



Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-22-077

Council District: 8

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Various / City of Fort Worth - Development Services

Site Location: 1200 – 1300 blocks Limerick Dr. & 1100 – 1300 blocks Oak Grove Road, 1012 & 1208 SE Loop 820
Acreage: 15.3 acres

Request

Proposed Use: Single family residential, institutional, and limited commercial uses

Request: From: “C” Medium Density Multifamily and “E” Neighborhood Commercial

To: “A-5” One-Family, “CF” Community Facilities, and “ER” Neighborhood Commercial Restricted

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**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
 - d. [Site Plan Comments](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The proposed rezoning areas are located on the northern and southern side of the Highland Hills neighborhood, generally along Oak Grove Road and along Limerick Drive. The areas were mostly developed in the 1970s and still contains some vacant lots. Southeast Loop 820 borders the neighborhood to the north, while single family uses are found within the neighborhood to the east and west. Vacant residential acreage is noted to the south of the neighborhood. The rezoning case addresses the inconsistency between the developed uses and the current zoning in the existing neighborhood. A meeting was held at the request of Council Member Chris Nettles on March 7, 2022 regarding the proposed zoning change. Those present at the meeting voted unanimously to proceed with the rezoning case.

Surrounding Zoning and Land Uses

North “PD 815” Planned Development for E uses without alcohol sales and “PD 815” Planned Development for E uses plus pawnshop / Vacant land and commercial use
East “A-5” One-Family / Single family uses
South “A-5” One-Family / Vacant land
West “A-5” One-Family / Single family uses and vacant land

Recent Zoning History

ZC-17-061 west of subject area, from I to PD for I uses plus concrete recycling, withdrawn;
ZC-17-212 north of subject area, amend PD 815 for E uses to add auto and mobile home sales, denied;
ZC-18-162 southeast of subject area, from A-5 to PD for I uses, withdrawn; and
ZC-20-007 west of subject area, from A-5, E, I to J, denied.

Public Notification

300-foot Legal Notifications were mailed on April 28, 2022.
The following organizations were notified: (emailed April 22, 2022)

Organizations Notified	
Highland Hills NA *	Oakridge Terrace NA
Southeast Fort Worth Inc	Trinity Habitat for Humanity
Streams and Valleys Inc	Everman ISD
Fort Worth ISD	

* Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Council Member Nettles is requesting to change the zoning of this area from “C” Medium Density Multifamily and “E” Neighborhood Commercial to “A-5” One-Family with 5,000 square foot lot minimums, “CF” Community Facilities, and “ER” Neighborhood Commercial Restricted. The existing single family houses are at the end of the neighborhood, receiving limited traffic and not suited for higher density traffic patterns. The non-residential lots at the northern end are a mix of institutional uses, limited commercial building, and vacant land. Although Oak Grove Road is designated as an arterial roadway, the section running through the neighborhood functions more as a collector street with houses directly fronting the street. The commercial buildings are fairly small and would meet the size requirements for tenant and building sizes. The institutional uses would be able to continue their work in the area and expand without creating incompatible buildings with the surrounding residential uses. The proposed zoning request **is compatible** with surrounding land uses, based on creating more compatible zoning districts for an established neighborhood.

Comprehensive Plan Consistency– Eastside Sector

The 2022 Comprehensive Plan currently designates the subject property as Single Family and Neighborhood Commercial on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for this land use category, as detailed in the excerpt from the Comprehensive Plan below. Areas with institutional land uses are allowed in the more intensive neighborhood commercial category.

RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
SPECIAL		
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1

The proposed zoning is consistent with the land use designations for this area and with the following policies of the 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.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- 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.
- Encourage locating multiple-unit residential structures on corner lots.

Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

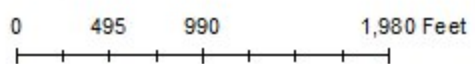
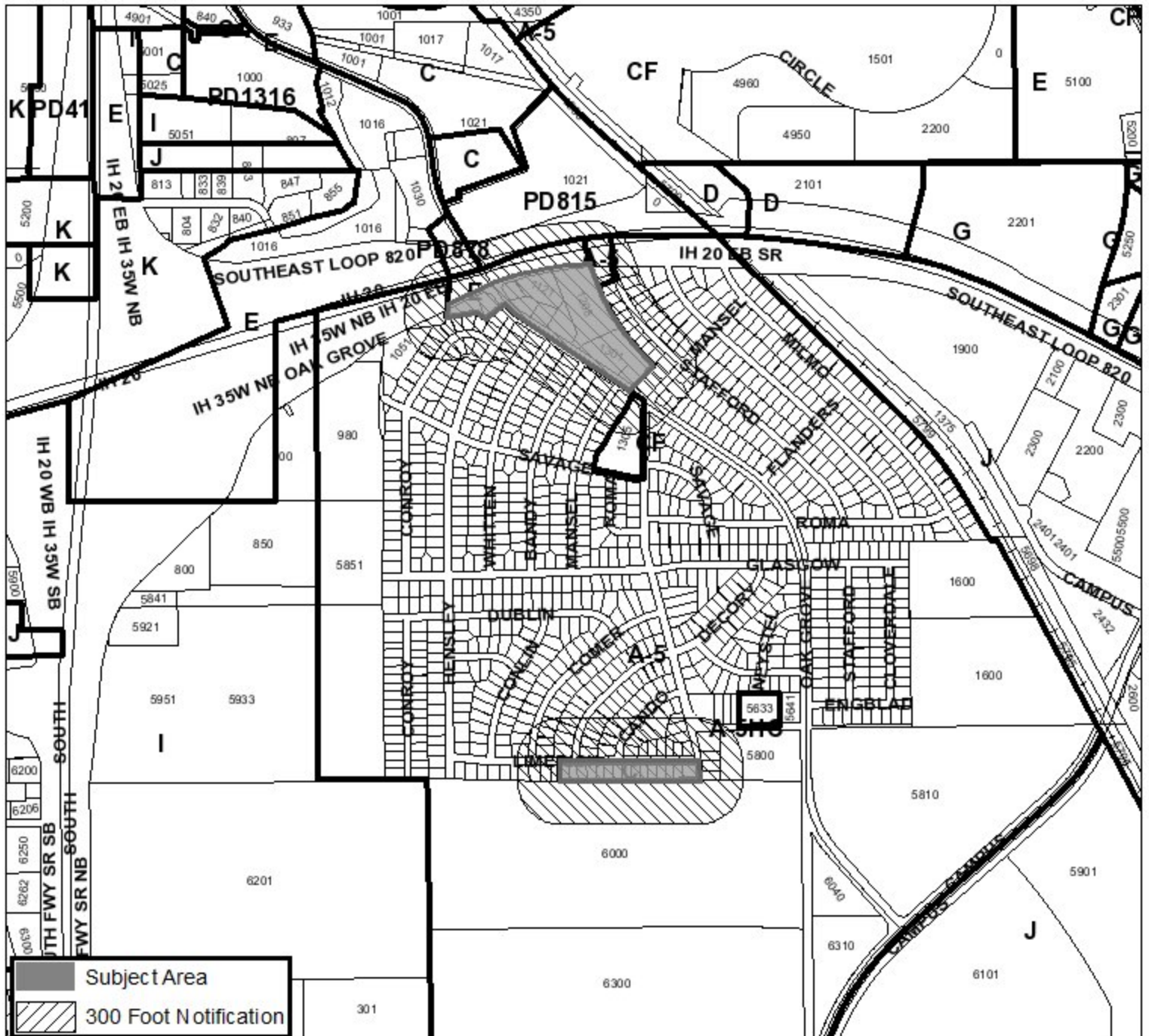
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but any new development will contribute to the quality of place.



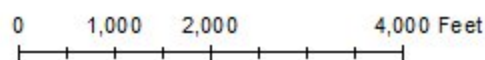
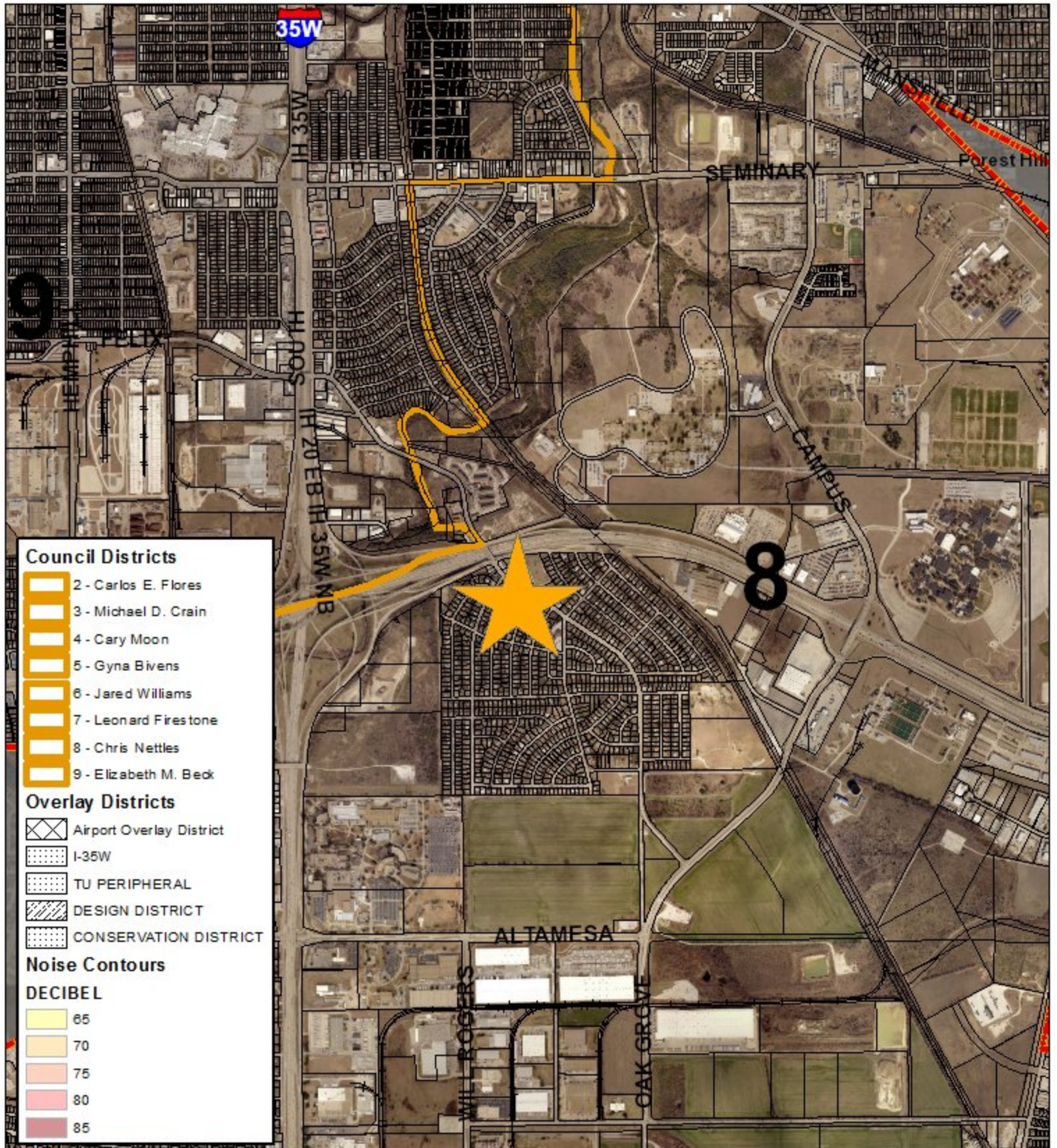
ZC-22-077

Area Zoning Map

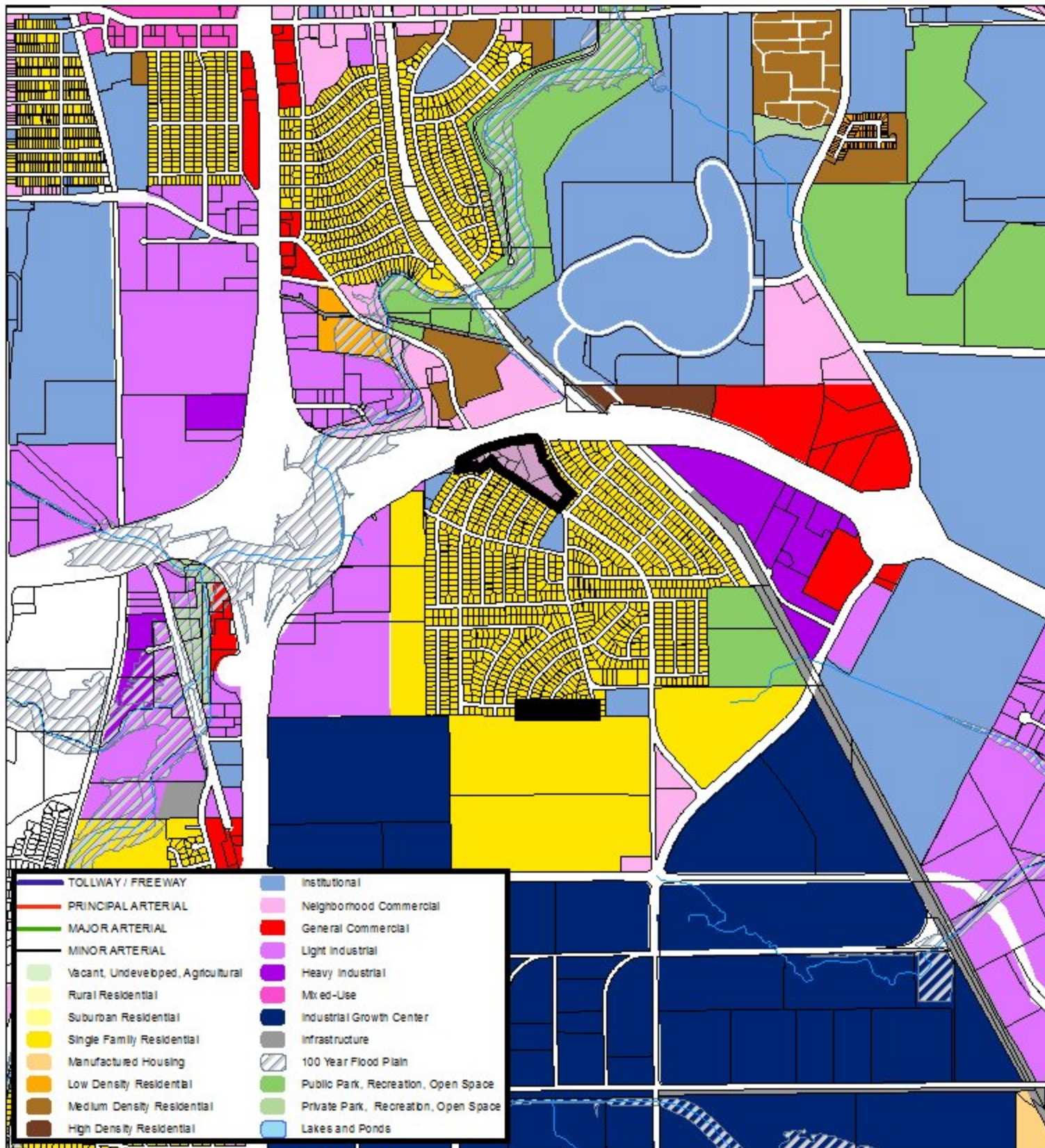
Applicant: City of Fort Worth - Development Services
 Address: 1200 – 1300 blocks Limerick Dr. & 1100 – 1300 blocks Oak Grove Road, 1012 & 1208 SE
 Zoning From: C, E
 Zoning To: A-5, CF, ER
 Acres: 15.35384244
 Mapsco: 91UY
 Sector/District: Sycamore
 Commission Date: 5/11/2022
 Contact: 817-392-8190



Area Map



Future Land Use



1,600 800 0 1,600 Feet

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

