



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 3, 2021

Council District 5

Zoning Commission Recommendation: Denied with prejudice by a vote of 7-2 Opposition: 2 speakers Support: 1 letter	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Monica Lafitte</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **NewPad Building Company LLC**

Site Location: 5909 & 5907 Montague Street Acreage: 0.15

Proposed Use: **New twin homes**

Request: From: "A-5" One Family
 To: "UR" Urban Residential

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

Comprehensive Plan Consistency: Requested change **is not consistent (boundary adjustment).**

Staff Recommendation: **Denial**

Background:

The site is located on the north side of Montague Street, about a quarter mile east of East Loop 820. It is located in the southeast quadrant of East Loop 820 and Berry Street. The site is within Neighborhood Empowerment Zone (NEZ) Area Six. The boundary of the Lake Arlington/Berry/Stalcup Urban Village is two blocks to the north, a distance of approximately 500 feet from the subject site.

The applicant is requesting a zoning change from "A-5" One-Family to "UR" Urban Residential for the purpose of building a twin home. The site and surrounding area were part of a Council initiated rezoning in 2017, ZC-17-097. These lots were rezoned from "B" Two-Family to "A-5" One-Family, as part of the rezoning for the Lake Arlington area redevelopment. There is a defined, intentional line Council placed between the "UR" zoning to the north and east of this site and the "A-5" zoning that includes this site. Due to the redevelopment efforts of the area master plans, the defined line that separates the current "UR" and "A-5" zoning districts in this area, along with the information within the Future Land Use Consistency section at the end of this report, staff recommends denial.

The area generally east of East Loop 820 and bordering Lake Arlington have been the focus of planning efforts since 2004. In 2011, the City Council endorsed the Lake Arlington Master Plan. The plan proposes redevelopment of the area from under-utilized parcels and low density industrial developments to higher density residential and development that protects Lake Arlington as a recreation and water source. The area is approximately two square miles. The 2017 Comprehensive Plan designated an expansion of the

Berry Lake Arlington Urban Village to encourage a higher quality development of the lake area, a highway-oriented commercial cluster, as well as higher density residential parcels.

The entire northern half of the residential block (facing Grayson) is UR zoning, while the entire southern half of the block (facing Montague Street) is A-5 zoning. The lots along Montague Street contain some residential homes, and a church, while most lots are vacant, undeveloped lots. Montague Street dead ends into an industrial site to the west; the property to the east is zoned as “UR” but is undeveloped without streets.

In “UR” Urban Residential zoning, many building types are permitted: single family house, single family attached (townhouse), two-family attached (duplex) (side by side or front to back), manor house, garden apartment, cottage court, and apartment/condo. Since the applicant wishes to rezone from “A-5” single family use, the table below will compare that information:

	Current Zoning: A-5	Requested Zoning: UR
Lot size	5,000 sq. ft. minimum	5,000 sq. ft. maximum
Lot width	50’ min. at building line	N/A
Lot coverage	50% maximum	N/A
Front Yard	20’ min., subject to projected front yards	0’ min./20’ max.
Rear Yard	5’ minimum	20’ min. primary structure; 5’ min. accessory structure
Side Yards	5’ minimum	0’ min./5’ max.
Height	35’ maximum	Min.: 2 stories at a min. of 18’ Max.: Lesser of 3 stories/38’
Parking	Min. 2 parking spaces behind the front build wall, plus one parking space for each bedroom above 3	2 parking spaces behind the front build wall, garage doors that face street must be located min. 20’ behind front build wall
Landscaping	Subject to Urban Forestry (one tree in parkway and one in yard)	20 points required from Enhanced Landscaping point system, ten of which come from planting street trees
Façade Design Standards	N/A	Façade variation required when facing ROW: façade >50’ wide shall incorporate each of the three elements; façade <50’ wide min. two elements
Fence	Up to 8’ height if located behind front build wall	Fences and walls taller than 4’ must be open style

Surrounding Zoning and Land Uses:

- North “UR” Urban Residential / residential and vacant
- East “A-5” One Family / residential and vacant
- South “A-5” One Family / residential and vacant
- West “A-5” One Family / residential and vacant

Zoning History:

- ZC-17-097: Council initiated rezoning related to Lake Arlington Master Plan for approximately two square miles between 820 and Lake Arlington; subject lots were included as B to A-5; effective 12/21/17
- ZC-20-183: 5832 Eastland requested UR to A-5; denied by Council beginning of 2021

Public Notification:

300 foot Legal Notifications were mailed on May 18, 2021.
The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
Fort Worth ISD	Streams And Valleys Inc
Parkside NA	Trinity Habitat for Humanity
Carver Heights East *	Southeast Fort Worth Inc
East Fort Worth, Inc.	

*Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to “UR” Urban Residential for single family development. Surrounding uses consist primarily of residential and undeveloped lots.

The proposed single family **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan designates the subject property as Single Family Residential. Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, 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
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

And number of the policies and strategies from the Comprehensive Plan support remaining as “A-5” One-Family:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Preserve the character of rural and suburban residential neighborhoods.
- 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.
- Rezone property between Loop 820 and Lake Arlington to promote development of the Lake Arlington Urban Village in accordance with the Lake Arlington Master Plan.
- In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.
- In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.
- Support new housing development in the Lake Arlington area, particularly new development of high quality in accordance with the Council-endorsed Lake Arlington Master Plan.

Other policies from the Comprehensive Plan support both the “A-5” and the “UR” zoning:

- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.

And yet other policies and strategies from the Comprehensive Plan support the lot rezoning to “UR” Urban Residential zoning.

- Implement policies, strategies, and regulations that ensure good urban design, such as mixed-use and urban residential zoning, form-based codes, and TOD and urban villages development.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

While there are policies from the Comprehensive Plan that support both the current and the proposed zoning, the greater number of policies that support the current zoning of “A-5”, paired with the fact that “Single Family Residential” is the designation of the Comprehensive Plan, outweigh the policies that could support the rezoning to “UR”. Therefore, the proposed zoning **is not consistent (boundary adjustment)** with the Comprehensive Plan.

3. Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

3.2.2. Encourage substantial **new housing investment** and development in the city’s under-served neighborhoods.

These portions of the Economic Development Plan supports both the “A-5” and “UR” zoning.

Overall, as seen above in the Comprehensive Plan policies and the Economic Development Plan policies, some policies support the rezoning to “UR” Urban Residential. However, the number of policies of the Comprehensive Plan and Economic Development Plan that support the “A-5” One-Family, combined with the overall decades of planning efforts of the area that produced the defined line creating the area of “A-5” that includes these lots, lead Staff to recommend denial of the rezoning request.

Attachments:

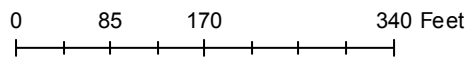
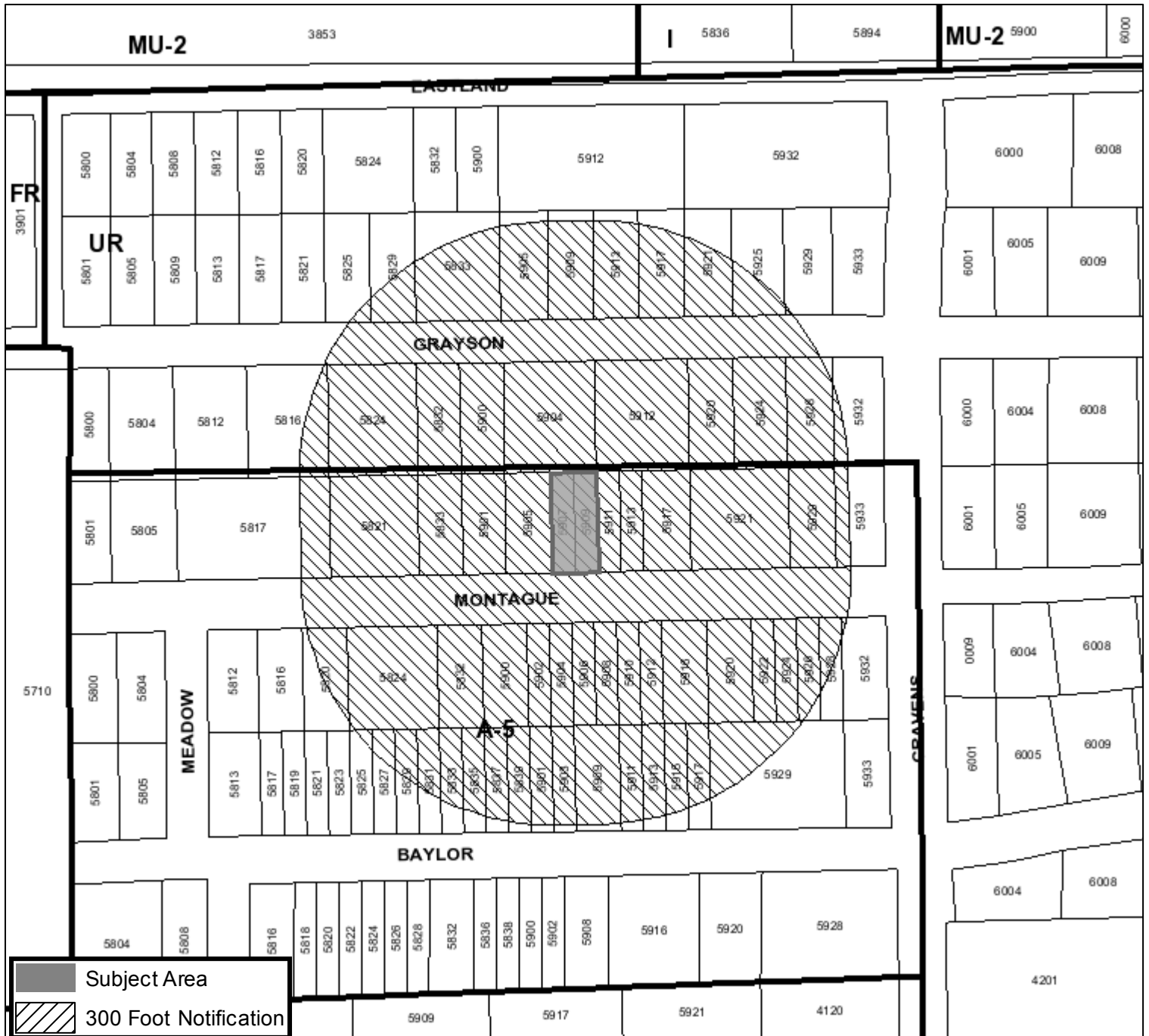
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



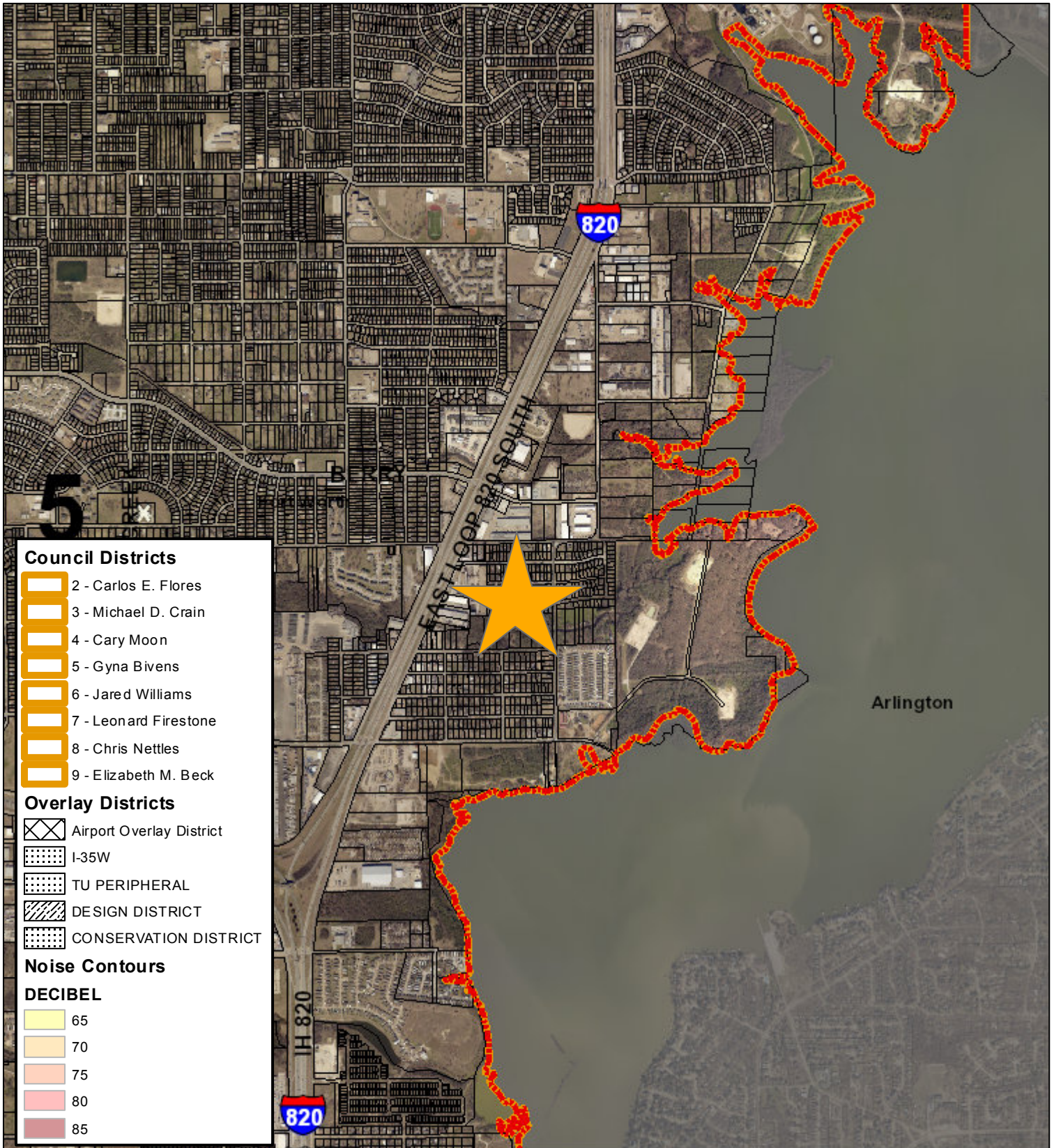
ZC-21-066

Area Zoning Map

Applicant: NewPad Building Company, LLC
 Address: 4907 & 5909 Montague Street
 Zoning From: A-5
 Zoning To: UR
 Acres: 0.1504052
 Mapsco: 079Z
 Sector/District: Southeast
 Commission Date: 6/9/2021
 Contact: null








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

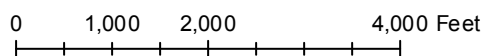
Overlay Districts

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

Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85

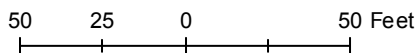


Future Land Use

GRAYSON

MONTAGUE

	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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 35 70 140 Feet

