



# Zoning Staff Report

Date: October 11, 2022

Case Number: ZC-22-149

Council District: 8

## Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: City of Fort Worth / Development Services

Site Location: 3626 Meadowbrook Drive

Acreage: 0.61 acres

### Request

Proposed Use: Residential Development

Request: From: "ER" Neighborhood Commercial Restricted

To: "A-5" One-Family

### Recommendation

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

Comprehensive Plan Consistency: Requested change is **consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

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## Project Description and Background

The property is currently a vacant commercial site within the West Meadowbrook Neighborhood Association and the Oakland NEZ Plan. The City of Fort Worth is present owner and holds the site as surplus property. While the current “ER” Neighborhood Commercial Restricted zoning does match the neighborhood commercial future land use designation, the buildings have been vacant for a number of years and have reached the end of their useful lifespan. The neighborhood association and the Council Member’s office have been in discussion regarding the most appropriate land use going forward. Given the large amount of residential zoning in the area and the broader commercial area on E. Lancaster Street three blocks to the south, single family zoning to match the surrounding land uses is preferred. City policies require the site to have appropriate zoning prior to sale. The proposal to rezone this lot would change the “ER” Neighborhood Commercial Restricted zoning to “A-5” One-Family zoning, allowing construction of single family residential uses by right.

## Surrounding Zoning and Land Uses

North “A-7.5” One-Family, “ER” Neighborhood Commercial Restricted / single family and vacant commercial building  
East “A-5” One-Family / single family and one duplex  
South “A-5” One-Family / single family  
West “A-7.5” One-Family / single family

## Recent Zoning History

- ZC-09-115, subject site and surrounding area, Council-initiated zoning, approved November 3, 2009.

## Public Notification

300-foot Legal Notifications were mailed on September 1, 2022.  
The following organizations were notified: (emailed August 24, 2022)

Organizations Notified	
West Meadowbrook NA *	Streams and Valleys Inc
East Fort Worth, Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	Southeast Fort Worth Inc
Neighborhoods of East Fort Worth	Fort Worth ISD

\* Located within this registered Neighborhood Association

# Development Impact Analysis

## Land Use Compatibility

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The surrounding neighborhood is developed as single family uses with public parks between the neighborhood and the East Freeway (I-30) to the north. With the exception of a vacant commercial site to the north, the rezoning site is surrounded by single family uses and one duplex. The parcel was developed as a small shopping center but has been vacant of commercial uses for over 10 years, when the City of Fort Worth obtained ownership for non-payment of taxes. This portion of the Meadowbrook neighborhoods has bus service only along E. Lancaster Avenue, which is approximately three blocks to the south and a main retail corridor for the area.

The site falls within the boundaries of the 2009 Oakland Corners Empowerment Zone Plan that is designed to rebuild neighborhoods with compatible quality infill housing and appropriate mixed-use development in commercial areas. The proposed zoning of “A-5” One-Family would allow redevelopment of the site into single family residential uses by right, which aligns with the NEZ Plan as adopted. The lack of direct bus service and homogenous single family development lends this site to redevelopment as infill single family uses. As such, the proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Southeast

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The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, but surrounded by Single Family designations. A minor boundary adjustment to Single Family allows the proposed zoning of “A-5” One-Family to be compatible with the future land use designation of the adopted Comprehensive Plan.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city
- 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.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Southeast Planning Sector:

2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.

3. Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.
10. Encourage demolition of buildings that cannot be economically rehabilitated.

The proposed zoning **is consistent** with a minor boundary adjustment to the Comprehensive Plan future land use designation.

## Economic Development Plan

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The 2021 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.



This zoning request may not assist in high-wage job growth, and is not a targeted high-growth industry, but would contribute to a more sustainable tax base and the quality of place.

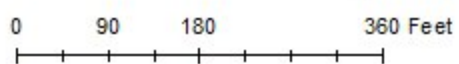


# Area Zoning Map

Applicant: City of Fort Worth - Development Services  
 Address: 3626 Meadowbrook Drive  
 Zoning From: ER  
 Zoning To: A-5  
 Acres: 0.61251079  
 Mapsco: 78G  
 Sector/District: Eastside  
 Commission Date: 9/14/2022  
 Contact: 817-392-8190



 Subject Area  
 300 Foot Notification





## Area Map



### Council Districts

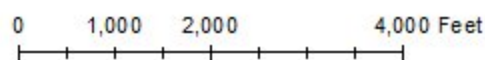
- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

### Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

### Noise Contours

- DECIBEL**
- 65
  - 70
  - 75
  - 80
  - 85

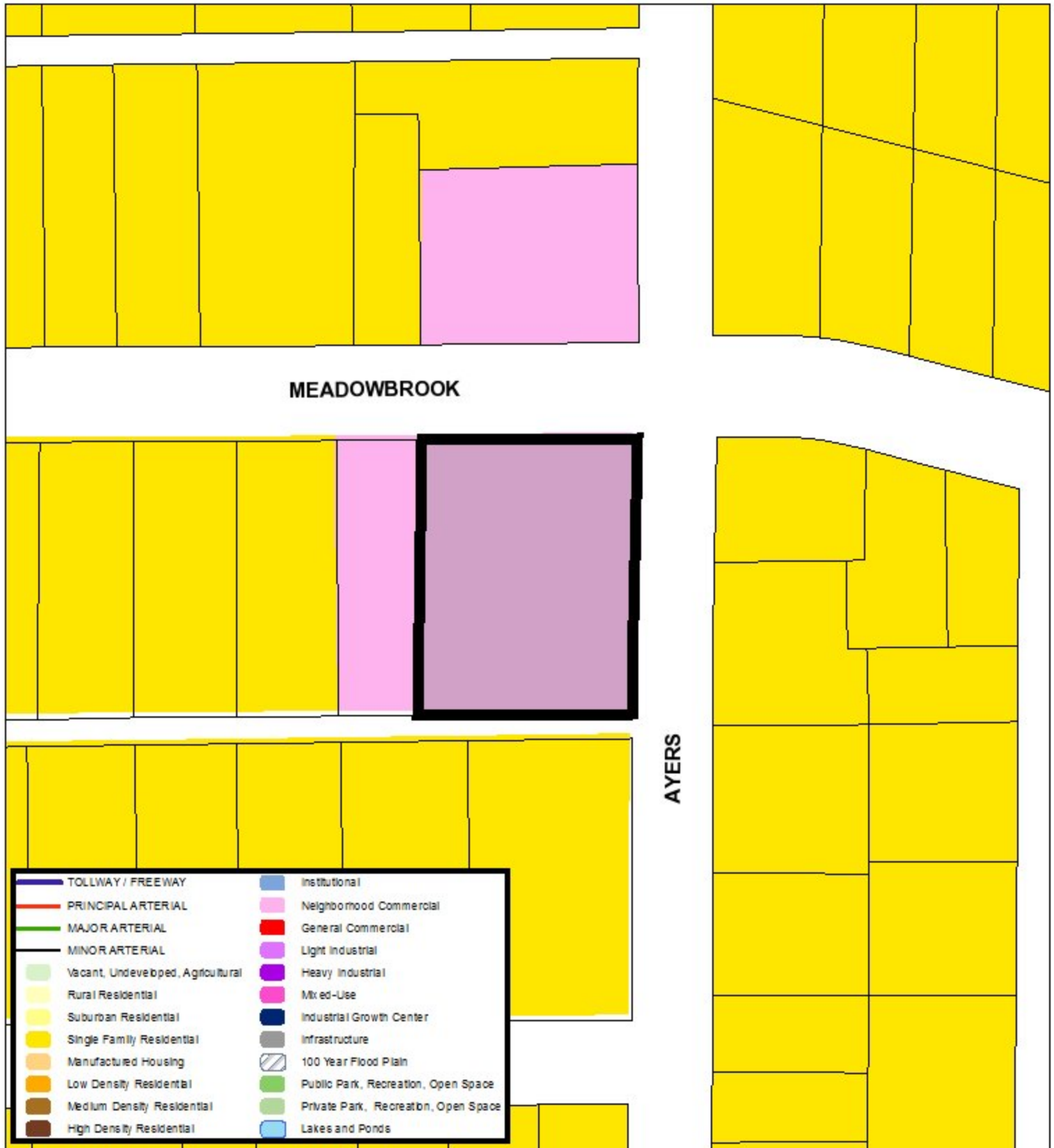






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Future Land Use



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

90 45 0 90 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 55 110 220 Feet

