



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 2, 2021

**Council District** 5

**Zoning Commission Recommendation:**  
Denial by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** One spoke, one letter submitted

Continued Yes \_\_\_ No X  
Case Manager Monica Lafitte  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Site Location:** 5832 Eastland Street Acreage: 0.14 (6,519 sq. ft.)

**Proposed Use:** **Single Family**

**Request:** From: "UR" Urban Residential  
To: "A-5" One Family

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

**Comprehensive Plan Consistency:** Requested change is not consistent (significant deviation).

**Staff Recommendation:** **Denial**

**Background:**

The property is located just south of Eastland Street between East Loop 820 on the west and Cravens Road on the east. Eastland is just south of Berry Street, so this property is located in the southeast quadrant of East Loop 820 and Berry Street. The site is within Neighborhood Empowerment Zone (NEZ) Area Six. Across Eastland Street is the boundary of the Lake Arlington/Berry/Stalcup Urban Village.

The applicant is proposing a zoning change from "UR" Urban Residential to "A-5" One-Family. The applicant intends to construct a single family home. The site and surrounding area were part of a Council initiated rezone in 2017, ZC-17-097. The site was rezoned from "A-5" to "UR", as part of that rezoning for the Lake Arlington area redevelopment. Due to the redevelopment efforts of the area master plans, along with the information within the Future Land Use Consistency section at the end of this report, staff is not able to recommend approval.

The area generally east of East Loop 820 and bordering Lake Arlington have been the focus of planning efforts since 2004. In 2011, the City Council endorsed the Lake Arlington Master Plan. The plan proposes redevelopment of the area from under-utilized parcels and low density industrial developments to higher density residential and development that protects Lake Arlington as a recreation and water source. The area is approximately two square miles. The 2017 Comprehensive Plan designated an expansion of the Berry Lake Arlington Urban Village to encourage a higher quality development of the lake area, a highway-oriented commercial cluster, as well as higher density residential parcels.

The block currently is a unique mixture of residential homes, an auto-related use at a single family home, two small churches (their form and scale fit in with the surrounding single family development), and a number of vacant, undeveloped lots. The end facing East Loop 820 is a trailer sales and service entity.

In "UR" Urban Residential zoning, many building types are permitted: single family house, single family attached (townhouse), two-family attached (duplex) (side by side or front to back), manor house, garden apartment, cottage court, and apartment/condo. Since the applicant wishes to build a single family house, the table below will compare that information:

	<b>Current Zoning: Single Family House in UR</b>	<b>Requested Zoning: A-5</b>
<b>Lot size</b>	5,000 sq. ft. maximum	5,000 sq. ft. minimum
<b>Lot width</b>	N/A	50' min. at building line
<b>Lot coverage</b>	N/A	50% maximum
<b>Front Yard</b>	0' min./20' max.	20' min., subject to projected front yards
<b>Rear Yard</b>	20' min. primary structure; 5' min. accessory structure	5' minimum
<b>Side Yards</b>	0' min./5' max.	5' minimum
<b>Height</b>	Min.: 2 stories at a min. of 18' Max.: Lesser of 3 stories/38'	35' maximum
<b>Parking</b>	2 parking spaces behind the front build wall, garage doors that face street must be located min. 20' behind front build wall	Min. 2 parking spaces behind the front build wall, plus one parking space for each bedroom above 3
<b>Landscaping</b>	20 points required from Enhanced Landscaping point system, ten of which come from planting street trees	Subject to Urban Forestry (one tree in parkway and one in yard)
<b>Façade Design Standards</b>	Façade variation required when facing ROW: façade >50' wide shall incorporate each of the three elements; façade <50' wide min. two elements	N/A
<b>Fence</b>	Fences and walls taller than 4' must be open style	Up to 8' height if located behind front build wall

**Site Information:**

Surrounding Zoning and Land Uses:

- North "MU-2" High Intensity Mixed-Use / industrial
- East "UR" Urban Residential / vacant and church
- South "UR" Urban Residential / residential
- West "UR" Urban Residential / residential

Zoning History: ZC-17-097 Council initiated rezoning related to Lake Arlington Master Plan for about two square miles between 820 and Lake Arlington; subject lot was included as A-5 to UR; effective 12/21/17

**Public Notification:**

300 foot Legal Notifications were mailed on December 22, 2020.

The following organizations were notified: (emailed December 21, 2020)

<b>Organizations Notified</b>	
East Fort Worth Neighborhoods Coalition	Parkside NA
Carver Heights East NA*	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:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to “A-5” One Family for a single family development. Surrounding uses consist primarily of residential and undeveloped lots.

The proposed single family **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Southeast**

The 2020 Comprehensive Plan designates the subject property as Urban Residential.

A number of the policies from the Comprehensive Plan support the rezoning to “A-5” One-Family:

- Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers, where the City seeks to concentrate employment and public services.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

Other policies from the Comprehensive Plan support both the “A-5” and the “UR” zoning:

- Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.
- In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.

And yet other policies from the Comprehensive Plan support the lot remaining as “UR” Urban Residential zoning.

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote commercial, mixed-use, and urban residential development within the Polytechnic/Texas Wesleyan, Lake Arlington, and Miller/Berry Mixed-Use Growth Centers.
- 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.
- Encourage redevelopment of the Polytechnic/Wesleyan and Lake Arlington Urban Villages consistent with their urban village plans and the Lake Arlington Master Plan.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

While there are policies from the Comprehensive Plan that support both the current and the proposed zoning, the greater number of policies that support the current zoning of “UR”, paired with the fact that “UR” is the designation of the Comprehensive Plan, outweigh the policies that could support the rezoning to “A-5”. Therefore, the proposed zoning **is not consistent (significant deviation)** with the Comprehensive Plan.

**3. Economic Development Plan**

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

**INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT**

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

3.2.1.3. For areas of the city targeted for urban revitalization, **prevent the growth of land uses and activities that would make the area a less desirable location** for business investment

and job growth. Examples of land uses and activities **that might diminish** the economic potential of a target area include:

- Large public sector or nonprofit developments (e.g., community centers, churches, homeless services centers).
  - Land-intensive, auto-centric development (e.g., gas stations, automotive repair shops, car washes, storage unit complexes).
- 3.2.2. Encourage substantial **new housing investment** and development in the city's under-served neighborhoods.

While this portion of the Economic Development Plan supports "UR" zoning, the last part (3.2.2) also supports "A-5" zoning.

Overall, as seen above in the Comprehensive Plan policies and the Economic Development Plan policies, some policies support the rezoning to "A-5" One-Family. However, the number of policies of the Comprehensive Plan and Economic Development Plan that support the "UR" Urban Residential, combined with the overall decades of planning efforts of the area, lead Staff to recommend denial of the rezoning request.

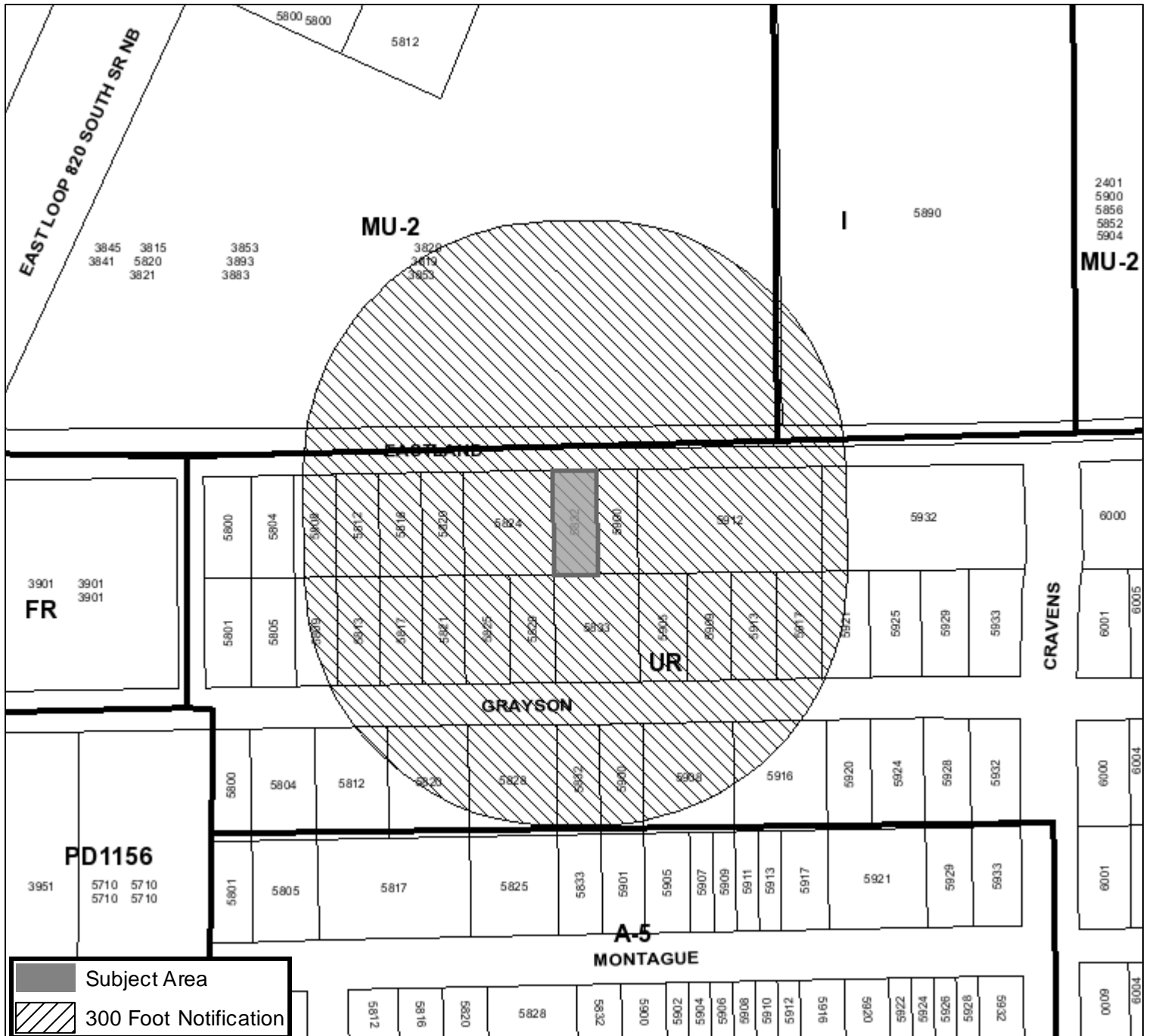
***Attachments:***



- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

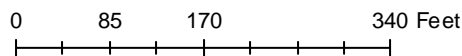


# Area Zoning Map

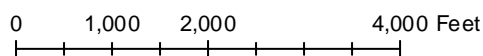
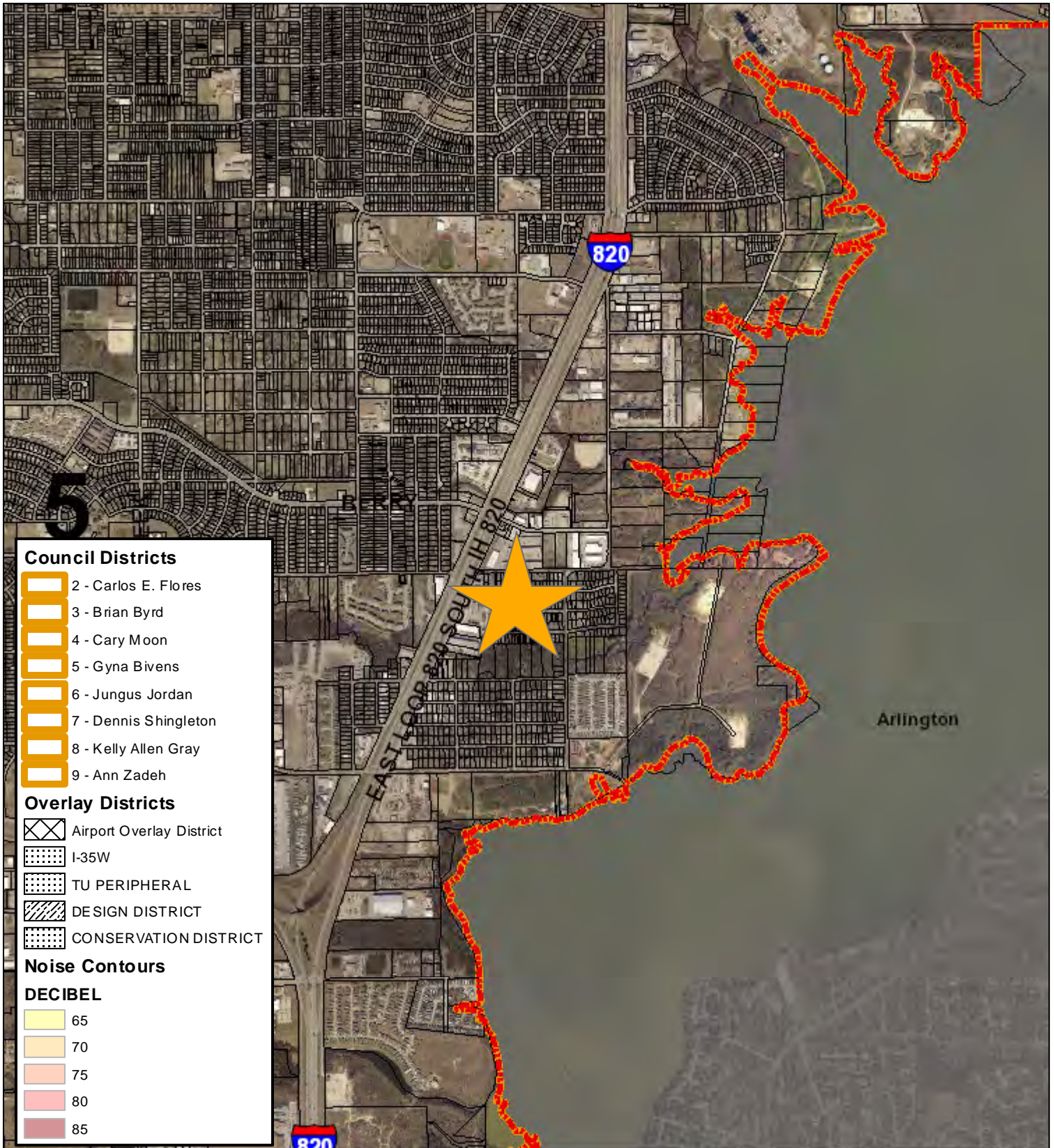
Applicant: Jesus Vasquez  
 Address: 5832 Eastland Street  
 Zoning From: UR  
 Zoning To: A-5  
 Acres: 0.14615485  
 Mapsco: 79Z  
 Sector/District: Southeast  
 Commission Date: 1/13/2021  
 Contact: 817-392-2806



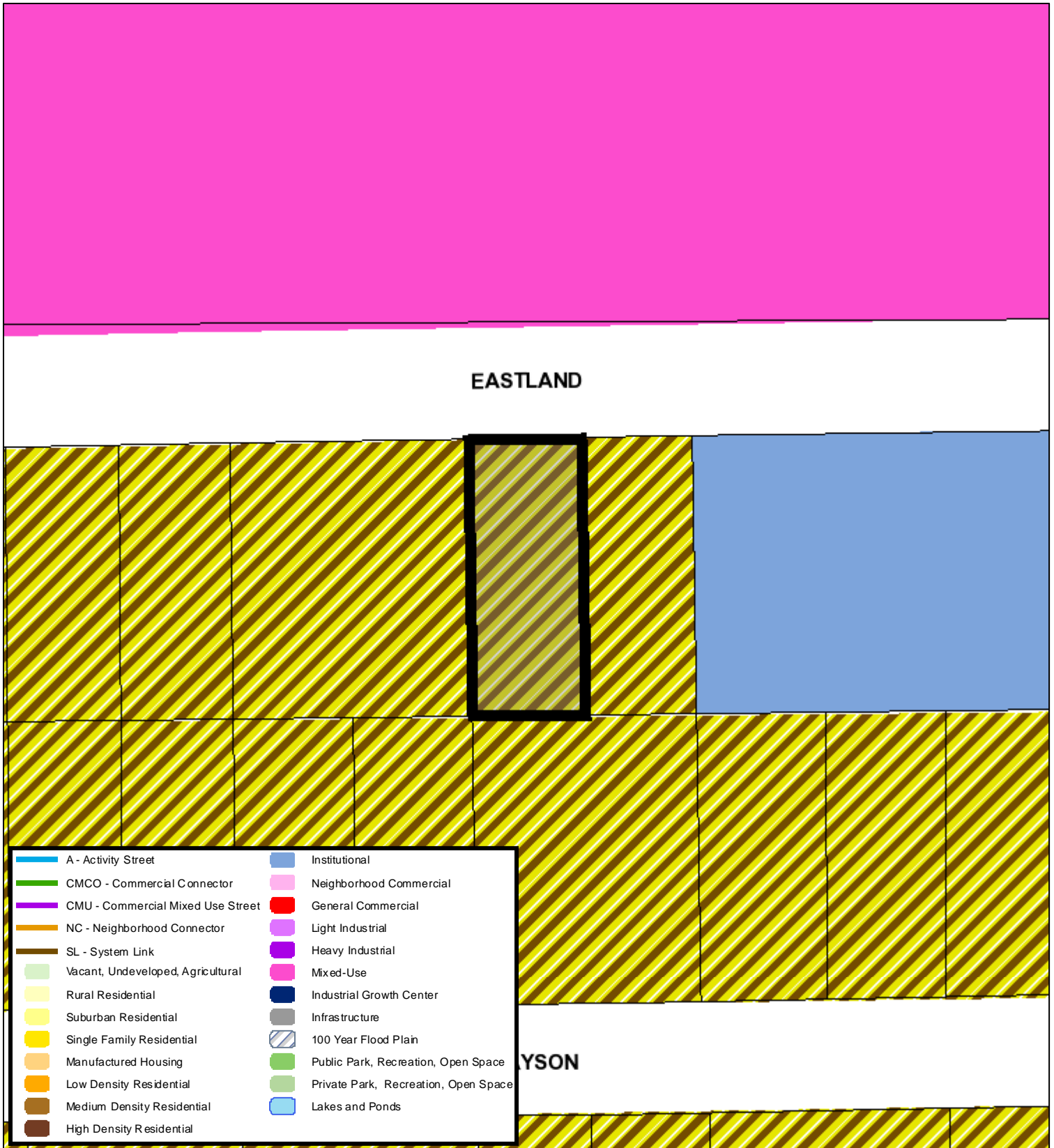
 Subject Area  
 300 Foot Notification



### Area Map

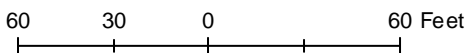


### Future Land Use



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		

YSON



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 37.5 75 150 Feet

