



Zoning Staff Report

Date: November 12, 2024

Case Number: ZC-24-070

Council District: 11

Zoning Map Amendment

Case Manager: Stephen Murray

Owner / Applicant: JST Rentals / Billy Thomas

Site Location: 4224 Nelms Drive

Acreage: 0.22 acres

Request

Proposed Use: Multifamily Development

Request: From: “I/SS” Light Industrial / Stop Six Overlay

To: “CR” Low Density Residential / Stop Six Overlay

Recommendation

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

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

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-1**

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This property is located approximately 400 feet south of the intersection of Good Shepherd and Nelms, and two blocks west of E Loop 820, placing it within a key transitional zone. The site benefits from its proximity to Lake Arlington, situated just over half a mile to the southeast. Additionally, it falls within the Stop Six Overlay and Neighborhood Empowerment Zone (NEZ) Area Six, highlighting its importance in ongoing urban revitalization efforts. The site's location, approximately half a mile south of both the Berry/Stalcup and Lake Arlington Urban Villages, positions it within a nexus of planned growth and community development.

The surrounding area has been the subject of numerous planning initiatives aimed at promoting sustainable development and urban renewal. The introduction of the Stop Six Overlay in 2019, alongside the establishment of the Neighborhood Empowerment Zone, reflects a concerted effort to drive investment and improve the quality of life in the area. The Berry/Stalcup Urban Village, located to the north, is a key component of this strategy, serving as a catalyst for mixed-use development and enhanced connectivity. Further, the Lake Arlington Master Plan, initiated in 2004, underscores the long-term vision for this region. The plan advocates for the redevelopment of underutilized parcels and low-density industrial areas into higher-density residential developments, with an emphasis on protecting Lake Arlington as a vital recreational and water resource.

The applicant is requesting to rezone the property from "I" Light Industrial to "CR" Low-Density Multifamily to facilitate the construction of a three or fourplex residence. This rezoning request is significant given the surrounding land uses, which are primarily single-family residential, with some commercial and industrial uses interspersed throughout the area. Specifically, all parcels north of the site, extending up to Good Shepherd, are developed with single-family homes. Across Nelms, particularly at the corner with Good Shepherd, there are a few intensive commercial uses, primarily related to automobiles. To the south, several large industrial uses exist. Additionally, the property directly adjoins a mobile home park to the west, which presents both challenges and opportunities for integrating the proposed development into the existing community fabric.

The applicant's proposal to construct a fourplex residence aligns with broader goals of increasing residential density and diversifying housing options in the area. However, the current zoning designation of "I" Light Industrial is not conducive to the proposed multifamily use. Rezoning to a multifamily district or a more intense residential designation is necessary to support this type of development.

From a planning perspective, several issues need to be addressed to ensure the proposed development meets the city's standards and contributes positively to the community. The current application is incomplete, and the site plan does not adhere fully to existing zoning regulations. Specifically, there are concerns regarding:

- **Open Space Requirements:** Adequate open space is crucial for ensuring livability, particularly in higher-density residential developments. The site plan must demonstrate compliance with these standards.
- **Density Constraints:** The lot, measuring 10,335 square feet, is limited in its capacity to accommodate the proposed four units. Current zoning calculations indicate that only three units can be supported under existing density limits.
- **Parking Provisions:** The proposed development includes eight parking spaces, but the zoning ordinance requires ten spaces. Adequate parking is essential to prevent spillover effects into surrounding neighborhoods and ensure convenience for future residents.
- **Rear Yard Setback:** The height of the proposed building raises concerns regarding the rear yard setback, which must be addressed to minimize impacts on adjacent properties and ensure adequate light, air, and privacy.

- **Front Yard Setback:** The front yard setback, particularly in relation to the platted setback, must be carefully considered to maintain a consistent streetscape and comply with urban design guidelines.

Given the mix of uses surrounding the site, it is crucial that the proposed development is designed in a way that harmonizes with both the single-family residential areas and the nearby commercial and industrial activities. The rezoning and site plan must be carefully evaluated to ensure that the development supports the area’s revitalization goals while also addressing potential concerns related to density, parking, and setbacks.

Surrounding Zoning and Land Uses

North: “I” Light Industrial / single-family residence
 East: “I” Light Industrial / single-family residence
 South: “I” Light Industrial / single-family residence
 West: “B” Two-family residential / mobile home park

Recent Zoning History

- ZC-19-116, Council Initiated Rezoning of almost 3,000 acres that created the Stop Six Overlay
- ZC-23-167 From I to A-5

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
 The following organizations were emailed on August 30, 2024:

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

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant seeks to rezone the property from “I” Light Industrial to CR Low-Density Multifamily) to construct a fourplex. The subject site is situated within a predominantly single-family residential area, with some commercial and industrial uses interspersed throughout. To the north, the parcels along the block up to Good Shepherd are exclusively developed with single-family home. Across Nelms, particularly at the corner with Good Shepherd, there are a few intensive commercial uses, primarily related to automobile services, which introduce a more commercial dynamic to the immediate vicinity. Further south of the site, the presence of large

industrial uses signals a transition into a more industrialized zone. Additionally, the property directly adjoins a mobile home park to the west, adding another layer of residential diversity to the surrounding area.

From a land use planning perspective, the proposed rezoning to low-density multifamily is not inherently compatible with the existing surrounding land uses. The introduction of a fourplex within a context that is primarily single-family residential could disrupt the established neighborhood character and create potential conflicts between land uses. Moreover, the proximity of commercial and industrial activities to the south and west presents challenges in ensuring that the proposed multifamily development would integrate well with these adjacent uses.

Given the existing land use pattern, careful consideration must be given to the potential impacts of this rezoning on the surrounding community. Compatibility with the surrounding land uses, particularly the single-family homes to the north and the mobile home park to the west, is crucial.

The proposed multifamily development should be evaluated for its potential to create land use conflicts, particularly in terms of scale, density, and the transition between residential and non-residential areas. Ensuring that the development is designed to mitigate any adverse impacts on the existing neighborhood will be key to achieving a balanced and sustainable land use outcome.

The proposed zoning is **not compatible** with existing surrounding land uses.

Comprehensive Plan Consistency – Southeast

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future Light Industrial. Zoning categories in alignment with this future land use designation would be “MU-2” High Intensity Mixed Use, “I” Light Industrial and all commercial zoning districts. The request for “CR” Low-density zoning is not in alignment or consistent with the future land use designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.		APPENDIX C: FUTURE LAND USE BY SECTOR
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

The proposed zoning **is not consistent** with the Comprehensive Plan future land use map; however, the request **is consistent** with the following policies of the Comprehensive Plan:

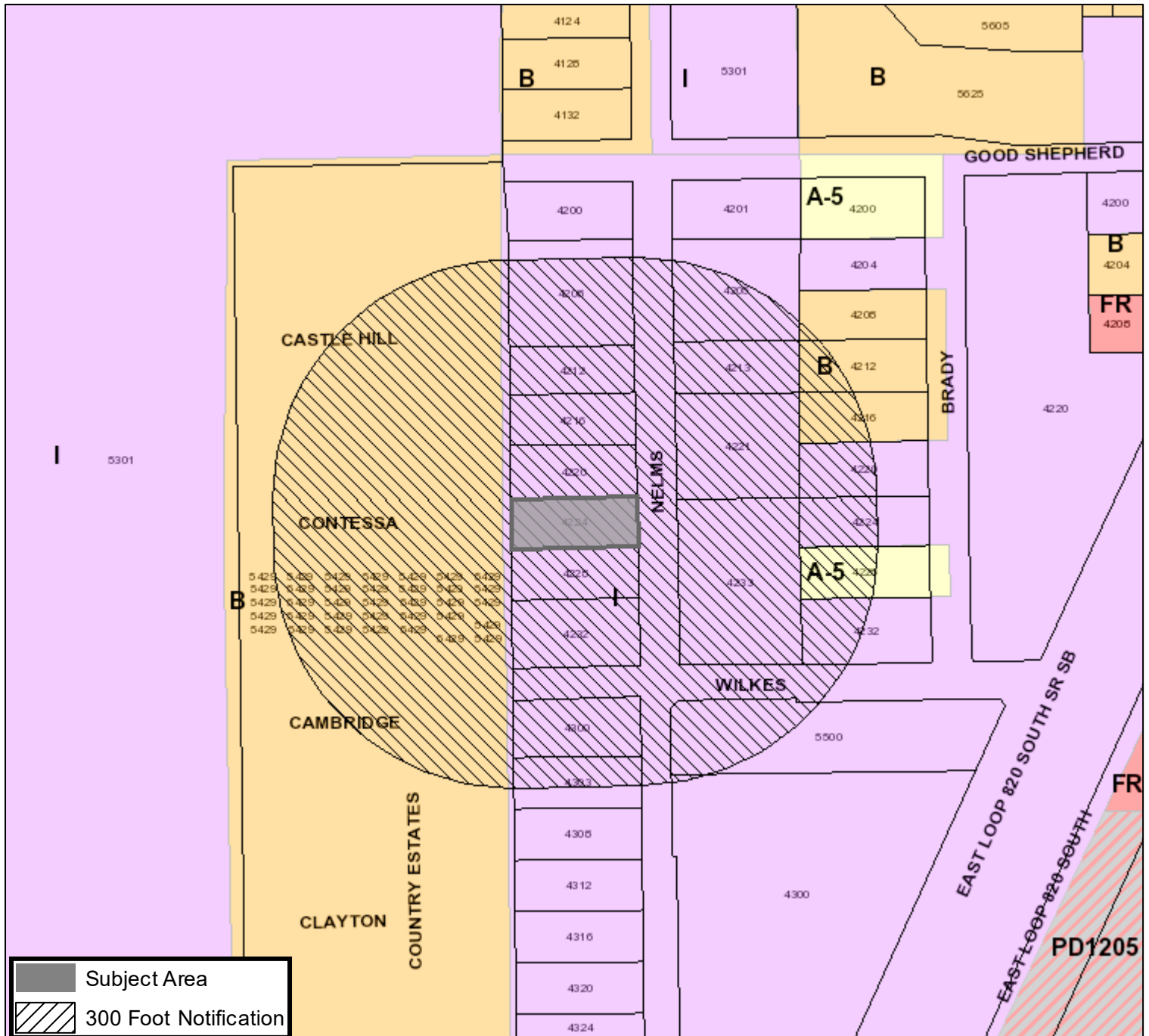
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.



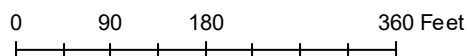
ZC-24-070

Area Zoning Map

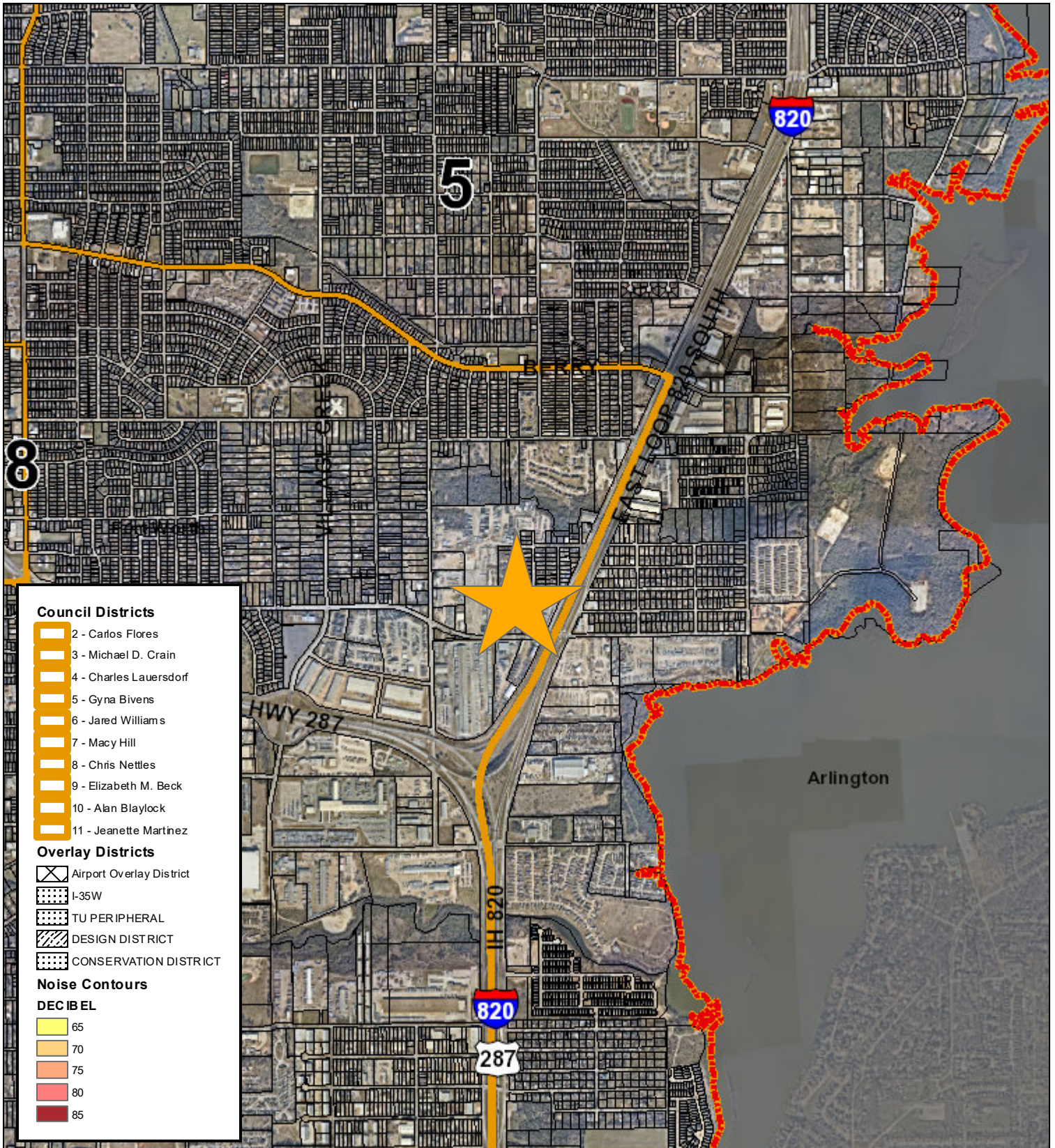
Applicant: Billy Thomas/JST Rentals
 Address: 4224 Nelsms Drive
 Zoning From: I
 Zoning To: MU
 Acres: 0.22669588
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 9/11/2024
 Contact: null



Subject Area
 300 Foot Notification



Area Map



Council Districts

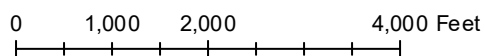
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

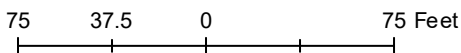
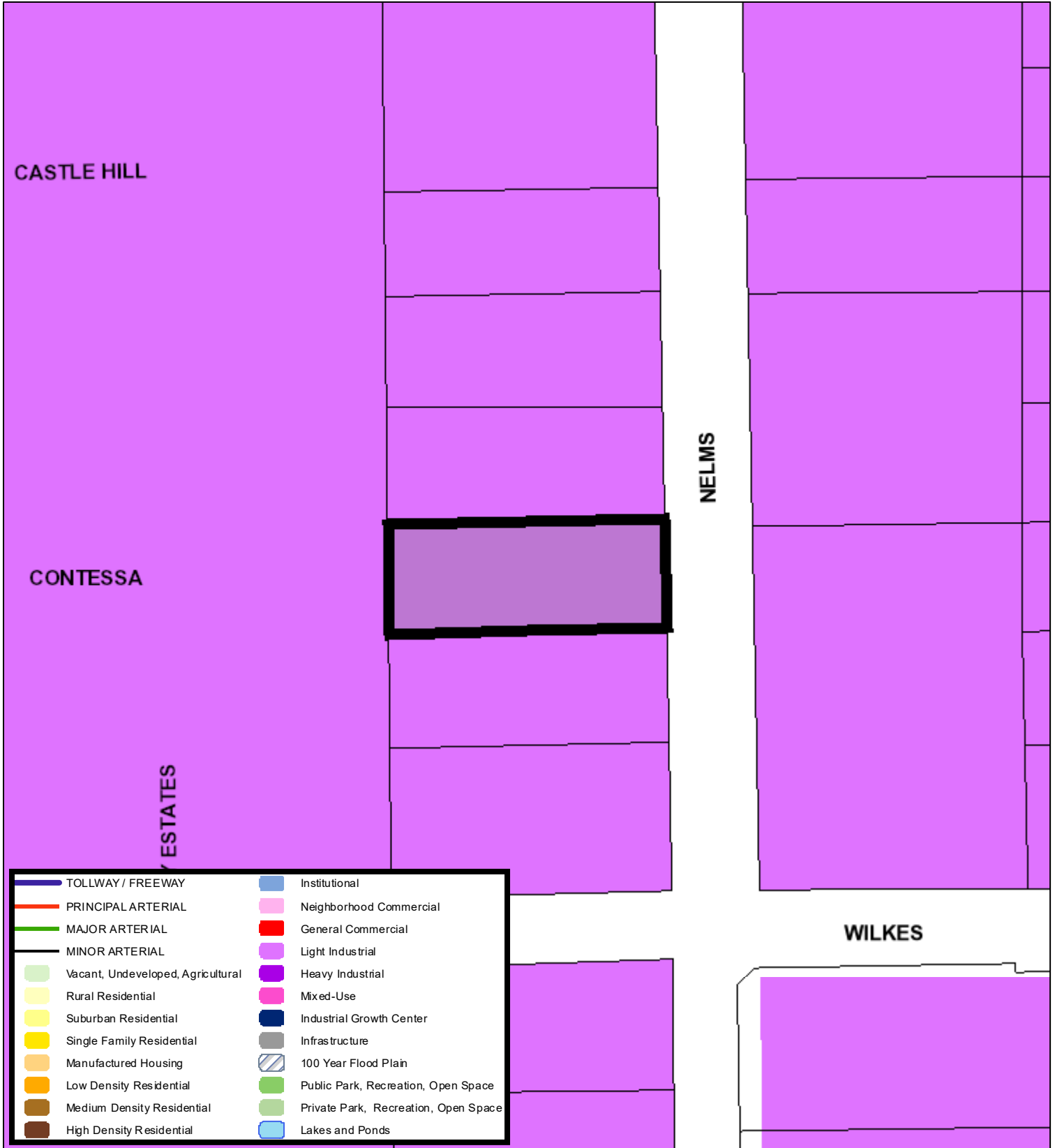
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



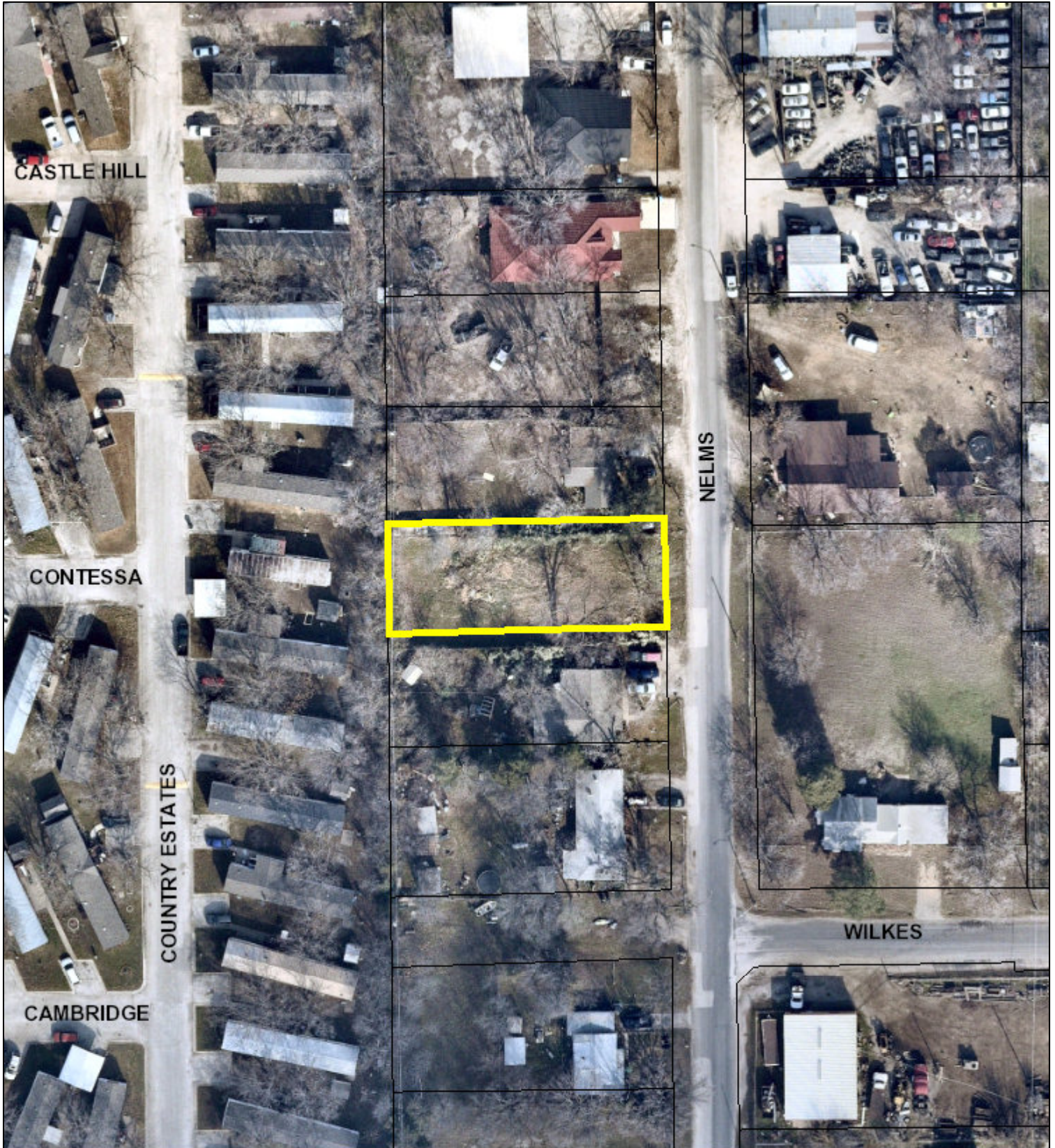
Future Land Use



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 45 90 180 Feet

