



Zoning Staff Report

Date: October 17, 2023

Case Number: ZC-23-105

Council District: 11

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: German Muñoz / Alpha Family Group, James Walker

Site Location: 3800 Radford Road

Acreage: 0.23 acres

Request

Proposed Use: Single Family Residence

Request: From: "MU-1/SS" Low Intensity Mixed-Use / Stop Six Overlay

To: "A-10/SS" One-Family Residential / Stop Six Overlay

Recommendation

Land Use Compatibility: Requested change **is not compatible**

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial (Approval vote of 5-3 fails to reach 6 affirmative votes)**

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Project Description and Background

The subject site is situated at the southwest of the intersection of East Berry Street and Radford Road in Council District 11. The site is also within the Lake Arlington/Berry-Stalcup Urban Village, Stop Six Overlay and Neighborhood Empowerment Zone (NEZ) Area Six. East Loop 820 is less than a quarter mile to the east of the site. The shoreline of Lake Arlington is located just over three-quarters of a mile to the east of the lot. This area has experienced limited redevelopment into the mixed use form. The applicant is requesting to rezone out of “MU-1” in order to not build to the urban form and instead follow the development standards of the “A-10” One-Family Residential zoning district.

The general surrounding area has been part of a number of master plans and initiatives to revitalize the area and improve the quality of development. Besides the Stop Six Overlay added in 2019, the addition of the Neighborhood Empowerment Zone, and the creation of the Berry/Stalcup Urban Village, all of which include the subject site, the area to the east of E. Loop 820 has also been the focus of planning efforts since 2004; The large area east of 820 is a part of the Lake Arlington Master Plan, which 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 “MU-1” Low Intensity Mixed-Use district does not allow the proposed single-family land use; the lowest intensity of residential use allowed is a duplex. If the applicant is to build a single-family home, the lot must be rezoned. In “MU-1” Low Intensity Mixed-Use zoning, many building types are permitted: duplex, townhomes, manor house, apartment/condominium, general commercial, or mixed-use. Since the applicant wishes to build a single-family house, which is not allowed in the “MU-1” Low Intensity Mixed-Use district, the table below will compare a duplex in “MU-1” to a single-family residence in “A-10”.

	Current Zoning: MU-1 (Assuming Duplex)	Requested Zoning: A-10
Lot size	N/A	10,000 sq. ft. minimum
Lot width	N/A	60' min. at building line
Lot coverage	N/A	40% maximum
Front Yard	0' min./20' max.	25' min., subject to projected front yards
Rear Yard	5' minimum	10' minimum
Side Yards	0' minimum	5' minimum
Height	Min.: 1 story at a min. of 18' Max.: 3 stories	35' maximum
Parking	2 parking spaces plus one space per bedroom over 3 bedrooms, located behind the front build wall, garage doors that face the street must be located min. 20' behind front wall plane	Min. 2 parking spaces behind the front build wall, plus one parking space for each bedroom above 3
Landscaping	Street Trees and Pedestrian Scaled Lighting (can seek waiver)	Subject to Urban Forestry
Façade Design Standards	Façade variation required when facing ROW: façade <50' wide shall incorporate two elements	N/A
Fence	Fences and walls along public streets taller than 4' must be open style	Up to 8' height if located behind front build wall

Surrounding Zoning and Land Uses

North “MU-1” Low Intensity Mixed-Use / East Berry Street
East “MU-1” Low Intensity Mixed-Use / single family
South “MU-1” Low Intensity Mixed-Use / single family
West “MU-1” Low Intensity Mixed-Use / single family

Recent Zoning History

- ZC-19-116, Council Initiated Rezoning of almost 3,000 acres that created the Stop Six Overlay

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023.

The following organizations were emailed on July 25, 2023:

Organizations Notified	
Parkside NA*	Stop Six Sunrise Edition NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	Carver Heights East NA
Echo Heights Stop Six Environmental Coalition	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “MU-1” Low Intensity Mixed-Use to “A-10” One-Family Residential to build a single family home. The lots surrounding the subject site are developed with older housing stock, primarily smaller single family residences. Across East Berry Street the land is currently undeveloped.

The siting of the subject property at the corner of Radford Road & East Berry Street gives it greater visibility and access than an interior lot along Radford Road. Retaining the lot as “MU-1” retains the cohesive zoning vision for the East Berry Corridor and Urban Village. Downzoning to “A-10” would create a hole in this otherwise uniform “MU-1” zone and has the potential to disrupt the future urban form of the area, which is envisioned to be a more dense strip supported by transit and providing a mix of uses to create a vibrant streetscape and additional rejuvenation to the surrounding neighborhood.

The proposed zoning is **not compatible** with the surrounding land uses envisioned for this area.

Comprehensive Plan Consistency – Southeast

The currently adopted 2022 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Chapter 4, Land Use” categorizing land use and zoning conformance. The proposed “A-10” One-Family zoning district is not listed as a compatible district within the Mixed-Use Future Land Use designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

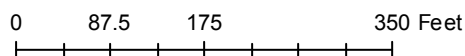
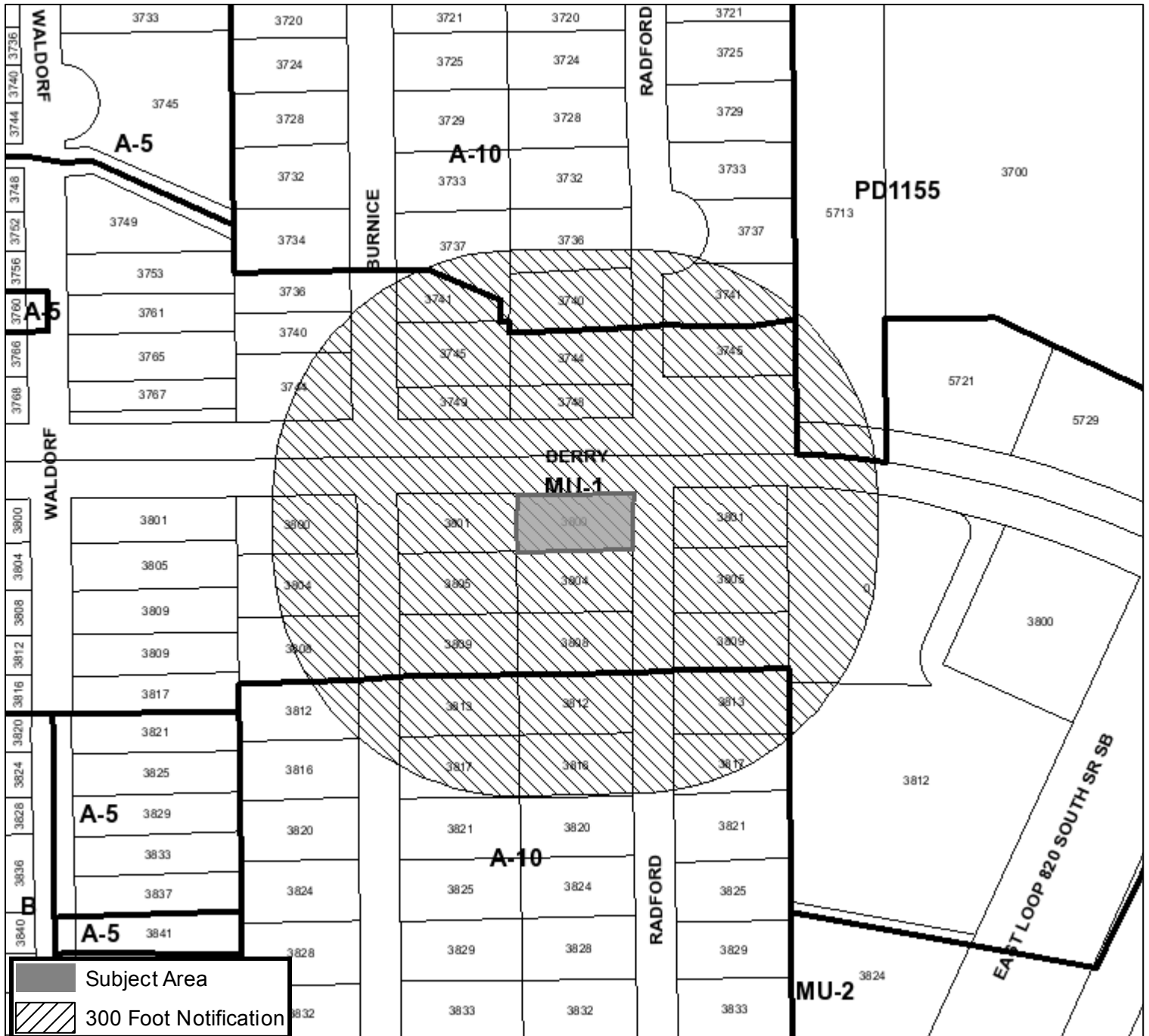
FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ 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	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

**Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.*

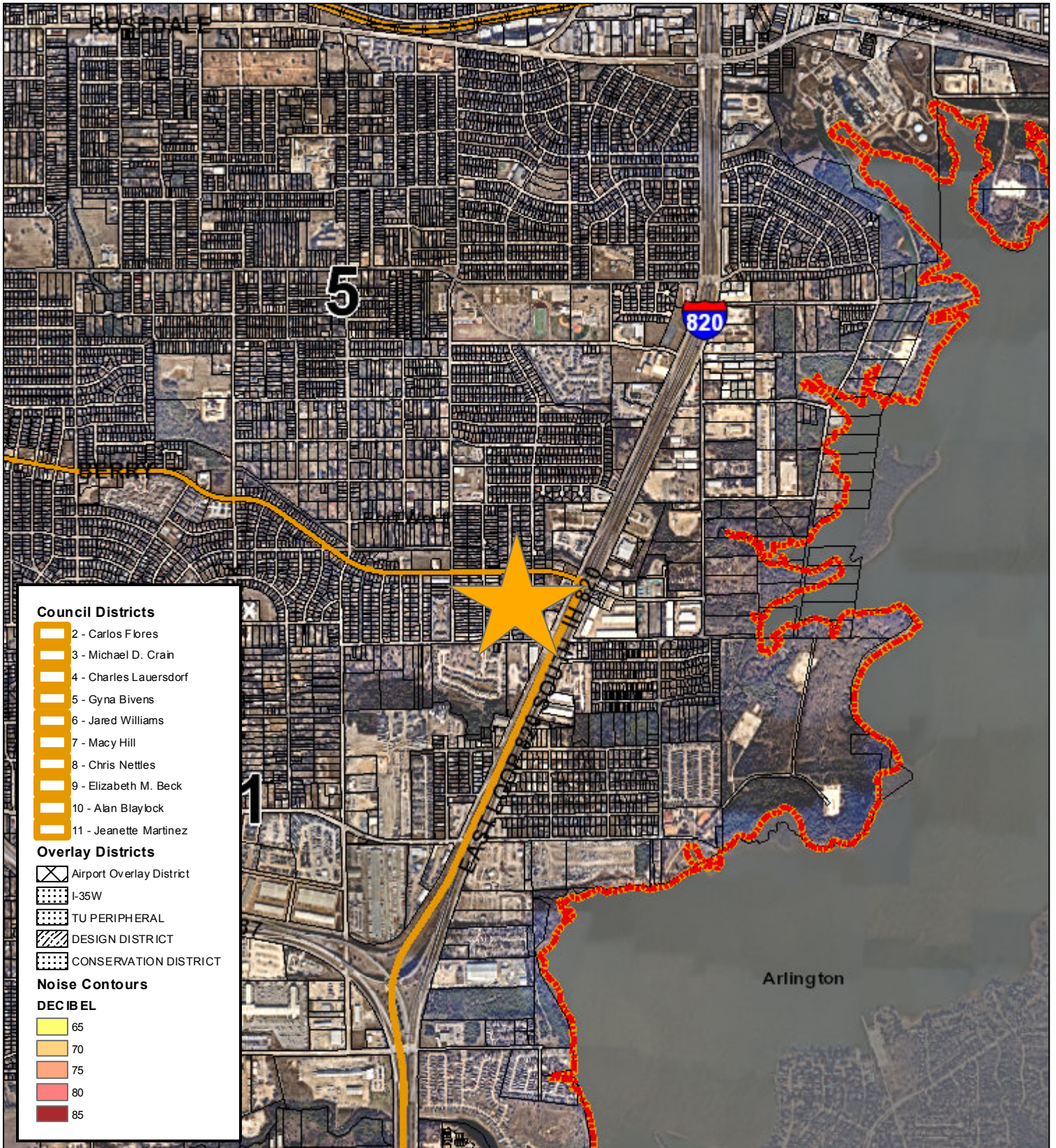
Since this rezoning does not support a mix of uses, dense development and a pedestrian form, the proposed zoning is **not consistent** with the Comprehensive Plan’s land use designations for this area.

Area Zoning Map

Applicant: German Muñoz
 Address: 3800 Radford Road
 Zoning From: MU-1 / SS
 Zoning To: A-10 / SS
 Acres: 0.25
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 9/13/2023
 Contact: 817-392-8043



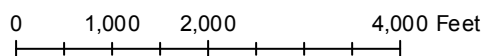
Area Map



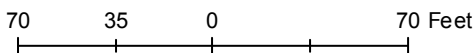
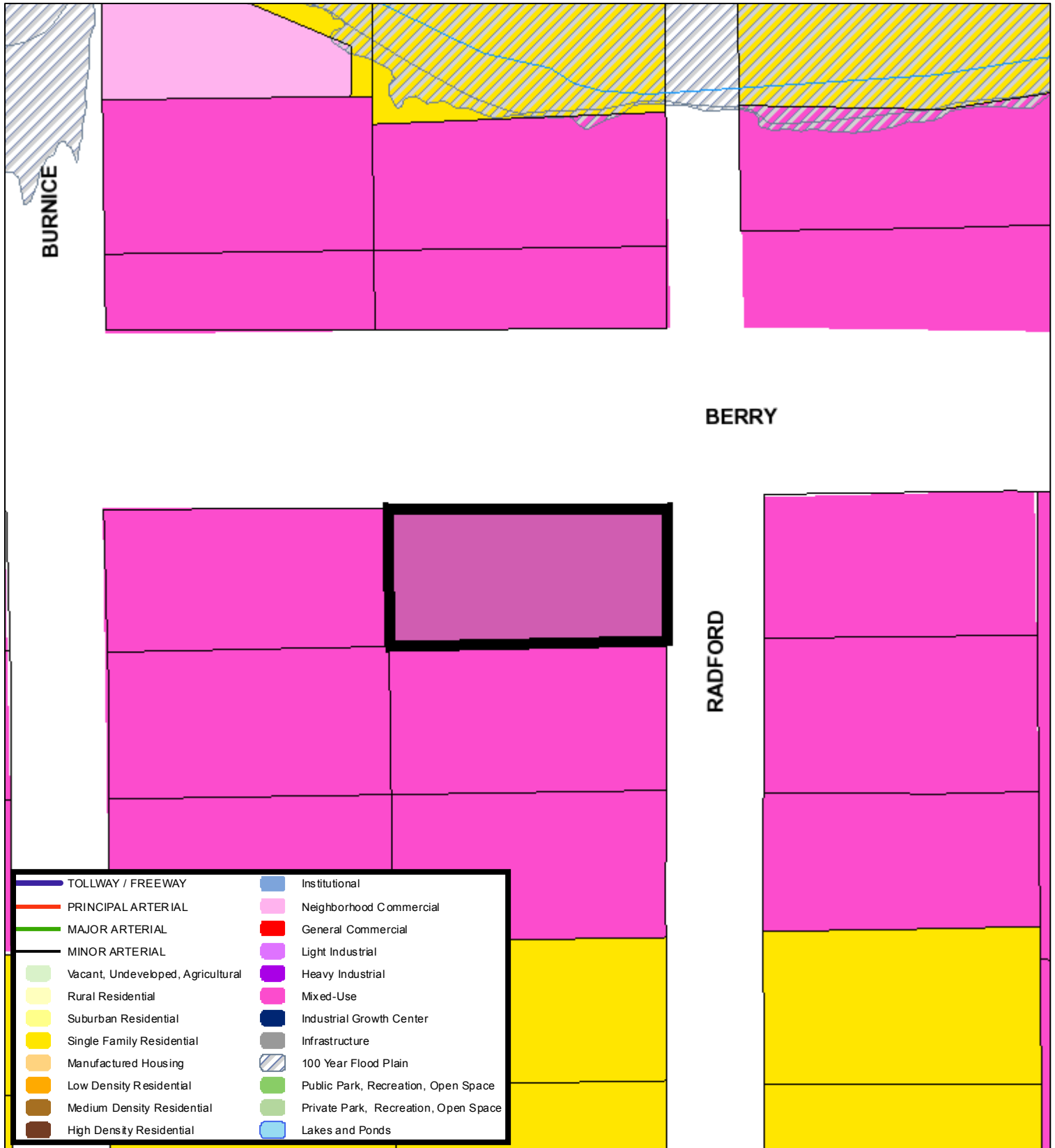
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

