



Zoning Staff Report

Date: December 12, 2023

Case Number: ZC-23-160

Council District: 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Moises Hernandez

Site Location: 3120 Vine Street

Acreage: 1 acre

Request

Proposed Use: Single Family Residential

Request: From: “AG” Agricultural

To: “A-5” One-Family Residential

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject site is located in the Mosier Valley area of Fort Worth in Council District 5. The proposal to rezone this lot would change the current “AG” Agricultural zoning to “A-5” One-Family Residential zoning to accommodate construction of a single family residence. “AG” zoning has been in place since at least 2004. The property is currently undeveloped. A narrative from the application, provided by the applicant, is included below:

3120 VINE ST., IS CURRENTLY ZONED "AG" AGRICULTURAL AND I WOULD LIKE TO REZONE THE PROPERTY TO "A-5" ONE FAMILY ZONING.

PROPOSED USE OF "A-5" ONE FAMILY ZONING WILL BE FOR THE CONSTRUCTION OF A ONE FAMILY DETACHED DWELLING.

THIS IS COMPATIBLE WITH THE SOURROUNDING LAND USE AS THE PROPERTIES NEXT TO THIS PROPERTY ARE ALSO ZONED "A-5" ONE FAMILY ZONING.

THIS IS COMPATIBLE WITH THE CITY'S COMPREHENSIVE PLAN AS THE NEWLY ADAPTED 2023 PLAN STATES THAT FORT WORTH HAS MORE VACANT DEVELOPABLE LAND (OVER 66,000 ACRES) THAN ANY OTHER CITY IN THE DALLAS-FORT WORTH METRO AREA.

FORT WORTH IS ONE OF THE FASTEST GROWING AMONGST THE 20 LARGEST U.S. CITIES. FROM 2010 TO 2020, FORT WORTH PERMITTED ALMOST 44,000 NEW SINGLE-FAMILY HOUSING UNITS WITH SLIGHTLY OVER HALF OF THAT TOAL OCCURING JUST SINCE THE BEGINNING OF 2017.

FACTORS THAT INFLUENCE LAND USE ARE POPULATION GROWTH AND HOUSING DEMAND. AS THE POPULATION GROWS, THE DEMAND FOR RESIDENTIAL UNITS WILL INCREASE.

Surrounding Zoning and Land Uses

North “A-5” One-Family Residential / residential

East “AG” Agricultural / outdoor storage

South “AG” Agricultural / undeveloped

West “AG” Agricultural / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 27, 2023.

The following organizations were emailed on October 27, 2023:

Organizations Notified	
East Fort Worth Inc.	Hurst Euless Bedford ISD
Streams & Valleys Inc	Trinity Habitat for Humanity

**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 zoned “A-5” to the north, the proposed rezoning to “A-5” One-Family Residential would fit in to the fabric of the neighborhood. Vine Street is a residential street, rather than a commercial collector or arterial, and residential construction would be appropriate here. The proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan currently designates the subject property as future rural residential. The zoning types that would be compatible with this future land use designation are “A-2.5A” or “A-43”, which are larger lots of 1 to 2.5 acres each. “A-5” zoning as requested, would require that the future land use designation be single-family residential. The difference between rural residential and single-family residential are purely based on lot size, though both categories are residential in nature. Thus, the case is assessed as a technical inconsistency.

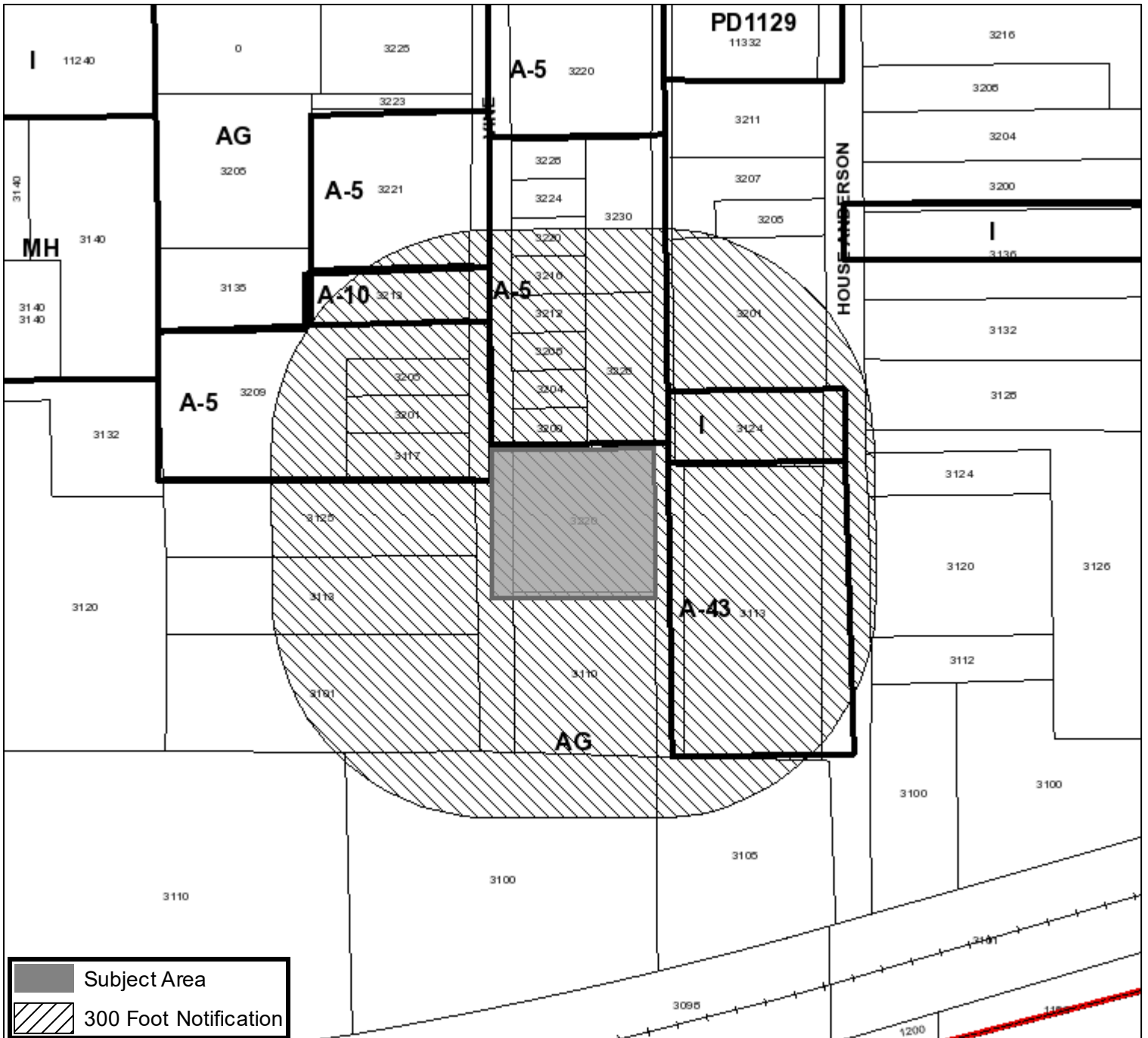
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

The proposed zoning **is not consistent (technical inconsistency)** 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.

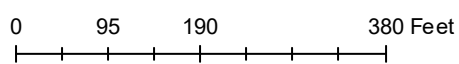


Area Zoning Map

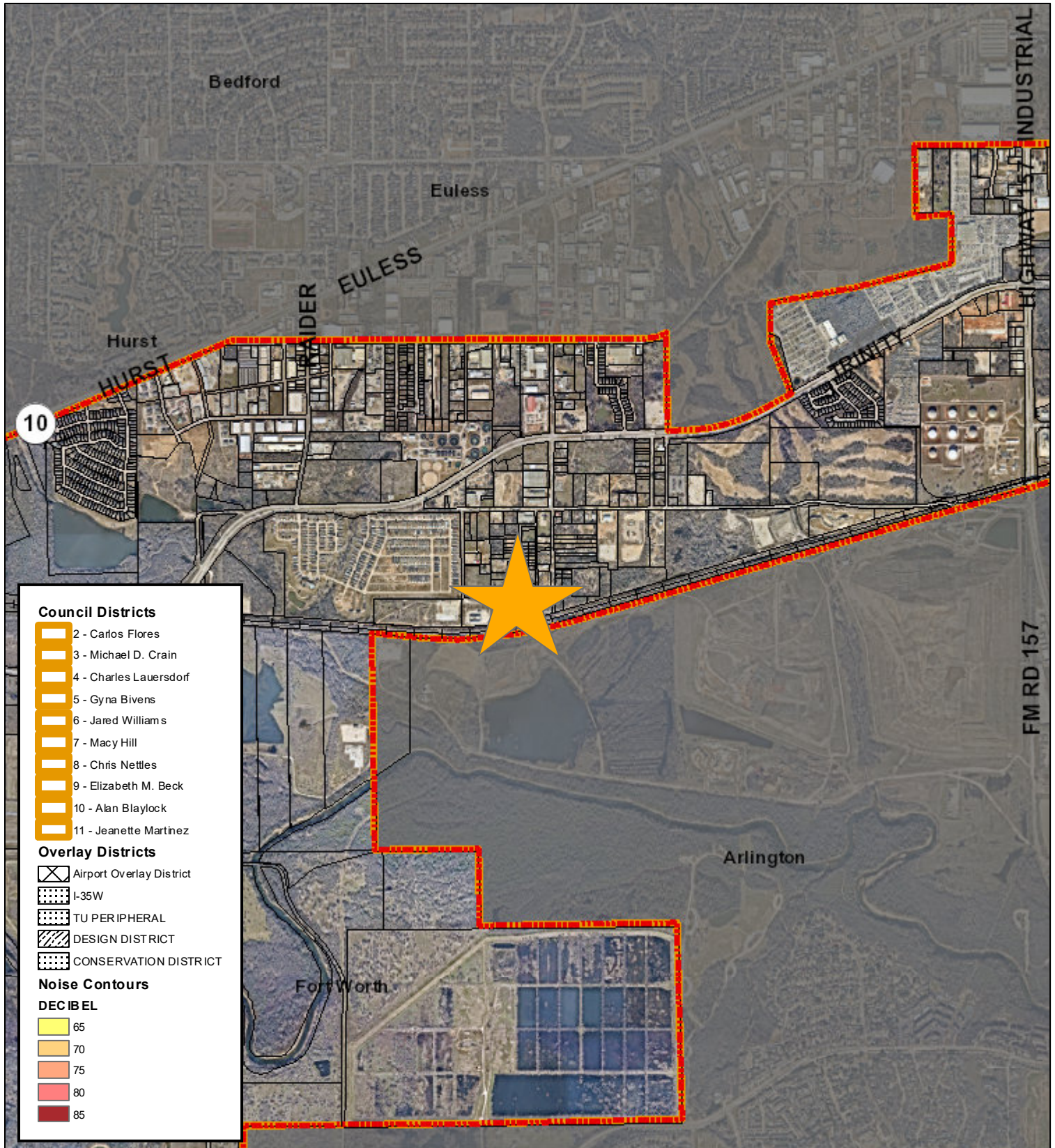
Applicant: Moises Hernandez
 Address: 3120 Vine Street
 Zoning From: AG
 Zoning To: A-5
 Acres: 1.02979207
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 11/8/2023
 Contact: 817-392-8043



Subject Area
 300 Foot Notification



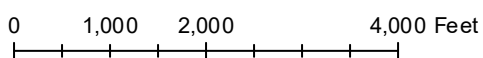
Area Map



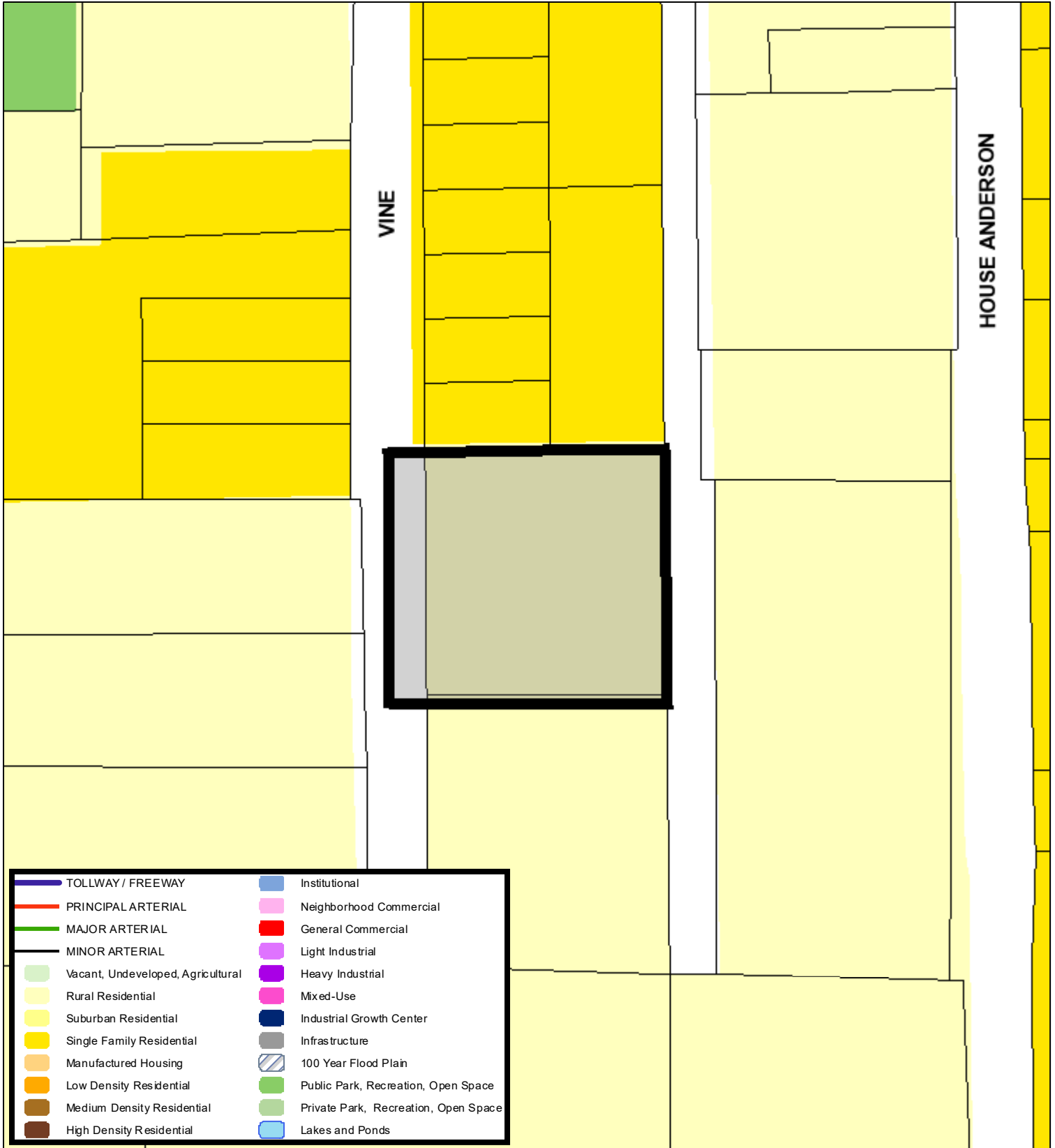
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85

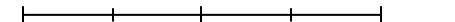


Future Land Use



	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

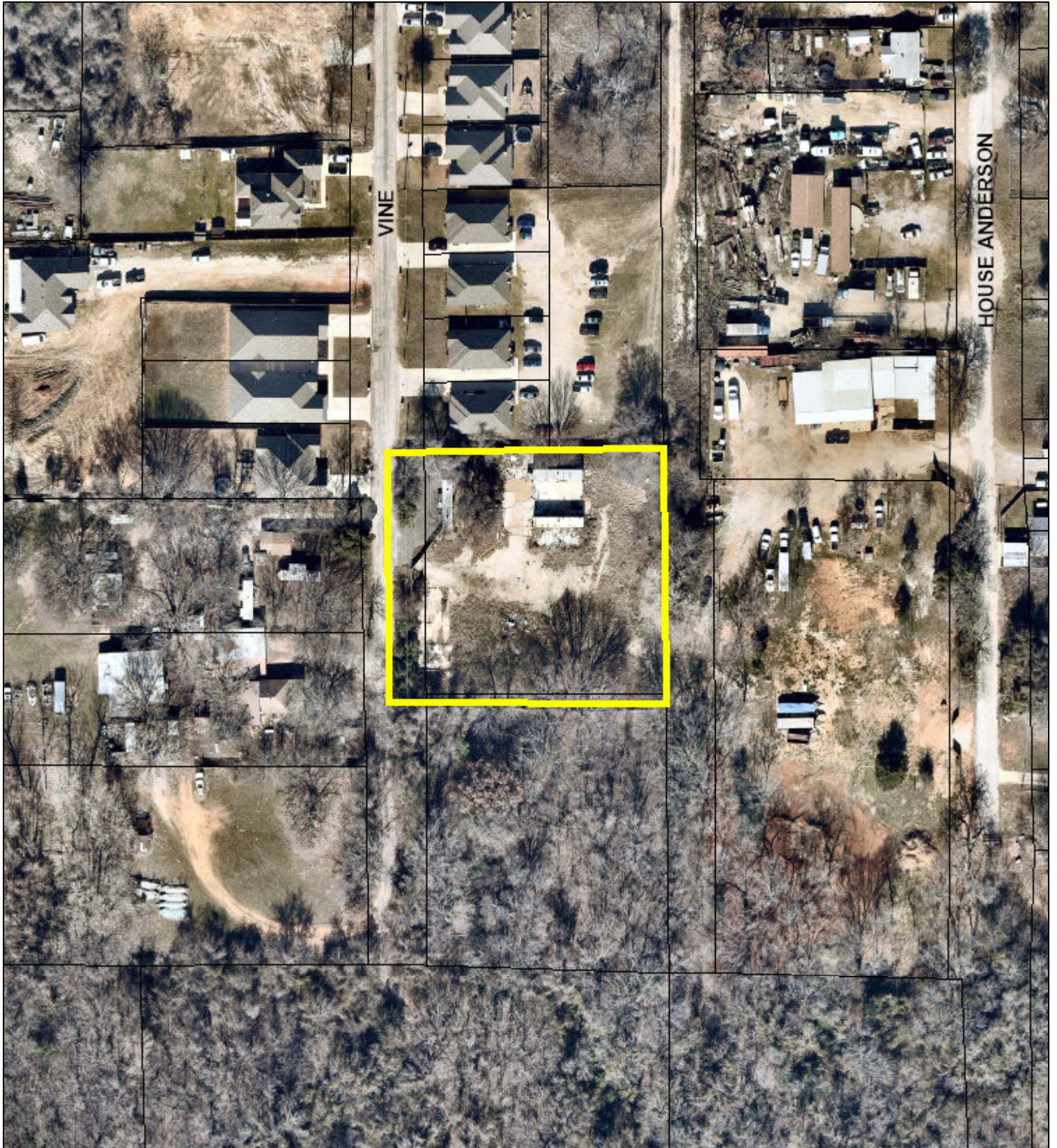
100 50 0 100 Feet



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



0 65 130 260 Feet

