



Zoning Staff Report

Date: January 14, 2025

Case Number: ZC-24-125

Council District: 2

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Josue Cardenas / Mark Salgado

Site Location: 3058 Hardy Street

Acreage: 0.14 acres

Request

Proposed Use: Single-Family Residential

Request: From: "I" Light Industrial
To: "A-5" One-Family

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is consistent**

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-1**

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Project Description and Background

The subject property, encompassing 0.14 acres, is currently a vacant lot situated within an “I” Light Industrial zoning district, which also includes other vacant lots facing the same block (**Figure 1**). To the west of the property are parcels zoned as “I” Light Industrial Districts, primarily vacant lots just east of Old Decatur Road. The vicinity to the north feature’s “I” Light Industrial zoning with existing single-family structures. There are a few “A-5” One-Family zoning districts within the block face.

The applicant proposes to construct a single-family house on this lot, as stated in the zoning application. This development aims to introduce residential use into an area of industrial zoning. The proposed construction of a single-family home will bridge the residential zones to the east and the commercial zones to the west, fostering a more integrated and diverse community fabric.

Moreover, this development could serve as a catalyst for further residential projects in the area, potentially transforming the currently underutilized industrial lots into a vibrant mixed-use neighborhood.

Surrounding Zoning and Land Uses

North	“I” Light Industrial / Vacant
East	“I” Light Industrial / Residential
South	“I” Light Industrial / Residential
West	“I” Light Industrial / Vacant

Recent Zoning History

- ZC-13-046- From “I” Light Industrial to “A-5” One-Family Residential, north of subject area
- ZC-06-274 Council-initiated From various zoning districts to A-5 subject area to the east

Public Notification

300-foot Legal Notifications were mailed on October 31, 2024.

The following organizations were notified: (emailed October 31, 2024)

Organizations Notified	
Inter-District 2 Alliance	Streams and Valleys Inc
Diamond Hill Jarvis NAC*	Trinity Habitat for Humanity
North Fort Worth Historical Society	Fort Worth ISD

**Located within this registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding area is predominantly vacant to the west, with the exception of single-family homes to the north, south and east. The applicant seeks to rezone the property to build a single-family house. This rezoning would align with the existing single-family homes in the area.

The presence of an established neighborhood and the lack of industrial uses in the immediate vicinity make the proposed single-family house compatible with the surrounding area. Additionally, introducing a single-family home could serve as a catalyst for further residential development on this block face, potentially revitalizing the currently vacant lots and encouraging more cohesive neighborhood growth.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as Single-Family Residential on the Future Land Use Map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	
		UR, MU-1, MU-2, Form-Based Codes

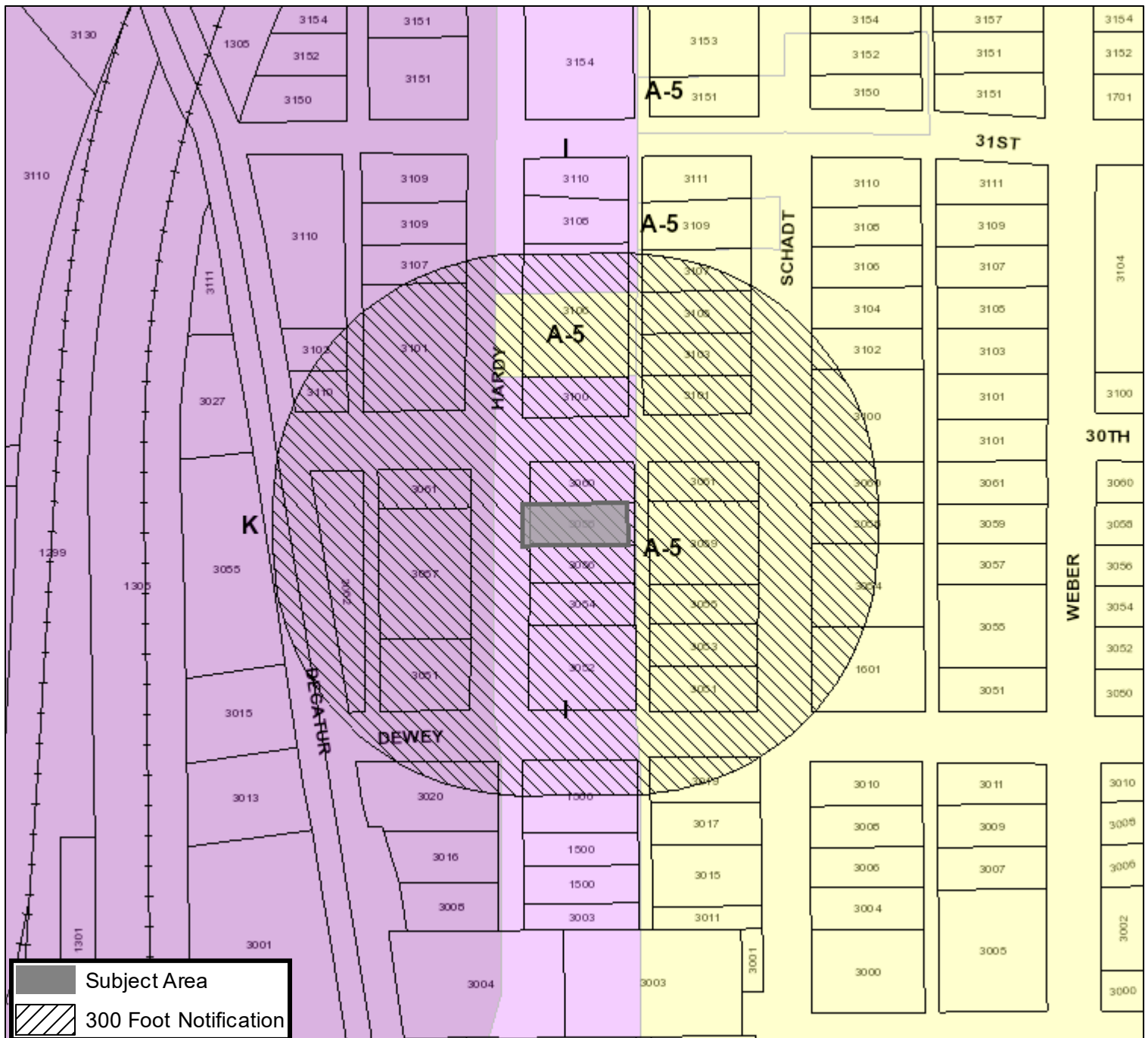
The proposed property's designation aligns with the Single-Family Future Land Use (FLU) category. Therefore, pursuing single-family zoning for this area is entirely consistent with the FLU Map and the City's development policies.

This alignment ensures that the proposed use of the property for single-family housing adheres to the City's long-term planning and land use objectives. By designating this area for single-family development, the FLU Map indicates a clear vision for a cohesive residential community. Rezoning the property to accommodate single-family housing will not only conform to these guidelines but also contribute to the orderly and planned growth of the area.

Furthermore, such a rezoning effort underscores the City's commitment to promoting stable, family-oriented neighborhoods, which can attract residents seeking a suburban lifestyle within the urban framework. This approach supports sustainable development by ensuring that land use decisions are made in harmony with the overarching planning strategy, ultimately enhancing the quality of life for residents and fostering a sense of community.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan Map and Policies.

Applicant:	Josue Cardenas/Mark Salgado
Address:	3058 HARDY ST
Zoning From:	A-5
Zoning To:	I
Acres:	0.14471956
Mapsc0:	Text
Sector/District:	Northeast
Commission Date:	11/13/2024
Contact:	817-392-7869

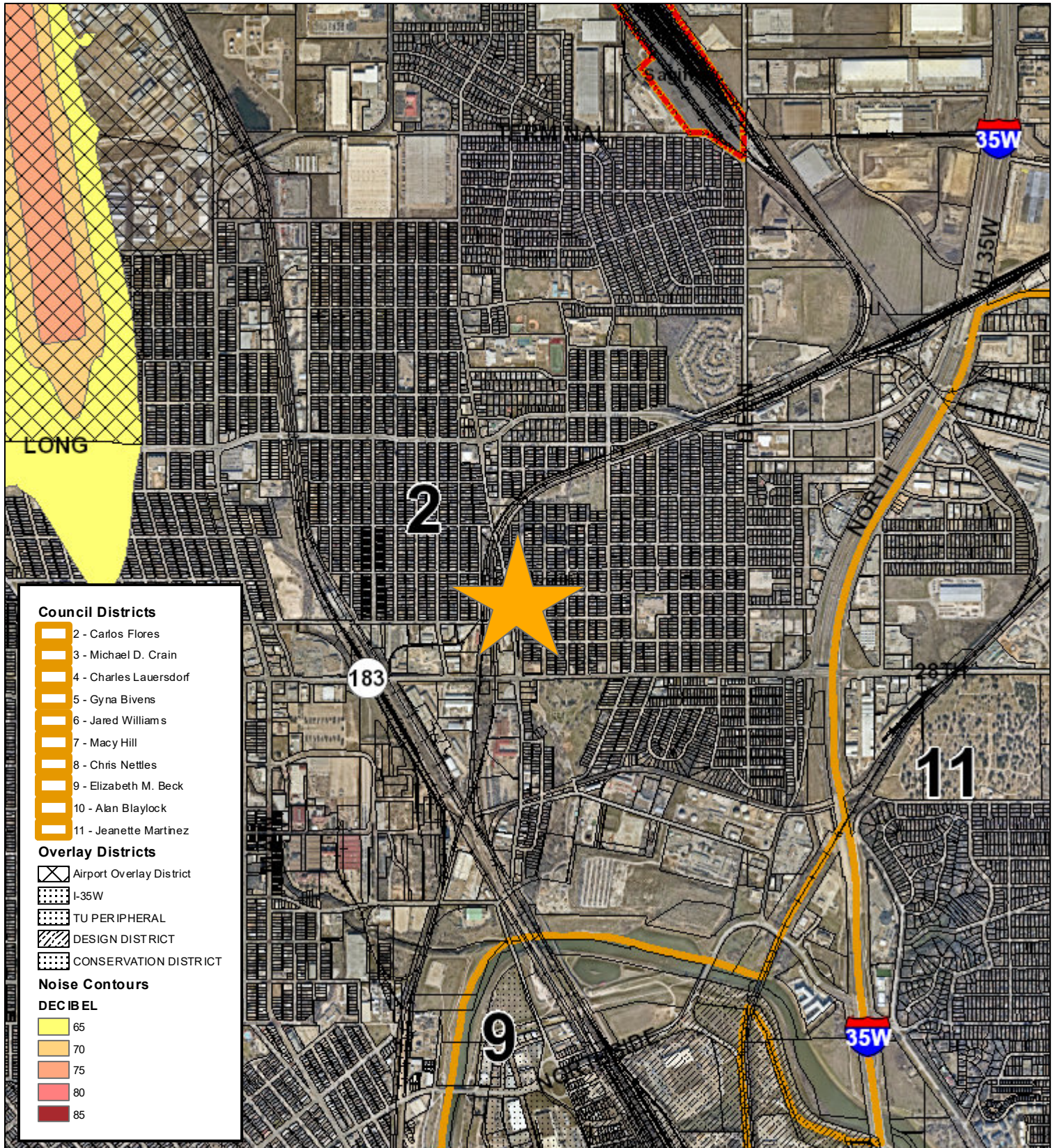


0 85 170 340 Feet



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Area Map

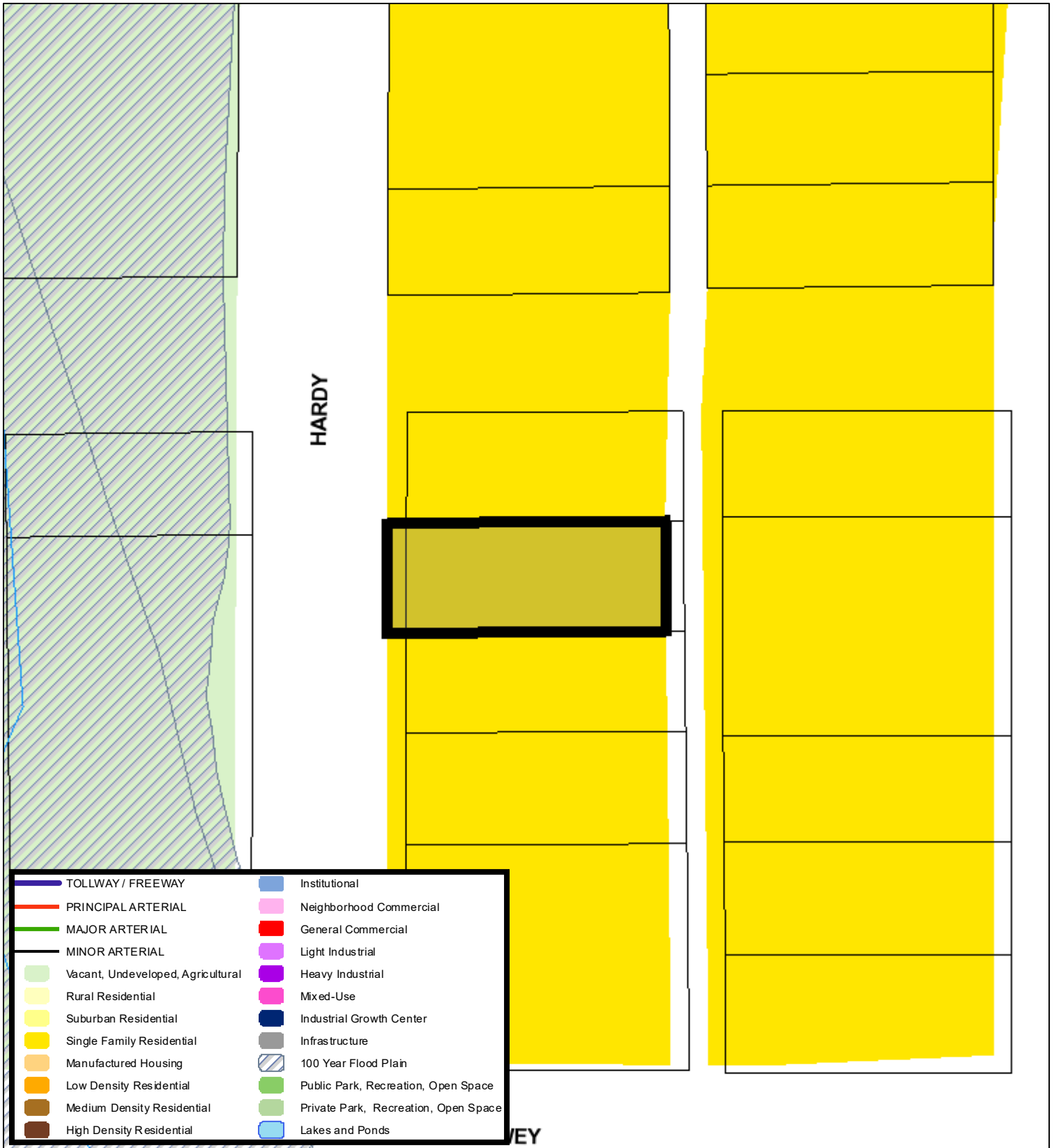


0 1,000 2,000 4,000 Feet



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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.

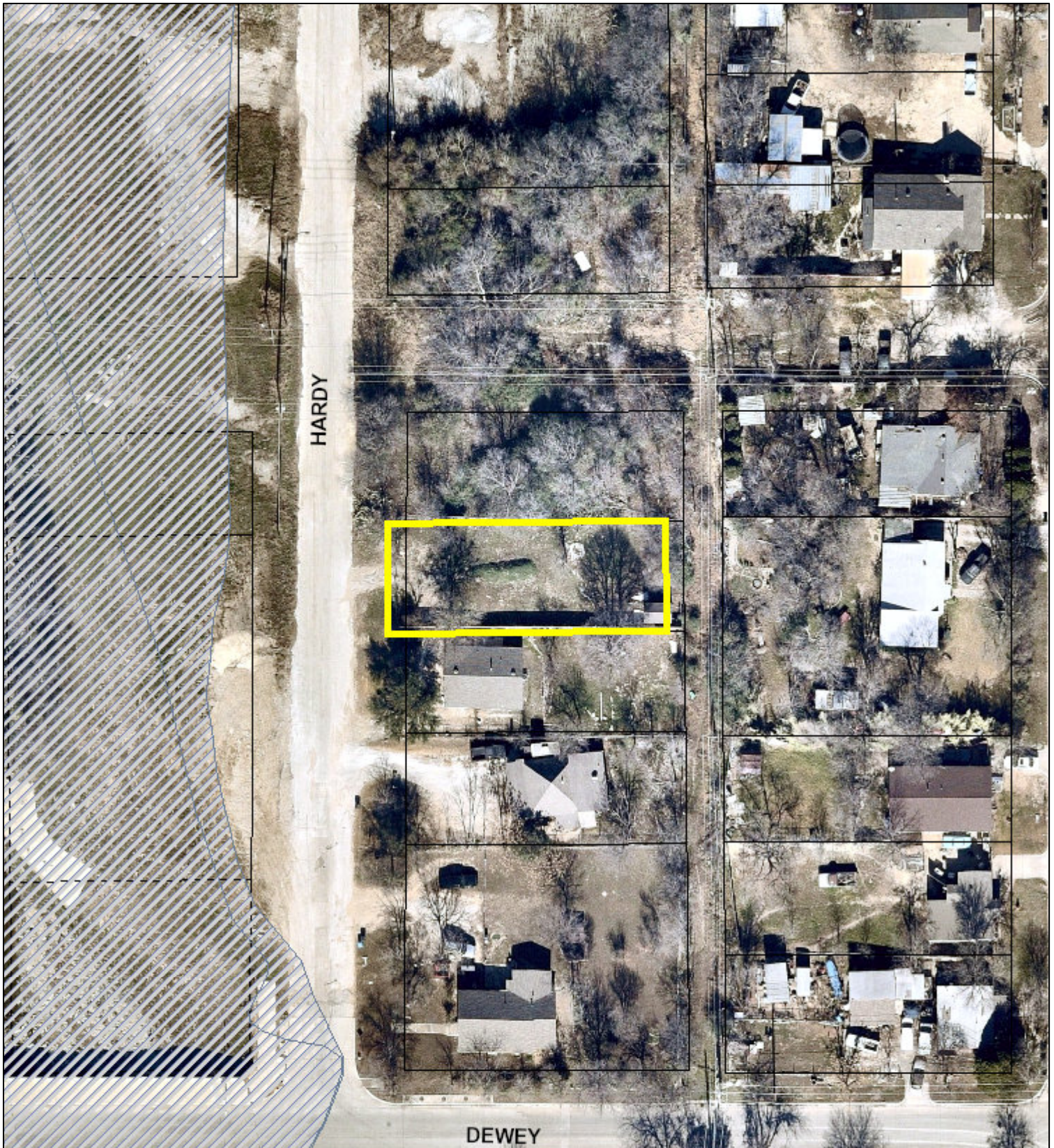


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Aerial Photo Map



0 37.5 75 150 Feet

