



Zoning Staff Report

Date: March 8, 2022

Case Number: ZC-22-002

Council District: 5

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: James and Glenda Wilborn

Site Location: 6308 Willard Road

Acres: 5.28 acres

Request

Proposed Use: Single Family

Request: From: “UR” Urban Residential

To: “A-21” One-Family Residential

Recommendation

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval**

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Project Description and Background

The property is located on the south side of Willard Street, about a quarter mile east of East Loop 820. If you continue along Willard Road to the east, it dead ends into Quail Road in about 900 feet; on the other side of Quail Road is a floodplain; the floodplain then gives way to Lake Arlington to the east. The property is about 1000 feet from Lake Arlington, as the crow flies. The site is within Neighborhood Empowerment Zone (NEZ) Area Six. The property is just over a mile drive from the Lake Arlington/Berry/Stalcup Urban Village to the south.

The applicant is requesting a zoning change from “UR” Urban Residential to “A-21” One-Family. The site and surrounding area were part of a council initiated rezone in 2017, ZC-17-097. The site was rezoned from “A-10” to “UR”, as part of that rezoning for the Lake Arlington area redevelopment. The applicant has owned and lived on this lot since 1999, almost two decades before the council initiated rezoning to “UR” Urban Residential. 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 has commercial and gas well uses on the west side closer to 820; the eastern portion of the block is mainly residential homes, many of which have planted fields/large gardens, and a number of vacant, undeveloped lots.

Staff notes the property is wooded. All Urban Forestry requirements must be met. Failure to comply with the Urban Forestry ordinance will result in denial of urban forestry, grading, and building permits.

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 use the site for “A-21” single family use, the table below will compare that information:

	Current Zoning: Single Family House in UR	Requested Zoning: A-21
Lot size	5,000 sq. ft. maximum	½ acre (21,780 sq. ft.) minimum
Lot width	N/A	85’ min. at building line
Lot coverage	N/A	30% maximum
Front Yard	0’ min./20’ max.	30’ min., subject to projected front yards
Rear Yard	5’ min. primary structure or 20’ min. when adjacent to one- or two-family; 5’ min. accessory structure	10’ minimum
Side Yards	0’ min./20’ max.	10’ minimum

Height	Min.: None Max.: 3 stories of 14 feet each	35' maximum
Parking	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
Landscaping	Street trees and pedestrian scaled lighting	Subject to Urban Forestry (one tree in parkway and one in yard)
Façade Design Standards	Façade variation required when facing ROW: façade >50' wide shall incorporate each of the three elements; façade <50' wide min. two elements	N/A
Fence	Fences and walls taller than 4' must be open style	Up to 8' height if located behind front build wall

Surrounding Zoning and Land Uses

North “UR” Urban Residential / residential and vacant
 East “A-21” One-Family / plans to develop as residential
 South “UR” Urban Residential / vacant, forested, Lake Arlington
 West “UR” Urban Residential / vacant, forested

Recent Zoning History

- ZC-21-060 4.39 acres from “UR” Urban Residential to “A-5” One-Family; adjacent lot on eastern side of subject site
- 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-10 to UR; effective 12/21/17

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.
 The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
Parkside NA	Historic Carver Heights NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

** Not located within a registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning to “A-21” One Family for single family development. Surrounding uses consist primarily of residential and undeveloped lots.

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

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as Urban Residential on the Future Land Use Map.

A number of the policies from the Comprehensive Plan support the rezoning to “A-21” One-Family:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Preserve the character of rural and suburban residential neighborhoods.

Other policies from the Comprehensive Plan support both the “A-21” and the “UR” zoning:

- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.

And yet other policies and strategies 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.
- 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.
- Support new housing development in the Lake Arlington area, particularly new development of high quality in accordance with the Council-endorsed Lake Arlington Master Plan.
- Implement policies, strategies, and regulations that ensure good urban design, such as mixed-use and urban residential zoning, form-based codes, and TOD and urban villages development.

- Support community efforts to create form-based zoning districts that reflect the aspirations of stakeholders to foster the development of attractive and vibrant walkable urban neighborhoods.
- 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.
- 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.
- 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-21”. Therefore, the proposed zoning is **not consistent (significant deviation)** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations 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.

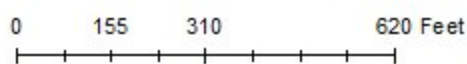
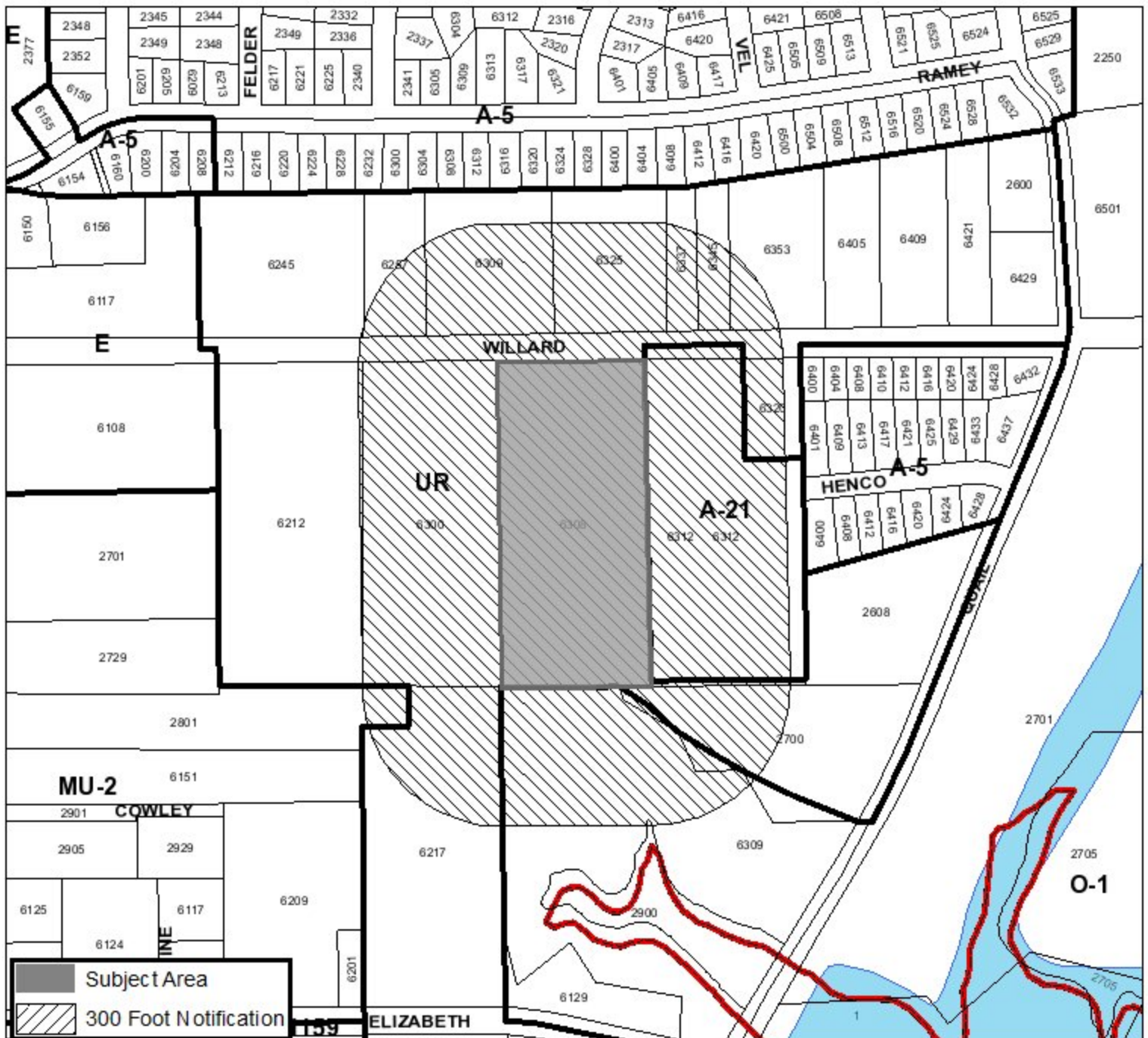
While this portion of the Economic Development Plan supports “UR” zoning, the last part (3.2.2) also supports “A-21” zoning.

Overall, as seen above in the Comprehensive Plan policies and the Economic Development Plan policies, some policies support the rezoning to “A-21” 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.

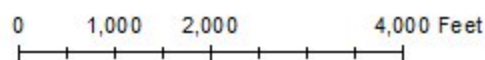
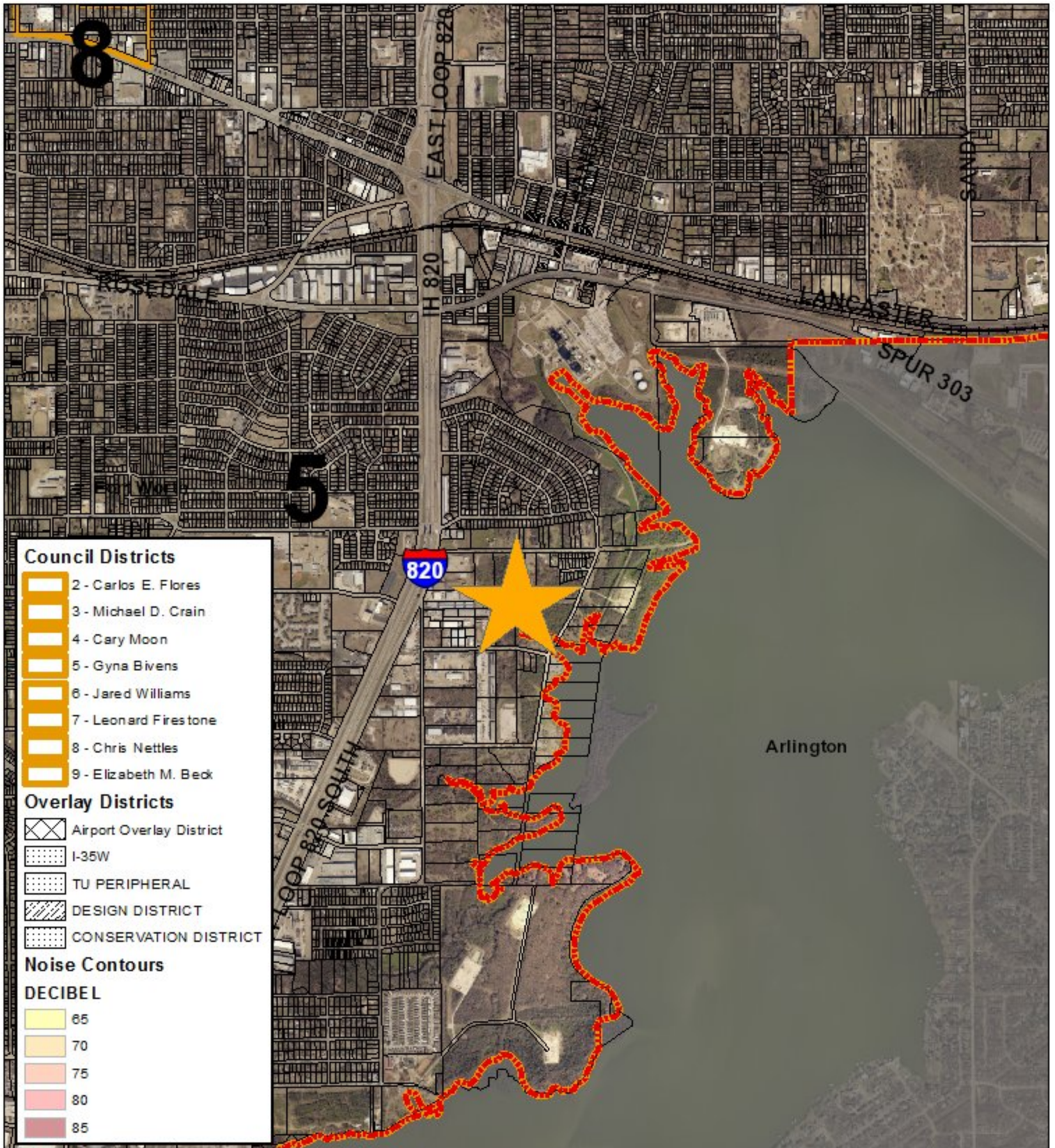


Area Zoning Map

Applicant: James Wilborn
 Address: 6308 Willard Road
 Zoning From: UR
 Zoning To: A-21
 Acres: 5.27619971
 Mapsco: 80S
 Sector/District: Southeast
 Commission Date: 2/9/2022
 Contact: null



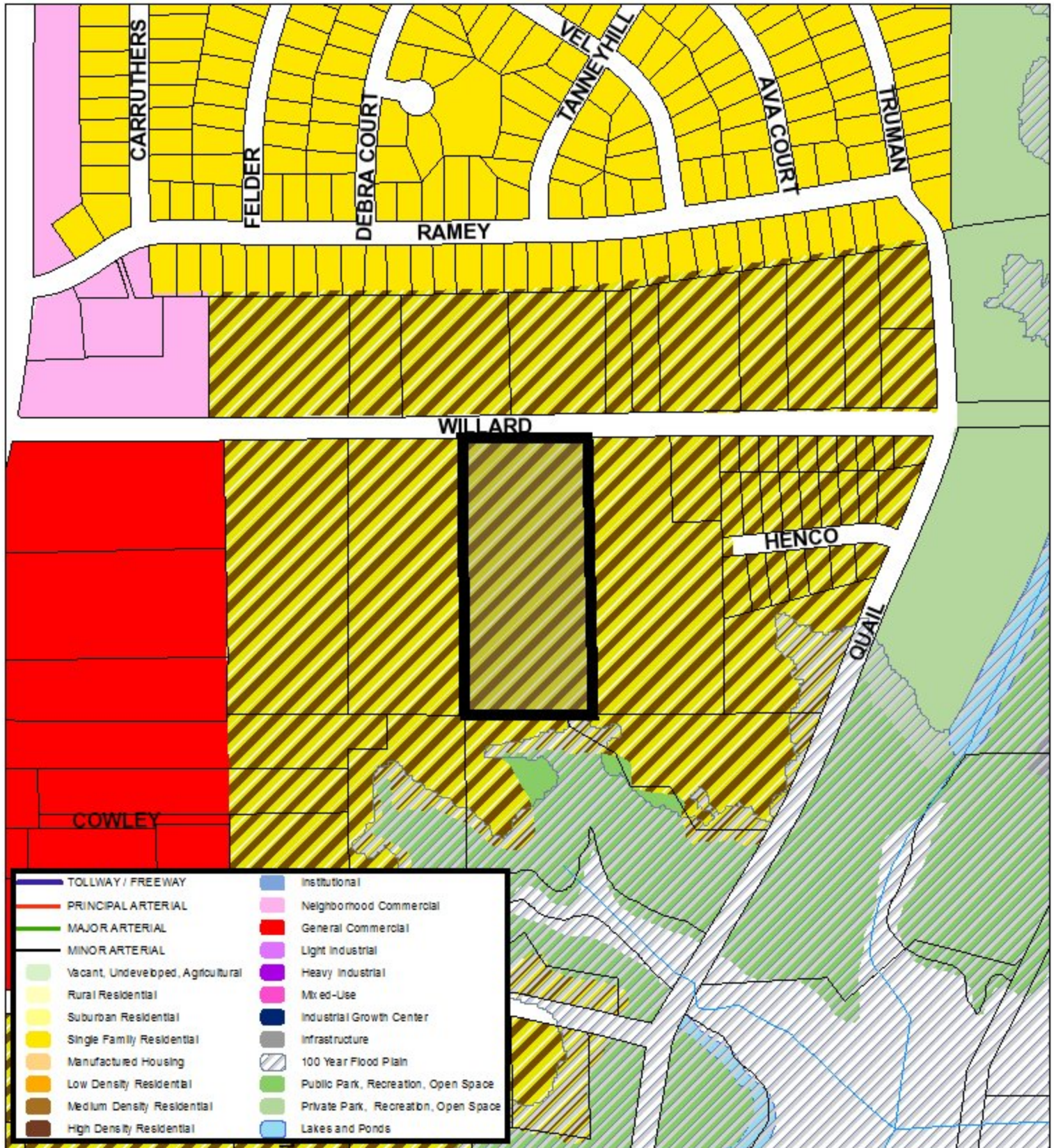
Area Map





ZC-22-002

Future Land Use

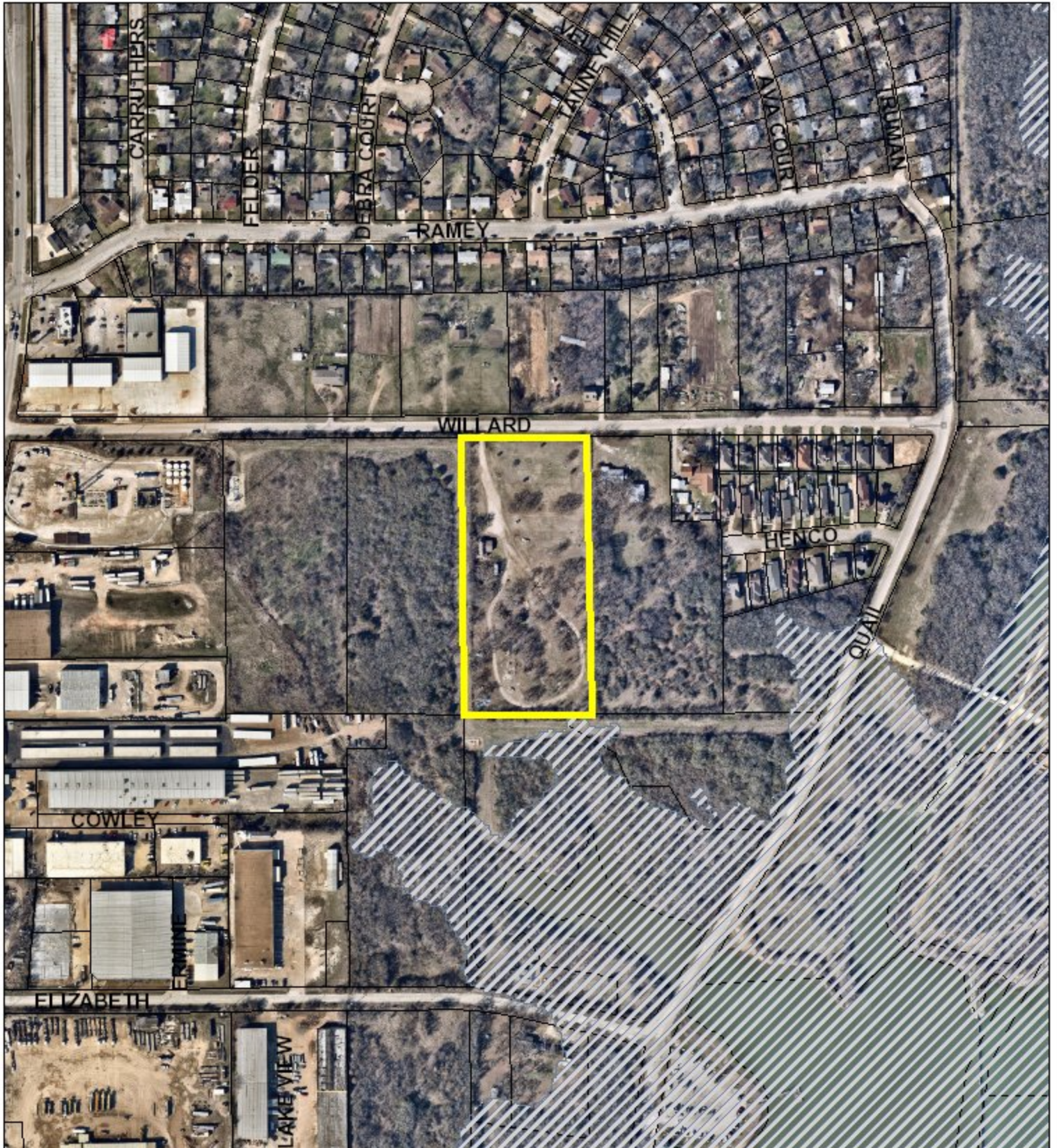


340 170 0 340 Feet

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.



Aerial Photo Map



0 215 430 860 Feet

