



Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-22-078

Council District: 7

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Various / City of Fort Worth - Development Services

Site Location: Generally bounded by White Settlement Rd, Bailey Ave, Arch Adams Ln, W. 7th St, & a tributary of the West Fork of the Trinity River
Acres: 279.3 acres

Request

Proposed Use: Single family residential, duplexes, low density residential, and limited commercial uses

Request: From: “A-5” One-Family, “A-5/DD” One-Family/Demolition Delay, “B” Two-Family, “C” Medium Density Multifamily, “CF” Community Facilities, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, “G” Intensive Commercial, and “PD” Planned Developments 44, 430, & 733

To: “A-10” One-Family, “A-10/DD” One-Family/Demolition Delay, “A-7.5” One-Family, “A-5” One-Family, “B” Two-Family, “R2” Zero Lot Line/Townhouse, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, and “PD” Planned Development 430 for professional offices

Recommendation

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

Comprehensive Plan 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 proposed rezoning area is the majority of the Monticello neighborhood located between White Settlement Road and W. 7th Street. The area began to experience notable development in the 1920s and continuing every decade thereafter. The Cultural Growth Center borders the neighborhood to the east and southeast, while predominantly single family uses are found north of White Settlement Road and south of the neighborhood. Vacant residential acreage and a golf course are noted west of the neighborhood. The rezoning case addresses the inconsistency between the developed uses and the current zoning in the existing neighborhood. Two meetings were held at the request of Council Member Leonard Firestone on January 13 and March 10, 2022 regarding the proposed zoning change. The majority of those present at the March meeting voted to proceed with the rezoning case.

Surrounding Zoning and Land Uses

North	“A-10” One-Family, “A-5” One-Family, “CR” Low Density Multifamily, “C” Medium Density Multifamily / Single family uses, multifamily, uses, and school
East	“C” Medium Density Multifamily, “D” High Density Multifamily, “E” Neighborhood Commercial, “MU-1” and “MU-2” Mixed Use / Multifamily and commercial uses
South	“A-5” One-Family, “B” Two-Family, “C” Medium Density Multifamily, “CF” Community Facilities, “MU-2” Mixed Use, “PD 319” Planned Development for medical school / Single family, townhouses, commercial uses, elementary school, and medical school
West	“A-5” One-Family / Single family uses, golf course, and vacant land

Recent Zoning History

ZC-16-003 east side of subject area, amend PD 733 to add overflow parking lot, denied without prejudice;
 ZC-16-209 east side of subject area, from C to PD for ER uses with residential and lot coverage waiver, denied;
 ZC-17-009 east side of subject area, amend PD 733 for parking lot only, approved; and
 ZC-18-206 east of subject area, from C to PD for ER uses with parking waivers, approved.

Public Notification

300-foot Legal Notifications were mailed on April 28, 2022.
 The following organizations were notified: (emailed April 22, 2022)

Organizations Notified	
Monticello NA *	Casa Blanca HOA
Arlington Heights NA	Crestline Area NA
Crestwood NA	Linwood NA
North Hi Mount NA	Sixth & Arch Adams HA
West Side Alliance	West 7th Neighborhood Alliance
Camp Bowie District, Inc	Tarrant Regional Water District
Cultural District Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Castleberry ISD
Fort Worth ISD	

* Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Council Member Firestone is requesting to change the zoning of this area to more closely match the existing land uses with the zoning. Throughout the neighborhood, the zoning is generally at least one level more intensive than the land and infrastructure were developed. The neighborhood noted concerns regarding continued spill-over development from the Cultural District Mixed Use Growth Center. Arch Adams Street is the edge of the growth center, and west of this line has seen limited commercial growth. The multifamily zoning closest to Arch Adams has seen expansion of duplexes predominately, due to the original single family land subdivision patterns. The new duplex redevelopment gives way to mostly single family uses west of Monticello Drive. North of W. 4th Street the single family uses have maintained their initial development patterns on larger lots. The proposed zoning request **is compatible** with surrounding land uses, based on creating more compatible zoning districts for an established neighborhood.

Comprehensive Plan Consistency– Arlington Heights

The 2022 Comprehensive Plan currently designates the subject property as Single Family, Low Density Residential, Public Park, and Neighborhood Commercial on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for this land use category, as detailed in the excerpt from the Comprehensive Plan below. Public Parks are allowed in any zoning district.

RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2

The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Preserve the character of rural and suburban residential neighborhoods.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect 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.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

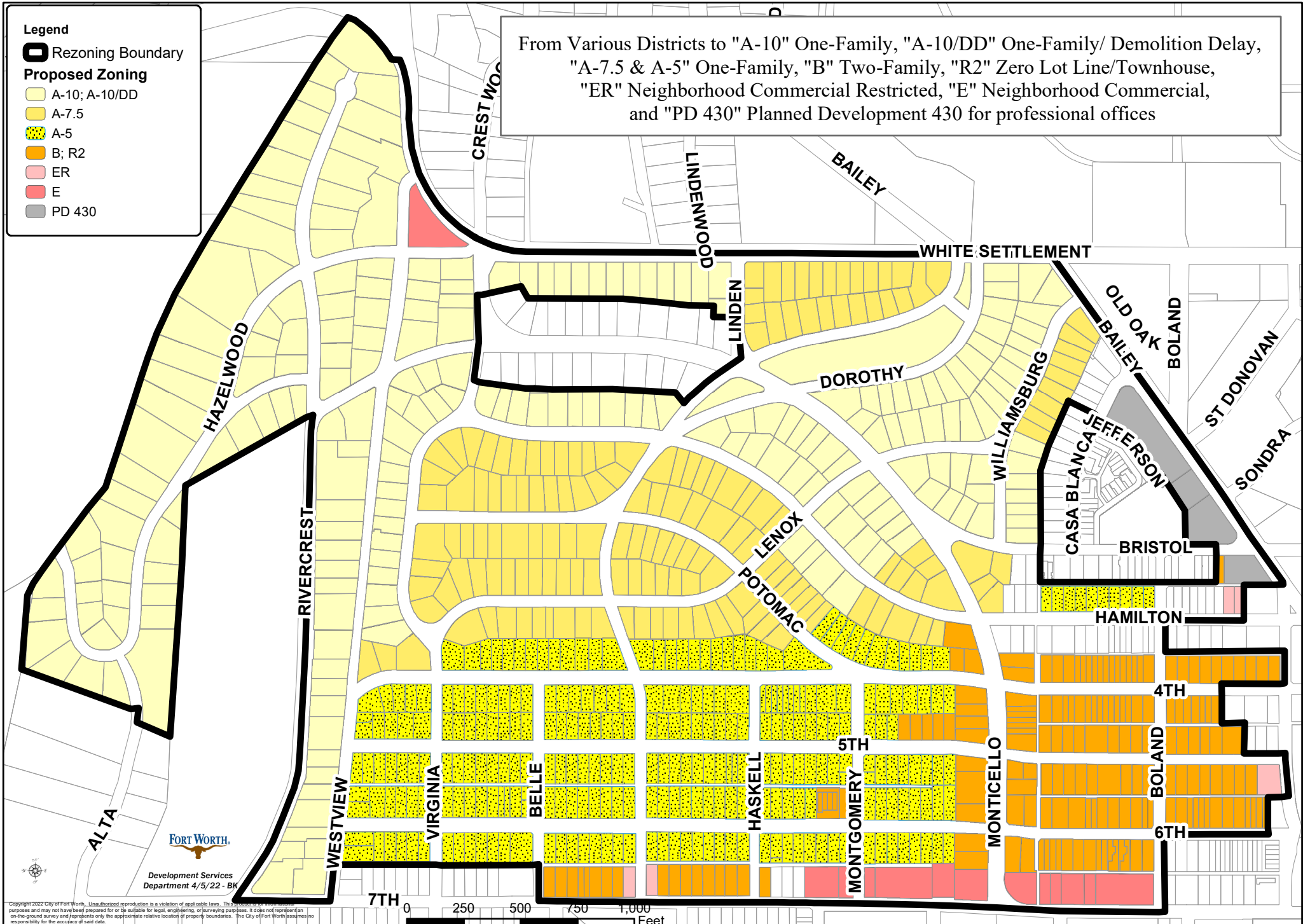
Economic Development Plan

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 does not assist in high-wage job growth, is not a targeted high-growth industry, but any new development will contribute to the quality of place.

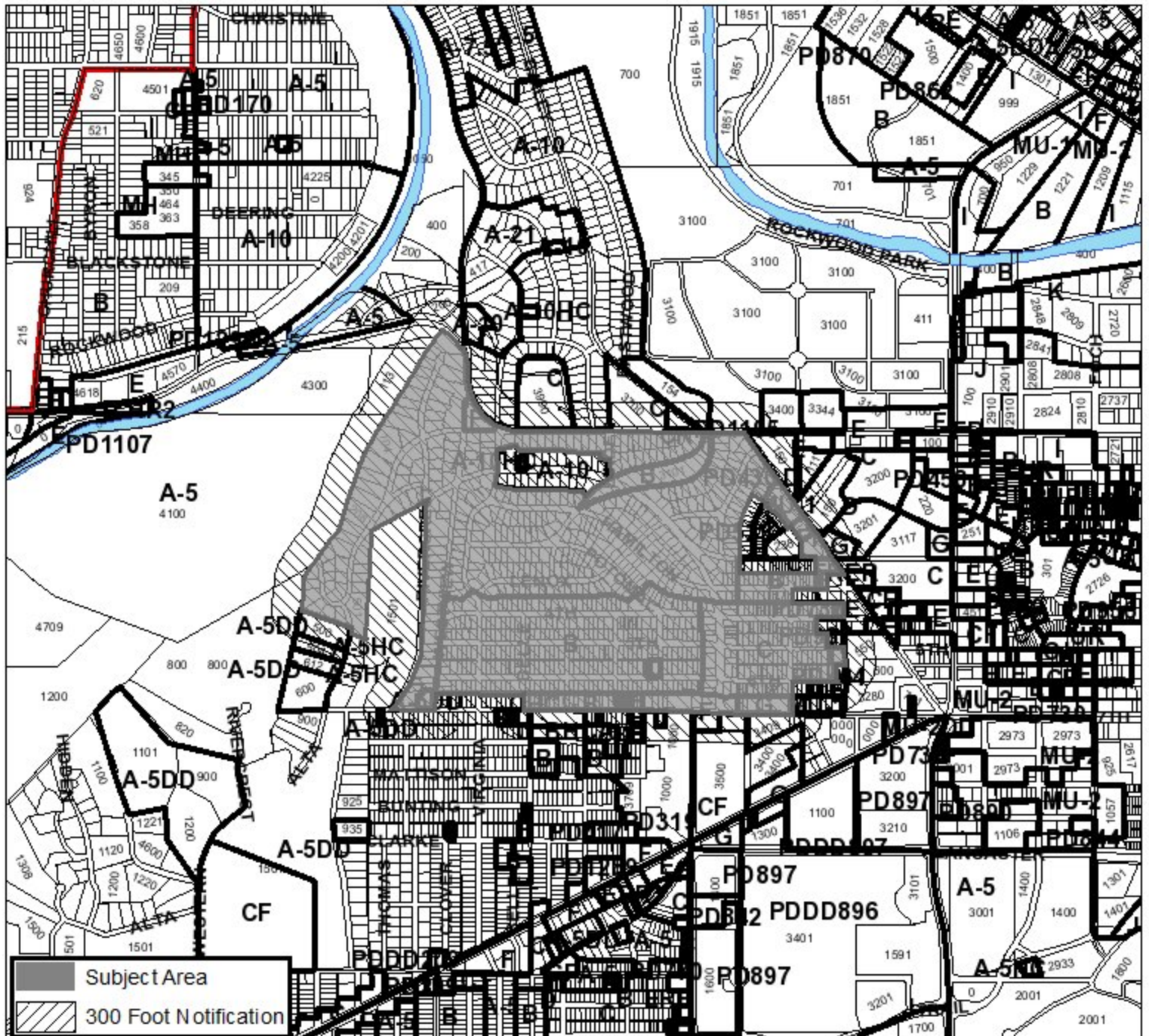
Monticello Neighborhood: Proposed Zoning



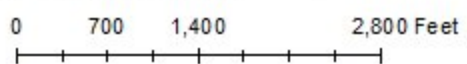
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Area Zoning Map

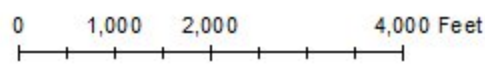
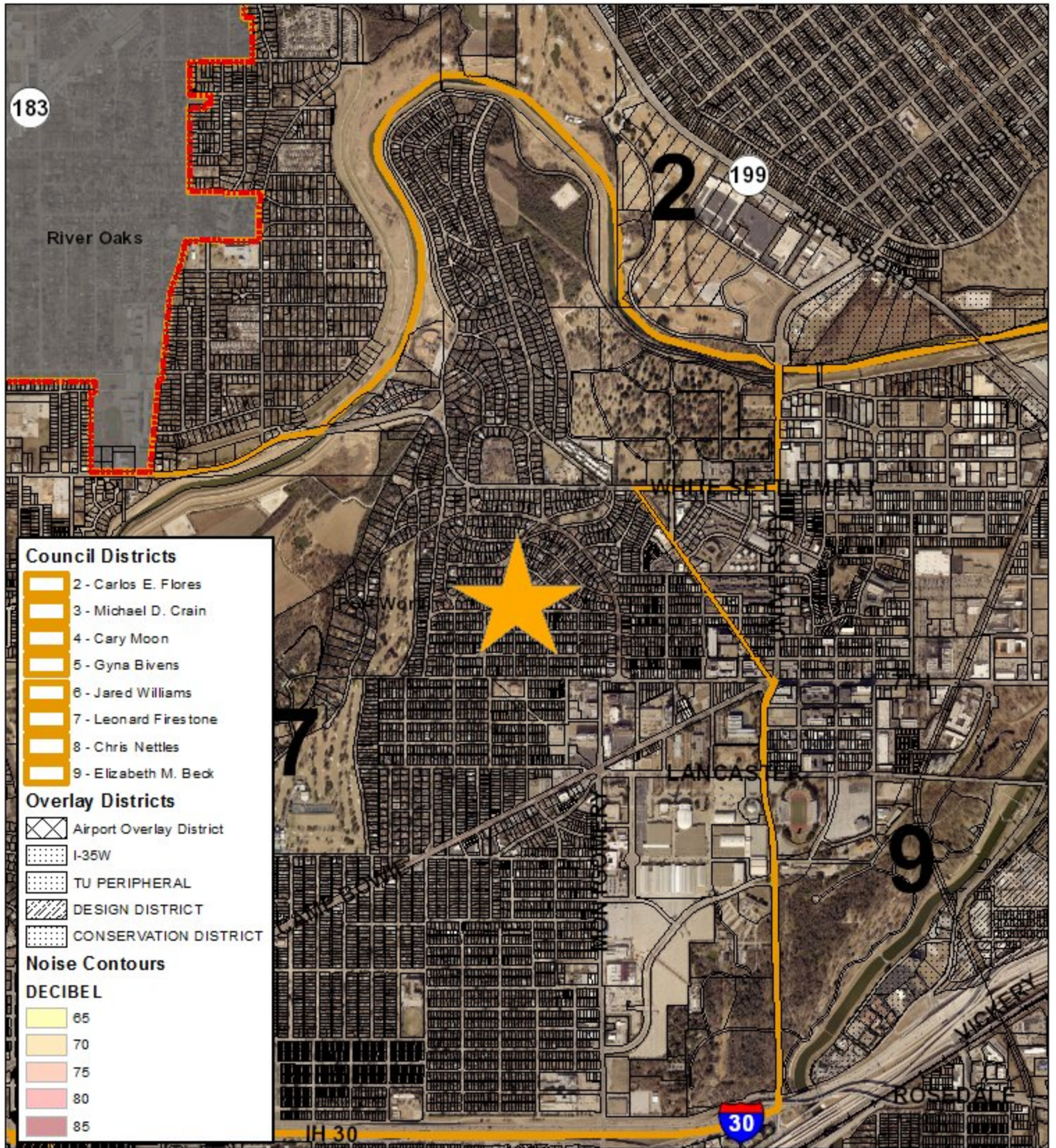
Applicant: City of Fort Worth - Development Services
 Address: Generally bounded by White Settlement Rd, Bailey Ave, Arch Adams Ln, W. 7th St, & a tributary of Rockwood Park
 Zoning From: A-5, A-5/DD, B, C, CF, ER, E, FR, F, G, PD 44, PD 430, PD 733
 Zoning To: A-10, A-10/DD, A-7.5, A-5, B, R2, ER, E, PD 430
 Acres: 279.3223143
 Mapsco: 61-2,75-6
 Sector/District: Arlington Heights
 Commission Date: 5/11/2022
 Contact: 817-392-8190



Subject Area
 300 Foot Notification



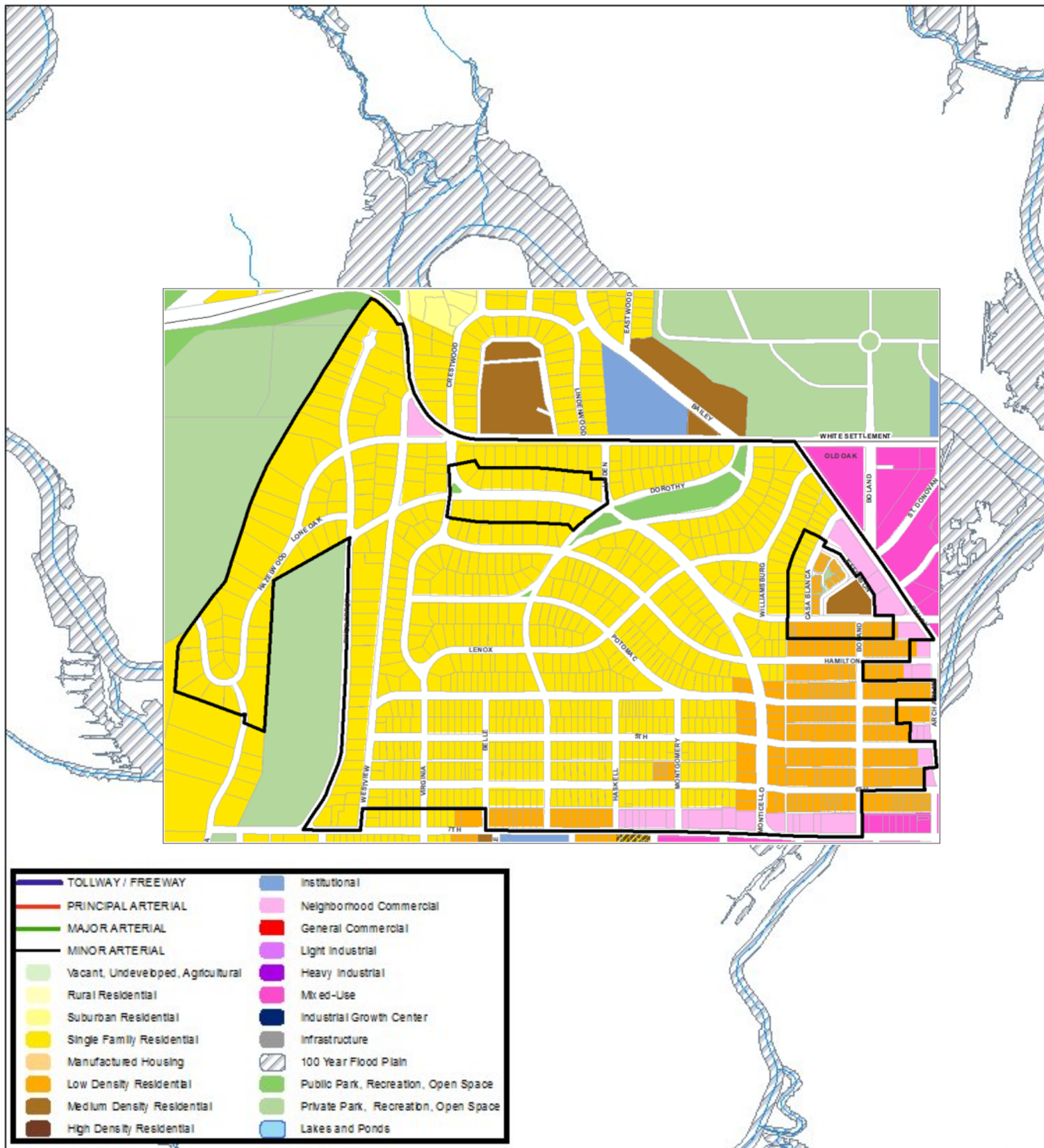
Area Map





ZC-22-078

Future Land Use



2,500 1,250 0 2,500 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.





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Aerial Photo Map

