



Zoning Staff Report

Date: June 28, 2022

Case Number: ZC-22-088

Council District: 8

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Bret & Jennifer Starr

Site Location: 2201 Watson Street

Acreage: 4.86 acres

Request

Proposed Use: Single-family home with guest house (Will not be used as a short-term rental)

Request: From: “A-10” One-Family

To: “PD/A-43” Planned Development for “A-43” uses plus guest house for parents with development standards for size of accessory structures and location in front of primary, ornamental fence in the front yard and chain link fence, site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The property is located on Watson Street near the corner of Meadowbrook Drive. The applicant is proposing to change the zoning to “PD/A-10” Planned Development for “A-10” uses plus guest house for parents with development standards for size of accessory structures and location in front of primary, ornamental fence in the front yard and chain link fence, site plan included for a single-family home and guest house. Surrounding land uses are single-family. The applicant intends to develop in the middle of a nearly five (5) acre lot that has numerous trees and a small creek.

Rezoning is required due to the configuration of the property and because the guest house would be considered a second unit. Accessory dwellings are allowed in “A-10” if they do not contain a kitchen or 220 v plug. The applicant intends to use the guest house as a fully functioning second unit for family and will not be used for short-term rentals. The proposed use and configuration is appropriate at this location.

Requirement	A-10 Standards	Proposed PD
Accessory Structures	Projected front yard (approximately 30 ft)	Dumpster within this setback <i>(requires Development Regulation Waiver)</i>
Fence	4 ft open design fence allowed within front yard on property line	5 ft decorative fence provided <i>(requires Development Regulation Waiver)</i>
Fence	Chain link fence not allowed	Chain link used for portions of the development <i>(requires Development Regulation Waiver)</i>

Surrounding Zoning and Land Uses

North “A-10” One-Family / residential
 East “A-10” One-Family / residential
 South “A-10” One-Family / residential
 West “A-10” One-Family / residential

Recent Zoning History

- None



Public Notification

300-foot Legal Notifications were mailed on May 24, 2022.

The following organizations were notified: (emailed May 18, 2022)

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

* *The subject property lies within this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family for a single-family home. Surrounding land consist of residential uses. The rezoning is located on nearly five (5) acres and the propose improvements will not infringe on the nearby residences. The majority of the structures are located within the interior of the overall lot.

As a result, the proposed zoning request is **compatible** at this location.

Comprehensive Plan Consistency –Eastside

The Comprehensive Plan designates the subject property as single-family residential. The requested zoning change is consistent with the following Comprehensive Plan policy:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Based on the conformance with the future land use map and policies stated above the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

The adopted Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

3.2.2. Encourage substantial new housing investment and development in the city's under-served neighborhoods.

Site Plan Comments

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

1. 4ft open design fence allowed in front yard (**Waiver requested**)
2. Chain link fence not allowed in single-family (**Waiver requested**)
3. Accessory structure located in front of primary (**Waiver requested**)

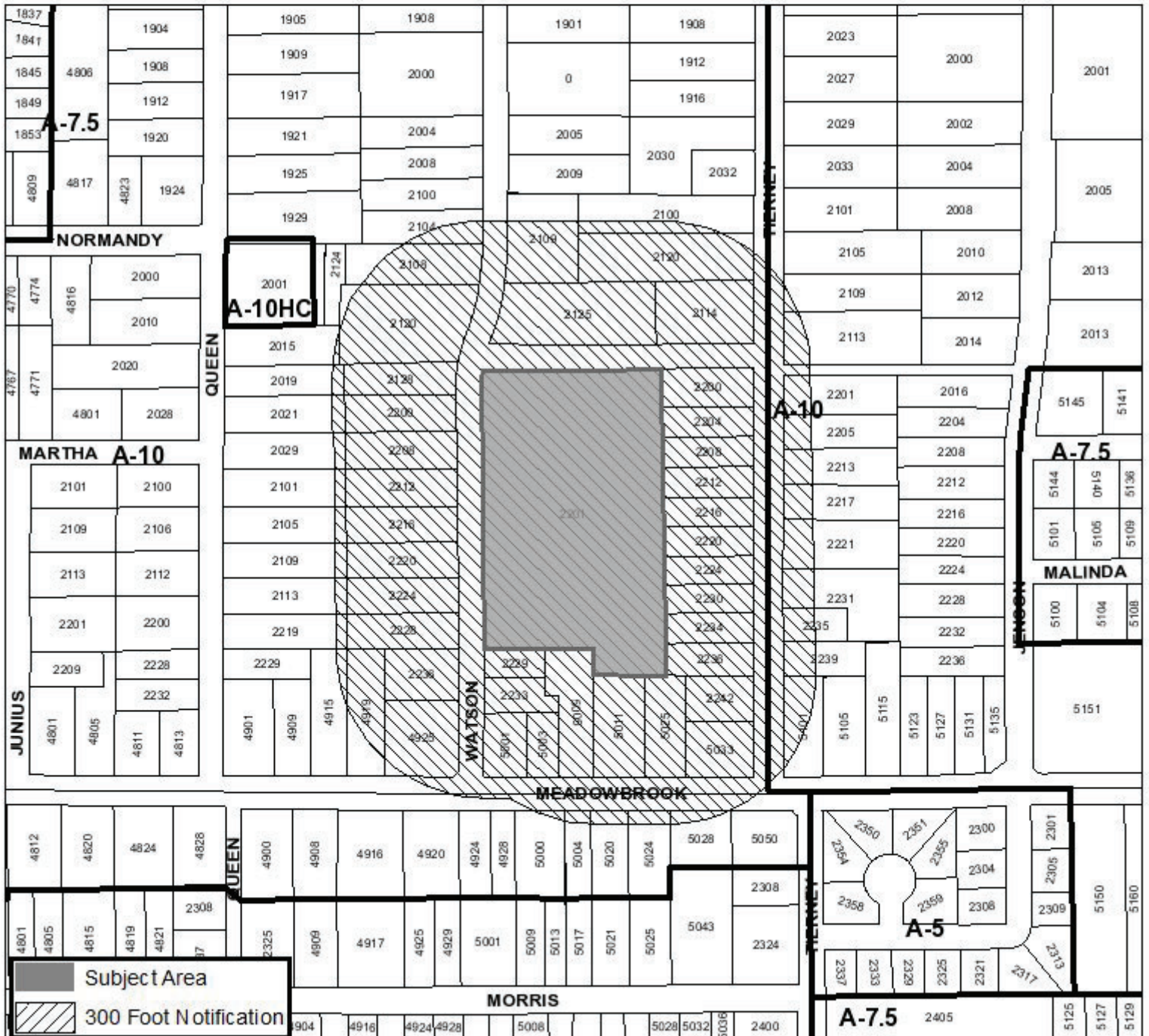
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



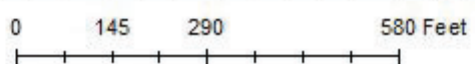
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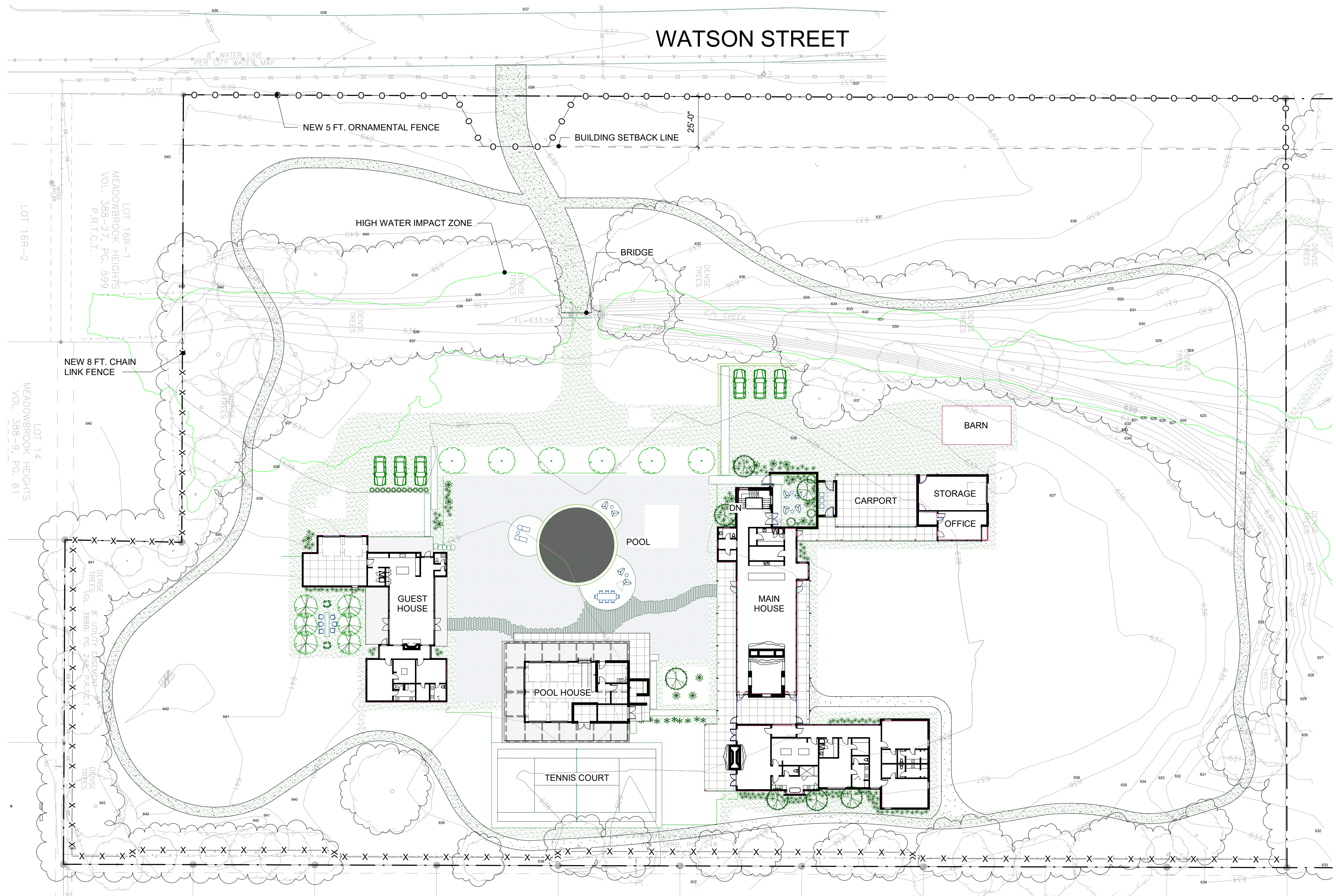
Area Zoning Map

Applicant: Bret & Jennifer Starr
 Address: 2201 Watson Street
 Zoning From: A-10
 Zoning To: Planned Development for A-10 uses plus guest house for parents with development waiver
 Acres: 4.86607918
 Mapsco: 79B
 Sector/District: Eastside
 Commission Date: 6/8/2022
 Contact: 817-392-8047



Subject Area
 300 Foot Notification

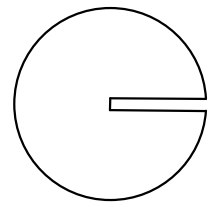
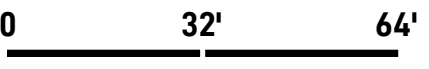




These documents may not be used for regulatory approval, permit, or construction.

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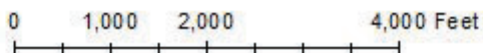
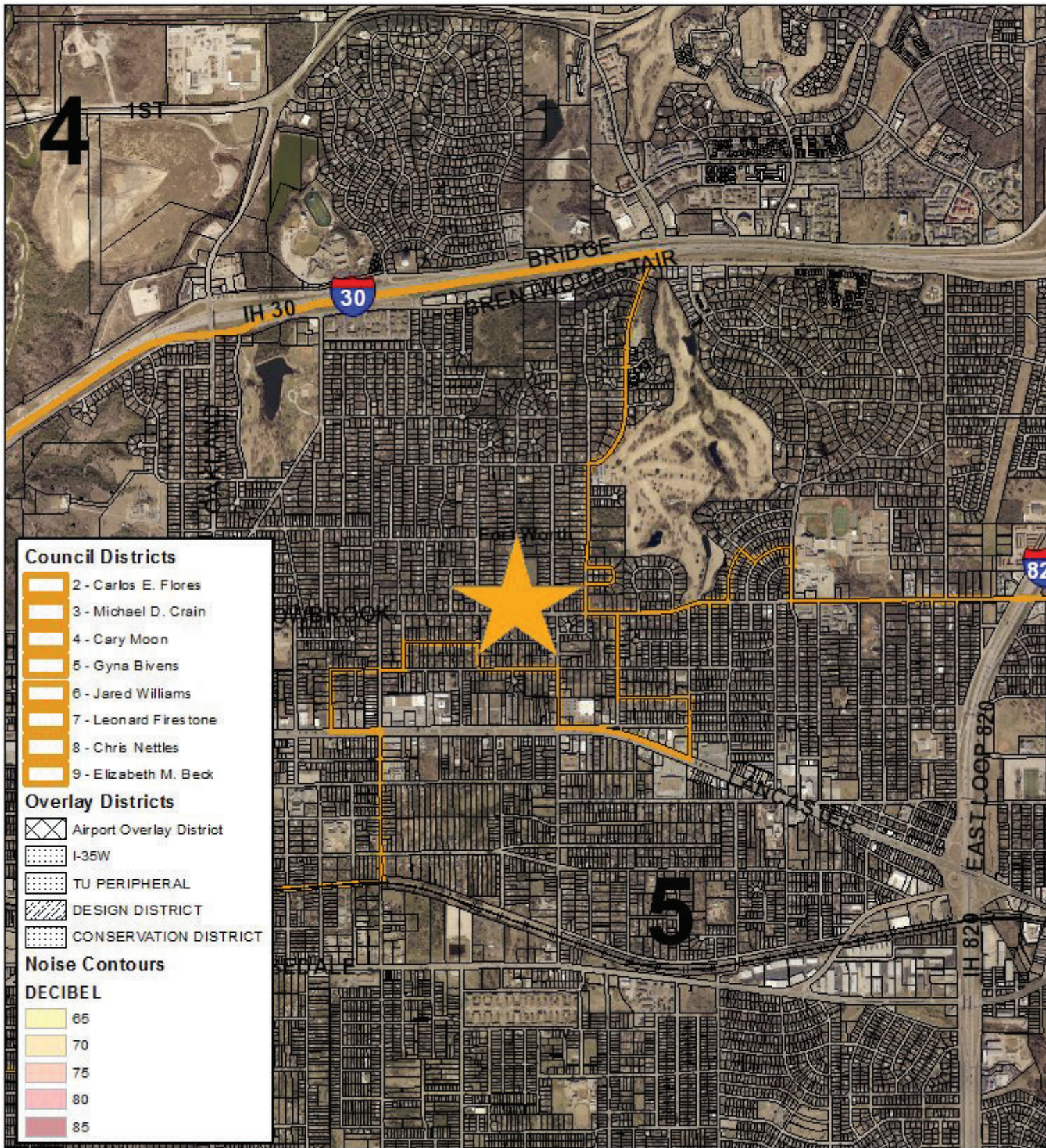
Site Plan

STARR RESIDENCE

ARCHITECTURE
INTERIORS
PLANNING

**bennett
partners**

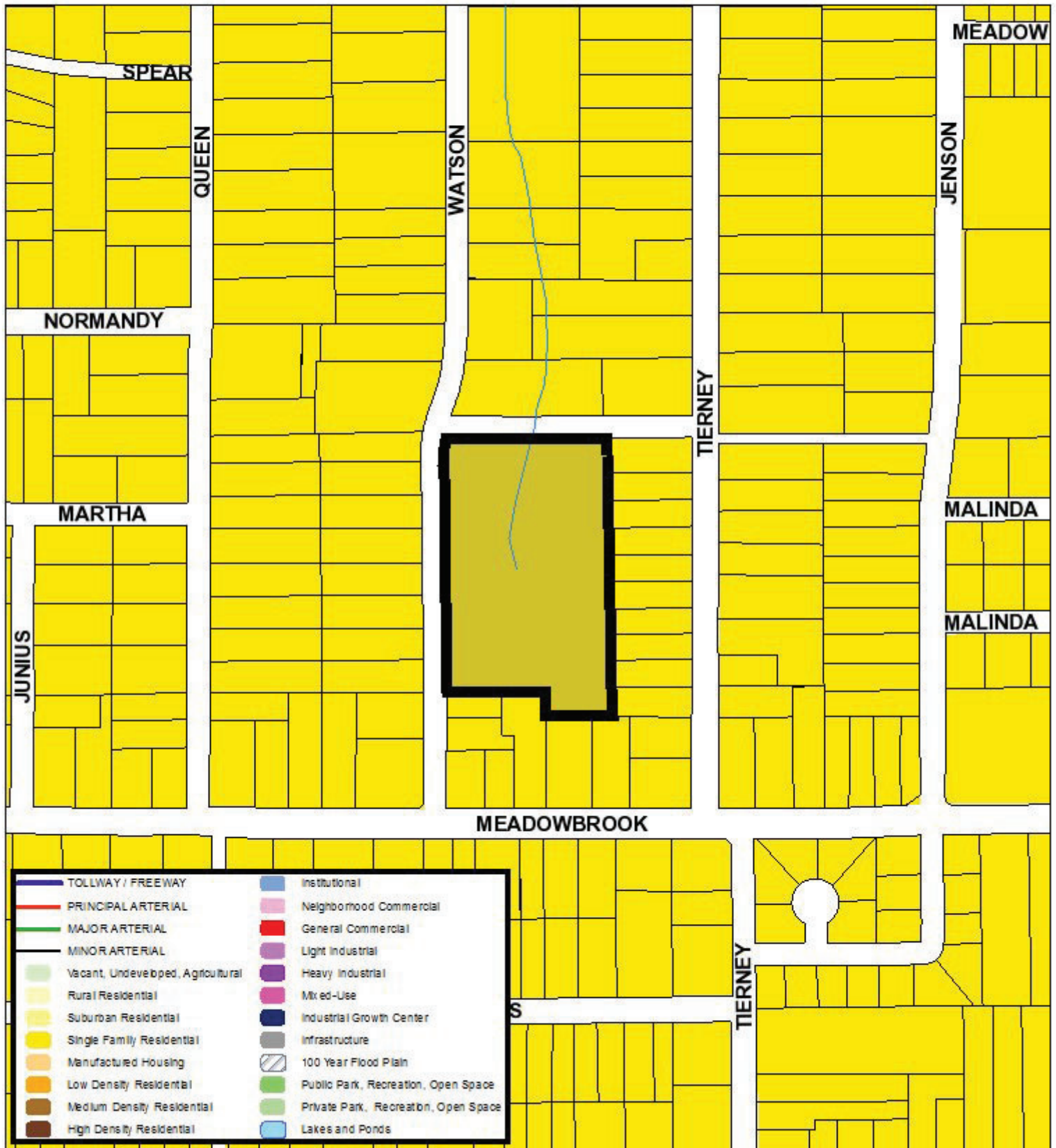
Area Map





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Future Land Use



290 145 0 290 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



0 187.5 375 750 Feet

