



Zoning Staff Report

Date: May 9, 2023

Case Number: ZC-23-026

District (old/new): 2 / 7

Zoning Map Amendment

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

Owner / Applicant: Salvador Rodríguez

Site Location: 5950 Hereford Street

Acreage: 1.08 acres

Request

Proposed Use: Duplex

Request: From: “A-5” One-Family

To: “B” Two-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency)**

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property is located in Council District 2, approximately 250 feet east of the intersection of Bob Hanger Street and Hereford Drive. The 1.08-acre parcel is currently vacant, no structures were noted on the lot in the historical aerials (see below), and no issued building permits were found since 2001, reflecting a lack of development interest in the site.



Figure 1- 2001 Aerial View

The proposal to rezone this lot would change the current “A-5” zoning allowing one (1) single family dwelling unit to “B” zoning allowing one (1) duplex unit containing two (2) dwelling units. The lot is over 45,000 square feet can be developed with two (2) attached units or sub-divided into two lots to develop with two detached units each. Other “B” standards are 50% maximum building coverage on the lots, approximately 35-foot front yard setback matching setbacks west of the site, 35-foot maximum height, and 2 parking stalls per dwelling unit behind the front building line.

Surrounding Zoning and Land Uses

North “A-5” One-Family / vacant
East “A-5” One-Family/ single-family residence
South “A-5” One-Family / vacant
West “A-5” One-Family / vacant

Recent Zoning History

- No recent rezoning within the last 10 years.

Public Notification

300-foot Legal Notifications were mailed on March 29, 2023
The following organizations were notified: (emailed March 29, 2023)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Villages of Eagle Mountain HOA
Marine Creek Hills NA	Parkview Hills HOA
Streams And Valleys Inc	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from "A-5" One-Family District to "B" Two-Family, which would allow for attached or detached duplexes based on the lots' dimensions.

The surrounding area is predominantly zoned "A-5" single-family and primarily vacant. Further east on Hereford Street, there is a high school and an elementary school within a 1000 ft. radius of the rezoning site.

The difference between Single Family Residential and Low-Density Residential is minimal in this location as both have a residential character. Duplexes would be slightly more intense than single-family residences.

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

Comprehensive Plan Consistency

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential. This classification is comparable to "A-10", "A-7.5", "A-5", or "AR" zoning. "B" Two-Family zoning for duplexes would be classified as Low Density Residential on the Future Land Use Plan.

The proposed zoning is not strictly consistent with the land use designation for this area, however the proposed zoning would be in alignment with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas.
- Promote a variety of housing choices

While the proposed zoning is **not consistent** (technical inconsistency) with the Future Land Use designation, it is in conformance with the Comprehensive Plan policies stated above. Therefore, if this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Economic Development Plan

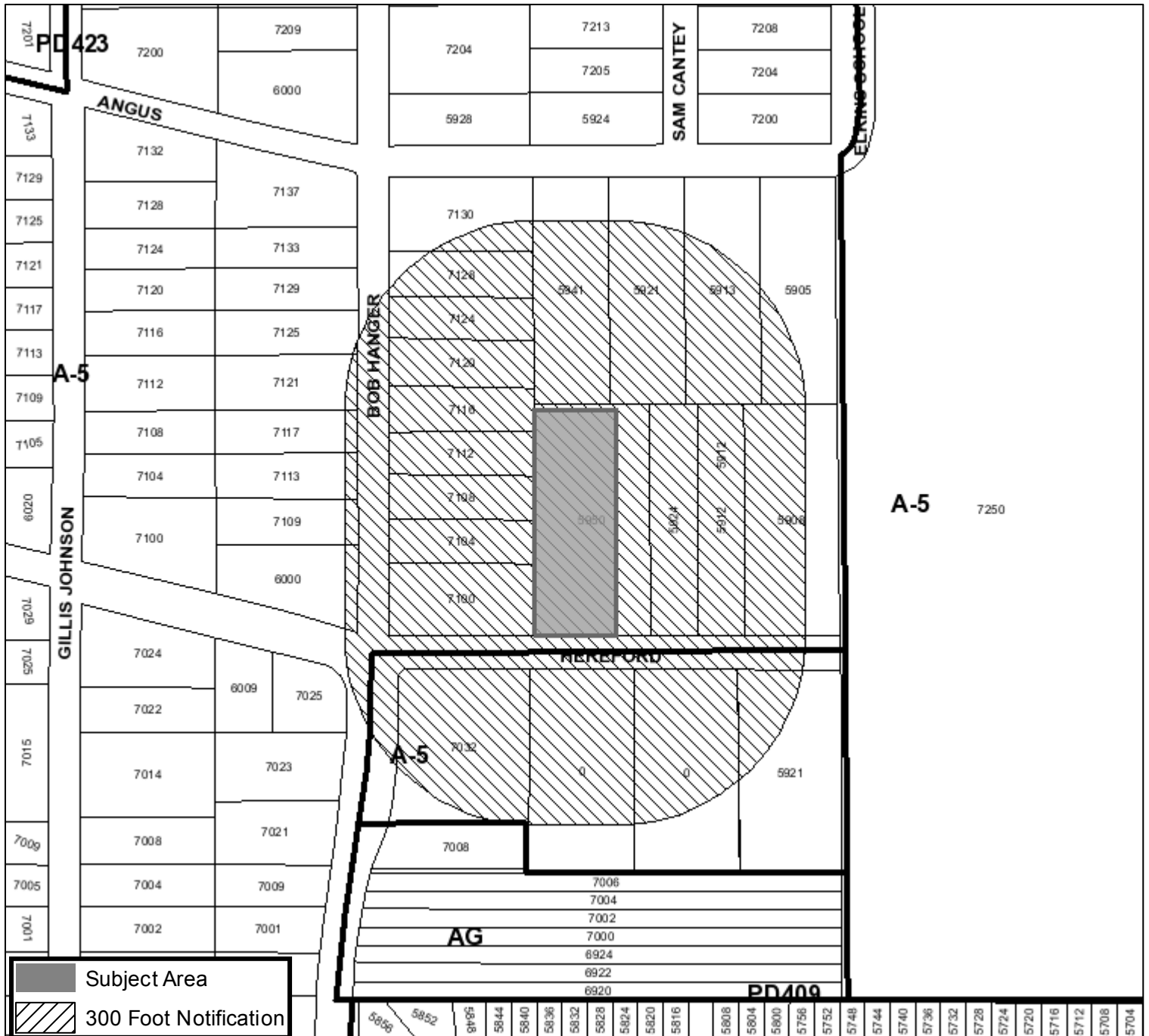
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.





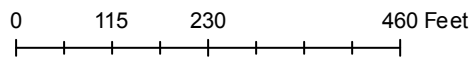


Area Zoning Map

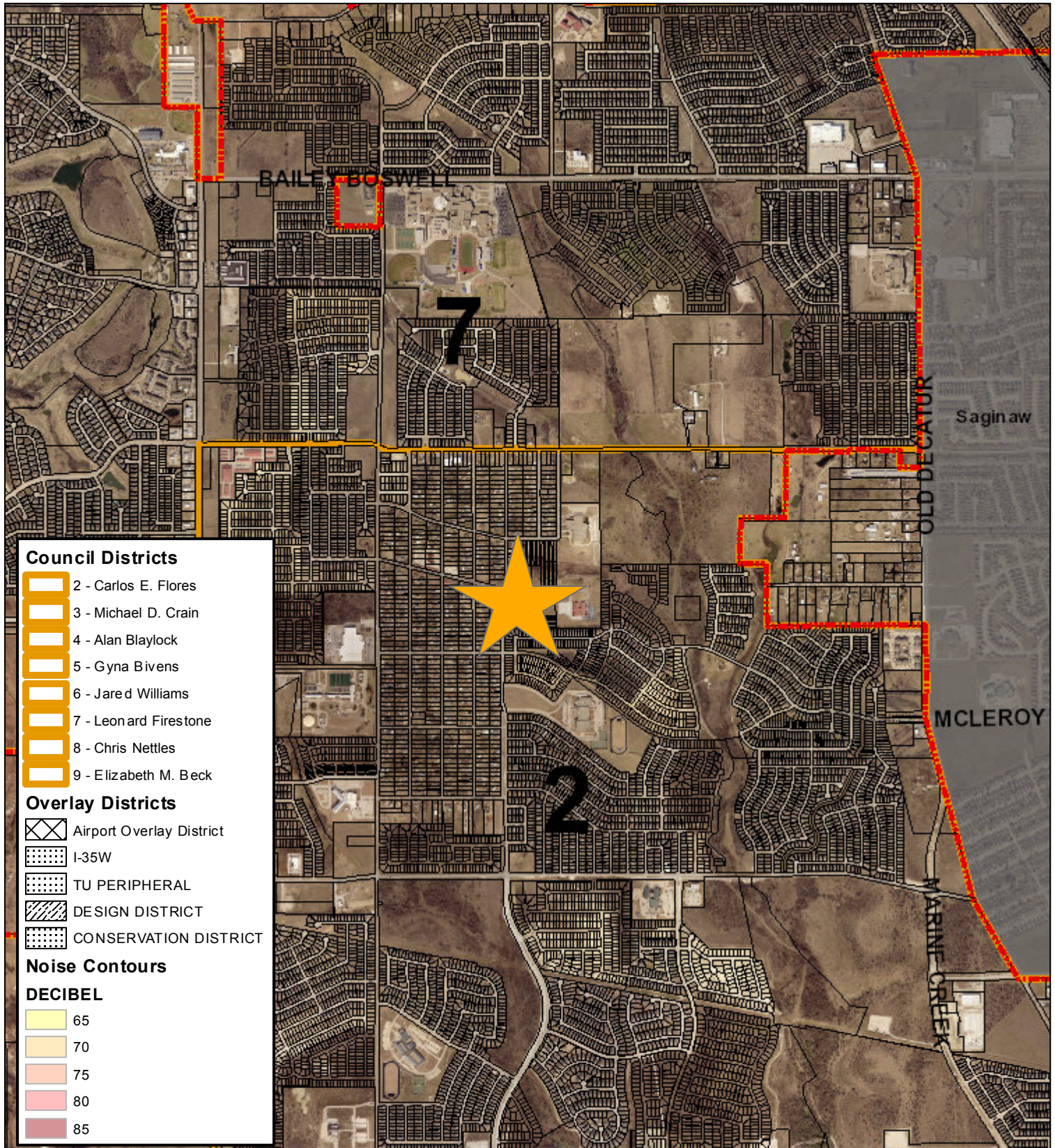
Applicant: Salvador Rodriguez
 Address: 5950 Hereford Drive
 Zoning From: A-5
 Zoning To: B
 Acres: 1.08143162
 Mapsco: Text
 Sector/District: Far Northwest
 Commission Date: 4/12/2023
 Contact: 817-392-2495






 Subject Area
 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Alan Blaylock
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

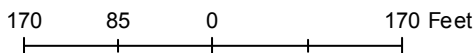
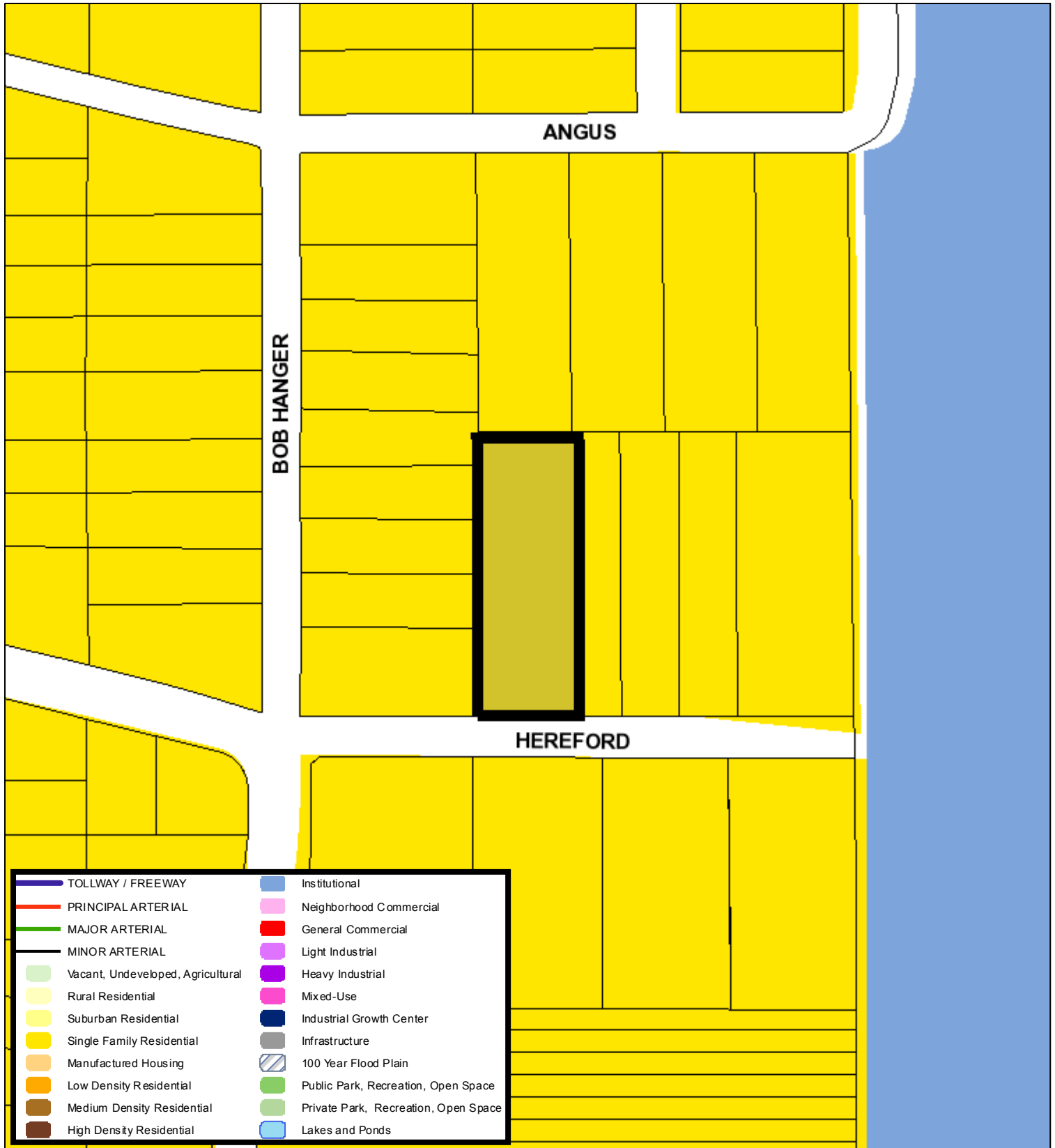
DECIBEL

-  65
-  70
-  75
-  80
-  85



0 1,000 2,000 4,000 Feet

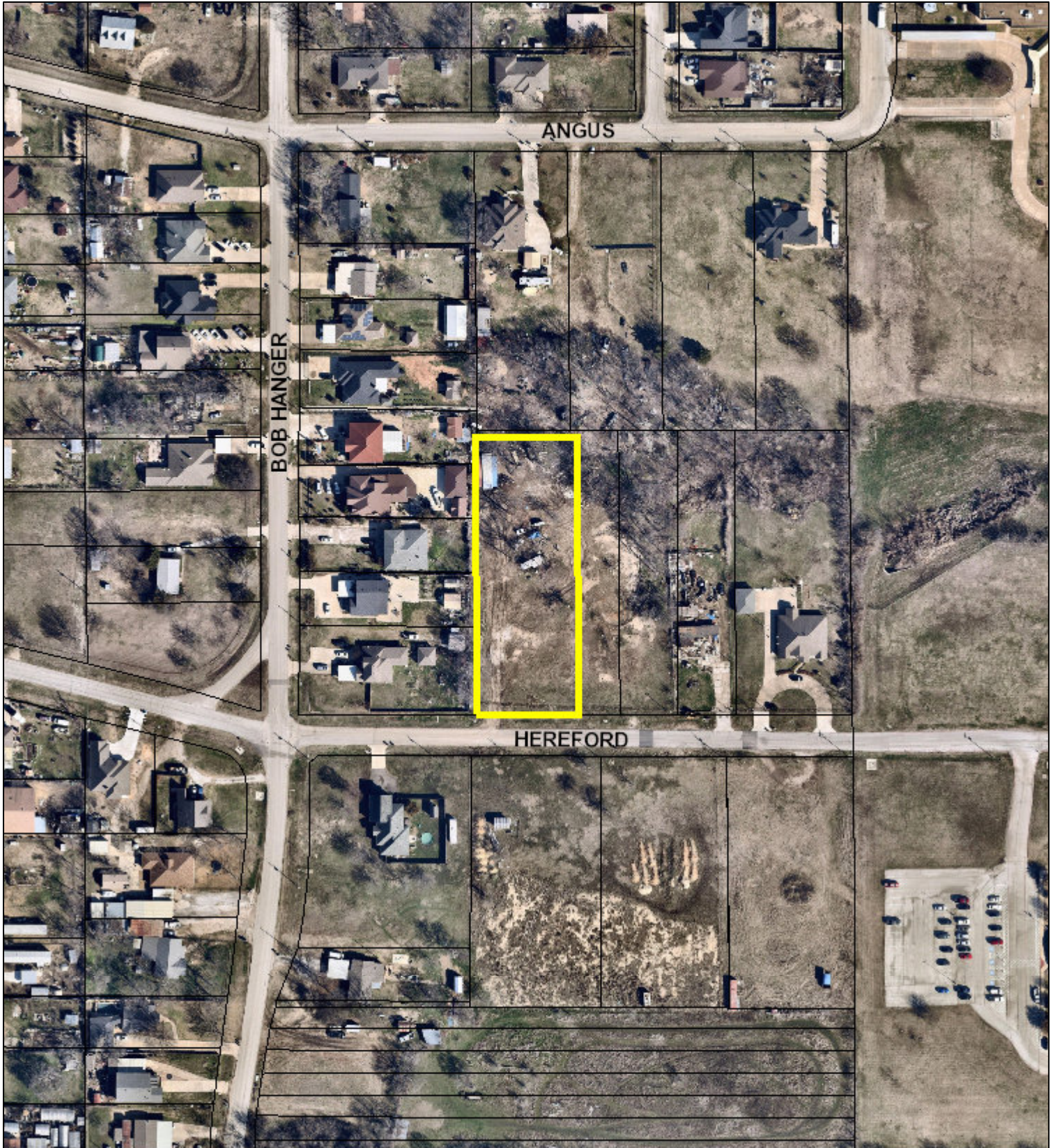
Future Land Use



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



0 110 220 440 Feet

