



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 22, 2021

Council District **5**

Zoning Commission Recommendation:
Denied by a vote of 9-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Derek & Annie Carson**

Site Location: 6312 Willard Rd. Acreage: 4.44

Proposed Use: **Single Family**

Request: From: "UR" Urban Residential
To: "A-21" One Family

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

Comprehensive Plan Consistency: Requested change **is not consistent (significant deviation).**

Staff Recommendation: **Denial**

Background:

The property is located on the south side of Willard Street, about a quarter mile east of East Loop 820. If you continue along Willard Road to the east, it dead ends into Quail Road in about 700 feet; on the other side of Quail Road is a floodplain; the floodplain then gives way to Lake Arlington to the east. The property is less than 1000 feet from Lake Arlington, as the crow flies. The site is within Neighborhood Empowerment Zone (NEZ) Area Six. The property is just over a mile drive from the Lake Arlington/Berry/Stalcup Urban Village to the south. The site has been used as Community Mission Baptist Church.

The applicant is proposing a zoning change from "UR" Urban Residential to "A-21" One-Family. The site and surrounding area were part of a Council initiated rezone in 2017, ZC-17-097. The site was rezoned from "A-10" to "UR", as part of that rezoning for the Lake Arlington area redevelopment. Due to the redevelopment efforts of the area master plans, along with the information within the Future Land Use Consistency section at the end of this report, staff is not able to recommend approval.

The area generally east of East Loop 820 and bordering Lake Arlington have been the focus of planning efforts since 2004. In 2011, the City Council endorsed the Lake Arlington Master Plan. The plan 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 area is approximately two square miles. The 2017 Comprehensive Plan designated an expansion of the

Berry Lake Arlington Urban Village to encourage a higher quality development of the lake area, a highway-oriented commercial cluster, as well as higher density residential parcels.

The block currently has commercial and gas well uses on the west side closer to 820; the eastern portion of the block is mainly residential homes, many of which have planted fields/large gardens, and a number of vacant, undeveloped lots.

Staff notes the property is heavily wooded. All Urban Forestry requirements must be met. Failure to comply with the Urban Forestry ordinance will result in denial of urban forestry, grading, and building permits.

In “UR” Urban Residential zoning, many building types are permitted: single family house, single family attached (townhouse), two-family attached (duplex) (side by side or front to back), manor house, garden apartment, cottage court, and apartment/condo. Since the applicant wishes to use the site for “A-21” single family use, the table below will compare that information:

	Current Zoning: Single Family House in UR	Requested Zoning: A-21
Lot size	5,000 sq. ft. maximum	½ acre (21,780 sq. ft.) minimum
Lot width	N/A	85’ min. at building line
Lot coverage	N/A	30% maximum
Front Yard	0’ min./20’ max.	30’ min., subject to projected front yards
Rear Yard	20’ min. primary structure; 5’ min. accessory structure	10’ minimum
Side Yards	0’ min./5’ max.	10’ minimum
Height	Min.: 2 stories at a min. of 18’ Max.: Lesser of 3 stories/38’	35’ maximum
Parking	2 parking spaces behind the front build wall, garage doors that face street must be located min. 20’ behind front build wall	Min. 2 parking spaces behind the front build wall, plus one parking space for each bedroom above 3
Landscaping	20 points required from Enhanced Landscaping point system, ten of which come from planting street trees	Subject to Urban Forestry (one tree in parkway and one in yard)
Façade Design Standards	Façade variation required when facing ROW: façade >50’ wide shall incorporate each of the three elements; façade <50’ wide min. two elements	N/A
Fence	Fences and walls taller than 4’ must be open style	Up to 8’ height if located behind front build wall

Site Information:

Surrounding Zoning and Land Uses:

- North “UR” Urban Residential / residential and vacant
- East “A-5” One Family / residential
- “UR” Urban Residential / vacant
- South “UR” Urban Residential / vacant, forested
- West “UR” Urban Residential / residential

Zoning History: ZC-17-097 Council initiated rezoning related to Lake Arlington Master Plan for about two square miles between 820 and Lake Arlington; subject lot was included as A-10 to UR; effective 12/21/17

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2021.

The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
East Fort Worth Neighborhoods Coalition	Parkside NA
Carver Heights East NA*	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD
Historic Carver Heights NA	

*Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to “A-21” One Family for single family development. Surrounding uses consist primarily of residential and undeveloped lots.

The proposed single family **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan designates the subject property as Urban Residential.

A number of the policies from the Comprehensive Plan support the rezoning to “A-21” One-Family:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Preserve the character of rural and suburban residential neighborhoods.

Other policies from the Comprehensive Plan support both the “A-21” and the “UR” zoning:

- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.

And yet other policies and strategies from the Comprehensive Plan support the lot remaining as “UR” Urban Residential zoning.

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.
- Support new housing development in the Lake Arlington area, particularly new development of high quality in accordance with the Council-endorsed Lake Arlington Master Plan.
- Implement policies, strategies, and regulations that ensure good urban design, such as mixed-use and urban residential zoning, form-based codes, and TOD and urban villages development.
- Support community efforts to create form-based zoning districts that reflect the aspirations of stakeholders to foster the development of attractive and vibrant walkable urban neighborhoods.
- Promote commercial, mixed-use, and urban residential development within the Polytechnic/Texas Wesleyan, Lake Arlington, and Miller/Berry Mixed-Use Growth Centers.
- Rezone property between Loop 820 and Lake Arlington to promote development of the Lake Arlington Urban Village in accordance with the Lake Arlington Master Plan.

- In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

While there are policies from the Comprehensive Plan that support both the current and the proposed zoning, the greater number of policies that support the current zoning of “UR”, paired with the fact that “UR” is the designation of the Comprehensive Plan, outweigh the policies that could support the rezoning to “A-21”. Therefore, the proposed zoning is **not consistent (significant deviation)** with the Comprehensive Plan.

3. Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

3.2.1.3. For areas of the city targeted for urban revitalization, **prevent the growth of land uses and activities that would make the area a less desirable location** for business investment and job growth. Examples of land uses and activities **that might diminish** the economic potential of a target area include:

- Large public sector or nonprofit developments (e.g., community centers, churches, homeless services centers).
- Land-intensive, auto-centric development (e.g., gas stations, automotive repair shops, car washes, storage unit complexes).

3.2.2. Encourage substantial **new housing investment** and development in the city’s under-served neighborhoods.

While this portion of the Economic Development Plan supports “UR” zoning, the last part (3.2.2) also supports “A-21” zoning.

Overall, as seen above in the Comprehensive Plan policies and the Economic Development Plan policies, some policies support the rezoning to “A-21” One-Family. However, the number of policies of the Comprehensive Plan and Economic Development Plan that support the “UR” Urban Residential, combined with the overall decades of planning efforts of the area, lead Staff to recommend denial of the rezoning request.

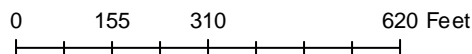
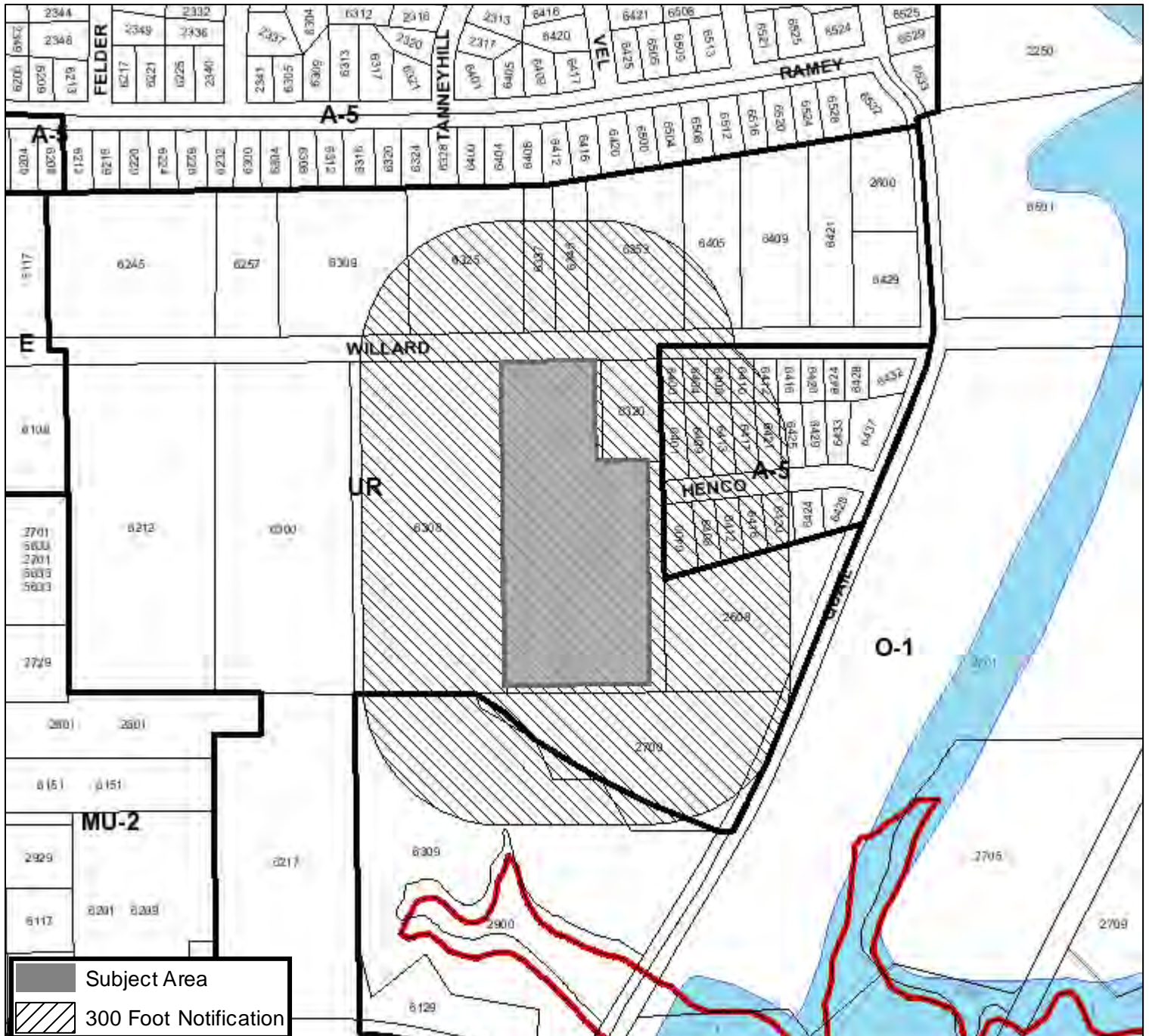
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

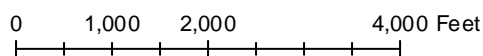
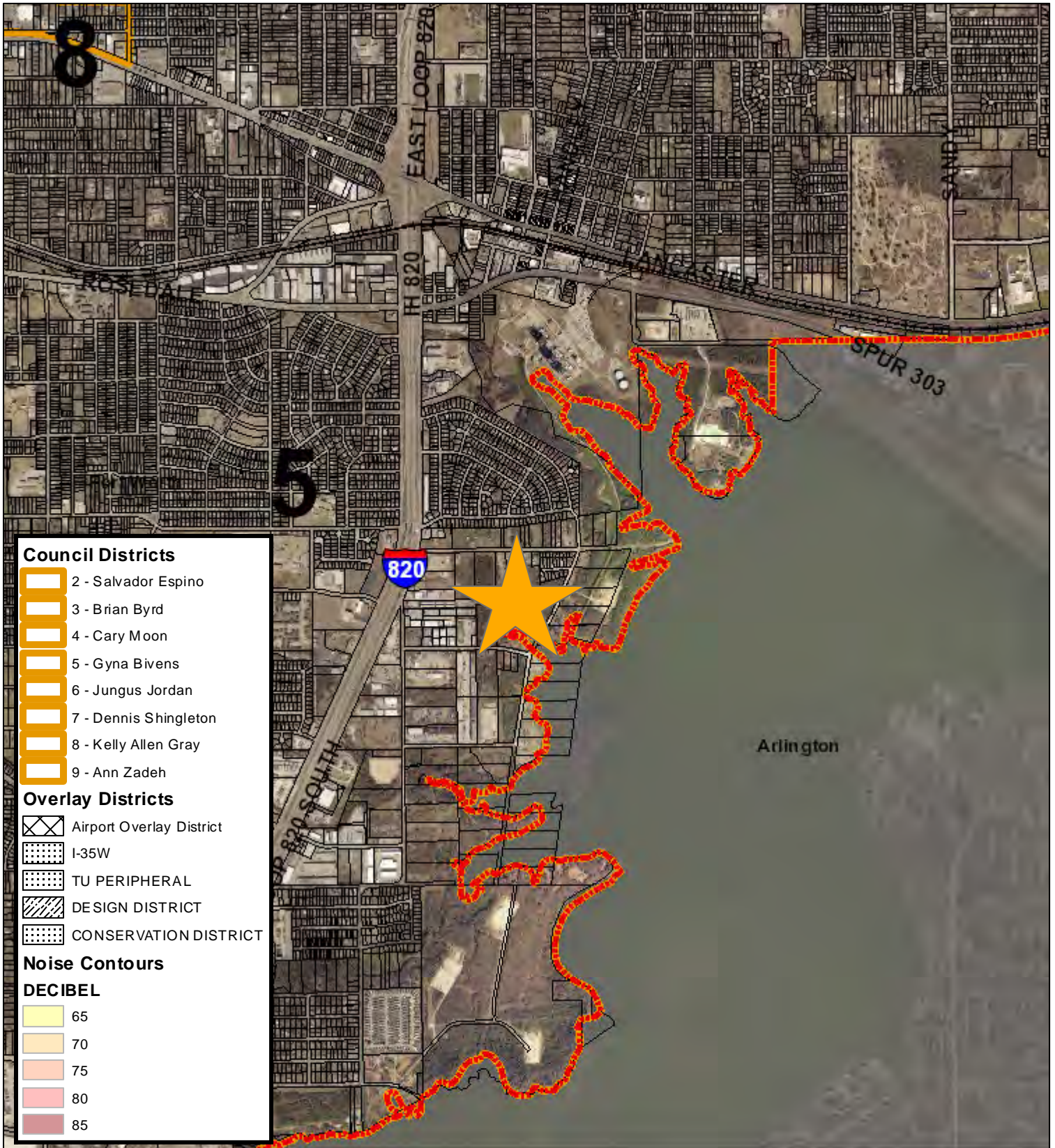


Area Zoning Map

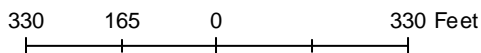
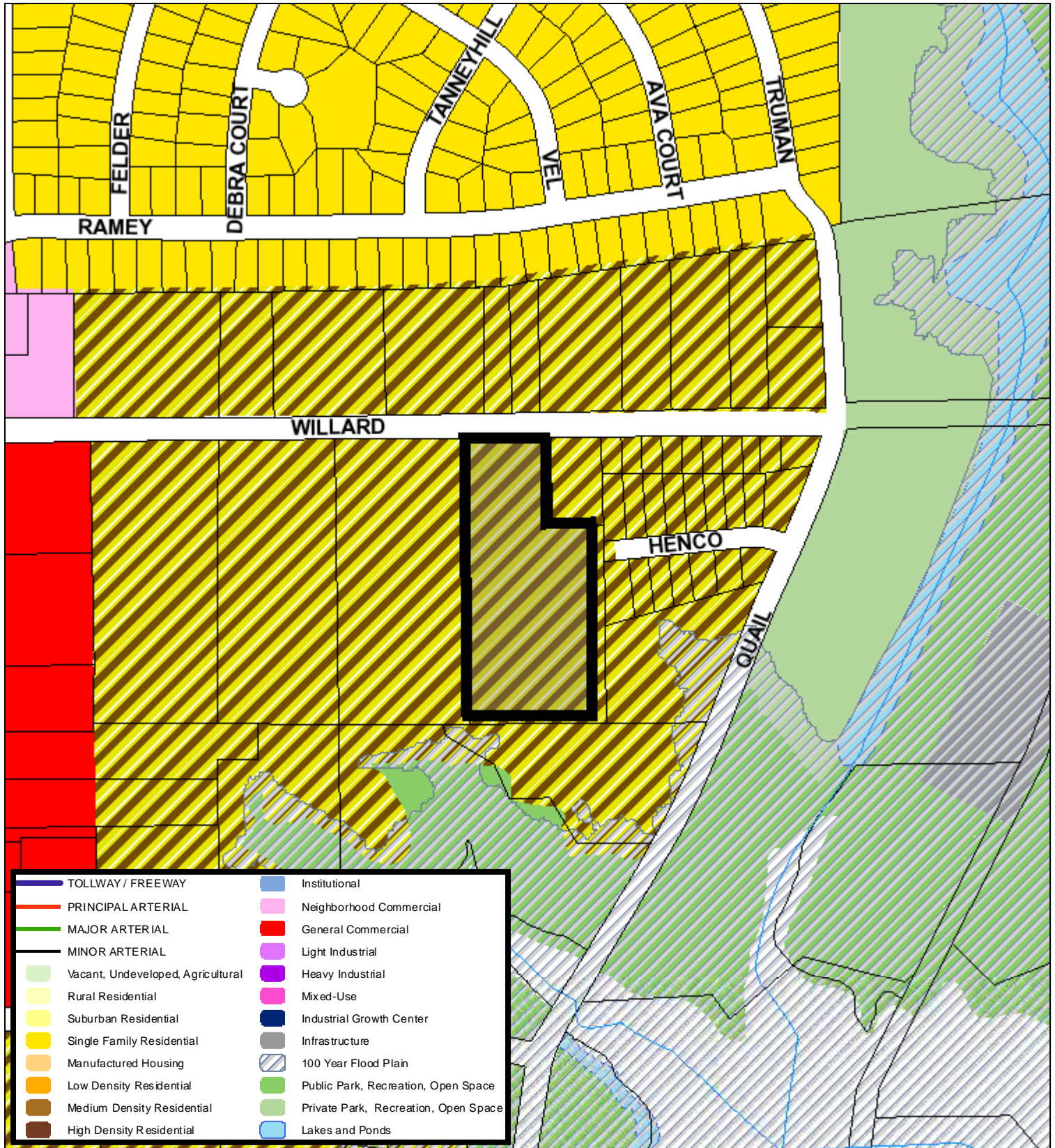
Applicant: Derk & Annie Carson
 Address: 6312 Willard Road
 Zoning From: UR
 Zoning To: A-21
 Acres: 4.39432338
 Mapsco: 80S
 Sector/District: Southeast
 Commission Date: 5/12/2021
 Contact: null



Area Map



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



0 210 420 840 Feet

