



Zoning Staff Report

Date: August 13, 2024

Case Number: ZC-24-060

Council District: 5

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Sears Henderson Holdings

Site Location: 3125 Vine Street

Acreage: 1.05 acre

Request

Proposed Use: Single Family Residential

Request: From: “AG” Agricultural

To: “A-5” One-Family Residential

Recommendation

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

Comprehensive Plan Map Consistency: Requested change is **not consistent (Technical Inconsistency)**

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The subject site is located in the Mosier Valley area of Fort Worth in Council District 5. The proposal to rezone this lot would change the current “AG” Agricultural zoning to “A-5” One-Family Residential zoning to accommodate construction of a single family residence. “AG” zoning has been in place since at least 2004. The property is currently undeveloped. A narrative from the application, provided by the applicant, is included below:

3125 VINE STREET IS CURRENTLY ZONED “AG” AGRICULTURAL AND WE WOULD LIKE TO REZONE THIS PROPERTY TO “A-5” SINGLE FAMILY ZONING.

PROPOSED USE OF “A-5” SINGLE FAMILY ZONING WILL BE FOR THE CONSTRUCTION OF TWO AFFORDABLE HOUSING SINGLE FAMILY DETACHED DWELLINGS. (AFTER REZONING TO “A-5” WE WILL HAVE THE PARCEL RE-PLATTED INTO TWO SEPARATE LOTS WITH 100 FT AND 105 FT STREET FRONTAGE RESPECTIVELY.)

“A-5” ZONING FOR AFFORDABLE SINGLE-FAMILY HOMES IS COMPATIBLE WITH THE SURROUNDING LAND USE. ALMOST ALL ADJACENT PROPERTIES TO OUR PARCEL ARE NOW ZONED “A-5” SINGLE FAMILY ZONING, WITH ALL HAVING BEEN REZONED FROM “AG” TO “A-5”. THE LAST REZONING APPROVAL WAS AS RECENT AS LATE LAST YEAR FOR THE PROPERTY AT 3120 VINE STREET - DIRECTLY ACROSS FROM OUR PROPERTY AT 3125 VINE STREET.

THIS USE IS ALSO COMPATIBLE WITH THE CITY’S COMPREHENSIVE PLAN AS THE NEWLY ADAPTED 2023 PLAN STATES THAT FORT WORTH HAS MORE VACANT DEVELOPABLE LAND (OVER 66,000 ACRES) THAN ANY OTHER CITY IN THE DALLAS-FORT WORTH METRO AREA.

FORT WORTH IS ONE OF THE FASTEST GROWING AMONGST THE 20 LARGEST U.S. CITIES. FROM 2010 TO 2020, FORT WORTH PERMITTED ALMOST 44,000 NEW SINGLE-FAMILY HOUSING UNITS WITH SLIGHTLY OVER HALF OF THAT TOAL OCCURING JUST SINCE THE BEGINNING OF 2017. FACTORS THAT INFLUENCE LAND USE ARE POPULATION GROWTH AND HOUSING DEMAND. AS THE POPULATION GROWS AND THE COST AND INTEREST RATES CONTINUE TO INCREASE, THE DEMAND FOR AFFORDABLE RESIDENTIAL UNITS IS AT AN ALL TIME HIGH.

Surrounding Zoning and Land Uses

North “A-5” One-Family Residential / residential
East “AG” Agricultural / undeveloped
South “AG” Agricultural / undeveloped
West “AG” Agricultural / residential

Recent Zoning History

- ZC-23-160 from AG to A-5 Approved

Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.
The following organizations were emailed on June 28, 2024:

Organizations Notified	
East Fort Worth Inc.	Hurst Euless Bedford ISD
Streams & Valleys Inc	Trinity Habitat for Humanity

Development Impact Analysis

**Not located within a registered Neighborhood Association*

Land Use Compatibility

The proposed rezoning of the lot to "A-5" One-Family Residential is consistent with the existing single-family homes zoned "A-5" to the north. Nearly all adjacent properties are currently zoned "A-5" single-family zoning, with the most recent rezoning approval being granted last year for the property at 3120 Vine Street, directly across from the site. Vine Street is a residential street, and given the surrounding land uses, residential construction would be appropriate here. The proposed rezoning aligns with the neighborhood's character and is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan currently designates the subject property as future rural residential. The zoning types that would be compatible with this future land use designation are "A-2.5A" or "A-43", which are larger lots of 1 to 2.5 acres each. "A-5" zoning as requested, would require that the future land use designation be single-family residential. The difference between rural residential and single-family residential are purely based on lot size, though both categories are residential in nature. Thus, the case is assessed as a technical inconsistency.

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

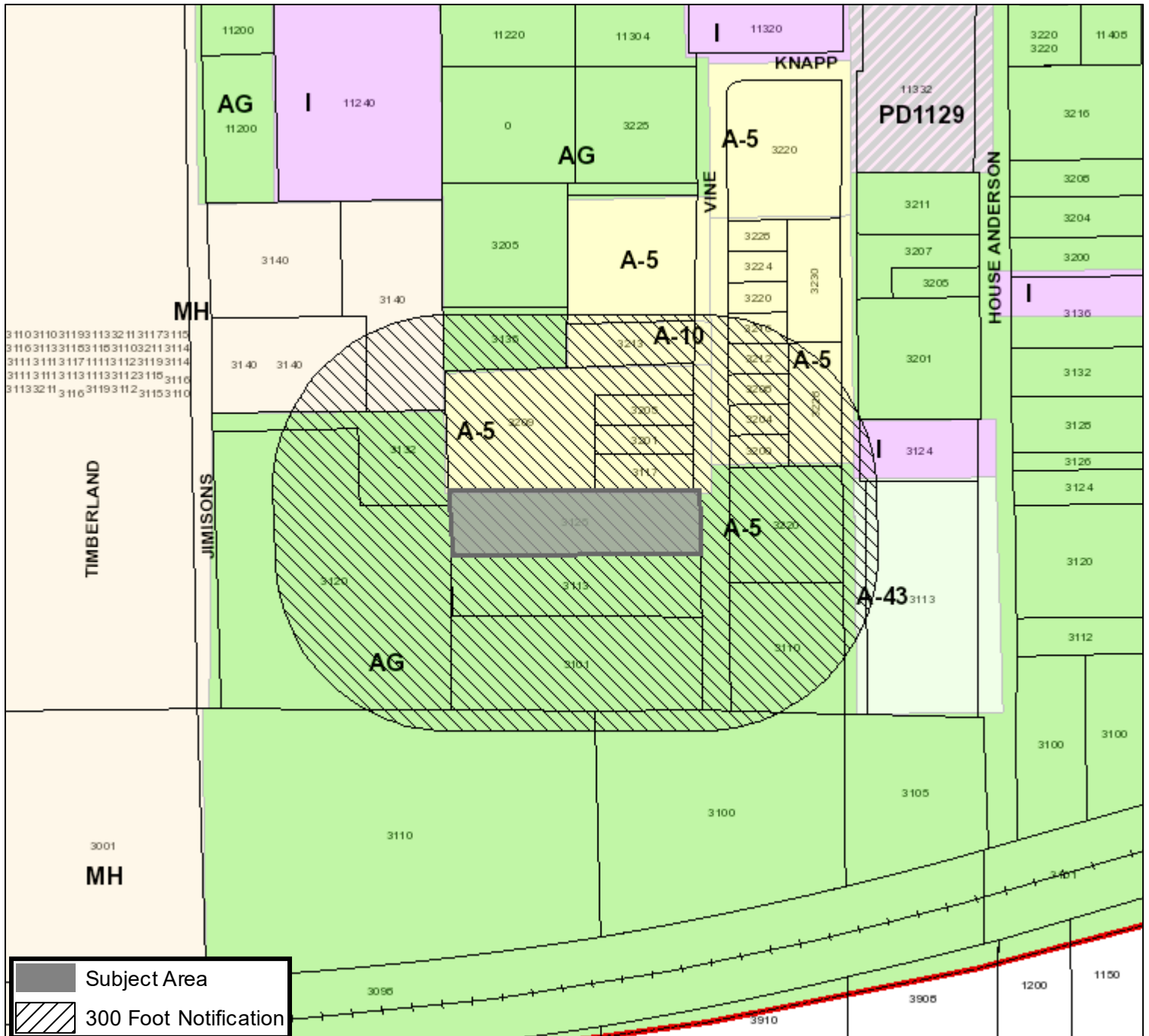
The proposed zoning is **not consistent (technical inconsistency)** with the Comprehensive Plan. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change. But, it is consistent with the following policies of the comprehensive plan:



- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Encourage infill of compatible housing.

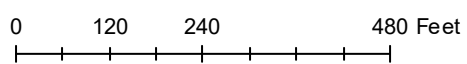


Area Zoning Map

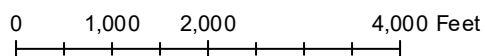
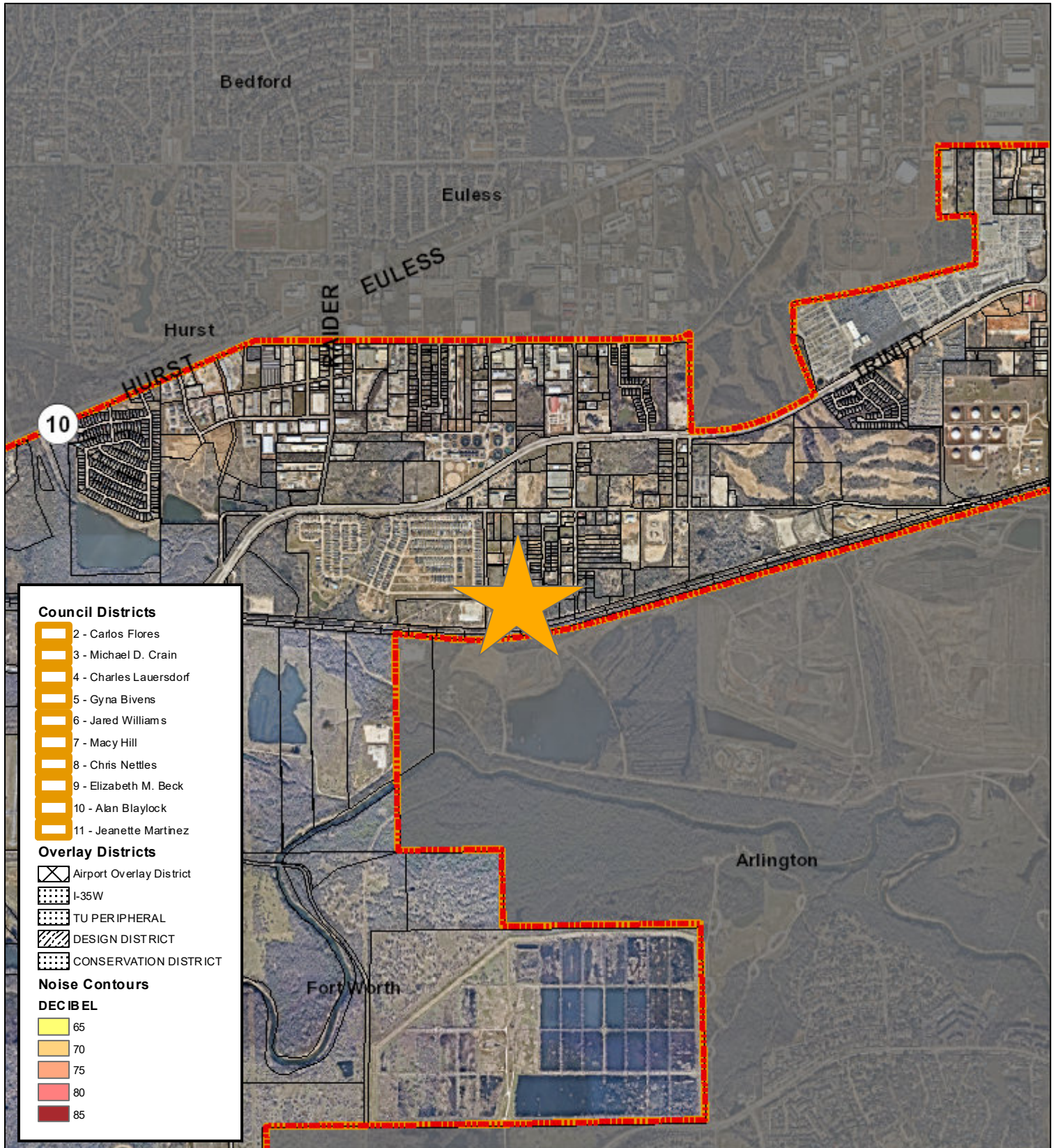
Applicant: Sears Henderson Holdings
 Address: 3125 Vine Street
 Zoning From: AG
 Zoning To: A-5
 Acres: 1.05326396
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 7/10/2024
 Contact: 817-392-2495



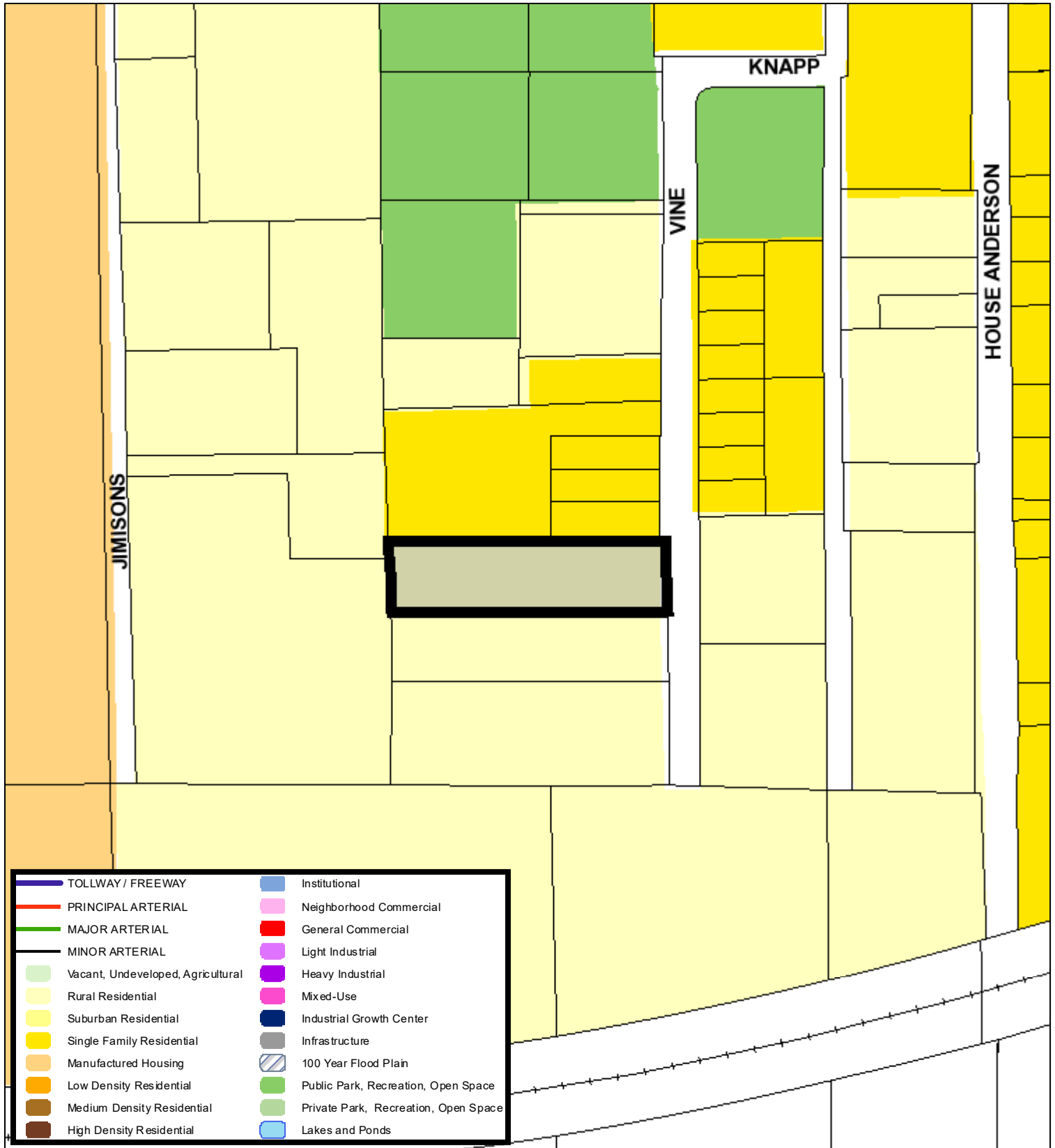
 Subject Area
 300 Foot Notification



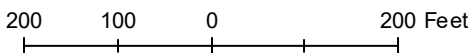
Area Map



Future Land Use



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



0 130 260 520 Feet

