



# Zoning Staff Report

**Date:** February 14, 2023

**Case Number:** ZC-22-216

**District (old/new):** 5 / 5

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Palisade Custom Homes LP, Crystal Arnold

**Site Location:** 3700, 3704, 3708 Peach Street

**Acreage:** 0.4879 acres

### Request

**Proposed Use:** Single Family Residential

**Request:** From: “AG” Agricultural

To: “A-5” One-Family Residential

### 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 subject site is located in the Tarrant Addition of Fort Worth in Council District 5. The property contains three vacant lots on a street with single family homes. These are the last vacant lots on Peach Street. The proposal to rezone the site would change the current “AG” Agricultural zoning to “A-5” One Family Residential zoning. The property is currently undeveloped. The applicant has indicated that they would like to build three single family residences, one on each lot. The proposed future single family homes will comply with all "A-5" requirements.

## Surrounding Zoning and Land Uses

North “AG” Agricultural / residential  
East “A-5” One Family Residential / residential  
South “AG” Agricultural / residential  
West “AG” Agricultural / residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on December 30, 2022.  
The following organizations were emailed on December 30, 2022:

Organizations Notified	
Stone Creek Addition HOA*	East Fort Worth Inc.
Streams & Valleys Inc	Trinity Habitat for Humanity
DFW International Airport	Hurst Euless Bedford ISD

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. With the site directly adjacent to existing single family homes on all sides, the proposed rezoning to “A-5” One Family Residential would fit in to the fabric of the neighborhood. Peach Street is a residential street, rather than a commercial collector or arterial, and residential construction would be appropriate here. The proposed rezoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Eastside

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The 2022 Comprehensive Plan currently designates the subject property as future single family residential. “A-5” One-Family Residential zoning is considered an acceptable zoning category for areas designated as future single family residential. The proposed zoning **is consistent** with the Comprehensive Plan.

## Economic Development Plan

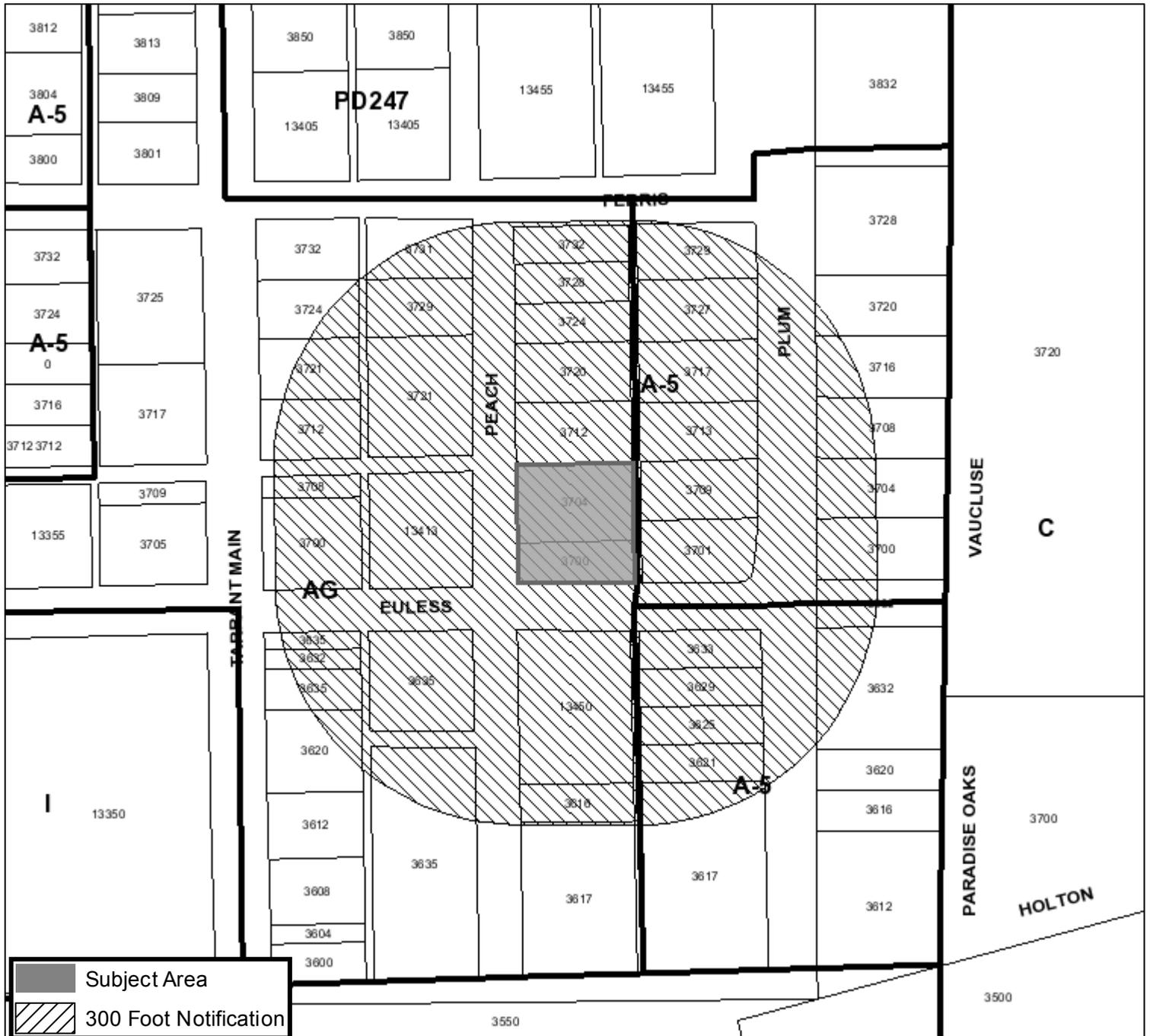
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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment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

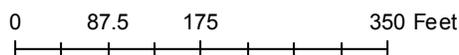


# Area Zoning Map

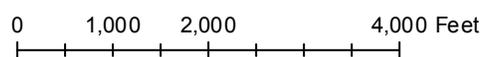
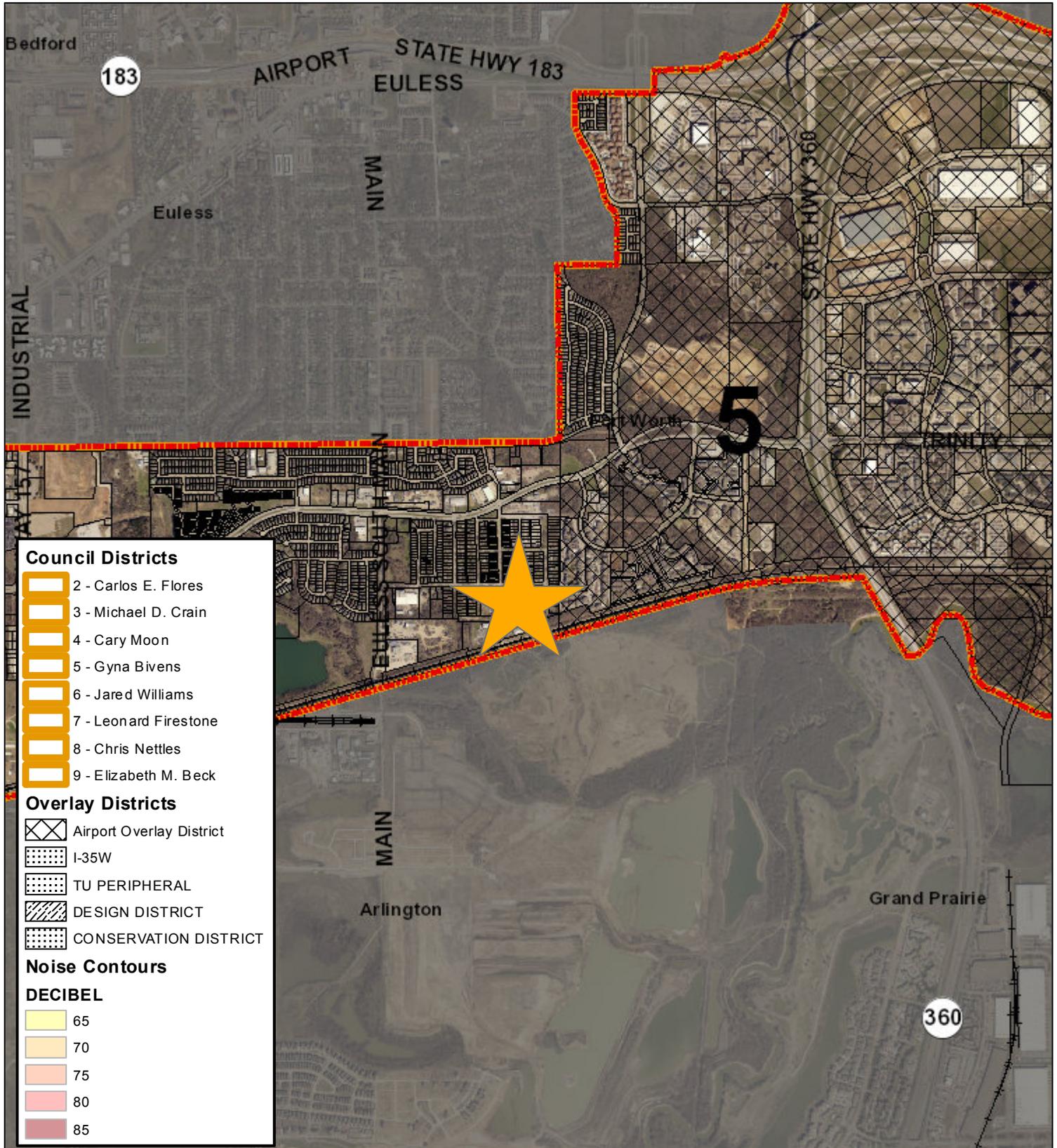
Applicant: Crystal Arnold/Palaside Custom Homes  
 Address: 3700 & 3704 Peach Street  
 Zoning From: AG  
 Zoning To: A-5  
 Acres: 0.48772848  
 Mapsco: 55V  
 Sector/District: Eastside  
 Commission Date: 1/11/2023  
 Contact: null



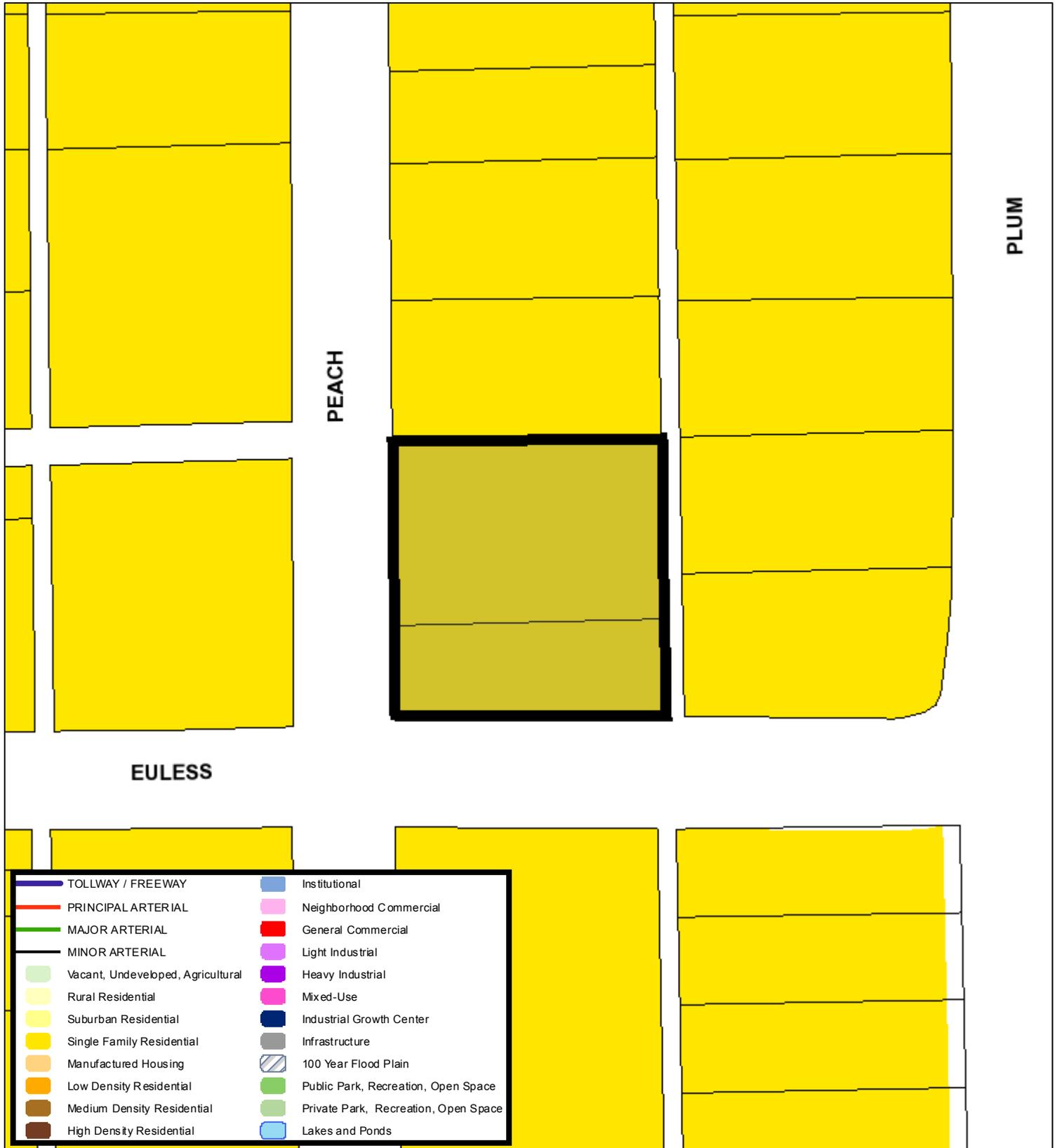
 Subject Area  
 300 Foot Notification



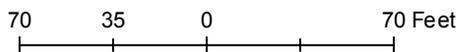
## Area Map



### 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



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 45 90 180 Feet

