



Zoning Staff Report

Date: November 14, 2023

Case Number: ZC-23-151

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Development Corporation of Tarrant County (Charlie Price)/ Sands Surveying Corp.

Site Location: 1400 Wallace Street

Acreage: 0.24 acres

Request

Proposed Use: Residential Development

Request: From: "E" Neighborhood Commercial

To: "A-5" One-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The property is currently a vacant commercial site within the Polytechnic Heights South Neighborhood Association and the NEZ Area Six. While the current “E” Neighborhood Commercial zoning does match the neighborhood commercial future land use designation, the site has been vacant for since at least 1979, and appears to have contained a residence in the 1970 historical aerial. The surrounding vicinity contains commercial uses to the north and west, with another former residential lot with commercial zoning to the east, and existing residential uses to the south. Given the large amount of residential zoning in the area and the broader commercial area on E. Rosedale Street one lot to the north, single family zoning to match the surrounding land uses is acceptable. The proposal to rezone this lot would change the “E” Neighborhood Commercial zoning to “A-5” One-Family zoning, allowing construction of a new single family residence by right.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / multi-tenant retail uses
East “E” Neighborhood Commercial / vacant land
South “A-5” One-Family / single family
West “E” Neighborhood Commercial / multi-tenant retail uses

Recent Zoning History

- ZC-16-133, northeast of site, from A-5 to E, approved for ER November 15, 20116.

Public Notification

300-foot Legal Notifications were mailed on September 29, 2023.

The following organizations were notified: (emailed September 29, 2023)

Organizations Notified	
Polytechnic Heights South NA*	East Fort Worth, Inc.
Historic Stop Six NA	East Fort Worth Business Association
Echo Heights Stop Six Environmental Coalition	Neighborhoods of East Fort Worth
Polytechnic Heights NA	Southeast Fort Worth Inc
Stop 6/Poly Oversight	Streams and Valleys Inc
West Meadowbrook NA	Trinity Habitat for Humanity
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The larger neighborhood is developed as single family uses with commercial uses along the E. Rosedale Street corridor and limited industrial uses along the railroad north of Rosedale Street. With the exception of a vacant commercial site to the east, the rezoning site is surrounded by single family uses to the south and commercial uses oriented towards Rosedale Street. The parcel was developed as a residence that was demolished by 1979, and has been a vacant lot for approximately 45 years. This portion of the Fort Worth has bus service on E. Rosedale Street and Miller Avenue, which are 1 block to the north and 2 blocks to the east, respectively. The lack of interest for a number of years to develop non-residential uses indicates sufficient commercial land is available. As such, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

A 2023 future land use plan was not adopted for this sector. The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, but adjacent to Single Family designations. A minor boundary adjustment to Single Family allows the proposed zoning of “A-5” One-Family to be compatible with the future land use designation of the adopted Comprehensive Plan.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

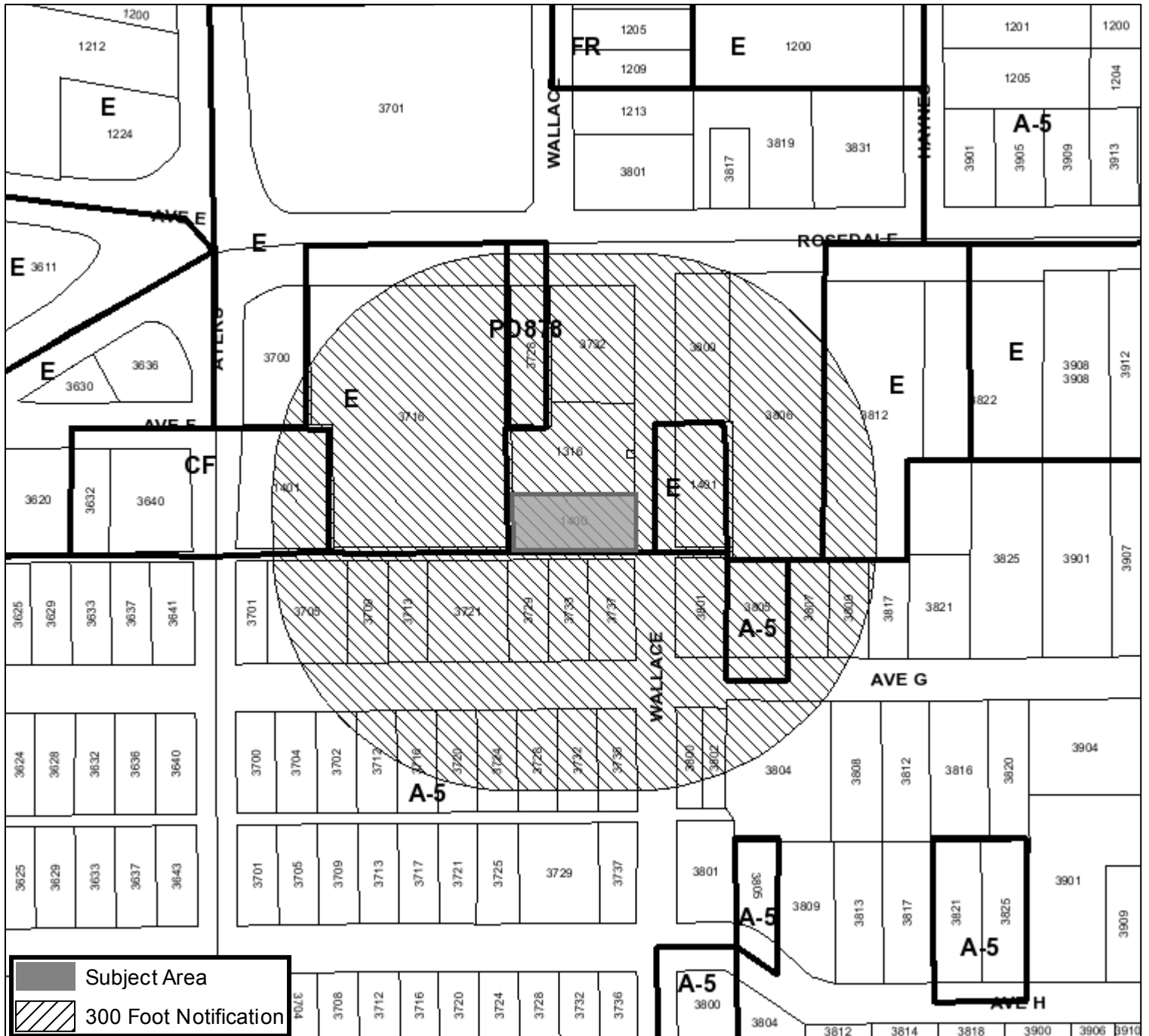
Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Southeast Planning Sector:



10. Protect residential areas from commercial encroachment adjacent to Mansfield Highway, Wilbarger Street, East Berry Street, and East Rosedale Street.
14. Encourage quality infill houses, particularly in the Polytechnic and Stop Six neighborhoods.

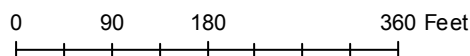
The proposed zoning **is consistent** with a minor boundary adjustment to the Comprehensive Plan future land use designation.

Area Zoning Map

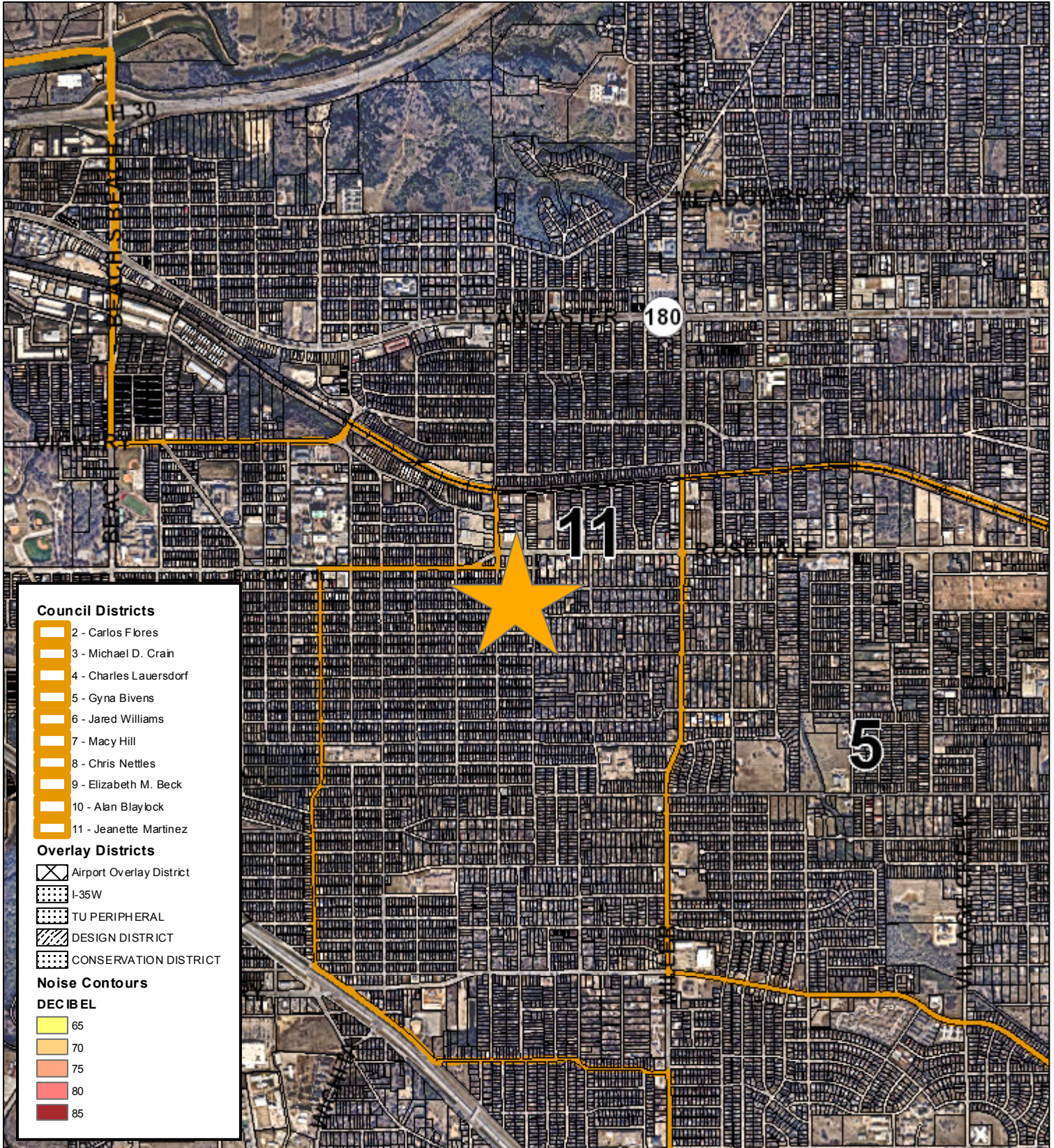
Applicant: Development Corporation of Tarrant County
 Address: 1400 Wallace Street
 Zoning From: E
 Zoning To: A-5
 Acres: 0.24277553
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 10/11/2023
 Contact: null



	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

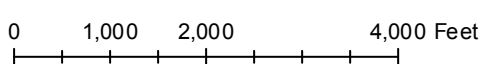
Overlay Districts

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

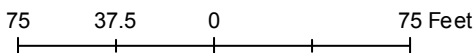
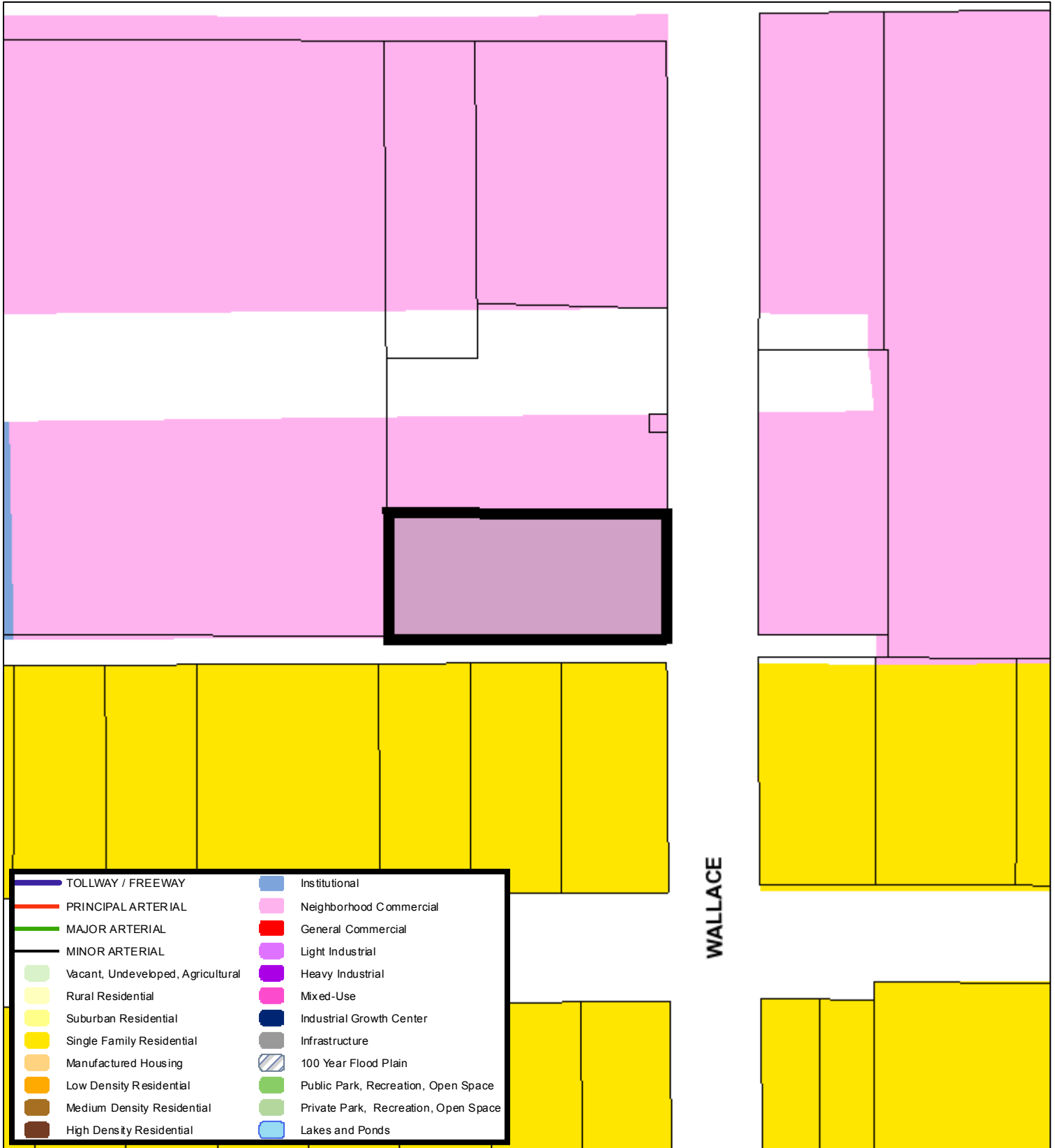
Noise Contours

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

