



Zoning Staff Report

Date: April 22, 2025

Case Number: ZC-25-056

Council District: 11

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Shelia Johnson / Ralph Adams

Site Location: 3809 Radford Road

Acreage: 0.2271 acre

Request

Proposed Use: Single-family home

Request: From: “MU-1” Low-Intensity Mixed-Use
To: “A-5” One-family detached

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 9-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
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. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject property, approximately 0.2271 acres, is located east of Radford Road and is currently undeveloped (**Figure 1**). Previously, the parcel contained a single-family home, which has since been demolished to make way for new development. The surrounding area primarily consists of a residential neighborhood, with a mix of churches and commercial establishments nearby. The property is currently zoned “MU-1” Low-Intensity Mixed-Use, which is consistent with most surrounding parcels, except for the lot to the south, which is zoned “A-10” One-Family.

The property is associated with an active building permit (**PB25-01573**), and initial site preparations have started. The applicant proposes developing a single-family home on the site (**Figure 2**). Staff has included the site plan submitted as part of the building permit to offer helpful context and illustrate the applicant’s overall vision for the project. However, it is important to note that a formal site plan is not required at this stage of the rezoning process.

During the permitting process, staff identified discrepancies in the zoning regulations that required additional review. In 2021, significant amendments were made to the Mixed-Use (MU) district regulations, including the removal of single-family detached homes as a permitted use. However, inconsistencies between legal records and published materials resulted in single-family detached homes still being listed as an allowed use in both MU-1 (Low-Intensity Mixed-Use) and MU-2 (High-Intensity Mixed-Use) districts within the published Ordinance 4.1203 ‘*District Use Table*’ for form-based districts.*

Due to these regulatory inconsistencies and the considerable challenges associated with meeting the MU-1 design standards for single-family development, the applicant is requesting a zoning change to allow for a more straightforward and feasible development process. The current form-based requirements would otherwise necessitate multiple waivers, adding complexity and potential delays to the project. (See the ‘*Land Use Compatibility*’ section for further details.)



Figure 1: Site Photos taken by staff on 04/01/25

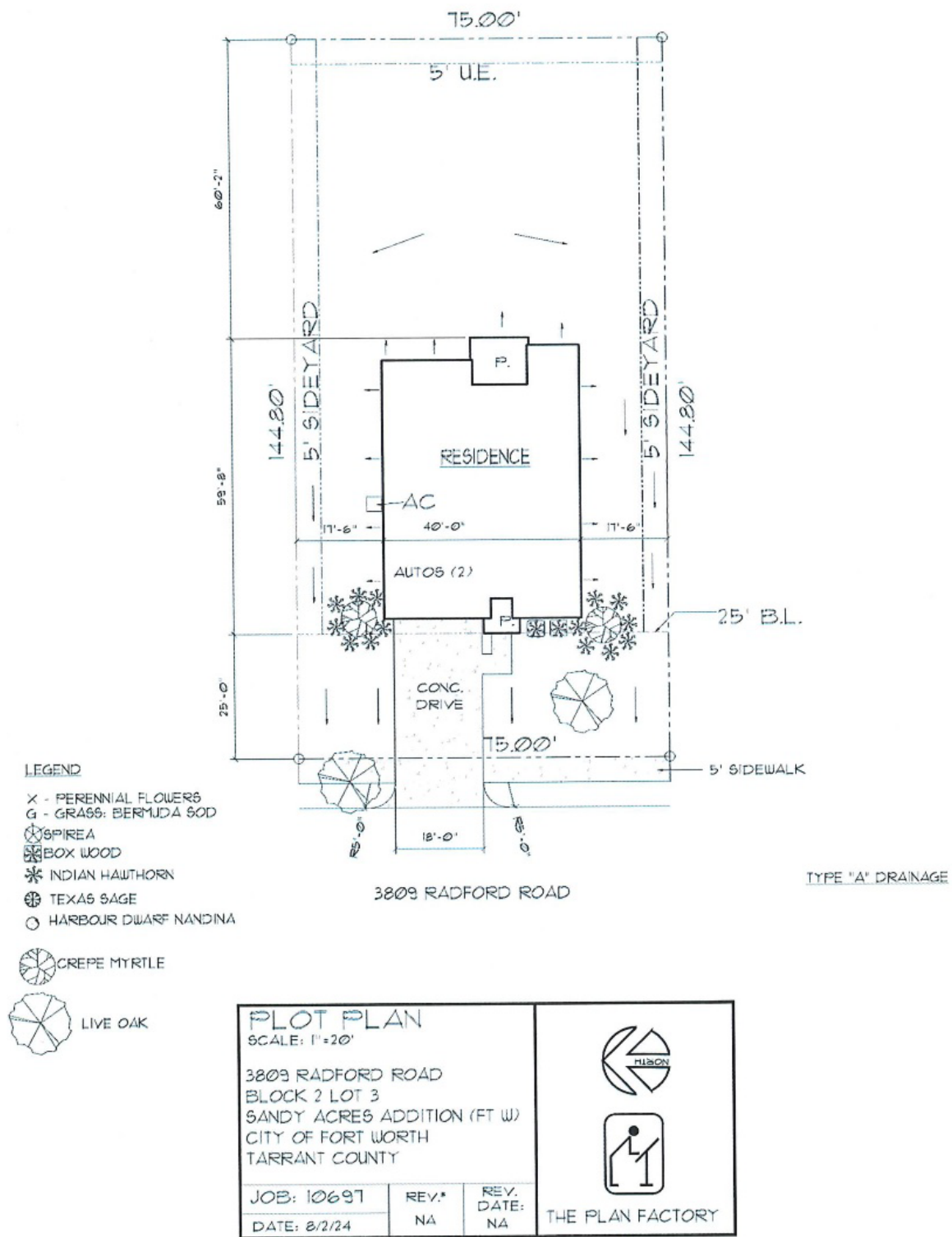


Figure 2: Site Plan Exhibit

*The ordinance information used in this section can be found [here](#).

Surrounding Zoning and Land Uses

North: "MU-1" Low-Intensity Mixed-Use / residential
East: "MU-1" Low-Intensity Mixed-Use / undeveloped
South: "A-10" One-Family / undeveloped
West: "MU-1" Low-Intensity Mixed-Use / undeveloped

Recent Zoning History

- ZC-19-116: City of Fort Worth Planning and Development; Map amendment to add Stop Six Design Overlay; Various zoning districts. The case was Approved by City Council on 09/10/2019;
- ZC-08-206: City of Fort Worth Planning and Development; From "A-5" One-Family, "B" Two-family, "D" High Density, "ER" Neighborhood Commercial Restricted, "ER/HC" Neighborhood Commercial Restricted/ Historic and Cultural, "E" Neighborhood Commercial, "E/HC" Neighborhood Commercial/ Historic and Cultural, "F" General Commercial, "I" Light Industrial to "A-10" One-Family, "A-5" One-Family, "CF" Community Facilities, "MU-1" Low-Intensity Mixed-Use, "MU-1/HC" Low-Intensity Mixed-Use/ Historic and Cultural. City Council approved all except: 3700 NE Loop 820 and 5713 Berry Street, from "F" general commercial and "I" light industrial to "MU-1" low mixed use (this was denied) on Feb 17, 2009.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on March 28, 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 March 28, 2025:

Organizations Notified	
North Fort Worth Alliance	Streams and Valleys Inc
Southeast Fort Worth Inc	East Fort Worth, Inc
Echo Heights Stop Six Environmental Coalition	

** Located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The majority of the area is zoned for "MU-1" Low-Intensity Mixed-Use MU-1, with the exception of the property to the south, which is designated for residential use ("A-10" One-Family). The applicant's proposed land use—a

single-family home—is consistent with the existing residential neighborhood to the south and west, creating a more cohesive transition between zoning districts.

As outlined in the Project Description and Background, the Mixed-Use (MU) district regulations underwent significant amendments in 2021, including the removal of single-family detached homes as a permitted use. However, inconsistencies in legal documentation and published regulations resulted in single-family detached homes still appearing as an allowed use in the MU-1 Low-Intensity Mixed-Use and MU-2 High-Intensity Mixed-Use districts within the published Ordinance 4.1203 ‘*District Use Table*’* for form-based districts.

The purpose of the Mixed-Use districts is to promote architectural diversity, increase density, live/work building types, and foster a walkable urban environment. However, in the mixed-use districts does not include single-family detached homes as a part of that intent, as these developments are inherently lower in density and do not align with the urban planning goals of the MU districts.

- **Intent of the Low-Intensity Mixed-Use Zoning District:****
 - Promote a pedestrian-oriented urban environment.
 - Ensure high-quality design of public spaces and buildings that face public areas.
 - Encourage creativity, architectural diversity, and exceptional design standards.
 - Enhance walkability throughout the district.
 - Maximize connectivity and access within the area.
 - Support affordable housing initiatives and the creation of mixed-income communities.

Furthermore, the development standards within the Mixed-Use zoning framework impose stringent design requirements—such as height minimums, proximity tests, and enhanced landscaping requirements—that make the construction of single-family homes impractical. These requirements create an undue hardship for property owners attempting to build detached single-family homes within these districts. The removal of single-family homes from the MU-1 and MU-2 zoning categories was an intentional policy decision aimed at ensuring that these districts evolve in accordance with their intended urban, high-density, and mixed-use character.

Given these zoning inconsistencies and the hardships imposed by the current MU-1 zoning, the applicant’s request for a zoning change would allow for a more appropriate and compatible land use that aligns with the surrounding residential development.

Key criteria that the applicant would be required to meet under the current zoning district, which would pose an undue hardship for this type of project but would not be necessary under the proposed zoning district or within the existing single-family neighborhood, include:

- **Proximity test:****
 - Developments that are 90% or greater residential uses must perform a proximity test to ensure a mix of uses in the surrounding area. No development that comprises 90% or greater residential uses shall be permitted unless the Director, determines one of the following:
 - a. The residential land use category within a 1,320-foot radius of the proposed project site boundary, shall not occupy greater than 70% of the total land area. The proposed development shall be included in the calculation of this percentage. The land use area percentages shall be based on the current land uses and calculated using land use information obtained from the applicable tax appraisal district, site visits, or property research; or

- b. There are demonstratable unique site conditions (e.g. adjacency to natural features, freight yards, etc.) make compliance with the conditions of section i above impractical in certain areas of the development site.
- **Property Development Standards:****
 - **Setbacks:** The minmum for primary and side streets is 0’ and the max is 20’. The rear yard min is 5’ and the common lot line min is 0’.
 - **Height Standards:** The building must adhere to the minimum height standard of 18 feet for single-story structures.
- **Enhanced Landscaping and Pedestrian Lighting:**** Street trees and pedestrian-scaled lighting is required along all public rights of way in the MU-1 district, see Section (h)(5). Adherence to the landscape ordinance 6.301 is encouraged, except as herein provided.

Given the nature of the proposed zoning district and the constraints imposed by the current zoning, the applicant’s intended use remains compatible with the surrounding area. The proposed zoning district offers development standards that are more appropriate and supportive of single-family residential use, making it a better fit for both the site and the adjacent residential zoning. Overall, the proposed change would create greater consistency with the character of the surrounding neighborhood and ensure more practical development outcomes.

The proposed zoning is **compatible** with surrounding land uses.

*The ordinance information used in this section can be found [here](#) and **[here](#).

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Mixed-Use, as indicated on the Future Land Use (FLU) Map.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

The subject property is currently designated as Mixed-Use in the Future Land Use (FLU) Map. While the proposed rezoning to “A-7.5” One-Family Detached does not strictly align with the FLU designation, the intended single-family residential use is consistent with the broader goals and policies of the Comprehension Plan. Additionally, the proposed use is supported by one of the zoning districts recommended within the Mixed-Use FLU category.

The Mixed-Use FLU designation permits the following zoning districts (with the district that allows the proposed use shown in **bold**):

- “UR” Urban Residential (**allows for single-family**)
- “MU-1” Low-Intensity Mixed-Use
- “MU-2” High-Intensity Mixed-Use
- All commercial zoning districts

****Note:** There are no applicable form-based codes for this area.

The Comprehensive Plan supports infill and new development that is compatible in scale, design, and density with surrounding neighborhoods, while also prioritizing the preservation of existing residential character. As previously mentioned, this property formerly contained a single-family home, and the intent is simply to replace

it—maintaining the established neighborhood fabric without conflicting with the area's long-term planning goals. This proposal aligns with the plan's intent and policies, which emphasize preserving residential neighborhoods and providing appropriate transitions between single-family and higher-density developments.

Key policies guiding this vision include:

- *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.*
- *Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.*
- *Preserve the character of rural and suburban residential neighborhoods.*

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

*The ordinance information used in this section can be found [here](#).

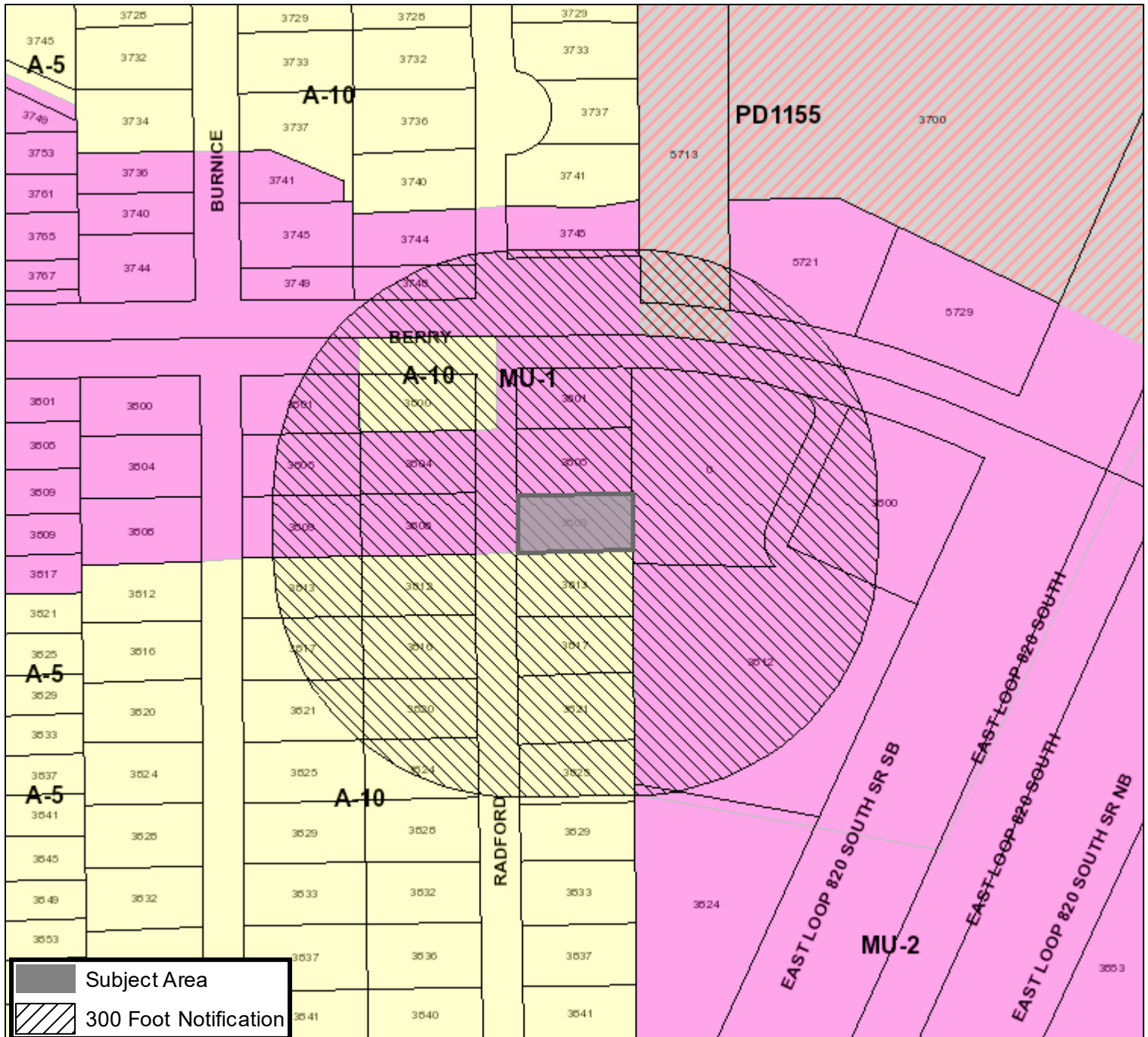




ZC-25-056

Area Zoning Map

Applicant: Shelia Johnson/Ralph Adams
Address: 3809 Radford Road
Zoning From: MU-1
Zoning To: A-7.5
Acres: 0.227
Mapsc0: Text
Sector/District: Southeast
Commission Date: 4/9/2025
Contact: 817-392-2806

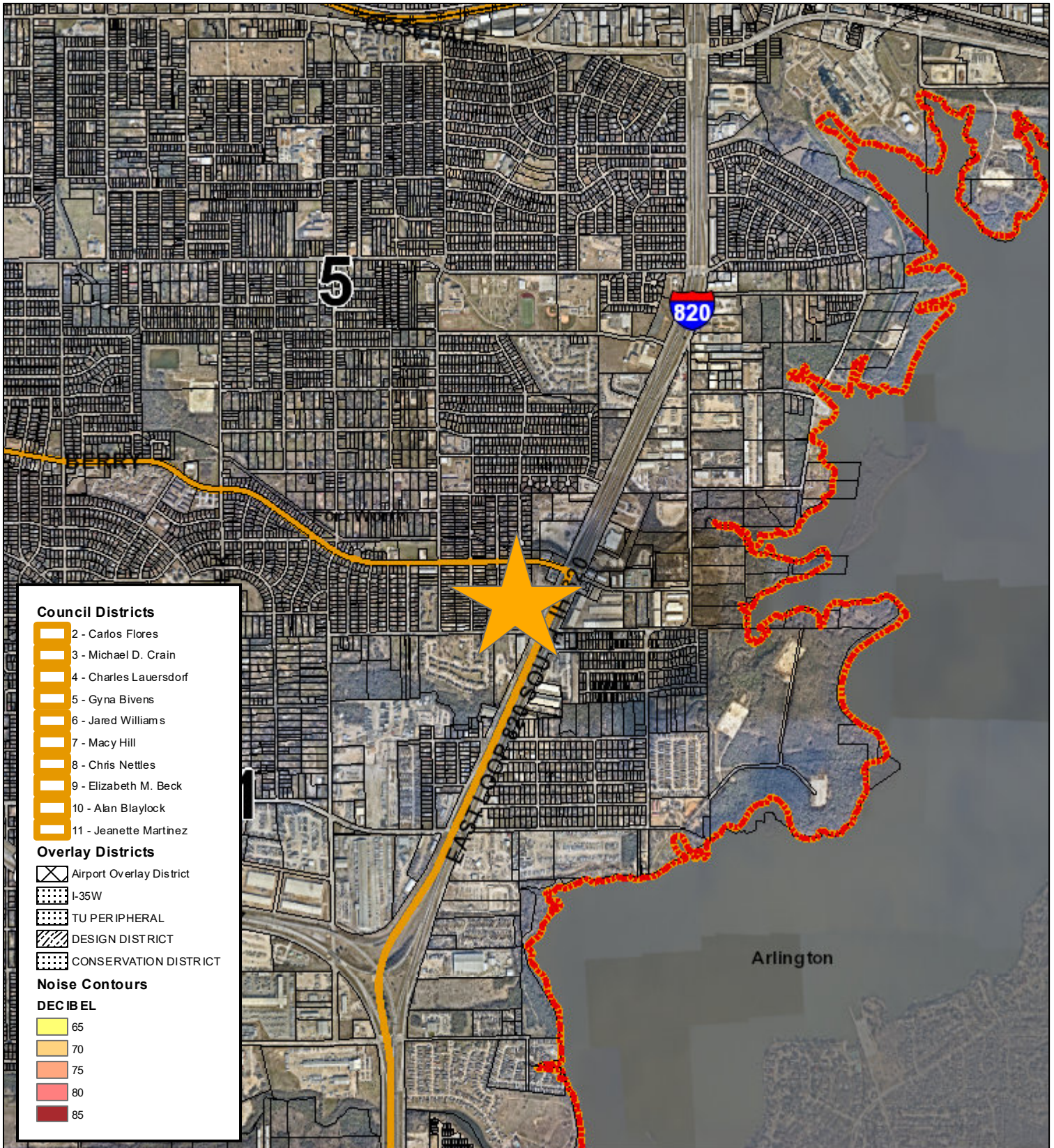


0 87.5 175 350 Feet



ZC-25-056

Area Map

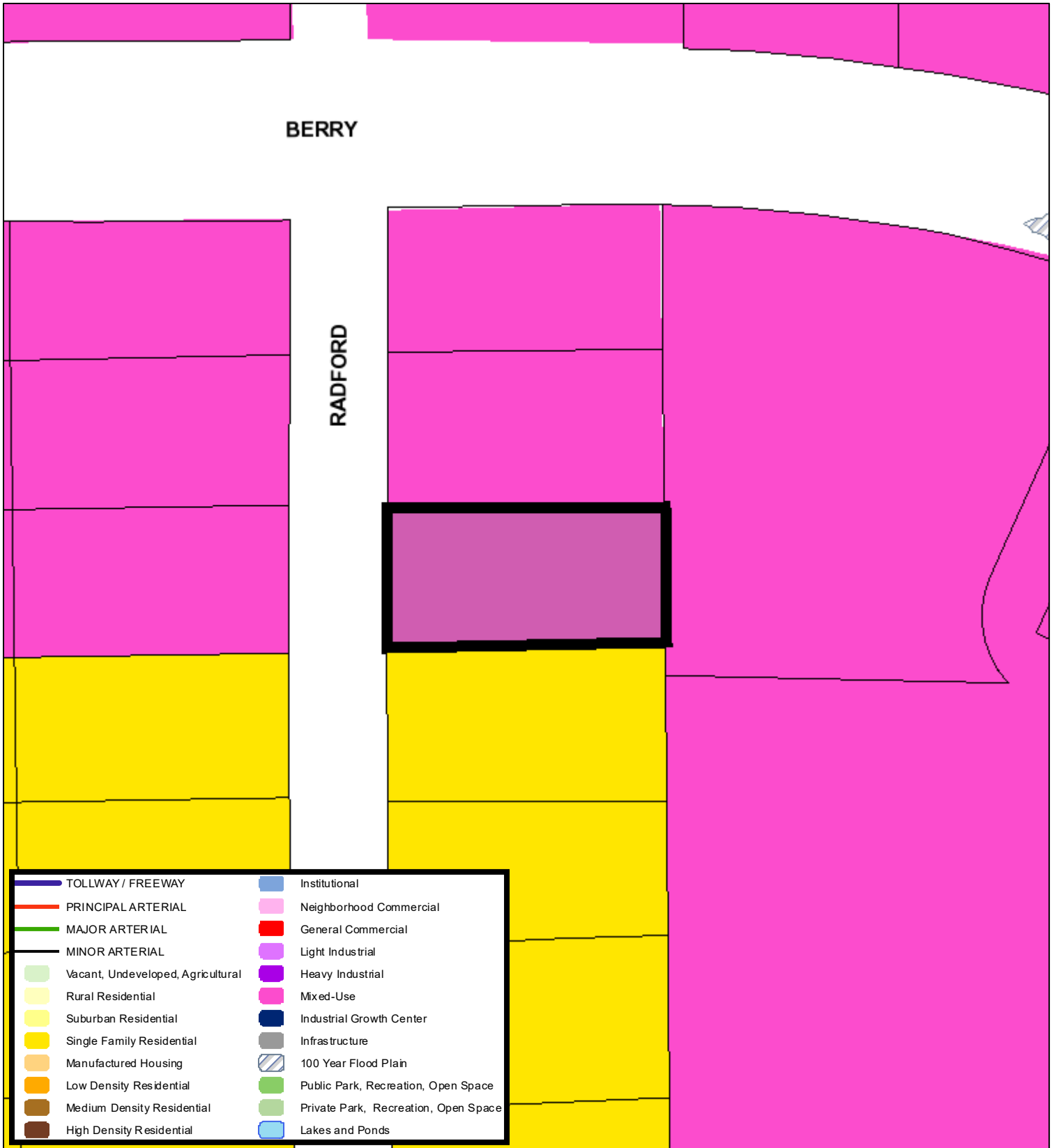


0 1,000 2,000 4,000 Feet



ZC-25-056

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

70 35 0 70 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.





ZC-25-056

Aerial Photo Map



0 40 80 160 Feet

