



Zoning Staff Report

Date: January 10, 2023

Case Number: ZC-22-193

Council District: 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Juan Rosales / Ruby Luna Perez

Site Location: 5408 David Strickland Road

Acreage: 0.15 acres

Request

Proposed Use: Single Family Residential

Request: From: "E" Neighborhood Commercial

To: "A-5" One-Family Residential

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not 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 Sun Valley Addition of Fort Worth in Council District 5. The proposal to rezone this lot would change the current “E” Neighborhood Commercial zoning to “A-5” One Family Residential zoning. “E” zoning has been in place since at least 2004. The property is currently undeveloped. The applicant has indicated that they would like to build a single family residence on the site.

The proposed “A-5” zoning matches the zoning of the residential areas to the south and east of the subject site. In addition, the lot does not have access to or frontage on to Loop 820, which is one of the commercial corridors in this area. A separate lot separates Loop 820 northbound service road from the subject site, creating a buffer. This rezoning request will also downzone the property from a more intensive zoning category to a less intensive zoning category.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / church
East “A-5” One Family Residential / residential
South “A-5” One Family Residential / residential
West “E” Neighborhood Commercial / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
The following organizations were emailed on December 1, 2022:

Organizations Notified	
Waterview at Enchanted Bay HOA*	Southeast Fort Worth Inc
Streams & Valleys Inc	Trinity Habitat for Humanity
Fort Worth 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 lot directly adjacent to existing single family homes to the

south and east, the proposed rezoning to single family residential would fit in to the fabric of the neighborhood. David Strickland Road is a residential street, rather than a commercial collector or arterial/thoroughfare, and residential construction would be more appropriate here than commercial construction that would be allowed under the existing “E” zoning.

While the site is proximal to Loop 820, overall this is not an attractive location for commercial uses based on the design of the freeway onramp, which is two blocks to the south of where David Strickland Road intersects with the frontage road. Cars leaving the site from David Strickland Road would have to turn right and go up the service road for over half a mile and through an intersection at Martin Street before being able to enter the Loop 820 northbound main lanes. Northbound Highway 287 is similarly hard to access, requiring two cross overs and four intersections before being able to enter the main lanes. The proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. The zoning types that would be compatible with this future land use designation are Neighborhood Commercial (“ER” or “E”), and Mixed-Use Low Intensity (“MU-1”). The proposed One Family Residential “A-5” zoning does not support the growth of future commercial.

COMMERCIAL

Neighborhood Commercial*

Retail, services, offices and mixed uses serving daily needs for a local market area ER, E, MU-1

Encouraging marketable infill houses is in line with a land use policy specific to the Southeast planning sector:

Sector Land Use Policies

14. Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.
4. 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.

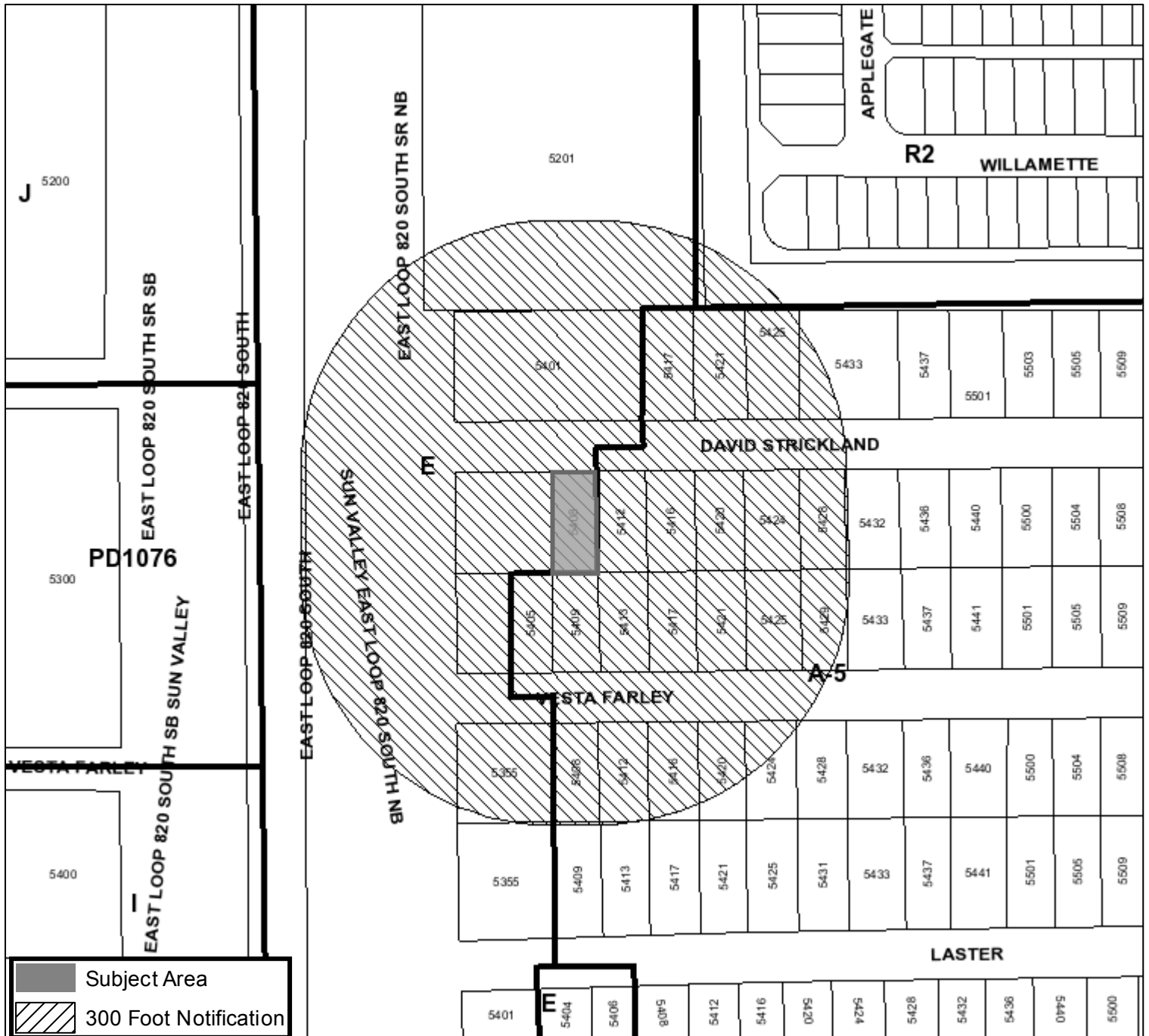
Additionally, rezoning to “A-5” would support a secondary land use policy for the Southeast planning sector, which is to encourage quality, low-impact residential development between Loop 820 to the west and Lake Arlington to the east. The proposed zoning **is not consistent** with the Comprehensive Plan. 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

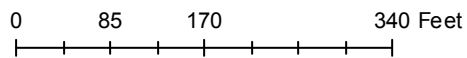
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not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

Area Zoning Map

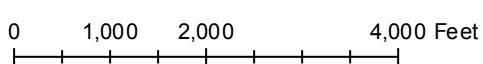
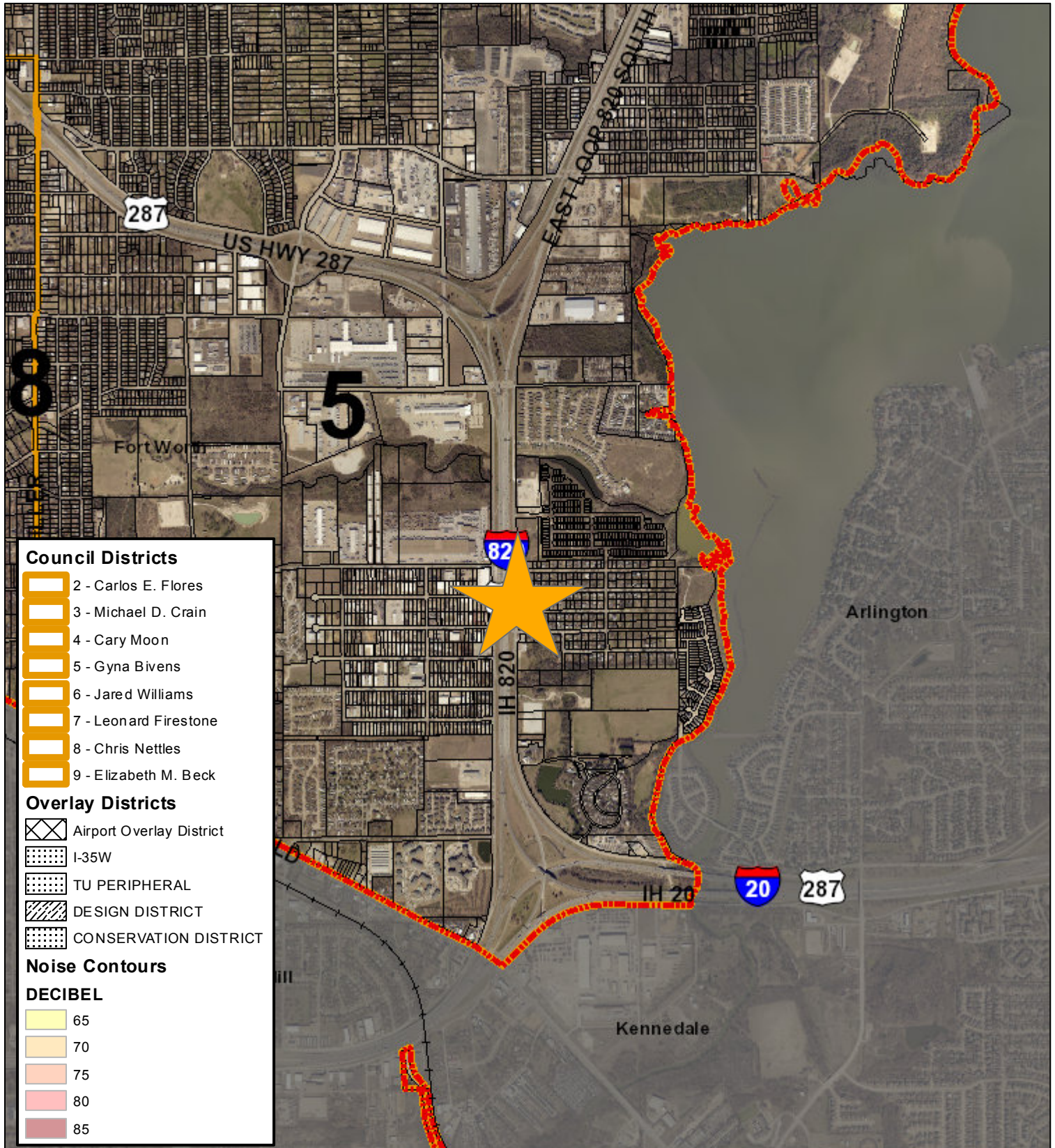
Applicant: Juan Rosales/Ruby Luna Perez
 Address: 5408 David Strickland Rd.
 Zoning From: E
 Zoning To: A-5
 Acres: 0.14645396
 Mapsco: 093L
 Sector/District: Southeast
 Commission Date: 12/14/2022
 Contact: 817-392-8043



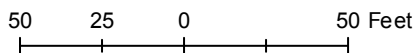
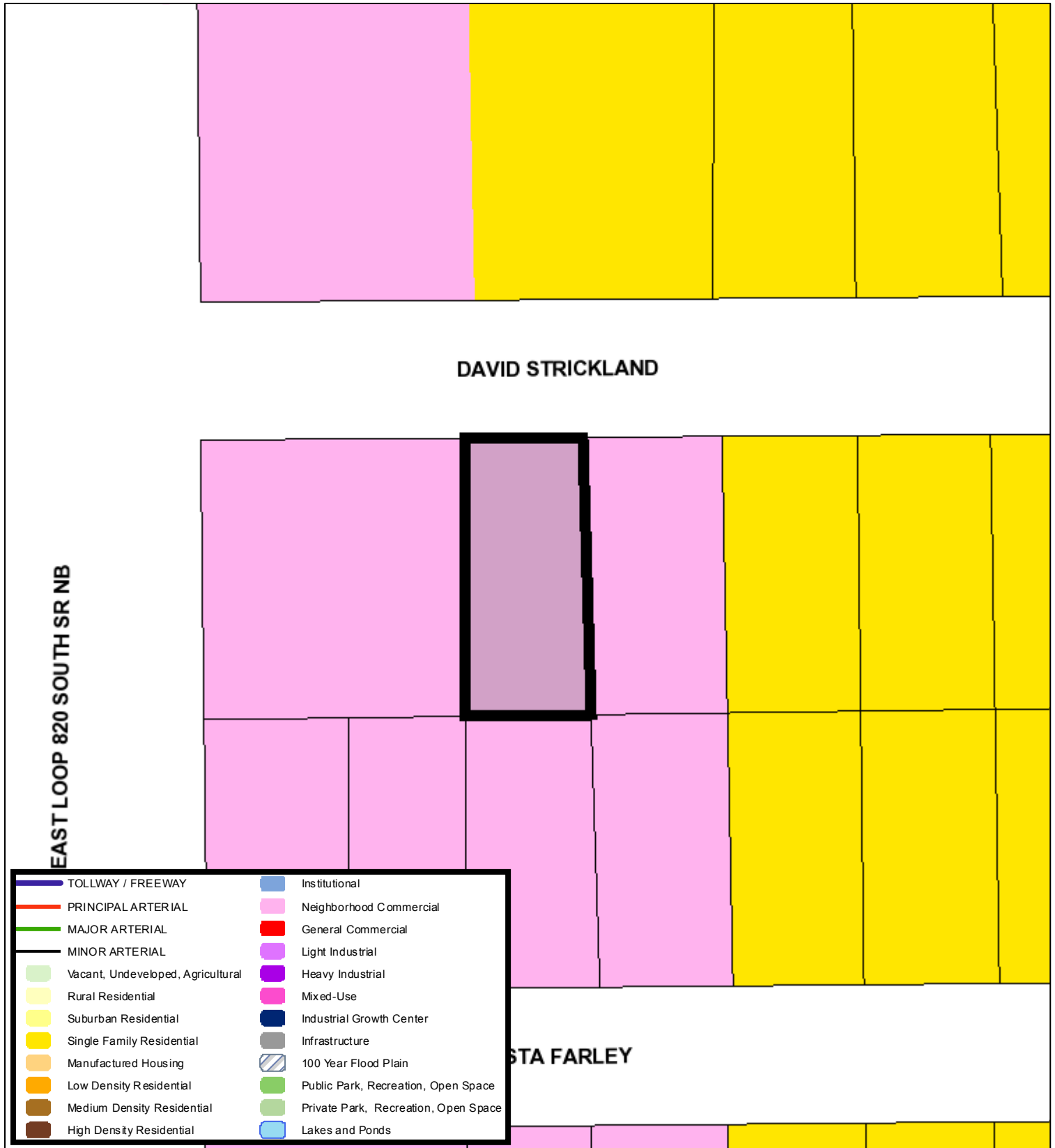
	Subject Area
	300 Foot Notification



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 35 70 140 Feet

