



Zoning Staff Report

Date: September 14, 2021

Case Number: ZC-21-108

Council District: 5

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Rosco Dixson / Cynthia Oliver Dixson

Site Location: 4420 – 4400 (evens) Wilbarger Street **Acreage:** 2.79 acres

Request

Proposed Use: New single-family dwelling (on same lot as existing home)

Request: From: “A-5” One-Family

To: “B” Two-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency).**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

Correspondence: Support: 1 letter Opposition: 2 letters

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Project Description and Background

The subject property is located along the north side of Highway 287 east of its intersection with Miller Avenue. The property measures over 900 feet in depth and has frontage on both Highway 287 to the south and Wilbarger Street to the north, with a total land area of 2.79 acres. The property is unplatted and currently contains one primary structure and multiple accessory buildings. The existing home, located at the north end of the property located closest to Wilbarger Street, appears to be a duplex with two (2) main entrances, but the applicant has indicated that this structure contains only one (1) dwelling unit and is not a duplex.

The owner would like to build a second single-family home at the southern end of the property, closest to Highway 287. It is not possible to plat this portion of the property as a separate lot fronting Highway 287 due to lot width deficiencies, concerns regarding access, and complications with the extension of utilities. Therefore, the applicant is requesting to change the zoning of this property from “A-5” One-Family District to “B” Two-Family District, which allows for two (2) dwelling units (either attached or detached) to be located on a single lot.

This property was included in a large City-initiated rezoning approved by City Council in 2008 which rezoned this site and surrounding properties from “B” Two-Family to “A-5” One-Family (case ZC-08-129).

Surrounding Zoning and Land Uses

North “A-5/SSO” One-Family Stop Six Overlay / single-family dwellings
East “A-5” One-Family / single-family dwellings
South (across Highway 287) “A-10” One-Family / single-family dwellings
West “A-5” One-Family / single-family dwellings

Recent Zoning History

- ZC-08-129: Rezoned the subject property from “B” Two-Family District to “A-5” One-Family as part of a larger City-initiated rezoning.
- ZC-19-116: Established the Stop Six Overlay District on property to the north (across Wilbarger Street).

Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.

The following organizations were notified: (emailed July 26, 2021)

Organizations Notified	
Glen Park NA	Village Creek NA*
Fairhaven NA	Eastland NA
Echo Heights NA	East Fort Worth, Inc
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 requesting to change the zoning of this property from “A-5” One-Family to “B” Two-Family. This site is surrounded entirely by properties zoned “A-5” that are developed with single-family residences. The southern boundary of the Stop Six Overlay District is located just north of this site, across Wilbarger Street. The proposed “B” Two-Family zoning on a property of this size would allow a significant increase in density immediately adjacent to established single-family districts.

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. All surrounding properties are also designated as “Single-Family Residential.” The excerpt below from the Comprehensive Plan indicates that “B” Two-Family zoning is not considered appropriate within the “Single-Family Residential” category:

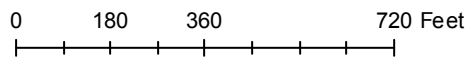
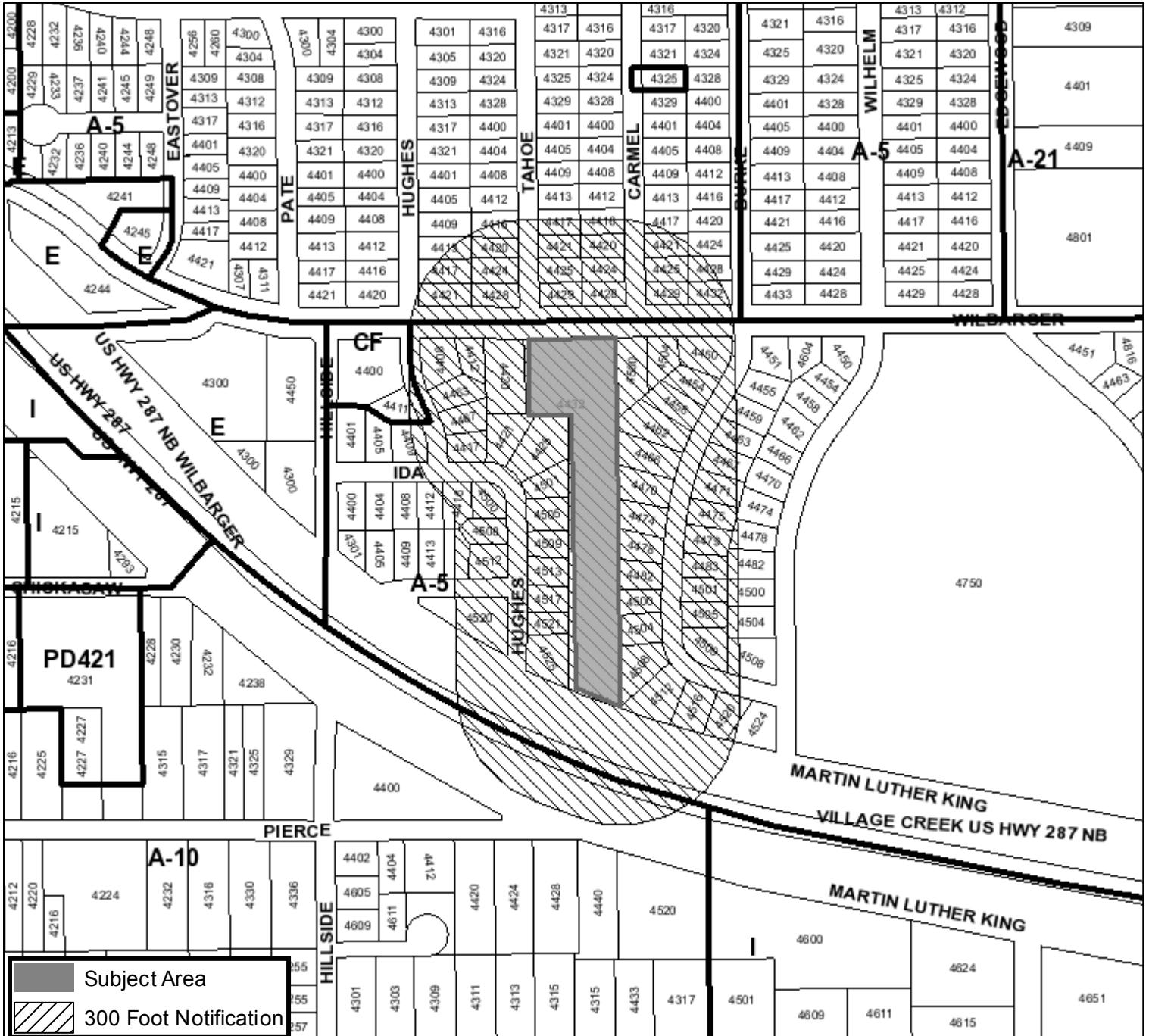
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. 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
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

Based on the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan (**technical inconsistency**).

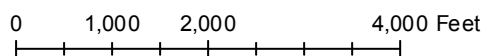
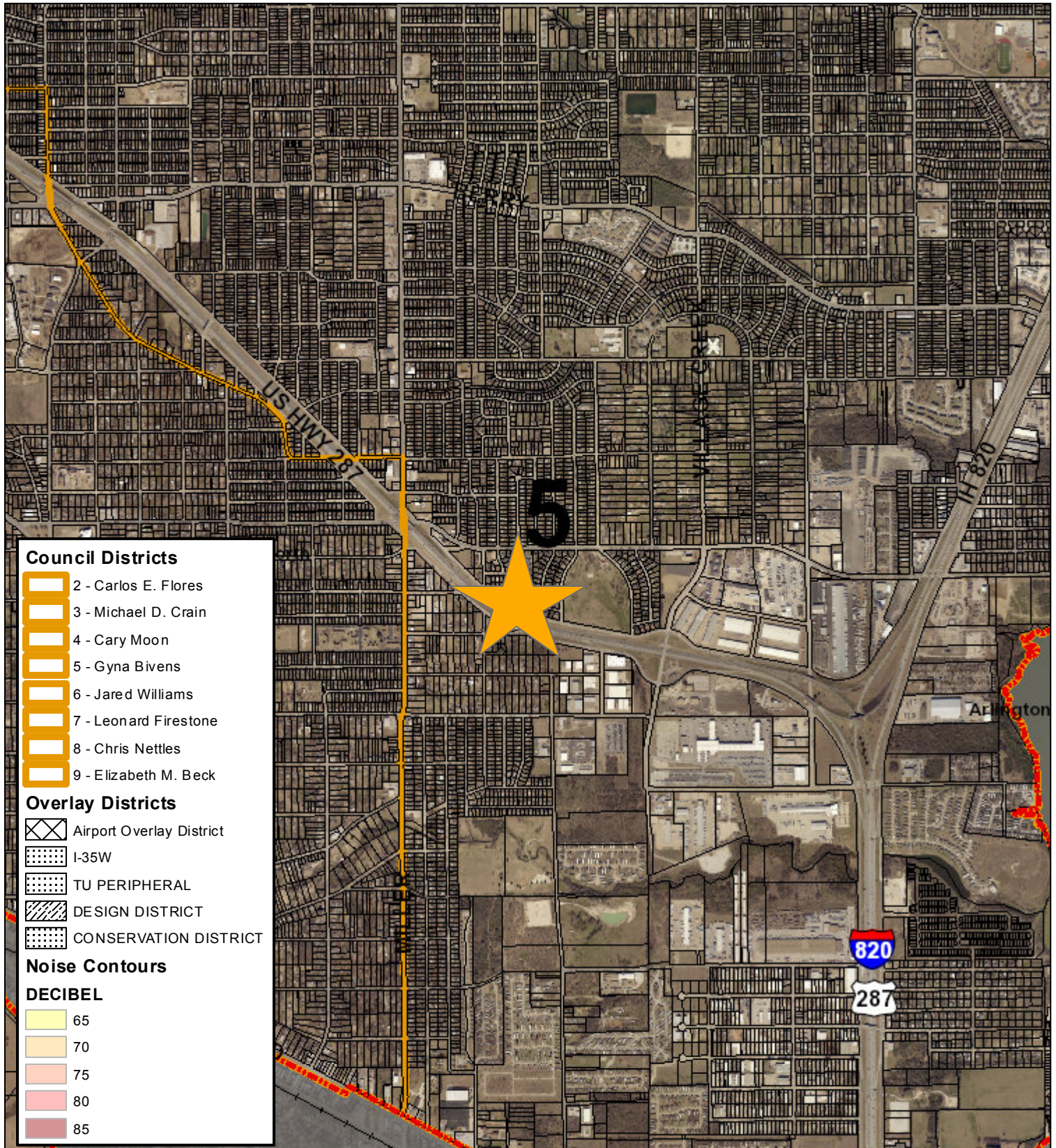


Area Zoning Map

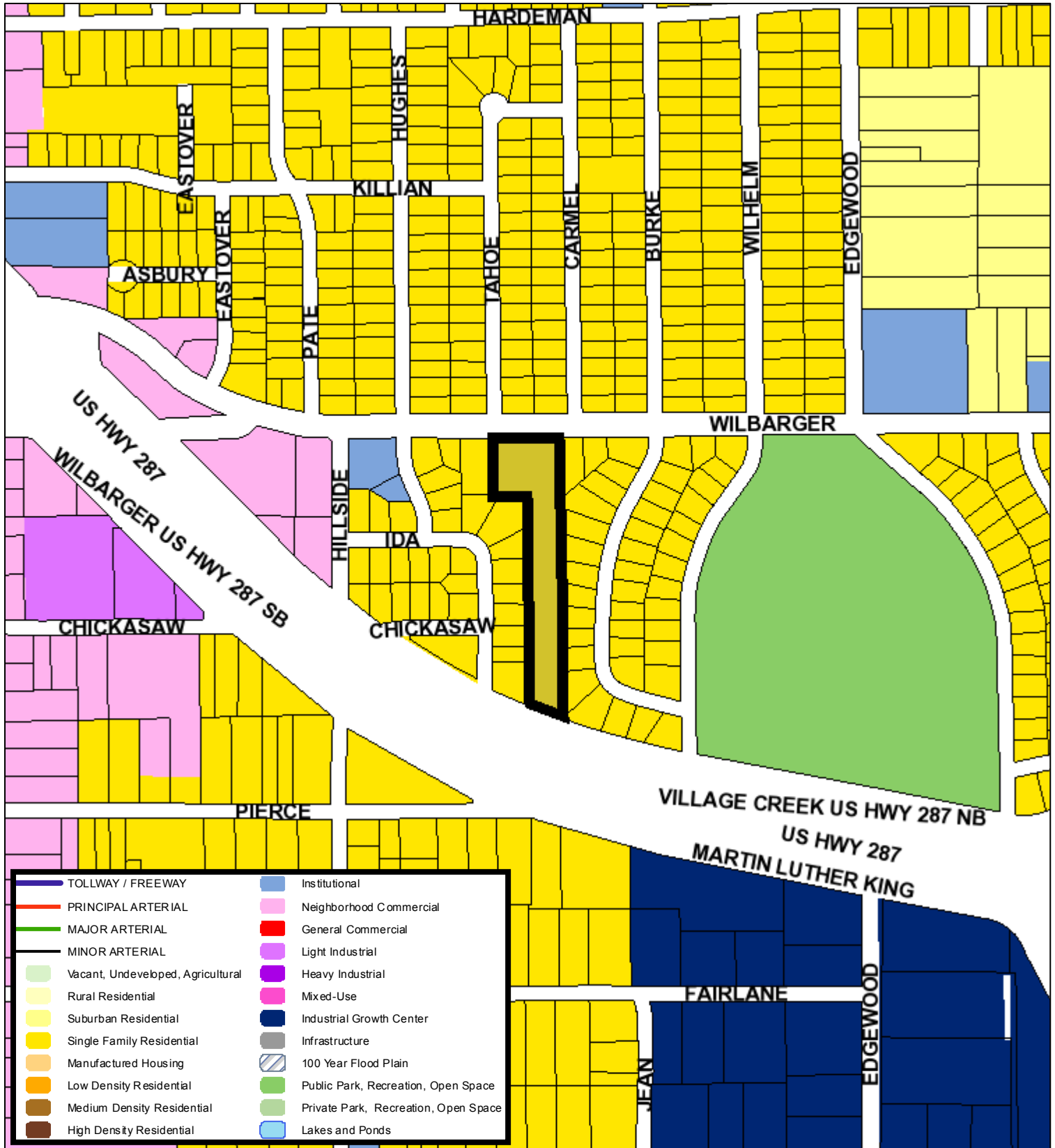
Applicant: Rosco Dixon
 Address: 4420 - 4440 (evens) Wilbarger Street
 Zoning From: A-5
 Zoning To: B
 Acres: 2.78703696
 Mapsco: 93A
 Sector/District: Southeast
 Commission Date: 8/11/2021
 Contact: 817-392-2806



Area Map



Future Land Use



440 220 0 440 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



0 275 550 1,100 Feet

