.
South "I" Light Industrial – A single-family residential dwelling.
East "A-5" One-Family Residential – A single-family residential dwelling.
West "K" Heavy Industrial – A vacant lot.

Recent Zoning History

- ZC-24-125 Rezoning from "I" Light Industrial to "A-5" One-Family Residential, south of the subject site
- ZC-13-046 Rezoning from "I" Light Industrial to "A-5" One-Family Residential, north of the subject site
- ZC-06-274 Council-initiated rezoning from various zoning districts to "A-5" One-Family Residential east of the subject site

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on January 31, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on January 31, 2025:

Organizations Notified	
Diamond Hill Jarvis	Streams and Valleys Inc
Inter-District 2 Alliance	Trinity Habitat for Humanity

Development Impact Analysis

Land Use Compatibility

The surrounding area is predominantly vacant to the west, with the exception of single-family homes to the north, south and east. The applicant seeks to rezone the property to build a single-family house. This rezoning request aligns with the existing single-family homes in the area.

The presence of an established neighborhood and the lack of industrial uses in the immediate vicinity make the proposed single-family house compatible with the surrounding area. Additionally, introducing a single-family home could serve as a catalyst for further residential development on this block face, potentially revitalizing the currently vacant lots and encouraging more cohesive neighborhood growth.

As such, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan designates the subject property as Single-Family Residential.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed zoning is consistent with the Future Land Use Designation and it is consistent with the following policies of the Comprehensive Plan:

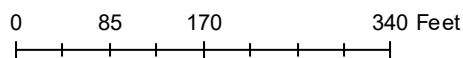
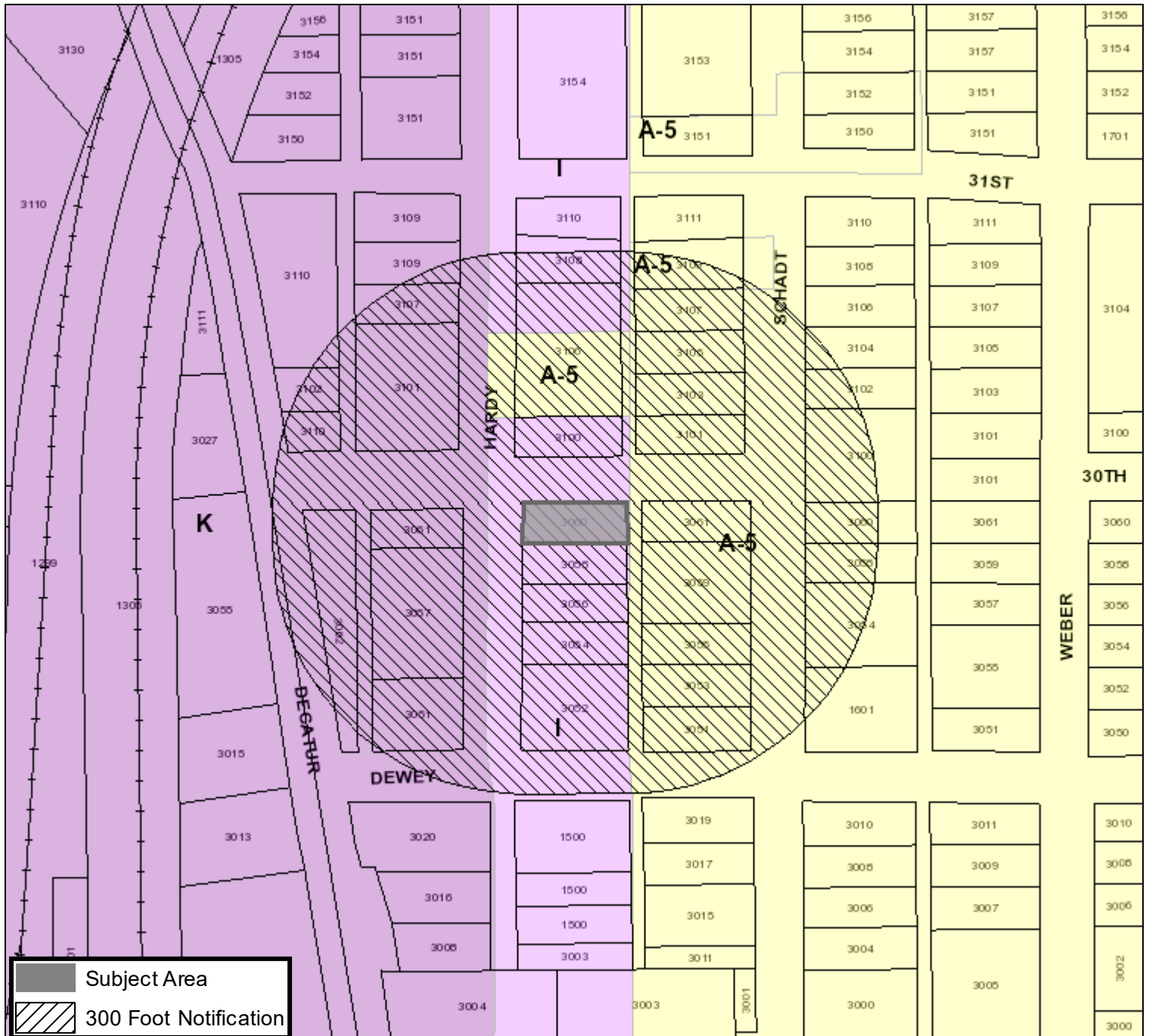
- Promote the revitalization of low and moderate-income neighborhoods, particularly Racially and Ethnically Concentrated Areas of Poverty.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

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

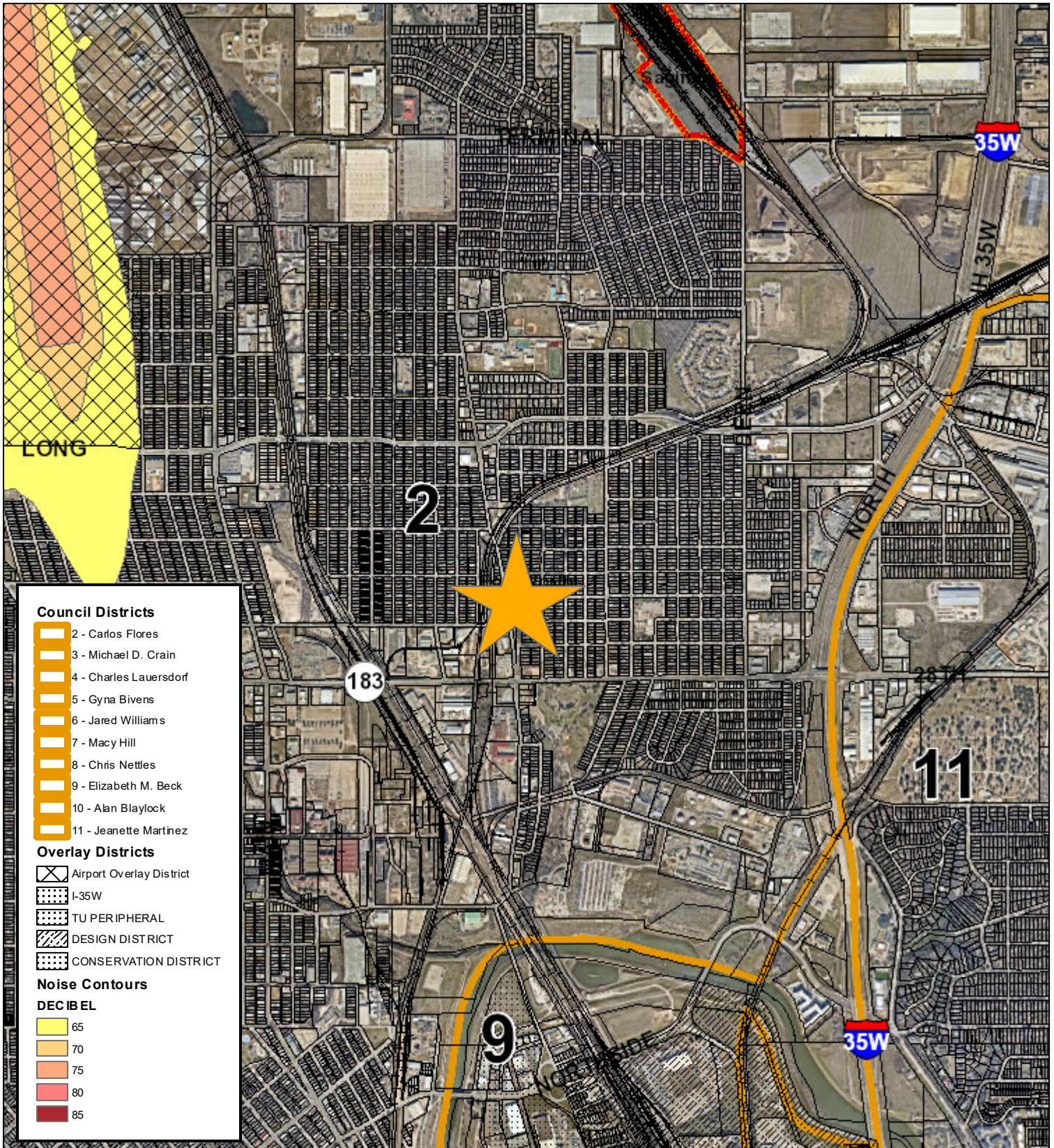


Area Zoning Map

Applicant: Josue Cardenas/Mark Salgado
Address: 3060 Hardy Street
Zoning From: I
Zoning To: A-5
Acres: 0.14311097
Mapsco: Text
Sector/District: Northeast
Commission Date: 2/12/2025
Contact: 817-392-2495



Area Map



Council Districts

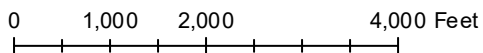
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

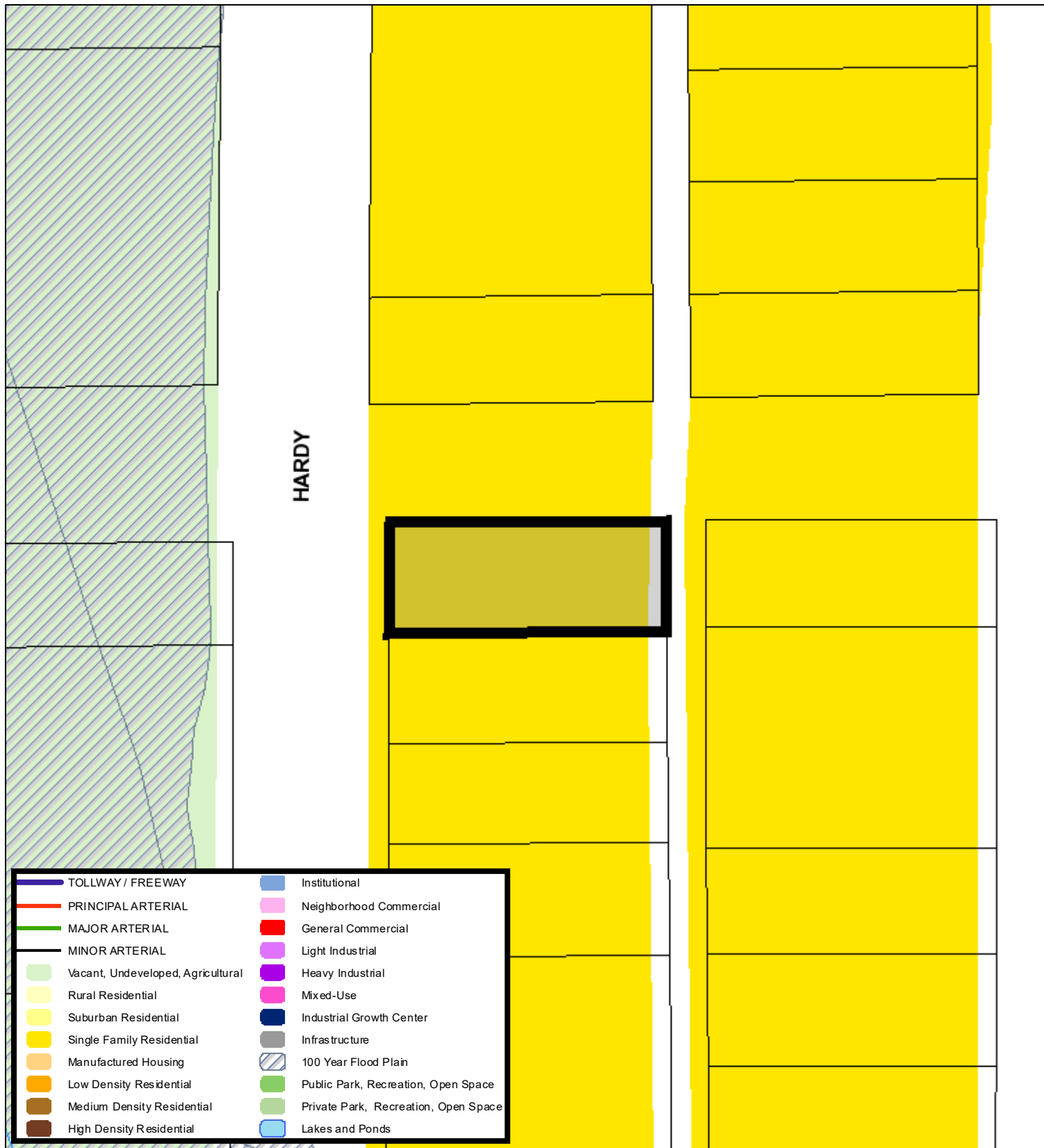
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

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



Future Land Use

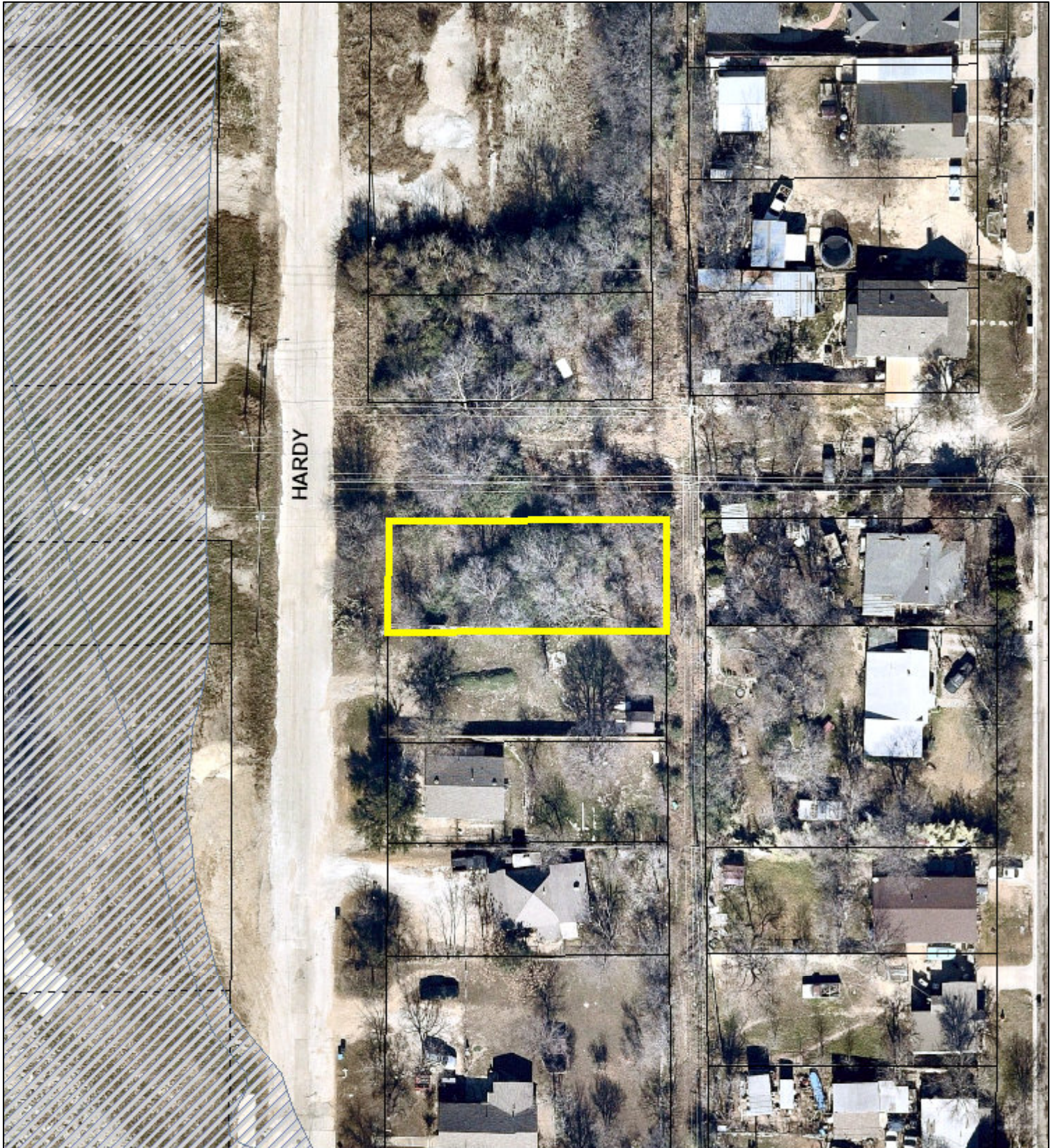


60 30 0 60 Feet

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 6, 2018.



Aerial Photo Map



0 37.5 75 150 Feet

