



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-167

Council District: 8

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Maria Villanueva

Site Location: 3030 Mecca Street

Acreage: 0.86

Request

Proposed Use: New Single-Family Home

Request: From: "A-21" One-Family

To: "A-5" One-Family

Recommendation

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 7-0**

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Project Description and Background

The subject property is located along the southern side of Mecca Street, just west of Trueland Drive. There is an existing single-family home on this site and the applicant would like to construct an additional dwelling unit. In order to allow for creation of a new single-family lot, the applicant is requesting to change the zoning of this site from “A-21” One-Family to “A-5” One-Family. The minimum lot size requirement in the “A-21” District is half an acre (21,780 square feet) and the minimum lot size requirement in the “A-5” District is 5,000 square feet.

This property was rezoned from “A-5” One-Family to “A-21” One-Family as part of a City-initiated rezoning approved in 2010 (ZC-10-117). Surrounding land uses are all single-family residential, with the majority of lots along this block of Mecca Street being zoned “A-21” One-Family. The properties located along the intersection of Mecca Street and Trueland Drive are zoned “A-5” One-Family, including the lots immediately east of the subject property. There are also areas of “A-10” One-Family and “A-7.5” One Family zoning in the vicinity of this site. These zoning classifications were all established during the City-initiated rezoning of this area in 2010.

Surrounding Zoning and Land Uses

North “A-21” One-Family / Single-Family Dwellings
East “A-5” One-Family / Single-Family Dwellings
South “A-10” One-Family / Single-Family Dwellings
West “A-21” One-Family / Single-Family Dwellings

Recent Zoning History

- ZC-10-117: City-initiated rezoning of 1,125 acres; rezoned the subject property from “A-5” One-Family to “A-21” One-Family.

Public Notification

300-foot Legal Notifications were mailed on September 21, 2021.
The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
United Communities Association of South Fort Worth	Glen Park NA
Glencrest Civic League*	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 applicant is proposing to change the zoning of this property from “A-21” One-Family to “A-5” One-Family in order to construct a new single-family home. While surrounding land uses are all residential, the majority of lots that front this section of Mecca Street are zoned “A-21” and are significantly larger than lots allowed in the A-5 District. The majority of adjacent lots that are zoned “A-5” front Trueland Drive rather than Mecca Street. The proposed zoning change is not compatible with the existing pattern of development in this location.

The proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as “Single-Family Residential” on the Future Land Use Map. The excerpt below from the Comprehensive Plan specifies that “A-5” is an appropriate zoning district within the “Single-Family Residential” designation.

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
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed zoning is **consistent** with the Comprehensive Plan.

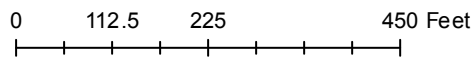


Area Zoning Map

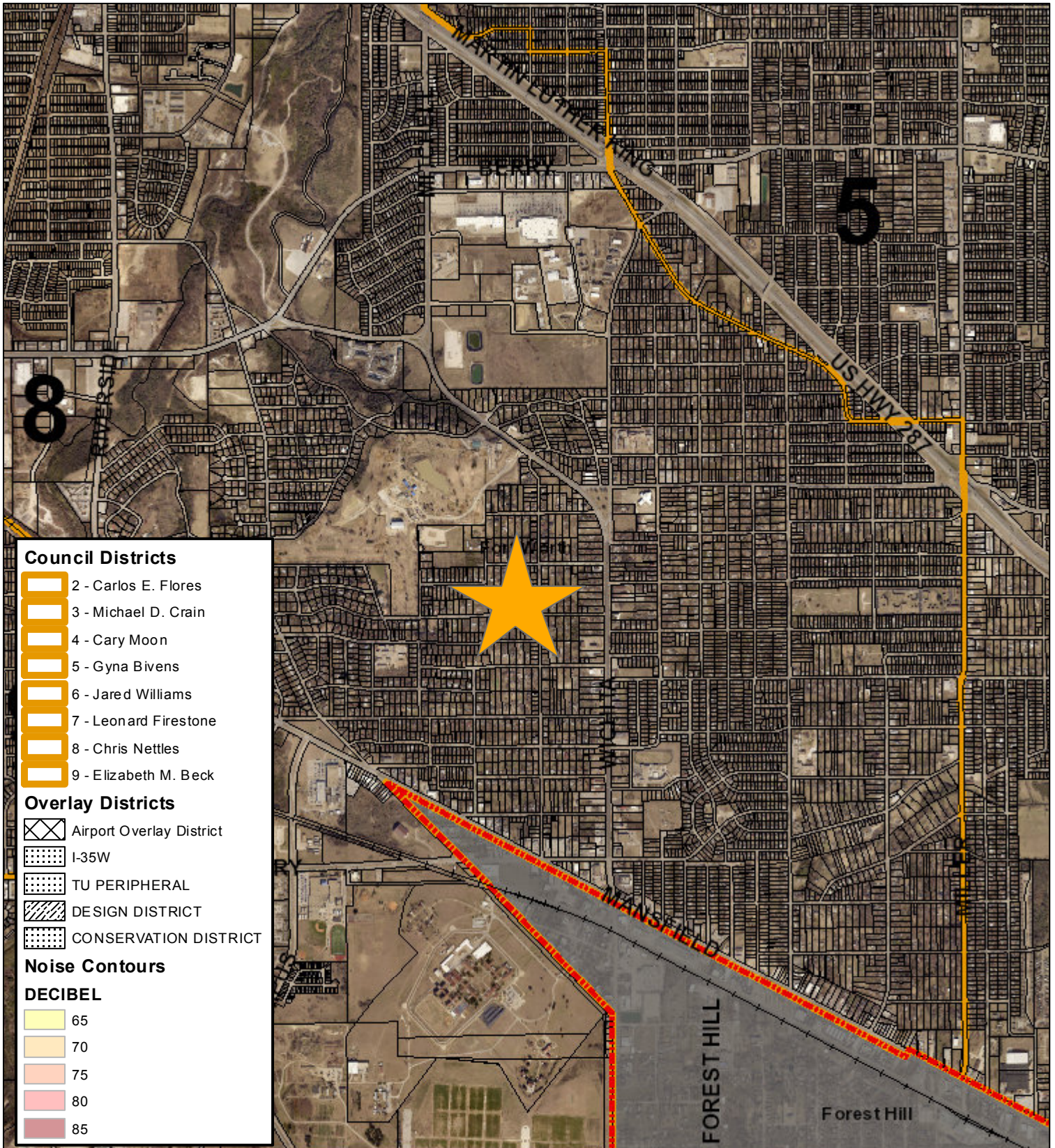
Applicant: Maria Villanueva
 Address: 3030 Mecca Street
 Zoning From: A-21
 Zoning To: A-5
 Acres: 0.85747564
 Mapsco: 92B
 Sector/District: Southeast
 Commission Date: 10/13/2021
 Contact: 817-392-2495



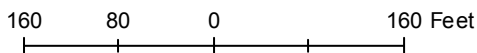
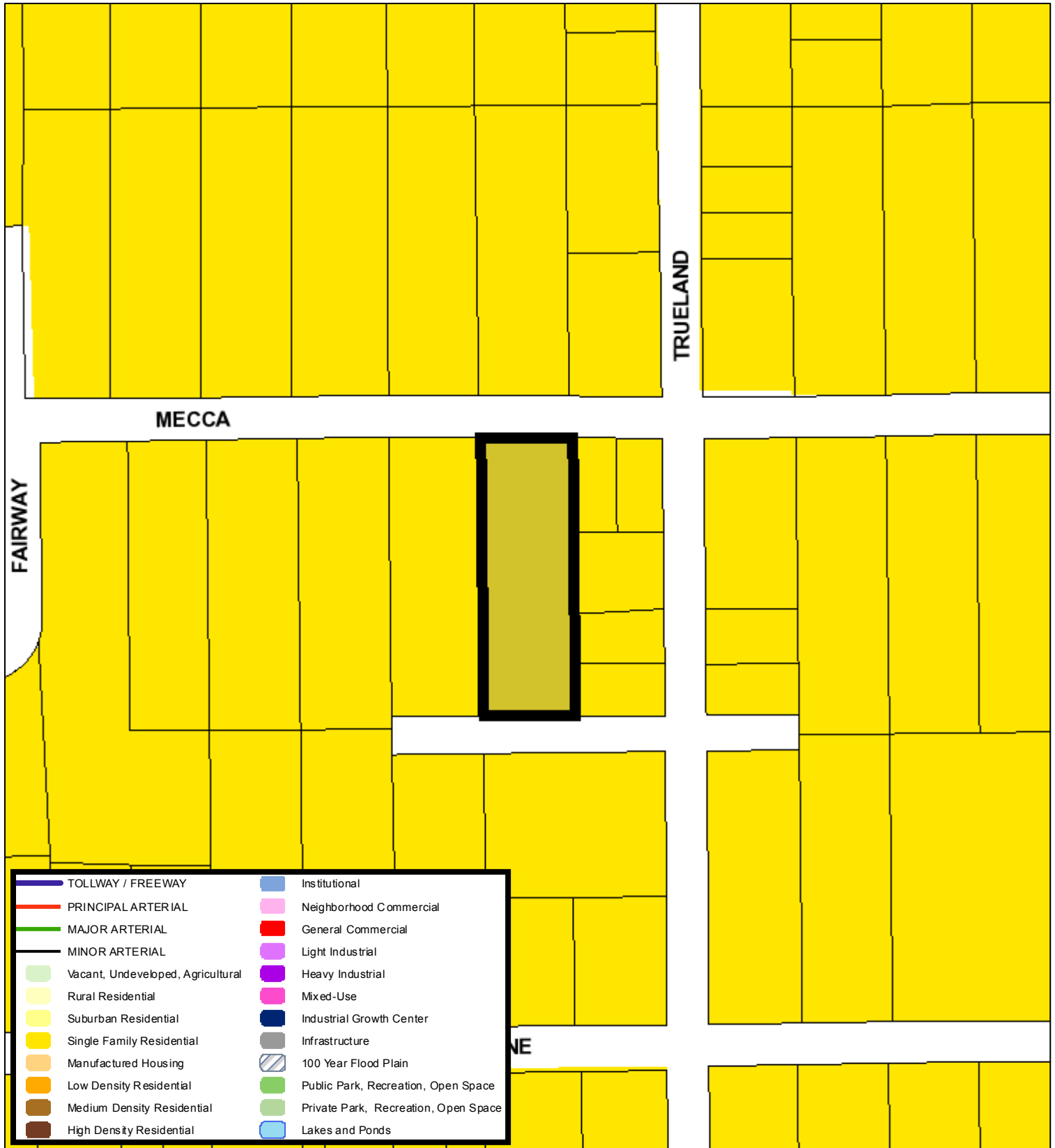
Subject Area
 300 Foot Notification



Area Map



Future Land Use



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

