



# Zoning Staff Report

**Date:** June 25, 2024

**Case Number:** ZC-24-036

**Council District:** 5

## Zoning Map Amendment

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

**Owner / Applicant:** Jeremis Smith Investment / Angela Hayes

**Site Location:** 5401 Turner Street

**Acreage:** 0.77 acres

### Request

**Proposed Use:** Residential

**Request:** From: “A-7.5/SS” One-Family/Stop Six Overlay

To: “AR/SS” One-Family Zero Lot Line/Stop Six Overlay

### Recommendation

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

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

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

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

**Zoning Commission Recommendation:** **Denial by a vote of 9-1**

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## Project Description and Background

The proposed rezoning site is in the Stop Six Overlay within Council District 5, NEZ Area 6. It is located at the northeast corner of Turner and Mount Horum. The applicant intends to convert the current "A-7.5" One-Family zoning to "AR" One-Family restricted zoning to subdivide the vacant lot into eight single-family lots.

In 2005, the subject property was part of a Council-Initiated rezone from "B" Two-family residential to A-7.5 "One-family residential." The existing A-7.5 zoning requires a minimum lot size of 7,500 square feet and 55 feet in width. However, the proposed zoning requires a minimum lot area of 3,500 square feet and a minimum lot width of 35 feet at the building line.

The setback requirements for AR are a minimum front yard of 20 feet, a minimum rear yard of 5 feet, and a side yard of 10 feet on one side and 0 feet on the other parallel. Additionally, per the subdivision ordinance, lots less than 50 feet wide must provide rear access entry.

The Stop Six Overlay contains the following requirements for new single-family construction:

ELEMENT	STANDARD
Building Materials	At least 70% of all sides of a new residential structure shall be masonry: stone, brick, terra cotta, patterned pre-cast concrete, cement board siding, cast stone or prefabricated brick panels
Garages	A 2-car garage is required. Garages facing the street shall be located at or behind the front wall and shall not project in front of the front wall. All required parking spaces above 2 shall be behind the front wall.
Building Design and Architectural Features	<ul style="list-style-type: none"><li><input type="checkbox"/> Homes shall have an entry feature such as a porch or stoop that faces the street.</li><li><input type="checkbox"/> Open porches can extend up to 10 feet into the minimum front yard to encourage larger porches. If a porch is provided, it shall be a minimum 6 feet in depth.</li><li><input type="checkbox"/> Homes shall have a minimum of one 8 square foot window on all sides of the house. The front wall shall have a minimum total window area of 16 square feet.</li><li><input type="checkbox"/> Front doors shall face the public street and shall be visible from the public street. Front door openings shall not be recessed more than 6 feet from the front wall of the home.</li></ul>
Landscaping	Landscaping shall be kept to allow visibility to and from street-facing doors and windows. A variety of landscape plants and materials in the front yard is highly encouraged.

## Surrounding Zoning and Land Uses

North “A-7.5” One-Family/ vacant  
East “A-7.5” One-Family/ vacant  
South “A-7.5” One-Family / single family  
West “A-7.5” One-Family / vacant

## Recent Zoning History

- ZC-16-170 Council Initiated rezoning to remove Historic Overlay
- ZC-19-116 Council Initiated rezoning to add Stop Six Design Overlay

## Public Notification

300-foot Legal Notifications were mailed on May 31, 2024.  
The following organizations were notified: (emailed May 31, 2024)

Organizations Notified	
Parkside NA	Stop Six Sunrise Edition NA*
Stop 6/Poly Oversight	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

The property in question is located within an A-7.5 district. All the neighboring properties are also under this zoning until the intersection with Stalcup, where commercial zoning starts.

The proposed AR zoning minimum lot size is 3500 sq. ft., less than half of the 7500 sq. ft. allowed in the current A-7.5 zoning. This proposed change deviates significantly from the established zoning, not only in terms of lot size but also in terms of how the lots are accessed. According to the exhibit provided by the applicant, the lots will be configured to face Mount Horum.

After a thorough assessment, staff has concluded that the difference in lot sizes makes the zoning change request incompatible with the surrounding zoning. Therefore, the applicant is strongly advised to keep the

existing A-7.5 zoning or apply for A-5 zoning. Although A-5 has a smaller lot size of 5000 sq. ft. and 50' width, the difference is less significant than that between A-7.5 and AR.

As such, the proposed zoning is **not compatible** with the surrounding land uses.

### Comprehensive Plan Consistency – Southeast

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The 2023 Adopted Comprehensive Plan designates the property as Single Family Residential although the proposed zoning **is consistent** with the Future Land Use Designation, **it is not consistent** with following policies of the Comprehensive Plan:

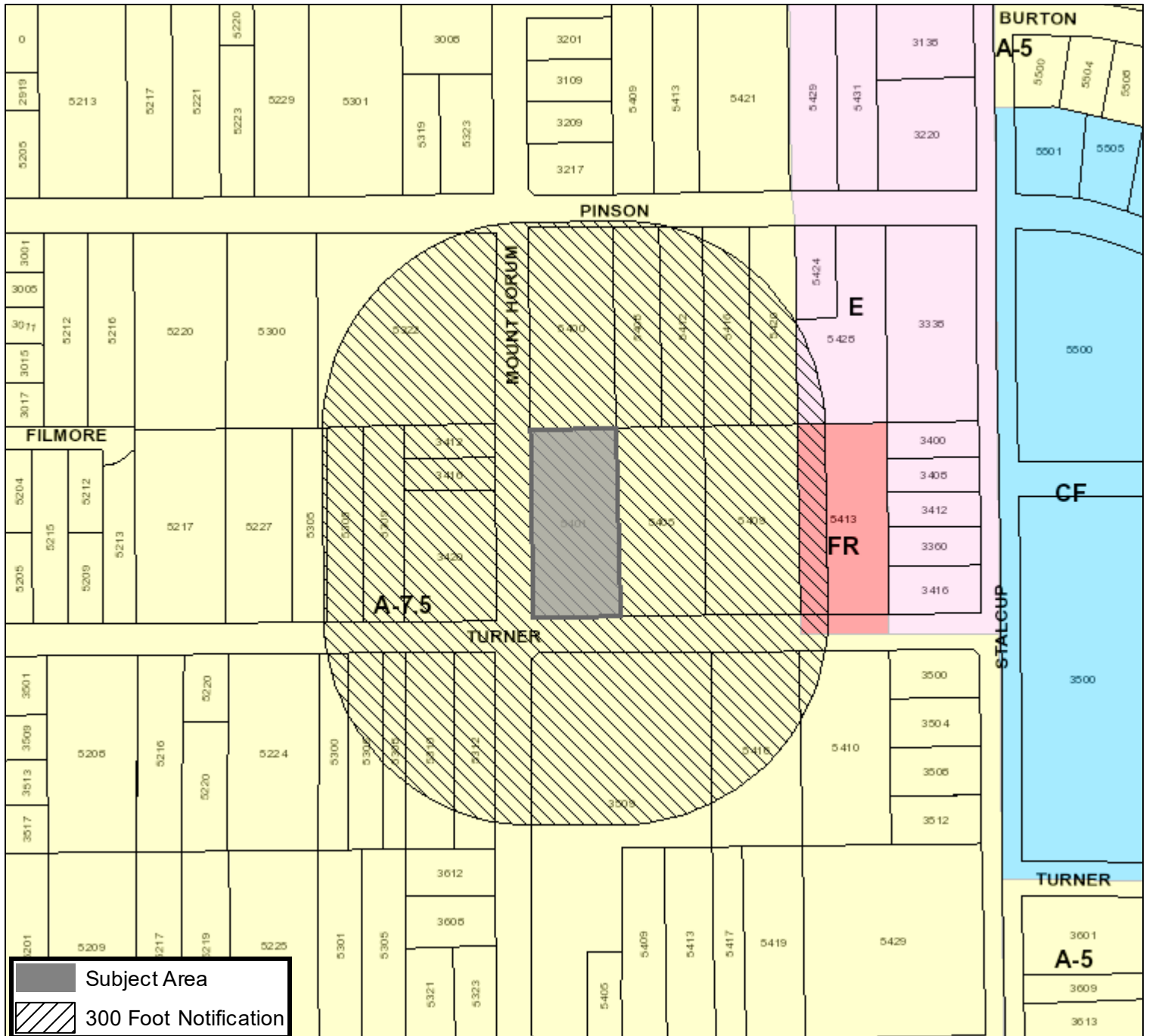
1. Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development.



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## Area Zoning Map

Applicant: Jeremis Smith Investments  
Address: 5401 Turner Street  
Zoning From: A-7.5  
Zoning To: AR  
Acres: 0.77667605  
Mapsc0: Text  
Sector/District: Southeast  
Commission Date: 6/12/2024  
Contact: 817-392-2495

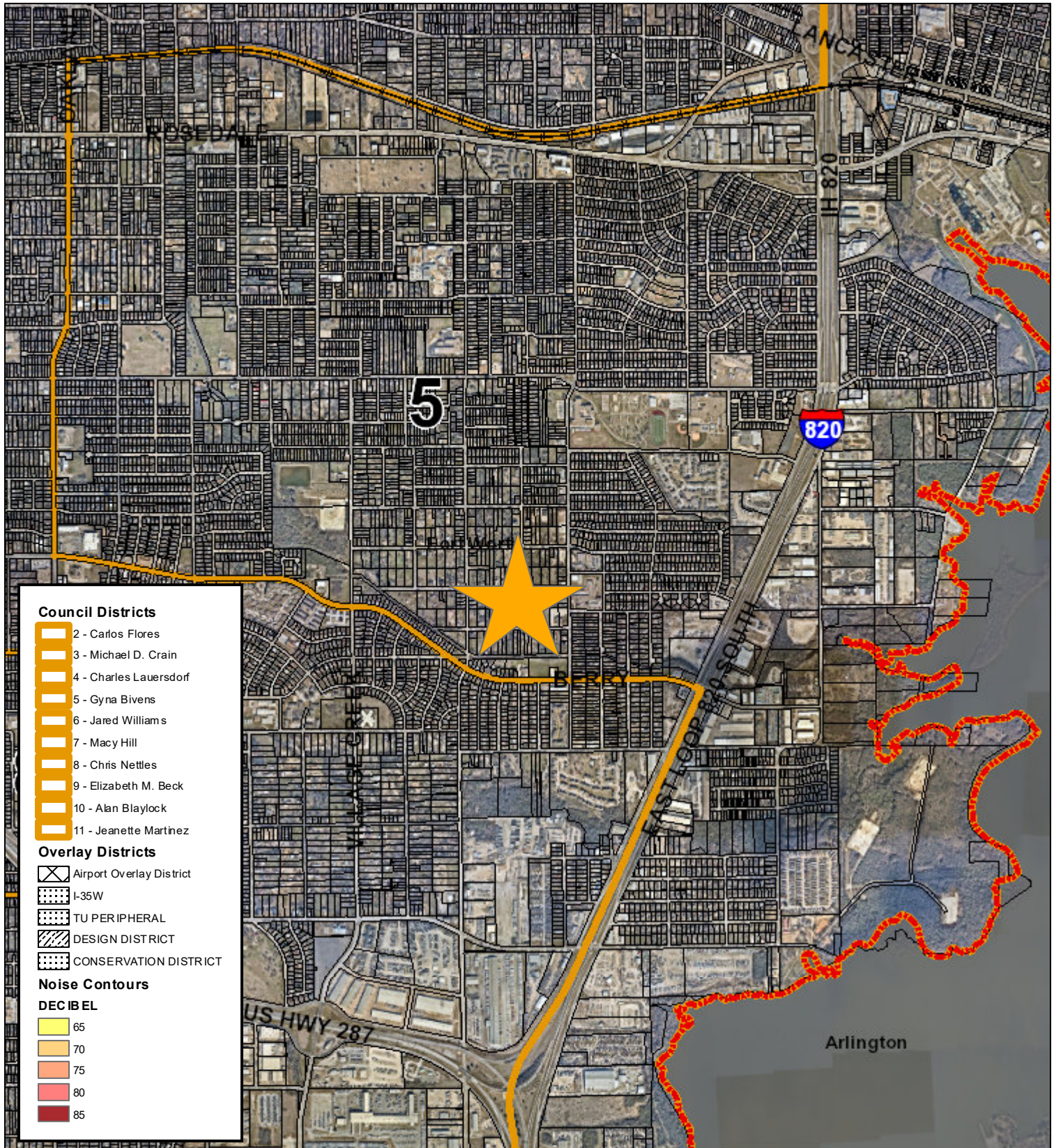






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## Area Map



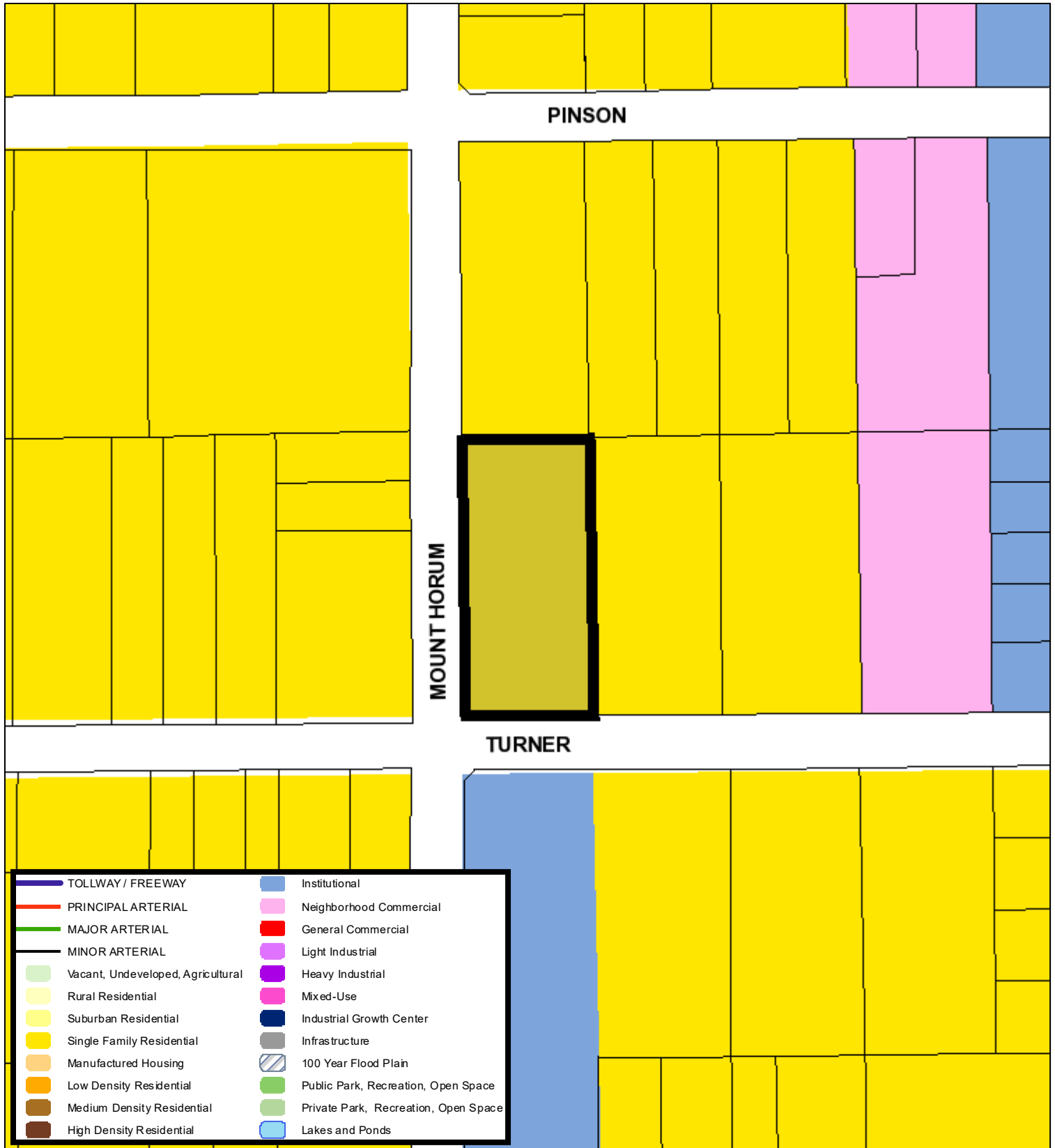
0 1,000 2,000 4,000 Feet





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## Future Land Use



130 65 0 130 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 80 160 320 Feet

