



Zoning Staff Report

Date: April 9, 2024

Case Number: ZC-24-005

Council District: 5

Zoning Map Amendment

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

Owner / Applicant: Brian K. Alexander

Site Location: 5812 Oakdale Drive

Acreage: 0.25 acres

Request

Proposed Use: Duplex

Request: From: “A-5” One-Family

To: “B” Two-Family

Recommendation

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

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 10-0**

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 rezoning site is located in District 5 and falls within Neighborhood Empowerment Zone (NEZ) 6. NEZs are intended to support housing, economic development, and quality services in central Fort Worth. Property owners who build or rehabilitate property within a NEZ can benefit from municipal property tax abatements, fee waivers, and the release of city liens. These incentives promote affordable housing, economic development, and expanded services.

The site for rezoning is an 11,000 square feet empty lot that seems to have never been developed. Historic Aerials dating back to the 1960s suggest that there was a lack of interest in developing the area. The older aerials showed the lot as an abandoned, heavily wooded area, and some of the vegetation has been cleared in recent years. However, many trees still remain on the site. It is important to note that the developer would not be required to keep any of the existing trees as an urban forestry permit is not necessary for one- or two-family developments that are less than an acre.

This property, along with most of the other properties on the block, was initially zoned B. However, following a council-initiated rezoning in 2017 as part of the Lake Arlington Master Plan, the zoning was changed to A-5.

If granted approval, the applicant could construct two detached or two attached dwellings on this lot due to its size (over 7500 sq. ft.).

Surrounding Zoning and Land Uses

North “A-5” One-Family / vacant

East “A-5” One-Family / single family residential

South “A-5” One-Family / single family residential

West “PD/FR” / Outside storage, truck and trailer sales and trailer manufacturing

Recent Zoning History

- Subject site (ZC-17-097) from B to A-5 Council Initiated rezoning Lake Arlington Master Plan
- Adjoining site to the west (ZC-17-097) I to PD/FR

Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were emailed on March 1, 2024:

Organizations Notified	
Parkside NA	Carver Heights East NA*
Echo Heights Stop Six Environmental Coalition	East Fort Worth Inc
Streams and Valleys Inc.	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

All the homes located east of the subject site are single-family residences. On the west side, the property is adjacent to an industrial development.

Introducing duplexes on the site would be incongruous with the existing residential uses in the block face, which are comprised solely of single-family homes. Furthermore, such a development would contradict the vision established by the Lake Arlington Master Plan, which designates this property for single-family use.

The proposed rezoning is **not compatible** with its surroundings.

Comprehensive Plan Consistency – Southeast

The 2023 Comprehensive Plan currently designates the subject property as future Single-Family Residential on the Future Land Use Map. This is consistent with “A-5”, “A-7.5”, “A-10”, and “AR” zones.

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

Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan.

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
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2

The proposed zoning is **not consistent** with the map designation for this area, or the following policy for the Southeast area:

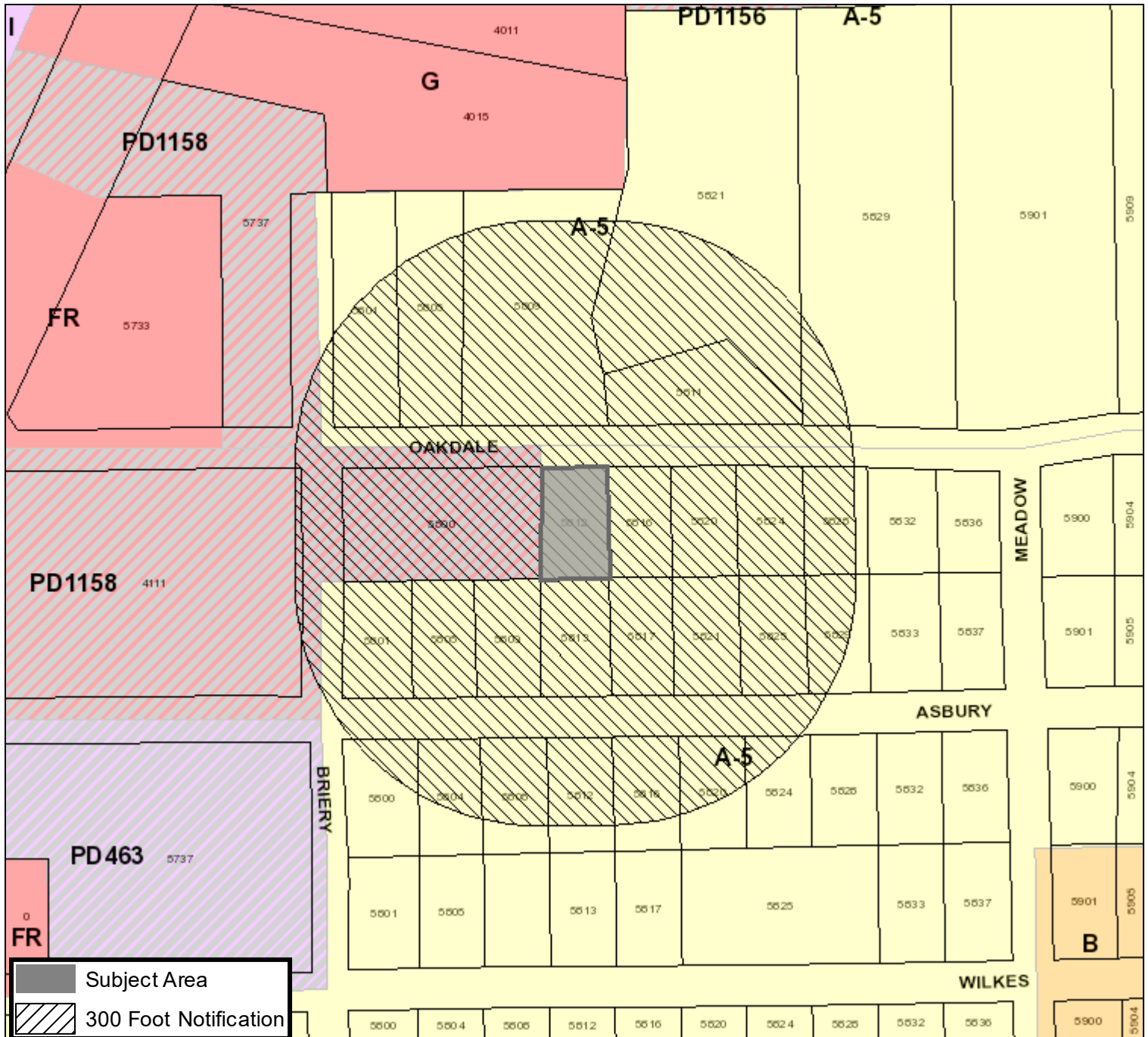
- Rezone property between Loop 820 and Lake Arlington to promote development of the Lake Arlington Urban Village in accordance with the Lake Arlington Master Plan.



ZC-24-005

Area Zoning Map

Applicant: Brian K. Alexander
Address: 5812 Oakdale Drive
Zoning From: A-5
Zoning To: B
Acres: 0.25577805
Mapsc0: Text
Sector/District: Southeast
Commission Date: 3/13/2024
Contact: null



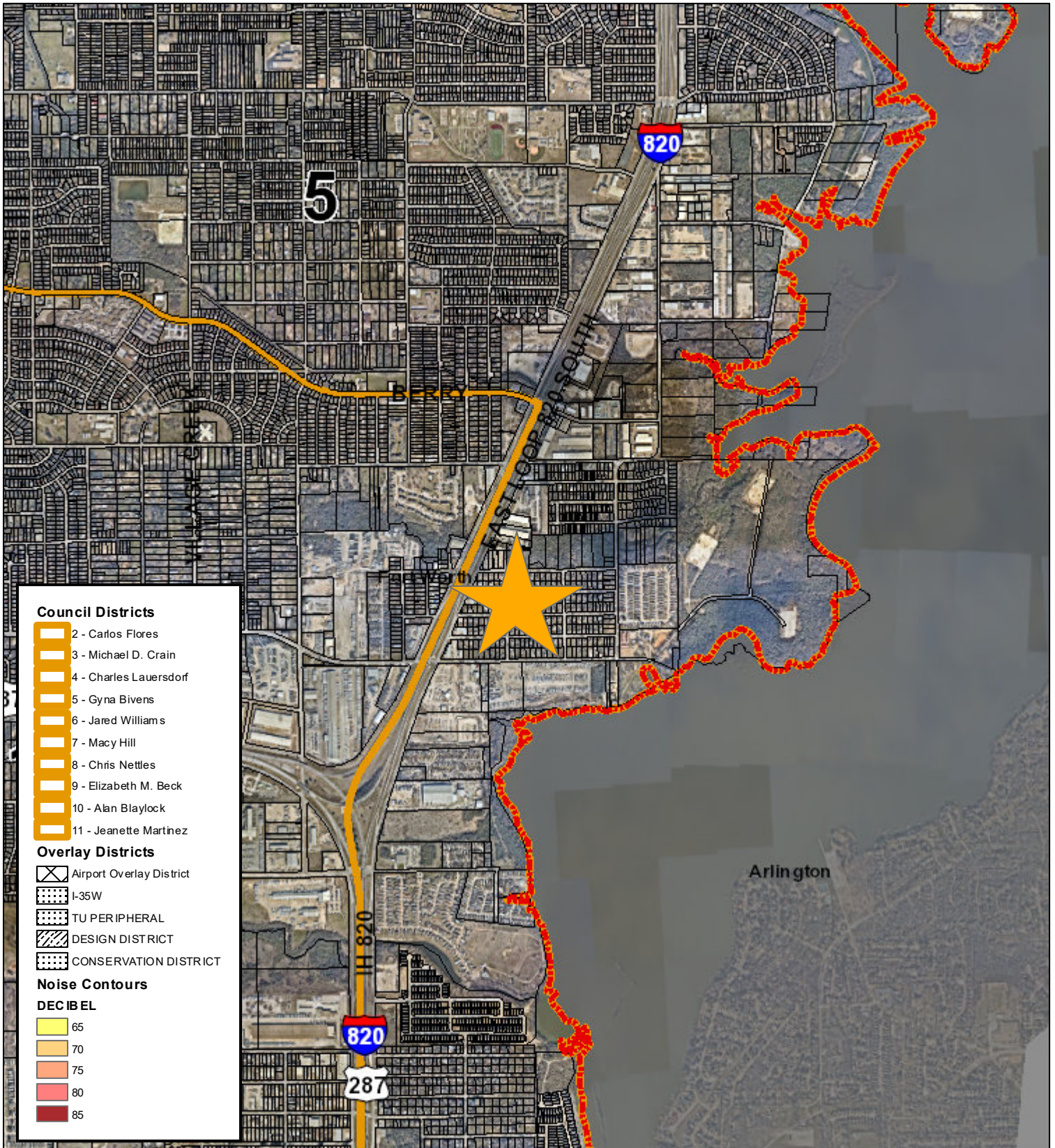
0 87.5 175 350 Feet

Created: 2/28/2024 12:59:03 PM



ZC-24-005

Area Map

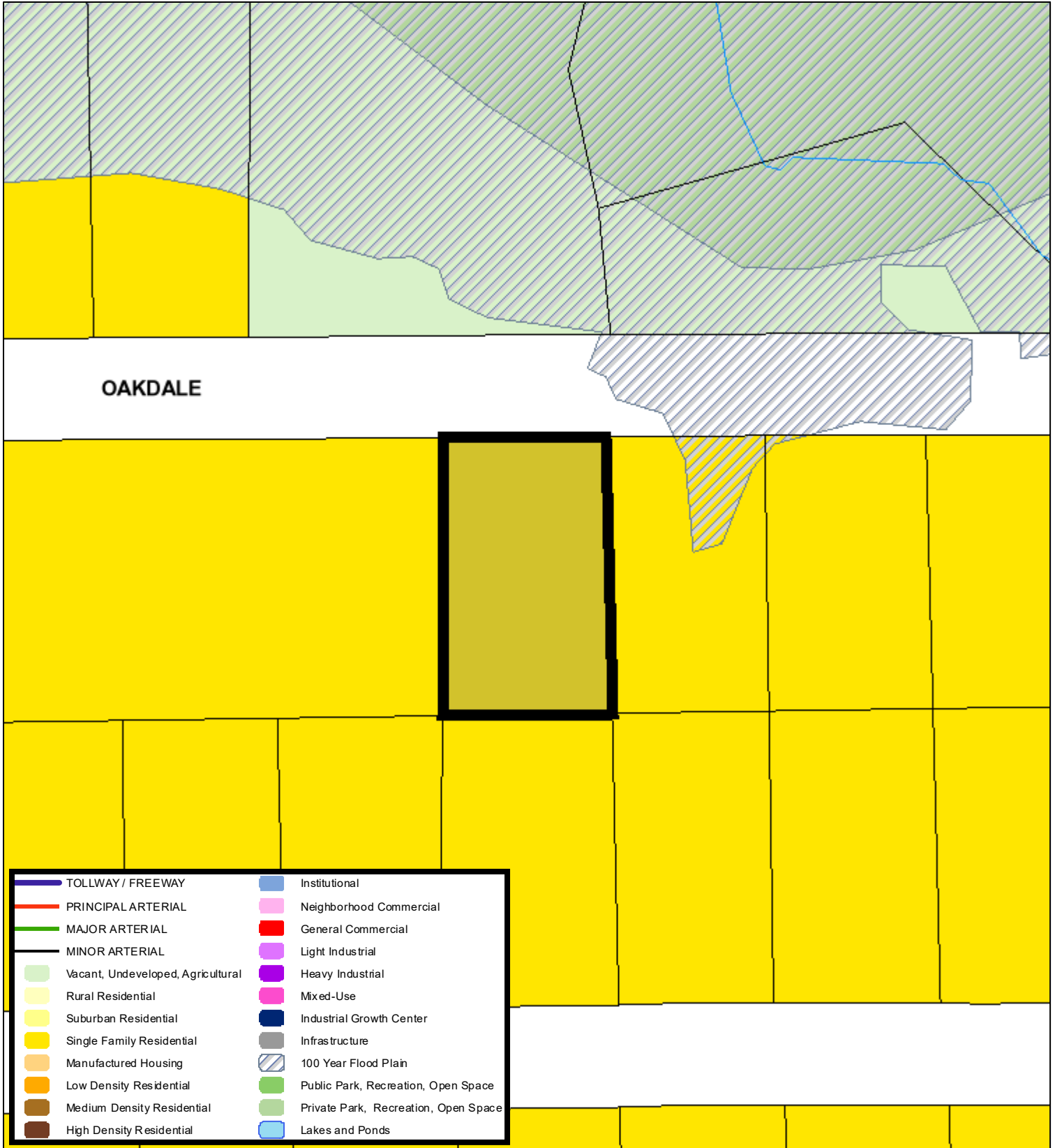


0 1,000 2,000 4,000 Feet



ZC-24-005

Future Land Use



60 30 0 60 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.





ZC-24-005

Aerial Photo Map



0 40 80 160 Feet

