



Zoning Staff Report

Date: January 10, 2023

Case Number: ZC-22-203

Council District: 7

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Paula Rae Fimbres, Et Al. / Mary Nell Poole, Townsite

Site Location: 2520 Halloran Street

Acreage: 0.62 acres

Request

Proposed Use: Townhomes

Request: From: “B” Two-Family

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 7-0**

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Project Description and Background

The subject site is located north-adjacent of the access road for Interstate Highway 30, between Earl Lane and Halloran Street. It is a block west of Horne Street; therefore, the site has three frontages along public Rights-of-Way. The site is located about one-third of a mile west from where Camp Bowie Boulevard crosses under IH-30.

The site is surrounded by houses; the site itself had a home on it until it was demolished in 2014. The site has been vacant since 2014. The block contains 8 other homes to the north of the subject site.

The following narrative was submitted with the Rezoning Application:

The current zoning on this lot, as well as the surrounding area, allows for duplex-2-family dwellings. The area is comprised of single family and duplex units. The owner is proposing to build for sale townhomes in a rowhouse configuration. The townhomes will be individually platted and are planned as 2-story units with rear entry garages and backyards. The development of townhomes will create a buffer from I-30 and create a neighborhood boundary lined with street trees and pedestrian streetlights which currently don't exist in the area.

The block to the south includes a mix of residential and PD commercial uses. Adding townhomes which will face the Frontage Road will further buffer the neighborhood from the commercial activity and provide a cohesive entrance to the existing neighborhood.

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. The rezoning application lists townhomes as the proposed use. The tract size and the buffering requirements would limit most intensive uses, such as a large apartment complex.

If the site is rezoned to “UR” Urban Residential, all development must be designed to meet the standards of the “UR” Urban Residential Ordinance; any items unable to meet the standards must request a waiver from the Urban Design Commission and possibly the Board of Adjustment, depending upon the item. The development must also meet all requirements of Platting, Fire, TPW, etc., which cannot be waived through rezoning.

Staff does have concern that the site will be rezoned to “UR” Urban Residential and then the applicant will seek multiple waivers for design requirements for the district, essentially rendering the rezoning as a way to achieve higher density without providing the required architectural and design elements intended to improve the pedestrian experience, walkability, connectivity, and excellence of design.

Surrounding Zoning and Land Uses

North “B” Two-Family / residential
East “B” Two-Family / residential
South Interstate I-30
West “B” Two-Family / residential

Recent Zoning History

- ZC-21-088 almost 11 acres from “PD19/E plus restrictions” and “B” to “UR”; south of subject site across Interstate-30; effective 3-24-22
- ZC-18-052 from “PD1166/E excluding some uses” to “revise development standards to limit the square footage of uses within the building based on available parking and provide required site plan”; east of subject site; effective 5-5-18
- ZC-17-209 from “CF” to “PD/ER for office use only and allow parking in front yard”; east of subject site; effective 2-10-18
- ZC-17-090 from “CF” to “PD/E with uses excluded and development standards, site plan required”; east of subject site; effective 12-30-17

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
The following organizations were emailed on December 2, 2022:

Organizations Notified	
West Side Alliance	Ridglea Area Neighborhood Alliance
Ridgmar NA	Ridglea North NA
Como NAC	West Byers NA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Camp Bowie District, Inc	Fort Worth ISD

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “B” Two-Family to “UR” Urban Residential with the intent to build townhomes. The surrounding land uses are mostly single-family residential homes, some residential duplexes, with a few small commercial buildings.

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

Comprehensive Plan Consistency – Arlington Heights

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance. The proposed “UR” Urban Residential zoning district is not listed as a compatible district within the Single-Family Residential Future Land Use designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
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
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 zoning is not consistent with the land use designations for this area.

The proposed “UR” Urban Residential zoning aligns with some of the policies of the Comprehensive Plan but does not align with others.

Consistent with the following policies of the Comprehensive Plan:

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

Not Consistent with the following policies of the Comprehensive Plan:

- Preserve the character of rural and suburban residential neighborhoods.



- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

The following policies align with both the current “B” zoning and the proposed “UR” zoning:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage locating multiple-unit residential structures on corner lots.

The proposed “UR” zoning district is supported by certain policies but is in conflict with other policies. The policies that do not align with the “UR” zoning are related to preserving the character and scale of the existing neighborhood. However, the single-family home and detached garage that were previously on these lots were already demolished in 2014. Due to the site being situated at the end of the block and along the interstate highway, the policies that conflict with the proposed “UR” Urban Residential zoning due to preserving the character of the established neighborhood, are not as relevant.

Based on conformance with the policies stated above, the proposed zoning is not consistent with the Comprehensive Plan. However, there are several policies that do support the rezoning to “UR” Urban Residential.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.





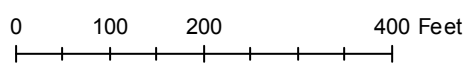
ZC-22-203

Area Zoning Map

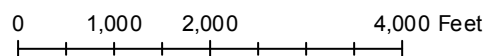
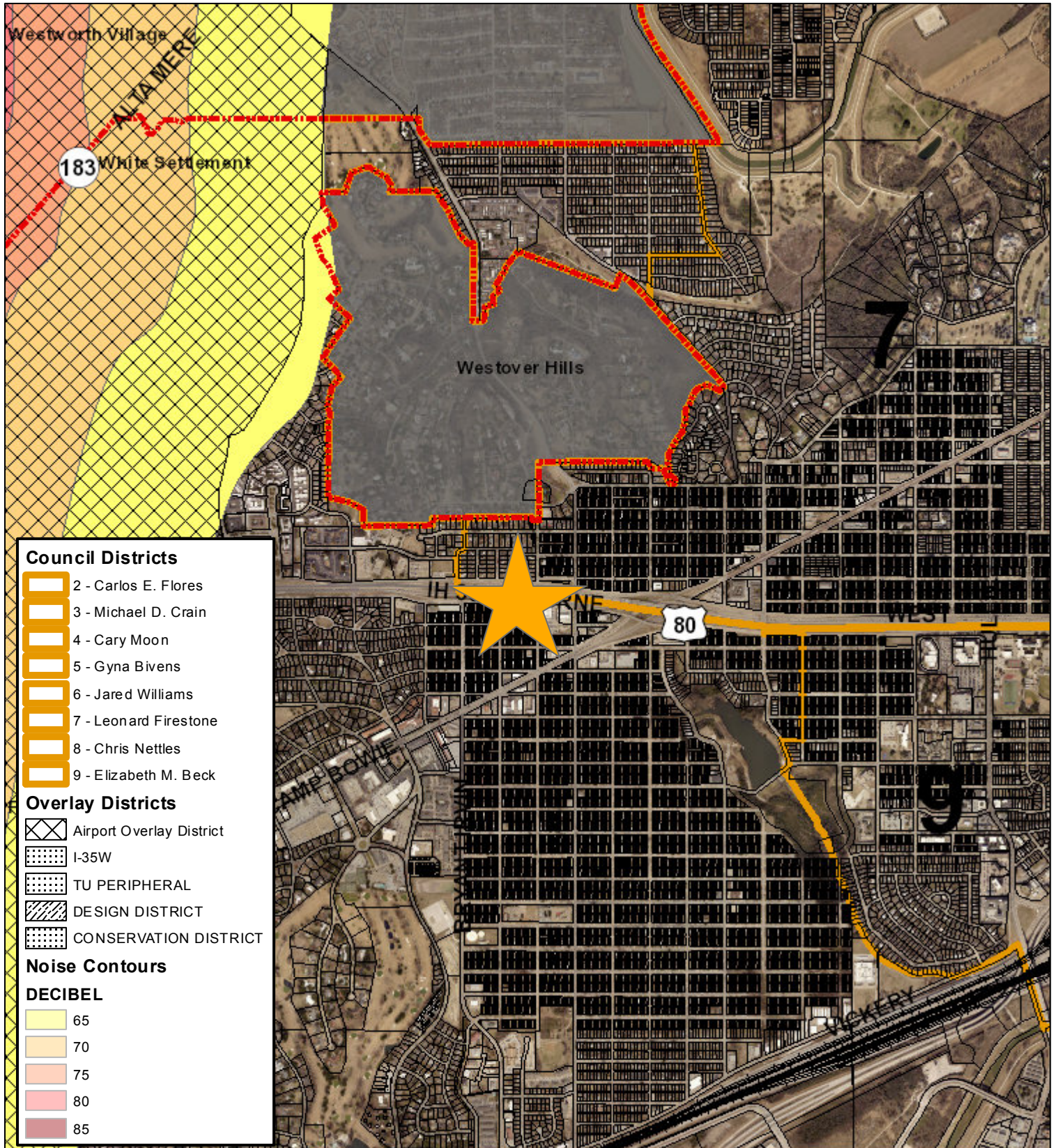
Applicant: Paula Rae Fimbres, Etal
 Address: 2520 Halloran Street
 Zoning From: B
 Zoning To: UR
 Acres: 0.62369115
 Mapsco: 074M
 Sector/District: Arlington Heights
 Commission Date: 12/14/2022
 Contact: 817-392-2806



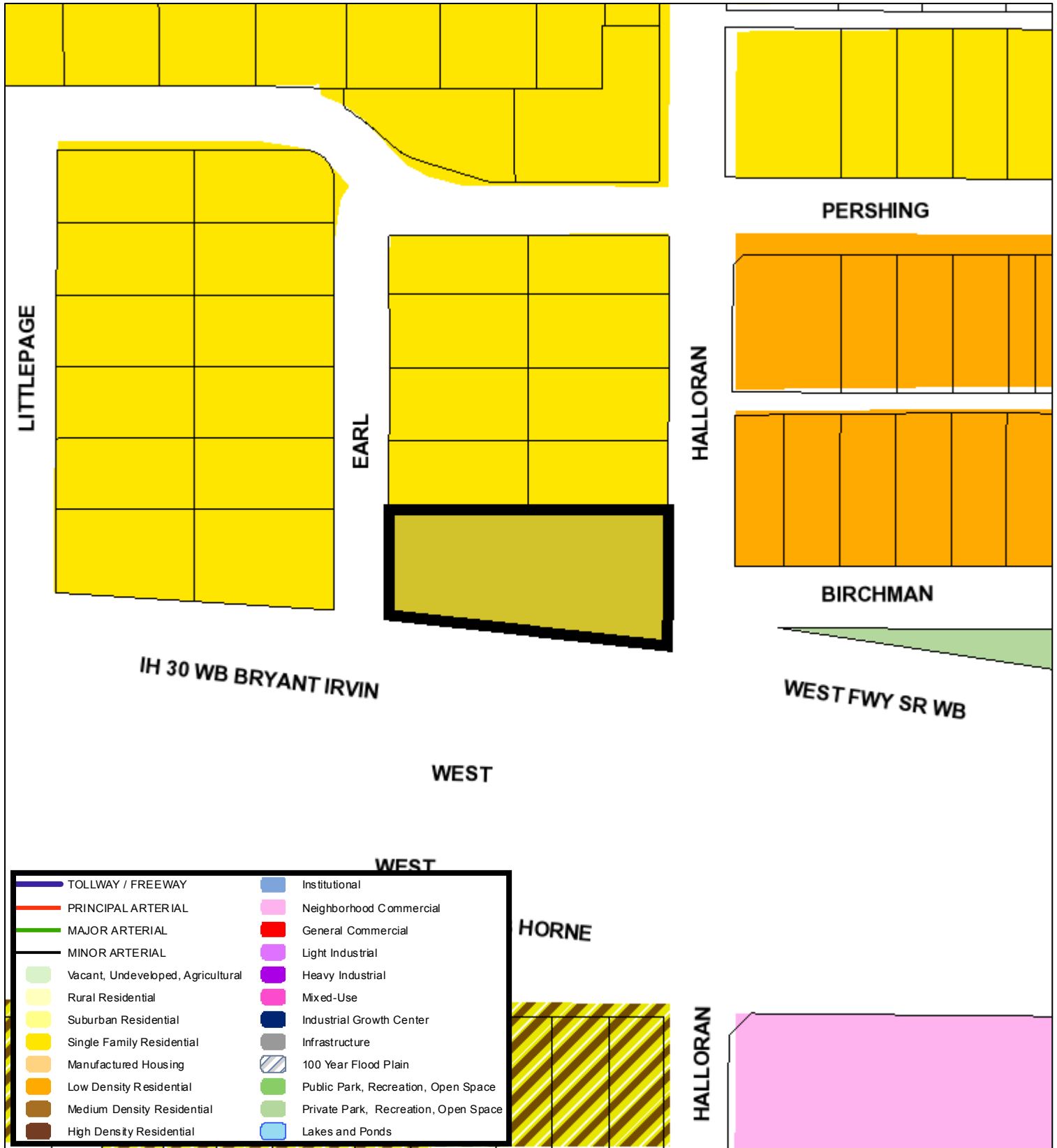
 Subject Area
 300 Foot Notification



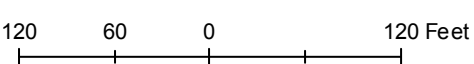
Area Map



Future Land Use



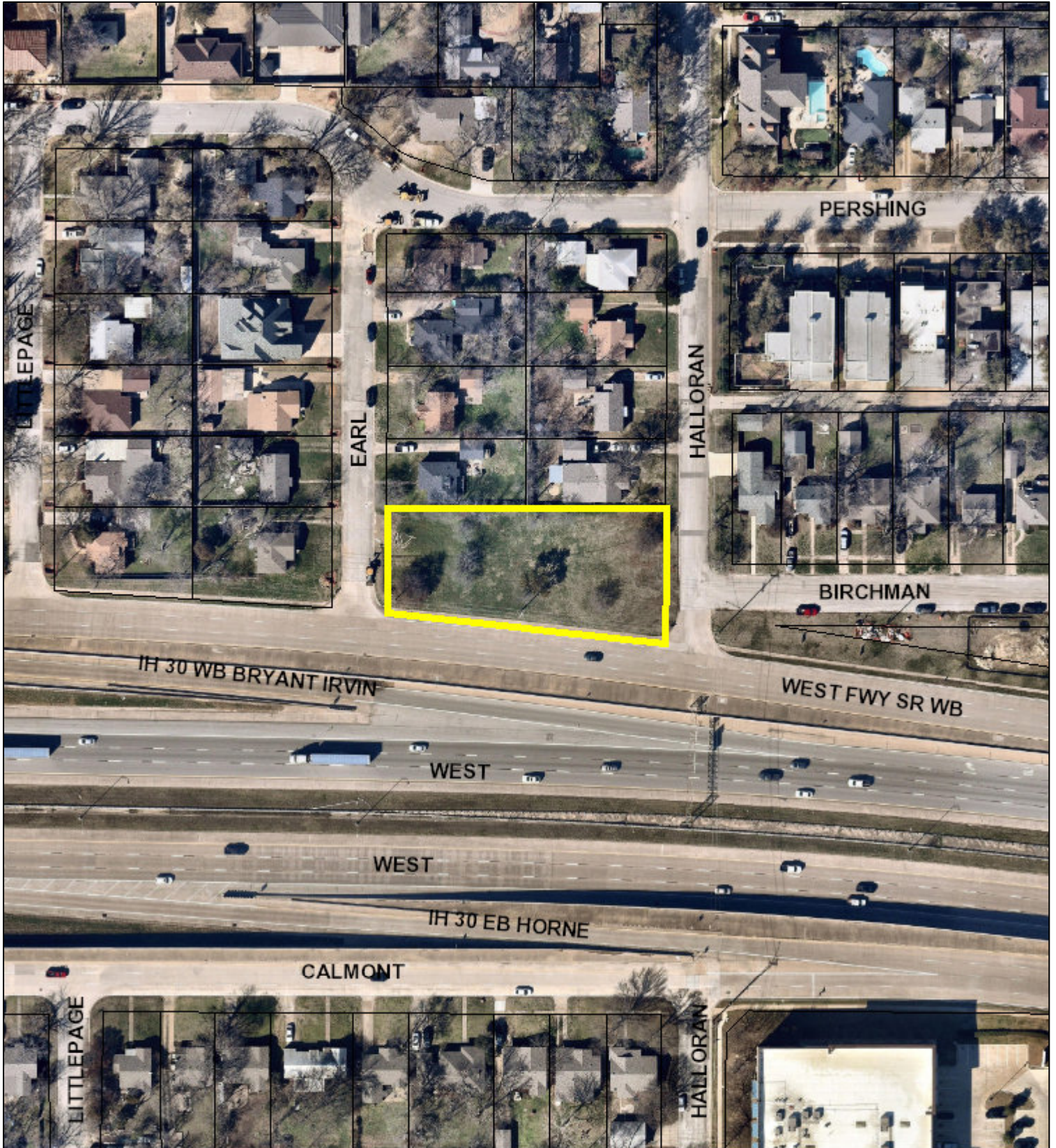
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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 75 150 300 Feet

