



# Zoning Staff Report

**Date:** June 27, 2023

**Case Number:** ZC-23-079

**Council District:** 6

## Zoning Map Amendment

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** JCO Properties, L.P./ Steven Halliday

**Site Location:** 5200- 5232 (evens) Carver Dr.

**Acreage:** 1.509 acres

### Request

**Proposed Use:** Single-Family Townhouses- Attached

**Request:** From: “CF” Community Facilities

To: “UR” Urban Residential

### Recommendation

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

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

**Staff Recommendation:** **Approval**

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

### 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 applicant requests to rezone the property from “CF” Community Facilities to “UR” Urban Residential. The subject properties are 1.509 acres and are vacant. Habitat for humanity would like build 20 attached Townhomes, which the current zoning does not allow for this type of development. Townhomes are permitted under the Urban Residential zoning but hold special restrictions.

### 5200- 5232 (evens) Carver Dr.

The current use of these parcels is vacant. These parcels are side by side and comprise 45% of the block. The parcels are on Carver Drive, and parcel 5200 is a corner lot with Merrick Street on the east.

## Surrounding Zoning and Land Uses

North “A-5” One-Family; “E” Neighborhood Commercial / single-family, duplex

East “I” Light Industrial / commercial

South “PD 374 "PD-SU" for all uses in "I" with various exceptions listed in case file / commercial

West A-5” One Family / single-family

## Recent Zoning History

None

## Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.

The following organizations were emailed on May 30, 2023:

Organizations Notified	
Como NAC*	Trinity Habitat for Humanity
Sunset Heights NA	Fort Worth ISD
Streams and Valleys Inc	

\* Located within this registered Neighborhood Association

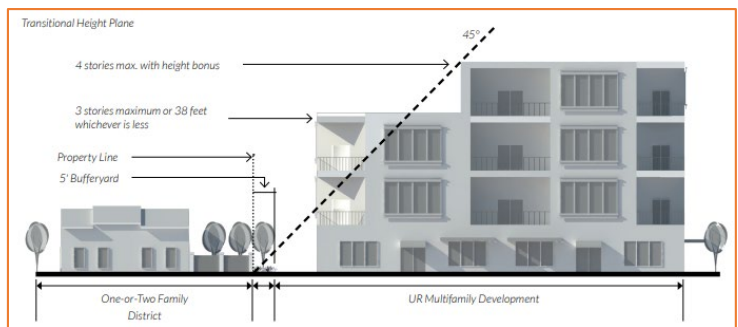
## Development Impact Analysis

### Land Use Compatibility

Surrounding land uses vary with single-family to the north and east, commercial to the south, and a small church to the east. The parcels are currently zoned CF Community Facilities. The townhomes could serve as a buffer between the existing single-family homes and the commercial to the south.

“UR” Urban Residential zoning allows for various housing types, from single-family to apartment/condominiums. Several sections of the ordinance protect the existing structures, ensuring the scale of the “UR” Urban Residential development is better suited for the adjacent residential uses. Some of these protections may interfere with the applicants’ proposal for 20 townhouses.

- Rear setbacks in “UR” Urban Residential are increased from five (5) feet to twenty (20) feet when adjacent to a one- or two-family structure.
- In UR, there is a required parking minimum for townhouses. The requirement is two spaces per dwelling unit; the applicant must provide 40 spaces.
- Also, in UR, there are specific requirements about where parking is allowed on the parcels, and if they want to have garages for the Townhouses, they will have to follow specific standards on location.
- While the “UR” Urban Residential district allows a structure of three (3) stories by right, with the option to earn a fourth story with a height bonus for providing either structured parking or public open space, all uses adjacent to one- or two-family districts must apply a transitional height plane of 45 degrees to portions of the building about three stories or 38 feet, whichever is less, as measured from the property line of the one- or two-family district (see below). The north-adjacent “A-5” One-Family district has a maximum height of 35 feet, with most residences being one-story single-family houses, the others duplex, two small churches, and two-story houses.



“UR” Urban Residential is pedestrian-oriented development. The subject parcels are not in a pedestrian-friendly environment; one-family district dominates this area. The residents of the townhomes at the subject site will not have the option to walk to commercial entities such as restaurants, shopping centers, or food stores. The closest bus stop is located along Horne Street, about a half mile from the parcels. The townhome residents could utilize the bus stops along Horne Street, but the journey is not pedestrian-friendly, with missing sidewalks, pedestrian lighting, and street trees for shading.

Despite these challenges, the proposed “UR” Urban Residential **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential on the Future Land Use Map. The proposed zoning is inconsistent with the land use designations for this area and does not align with the following policy of the Comprehensive Plan:

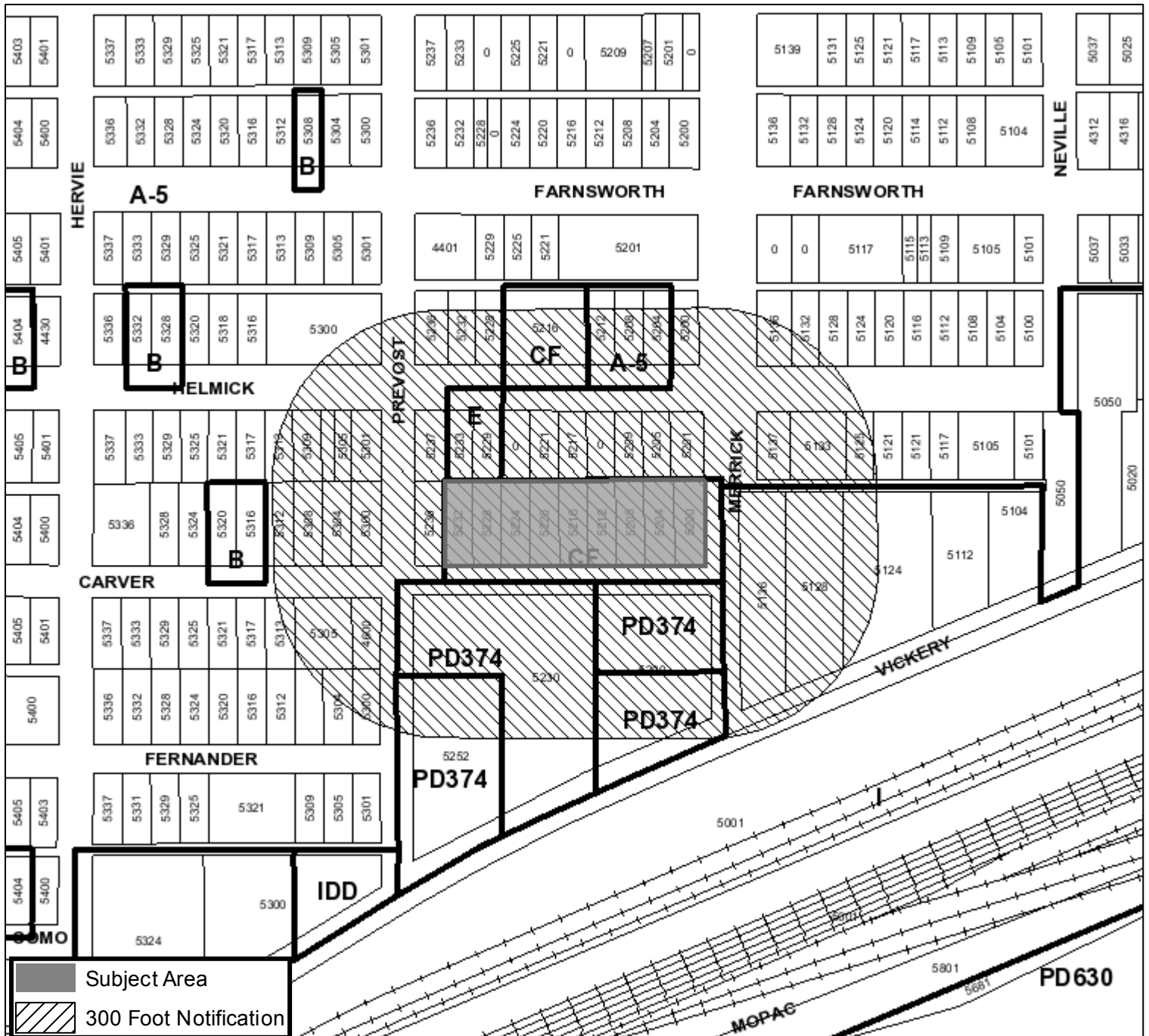
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR



Figure 1: Draft Comprehensive Plan 2023- Ch. 4, page 5

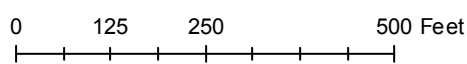
Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

## Area Zoning Map

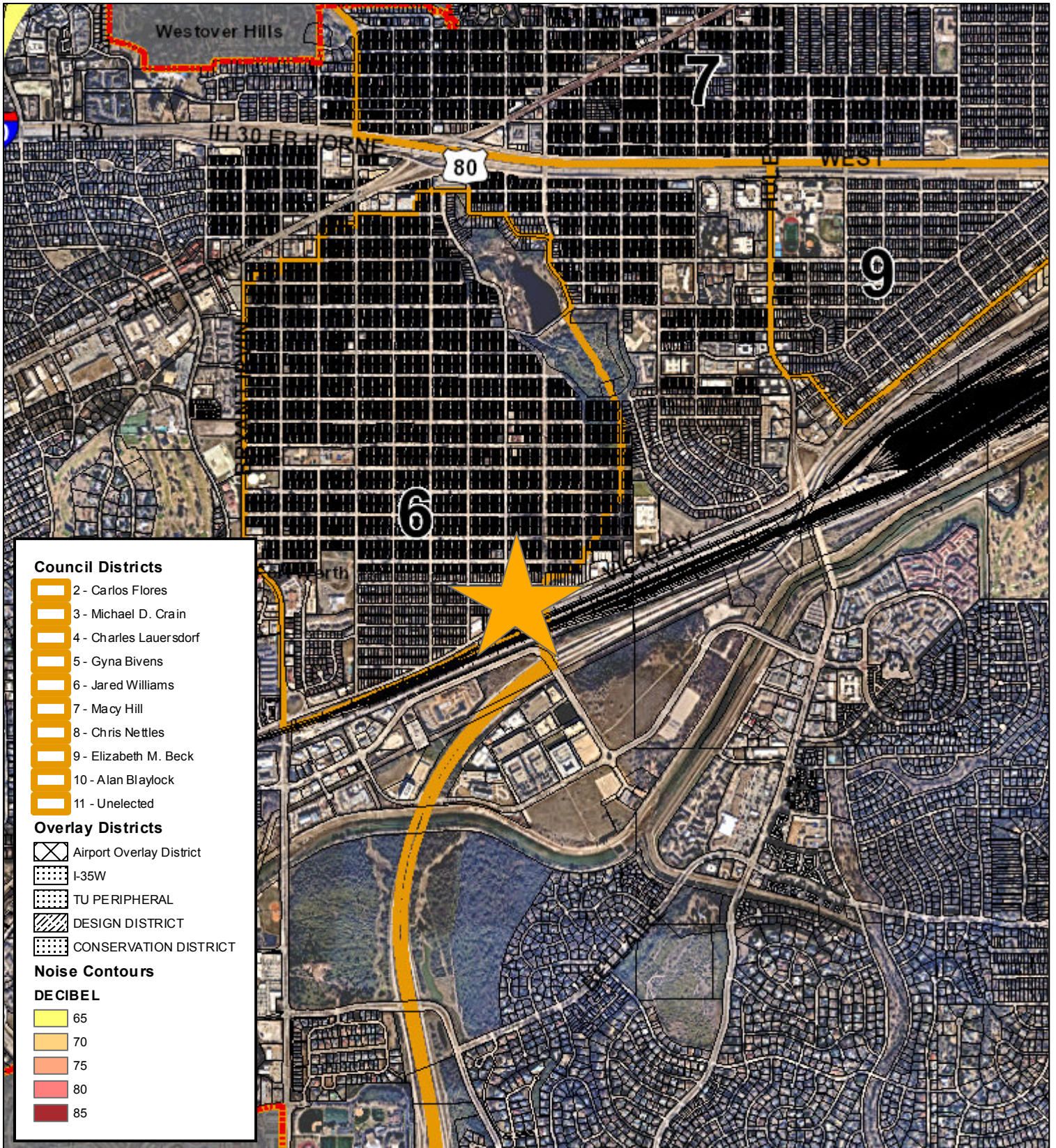
Applicant: JCO Properties, LP  
 Address: 5200-5232 (Evens) Carver Drive  
 Zoning From: CF  
 Zoning To: UR  
 Acres: 1.56082707  
 Mapsco: Text  
 Sector/District: Arlington Heights  
 Commission Date: 6/14/2023  
 Contact: null



	Subject Area
	300 Foot Notification

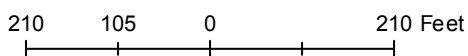
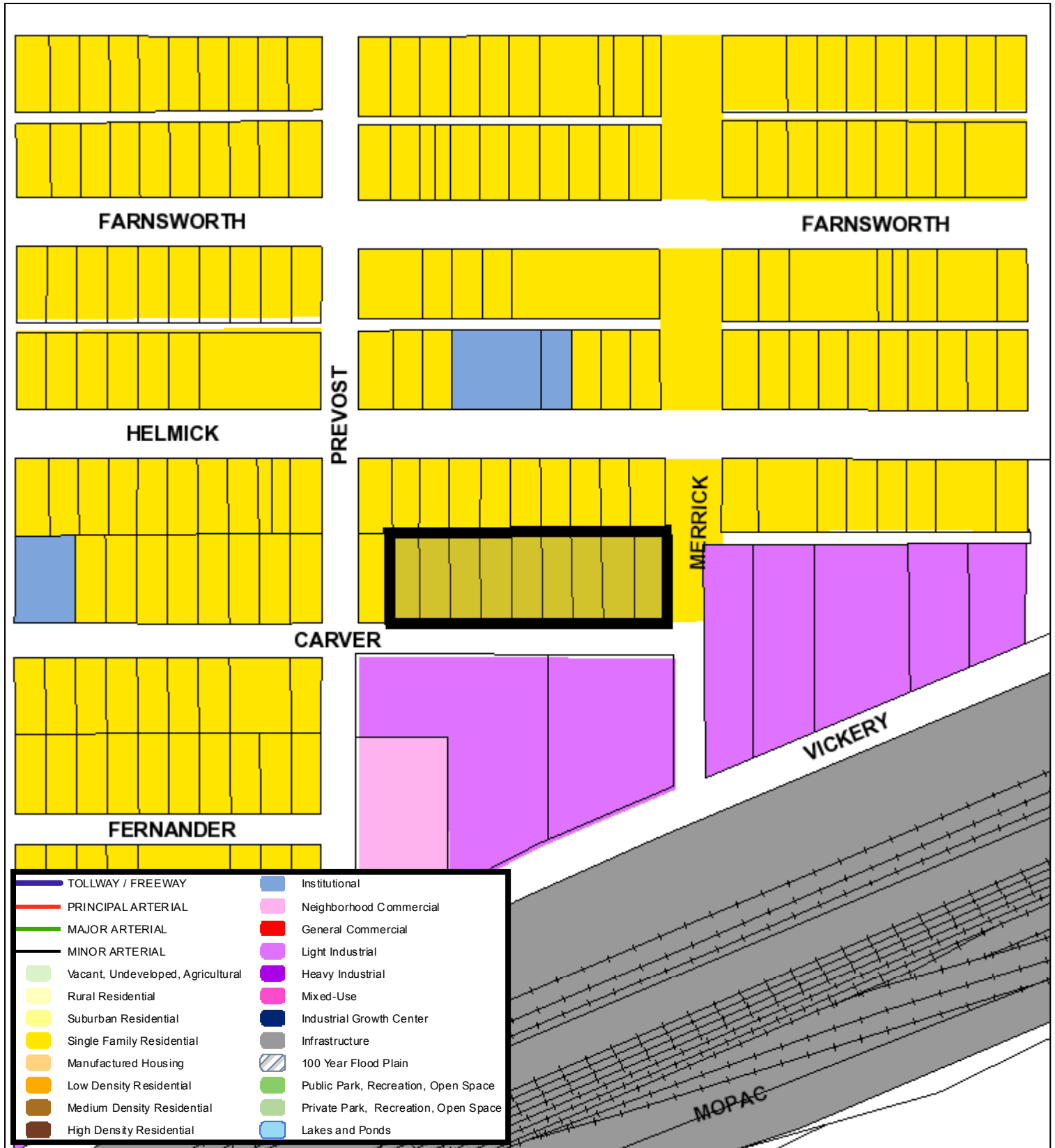


## Area Map



0 1,000 2,000 4,000 Feet

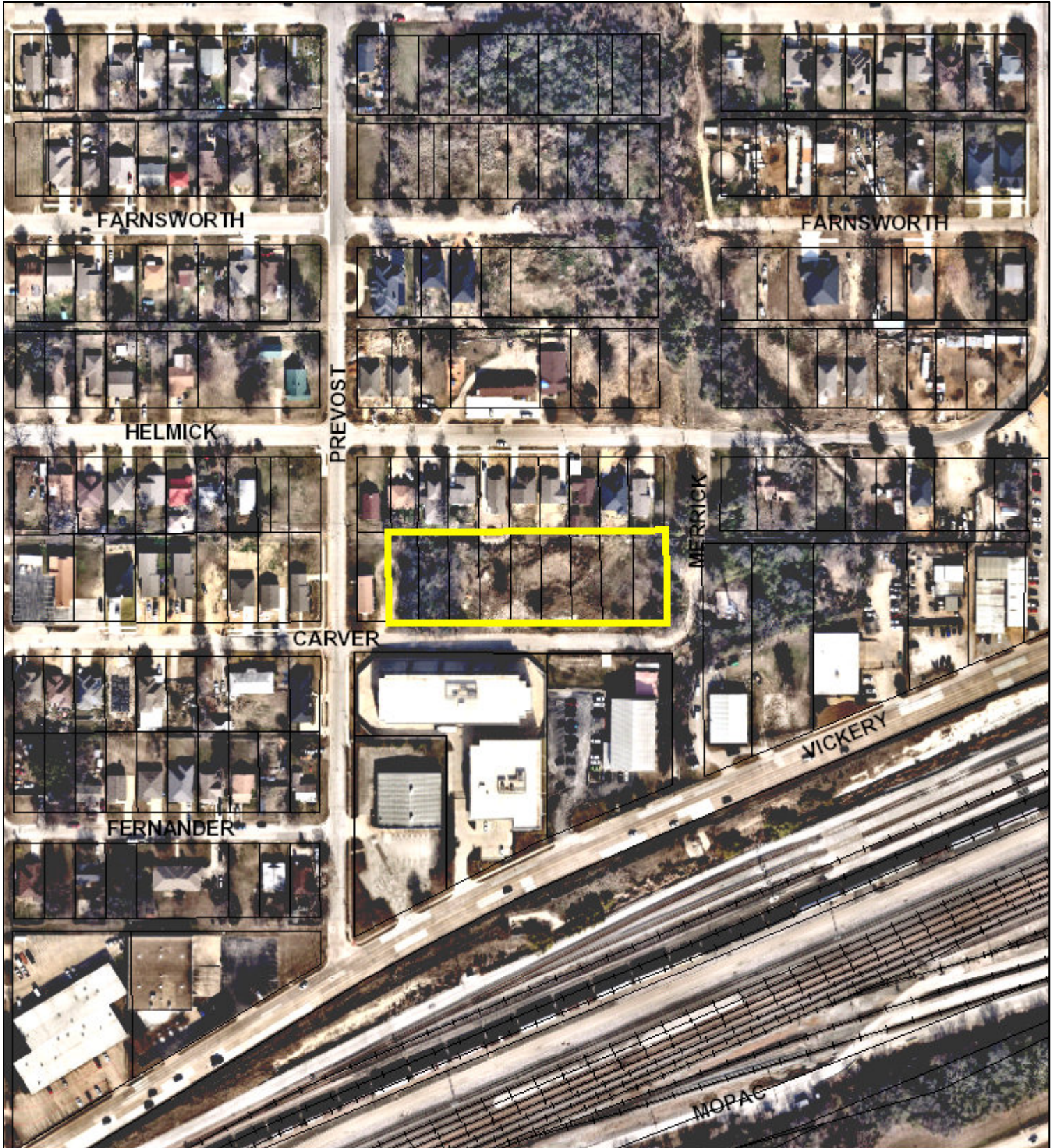
### Future Land Use



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



0 137.5 275 550 Feet

