



Zoning Staff Report

Date: March 21, 2023

Case Number: ZC-23-002

District (old/new): 8 / 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: City of Fort Worth / Development Services

Site Location: 3629 Meadowbrook Drive

Acreage: 0.40 acres

Request

Proposed Use: Residential Development

Request: From: "ER" Neighborhood Commercial Restricted

To: "A-5" One-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change is **consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 5-3**

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Project Description and Background

The property is currently a vacant commercial site within the West Meadowbrook Neighborhood Association and the Oakland NEZ Plan. The present owner has been contacted by the Council Member's office regarding rezoning, but did not respond to the mailed letters. While the current "ER" Neighborhood Commercial Restricted zoning does match the neighborhood commercial future land use designation, the building has been vacant for a number of years, and the useful lifespan is in question. The neighborhood association and the Council Member's office have been in discussion regarding the most appropriate land use going forward. Given the large amount of residential zoning in the area and the broader commercial area on E. Lancaster Street three blocks to the south, single family zoning to match the surrounding land uses is preferred. The proposal to rezone this lot would change the "ER" Neighborhood Commercial Restricted zoning to "A-5" One-Family zoning, allowing construction of single family residential uses by right.

A speaker at the January 11, 2023 Zoning Commission meeting noted the building is used for storage/warehousing, instead of being a vacant building. The case was continued to allow the speaker time to contact the Council Member's office. As the site was zoned "E" Neighborhood Commercial on the 1952 zoning map and warehouse uses were not allowed at that time, staff requested a copy of the Certificate of Occupancy (CO) from the speaker to document these uses. A CO has not been found in City records, nor has the speaker shared a CO with staff.

Surrounding Zoning and Land Uses

North "A-7.5" One-Family / single family

East "A-7.5" One-Family / single family and duplexes

South "A-7.5" One-Family, "ER" Neighborhood Commercial Restricted / single family and vacant commercial building

West "A-7.5" One-Family / single family

Recent Zoning History

- ZC-09-115, subject site and surrounding area, Council-initiated zoning, approved November 3, 2009.
- ZC-22-149, south of site, City-initiated for surplus property, approved, October 11, 2022.

Public Notification

300-foot Legal Notifications were mailed on December 28, 2022.

The following organizations were notified: (emailed December 29, 2022)

Organizations Notified	
West Meadowbrook NA *	Streams and Valleys Inc
East Fort Worth, Inc.	Trinity Habitat for Humanity

East Fort Worth Business Association	Southeast Fort Worth Inc
Neighborhoods of East Fort Worth	Fort Worth ISD

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The surrounding neighborhood is developed as single family uses with public parks between the neighborhood and the East Freeway (I-30) to the north. With the exception of a vacant commercial site to the south, the rezoning site is surrounded by single family uses and a few duplexes. The parcel was developed as a small commercial building but has been vacant of commercial uses for over 20 years. This portion of the Meadowbrook neighborhoods has bus service only along E. Lancaster Avenue, which is approximately three blocks to the south and a main retail corridor for the area.

The site falls within the boundaries of the 2009 Oakland Corners Empowerment Zone Plan that is designed to rebuild neighborhoods with compatible quality infill housing and appropriate mixed-use development in commercial areas. The proposed zoning of “A-5” One-Family would allow redevelopment of the site into single family residential uses by right, which aligns with the NEZ Plan as adopted. The lack of direct bus service and homogenous single family development lends this site to redevelopment as infill single family uses. The lack of a Certificate of Occupancy that would document legal non-conforming non-residential uses has not been located. As such, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, but surrounded by Single Family designations. A minor boundary adjustment to Single Family allows the proposed zoning of “A-5” One-Family to be compatible with the future land use designation of the adopted Comprehensive Plan.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city
- 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.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Southeast Planning Sector:

2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.
3. Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.
10. Encourage demolition of buildings that cannot be economically rehabilitated.

The proposed zoning **is consistent** with a minor boundary adjustment to the Comprehensive Plan future land use designation.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.



This zoning request may not assist in high-wage job growth, is not a targeted high-growth industry, but would contribute to a more sustainable tax base and the quality of place. The taxable value for both the land and the structure currently is less than \$10,000. New residential lots would have a higher taxable value to contribute to the tax base.

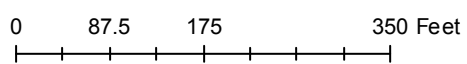


Area Zoning Map

Applicant: City of Fort Worth - Development Services
 Address: 3629 Meadowbrook Drive
 Zoning From: ER
 Zoning To: A-5
 Acres: 0.39776567
 Mapsco: 78G
 Sector/District: Eastside
 Commission Date: 1/11/2023
 Contact: 817-392-8190











 Subject Area
 300 Foot Notification








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

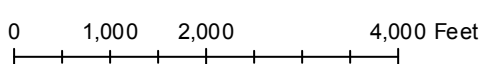
Overlay Districts

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

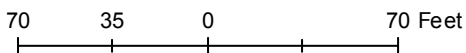
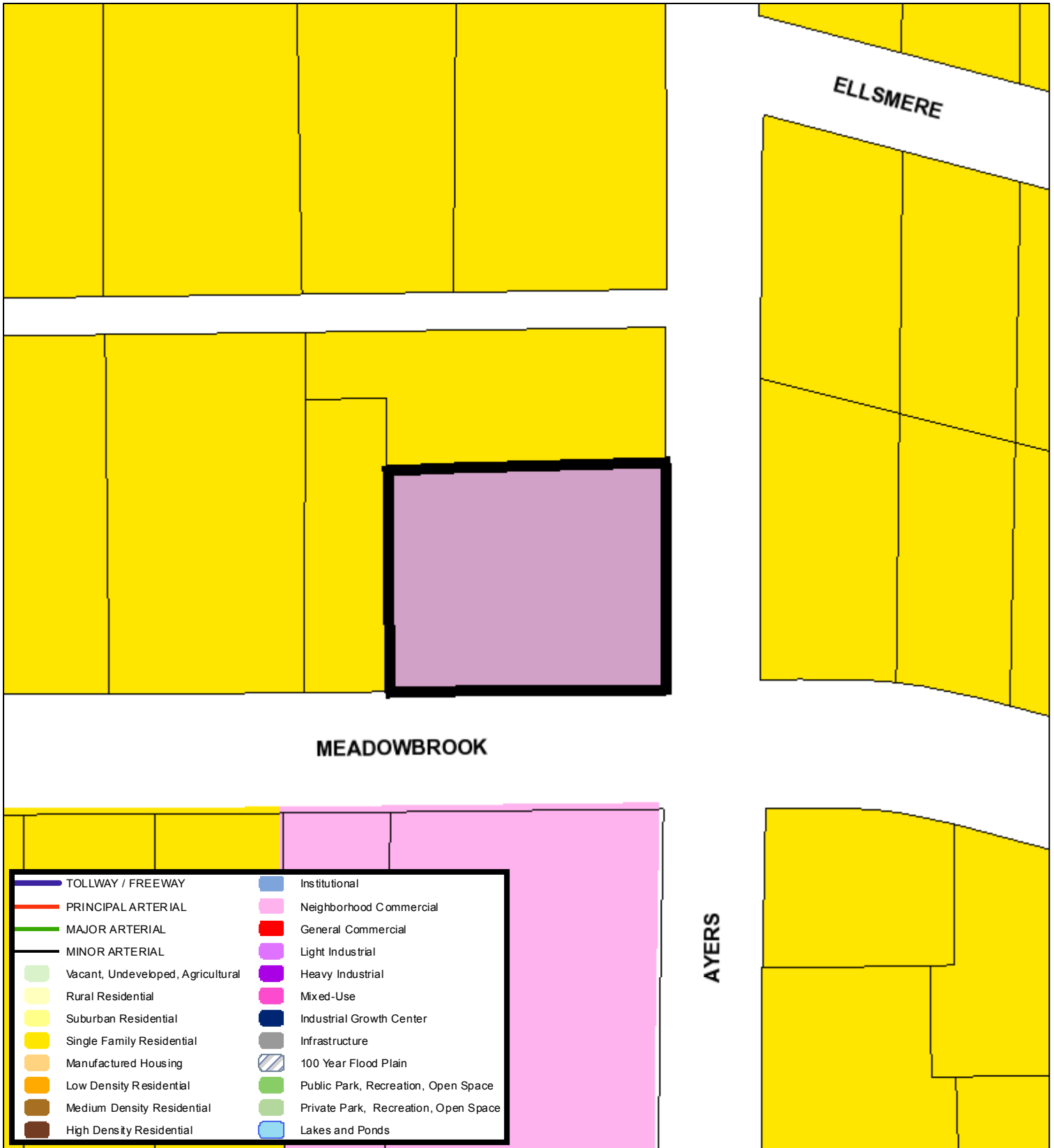
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



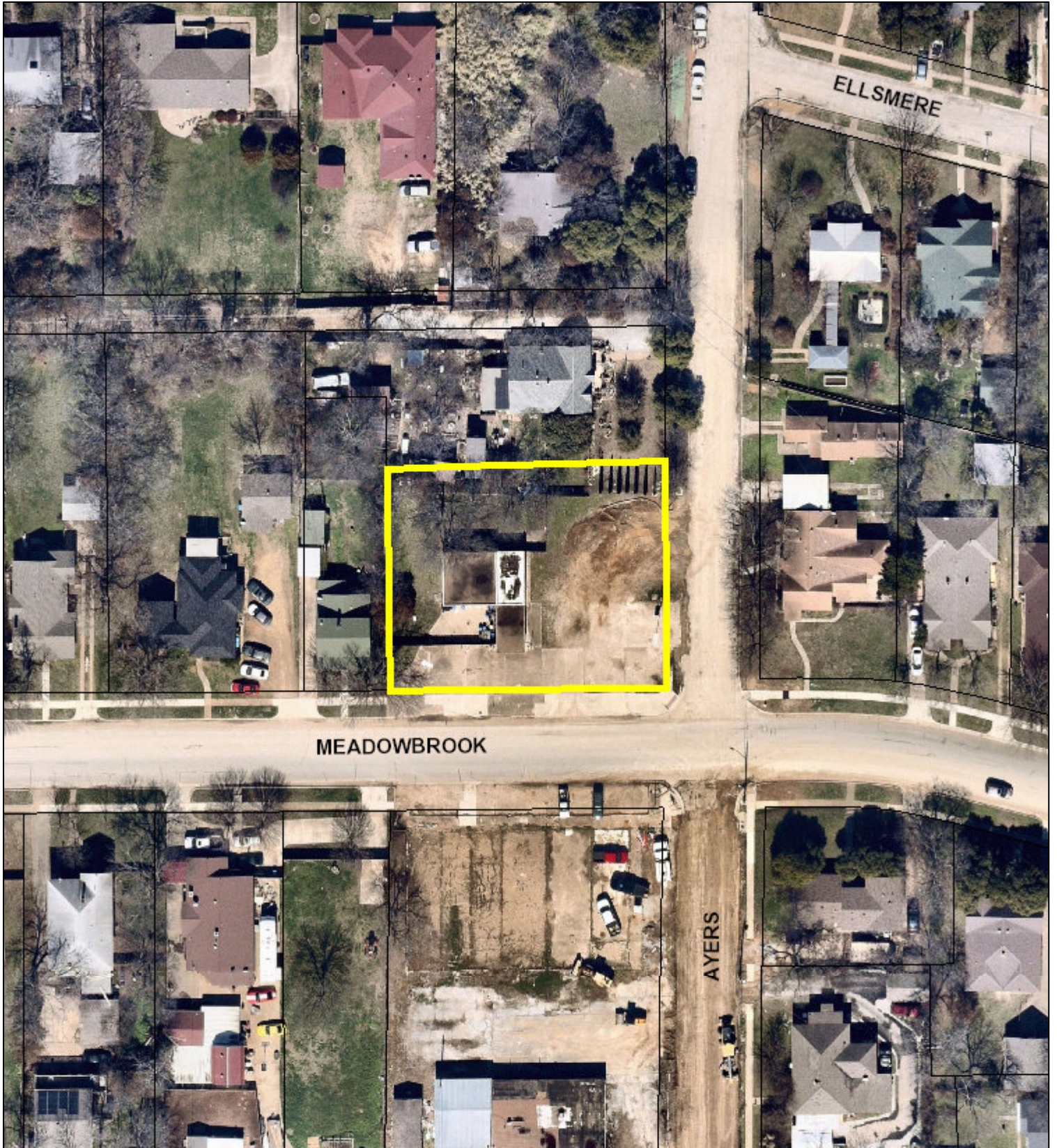
Future Land Use



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 40 80 160 Feet

