



Zoning Staff Report

Date: October 17, 2023

Case Number: ZC-22-194

Council District: 11

Zoning Map Amendment & Site Plan

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

Owner / Applicant: Texas Capital Investing of North Texas Holding LLC / Ryan Larcon

Site Location: 3621 Meadowbrook Drive

Acreage: 0.45 acres

Request

Proposed Use: Residential Development

Request: From: “A-7.5” One-Family

To: “PD/A-7.5” Planned Development for all uses in “A.7.5” One-Family plus triplex; site plan included

Recommendation

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 6-0**

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Project Description and Background

The property in question can be found 200 feet west of the intersection of Meadowbrook and Ayers. Currently, the property is being used as a triplex and is leased to tenants. A zoning change has been requested due to a code violation. This proposal would rezone the property from "A-7.5" Single-Family zoning to a PD (planned development) for triplex use, bringing it into compliance with current regulations.

According to TAD records, the property was constructed in 1947 and is listed as a single-family residence. However, the applicant describes the property as a principal dwelling with two units and a detached garage, later converted to a third unit. No garages or carports are on the property, and tenants use a gravel driveway for parking.

Recent Zoning History

North "A-7.5" One-Family / single-family residence
East "A-7.5" One-Family / single-family residence
South "A-7.5" One-Family/ multifamily residences
West "A-7.5" One-Family / single-family residence

Surrounding Zoning and Land Uses

- ZC-09-115 subject site and surrounding area, Council-initiated zoning, approved November 3, 2009.
- ZC-23-002 property to the east, Council-initiated zoning ER to A-5.
- ZC-22-188 3701 Meadowbrook Drive A-5 to PD/SU plus Triplex

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023.

The following organizations were notified: (emailed July 26, 2023)

Organizations Notified	
West Meadowbrook NA *	Streams and Valleys Inc
East Fort Worth, Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	Southeast Fort Worth Inc
Neighborhoods of East Fort Worth	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Although the applicant is requesting the zoning change to bring the existing property into compliance and not to construct a new structure, a site plan has been submitted in the event new construction occurs, it is done consistent with the current dimensions allowing any new building to remain in the existing context of the neighborhood.

Properties along the Meadowbrook block face are predominantly single-family, but a few duplexes were observed.

As such, the proposed zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Single Family.

FUTURE LAND USE	DEFINITION	ZONING
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

The proposed zoning **is not consistent** with the Comprehensive Plan future land use designation. However, the proposed base zoning is consistent and is in alignment with the following policies of the Comprehensive Plan:



- Promote a variety of housing choices
- Additionally, the continued usage of these units provides alternative and affordable housing accommodations, especially within the older parts of town. While the use of three units is not consistent with the Single-Family designation of the future land use plan, it does provide affordable and accessible housing which is also a policy of the city.

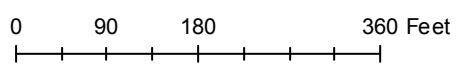


Area Zoning Map

Applicant: Ryan Lancon
 Address: 3621 Meadowbrook Drive
 Zoning From: A-7.5
 Zoning To: PD/A-7.5 plus triplex
 Acres: 0.45444127
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 9/13/2023
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification





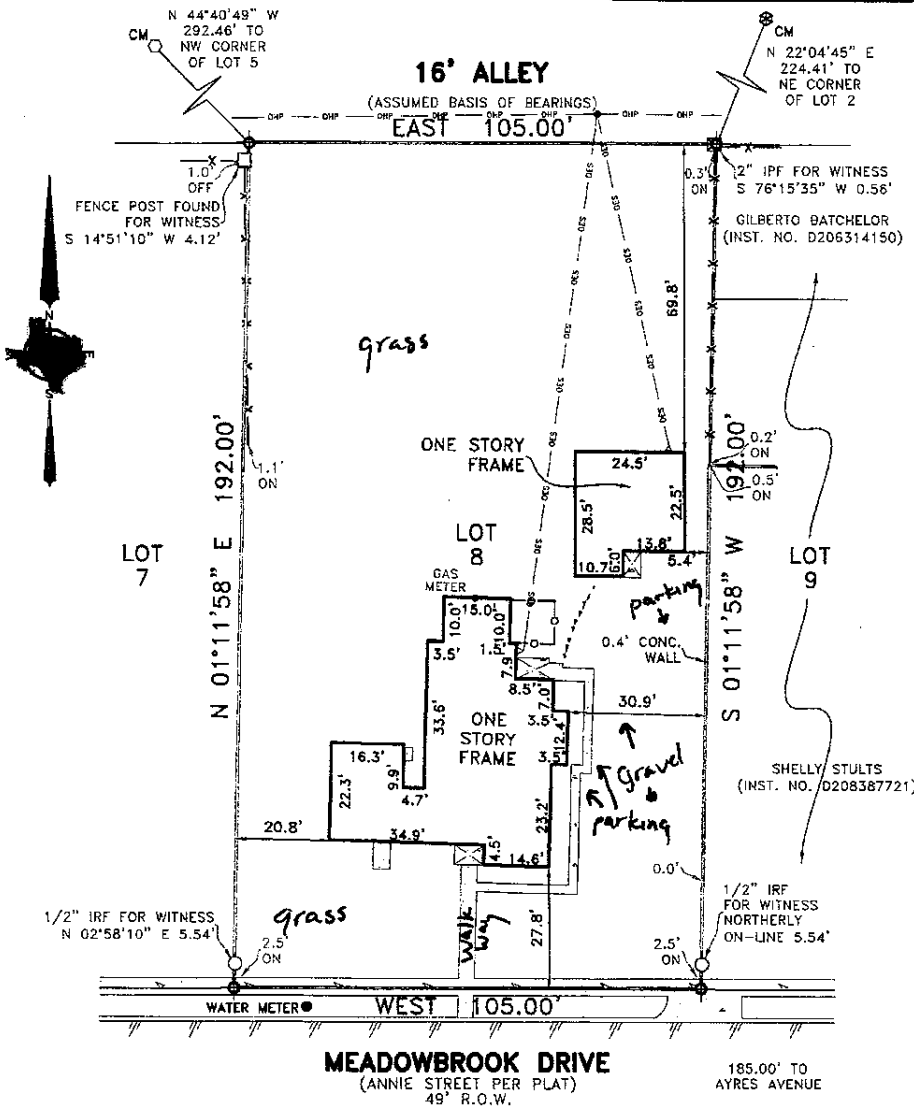
3621 Meadowbrook Drive

Lot 8, Block 16, TANDY ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 388, Page 31, Deed Records, Tarrant County, Texas.



owner
Texas Capital
Investing of
North Texas
Holdings
LLC /
Ryan
Lancom
817-694-
2467

- LEGEND**
- 1/2" ROD FOUND
 - ⊗ 1/2" ROD SET
 - 1" PIPE FOUND
 - ⊗ 2" PIPE FOUND
 - ⊗ 3/8" ROD FOUND
 - ◆ POINT FOR CORNER
 - FENCE POST FOR CORNER
 - CM CONTROLLING MONUMENT
 - AC AIR CONDITIONER
 - PE POOL EQUIPMENT
 - TE TRANSFORMER PAD
 - COLUMN
 - POWER POLE
 - ▲ UNDERGROUND ELECTRIC
 - △ OVERHEAD ELECTRIC
 - OHP— OVERHEAD ELECTRIC POWER
 - OES— OVERHEAD ELECTRIC SERVICE
 - CHAIN LINK
 - WOOD FENCE 0.5' WIDE TYPICAL
 - I— IRON FENCE
 - X— METAL FENCE
 - DOUBLE SIDED WOOD FENCE
 - E— EDGE OF ASPHALT
 - G— EDGE OF GRAVEL
 - CONCRETE
 - COVERED AREA
 - BRICK
 - STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 388, PG. 31

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0310L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Independence Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: RBR/EGR
Scale: 1" = 30'
Date: 08/02/2022
GF No.: 2236858-PHDA
Job No. 2021933-01

CBG
SURVEYING TEXAS LLC

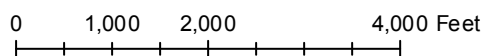
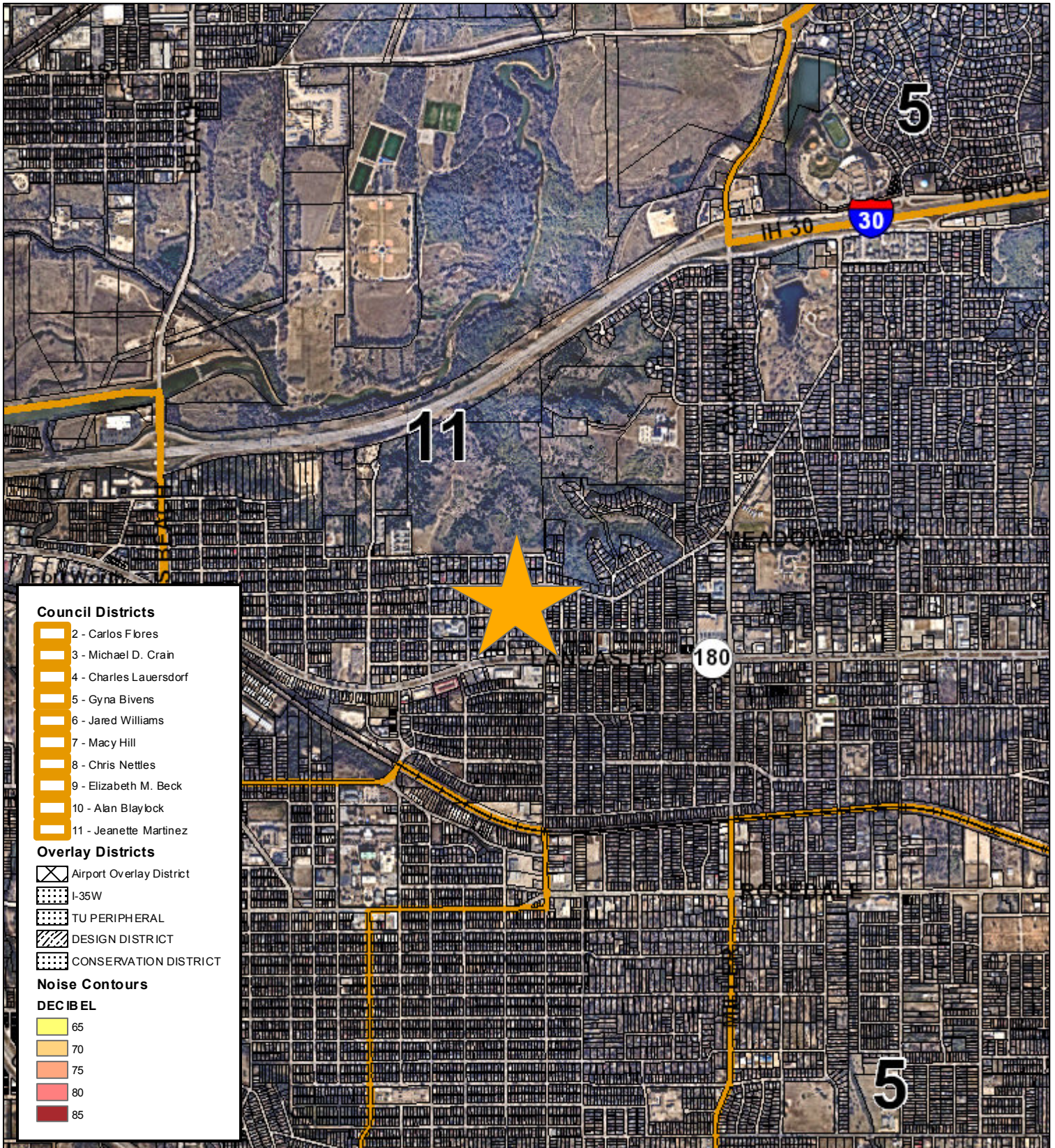
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10188800
www.cbgtile.com

STATE OF TEXAS
REGISTERED
MICHAEL CHURCHWELL
6384

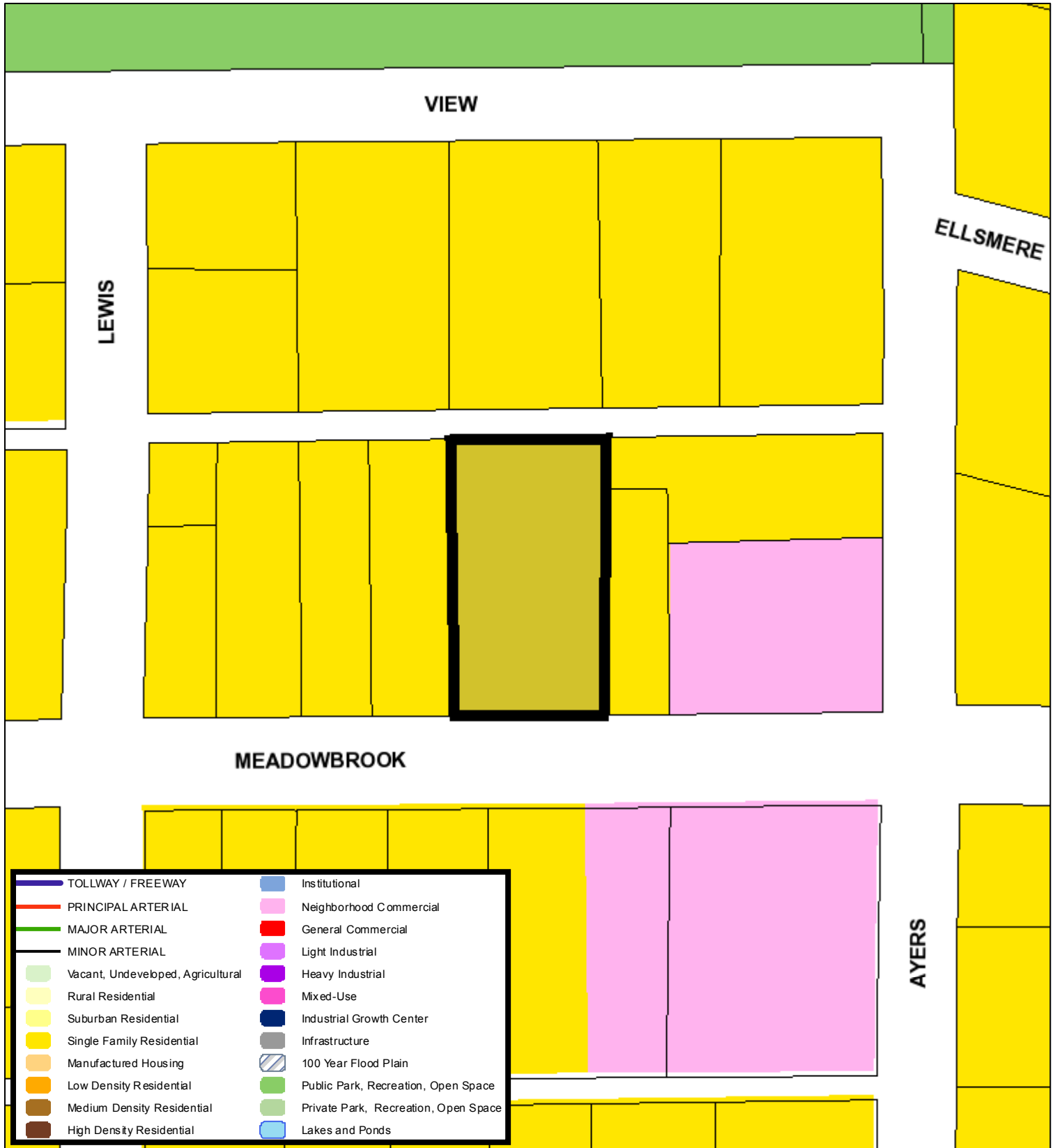
Accepted by: _____
Date: _____
Purchaser

Director of Development Services
"Meadowbrook triplex"
2C-22-194
Date _____

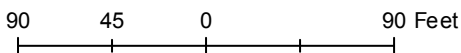
Area Map



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 55 110 220 Feet

