



Zoning Staff Report

Date: April, 11 2023

Case Number: ZC-22-188

District (old/new): 8 / 11

Zoning Map Amendment & Site Plan

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: KAT Investments / Tara Bohme

Site Location: 3701 Meadowbrook Drive

Acreage: 0.25 acres

Request

Proposed Use: Residential Development

Request: From: “A-7.5” One-Family

To: “PD/A-7.5” Planned Development for all uses in “A.7.5” One-Family plus triplex; 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 6-0**

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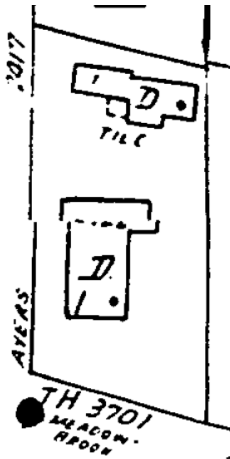
Zoning Staff Report

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Project Description and Background

The subject property is located at the Northeast corner of Meadowbrook and Ayers. The property is currently used as a triplex and is occupied by tenants that, according to the applicant, are referred to her by the Salvation Army. The zoning change request was brought forward after a code violation was issued. The proposal to rezone this lot would change the “A-7.5” Single-Family zoning to a PD (planned development) for triplex use to bring the property into compliance while keeping the current base zoning to avoid more intense incompatible uses to be built.

Per TAD records, the property was built in 1947, and they have it listed as a single-family residence; in their application, the applicant states that the property was originally a duplex with an accessory structure that was later converted into a one-bedroom apartment. 1950 Sanborn Map shows two detached dwellings on the site.



The following is an excerpt of the case application with more background information.

3701 Meadowbrook Dr is a duplex with a detached 1 bed 1 bath dwelling unit which has its own separate address of 2417 Ayers. These 2 properties sit on one lot with 3 units and are currently Zoned as a A-7.5 but is considered a multi-family triplex dwelling. As to not be in code violation with the City of FW we need to rezone this lot to Planning Development (PD). All units are currently being rented to low-income families who are clients of The Salvation Army. We want to be in compliance with city code and also continue to provide housing to lower income families and this is best form of action to be able to do both.

Surrounding Zoning and Land Uses

- North “A-7.5” One-Family / single family
- East “A-7.5” One-Family / duplexes
- South “A-7.5” One-Family triplex
- West “ER” Neighborhood Commercial / vacant commercial building

Recent Zoning History

- ZC-09-115, subject site and surrounding area, Council-initiated zoning, approved November 3, 2009.
- ZC-23-002 property to the west, Council-initiated zoning, scheduled for the March 14, 2023 City Council (recommended for approval by Zoning Commission)

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
 The following organizations were notified: (emailed March 10, 2023)

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

Although the applicant is requesting the zoning change to bring the existing property into compliance and not to construct a new structure, a site plan has been submitted in the event new construction occurs, it is done consistent with the current dimensions allowing any new building to remain in the existing context of the neighborhood.

Properties along the Meadowbrook block face are predominantly duplexes. Except for a vacant commercial site to the west, the rezoning site is surrounded by duplexes and single-family uses. The property directly across Meadowbrook is a triplex.

As such, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Single Family.

FUTURE LAND USE	DEFINITION	ZONING
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR



The proposed base zoning is consistent with the land use designation for this area, and would be in alignment with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices
- Additionally, the continued usage of these units provides alternative and affordable housing accommodations, especially within the older parts of town. While the use of three units is not consistent with the Single-Family designation of the future land use plan, it does provide affordable and accessible housing which is also a policy of the city.

The proposed zoning **is consistent** with the Comprehensive Plan future land use designation.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

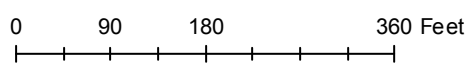


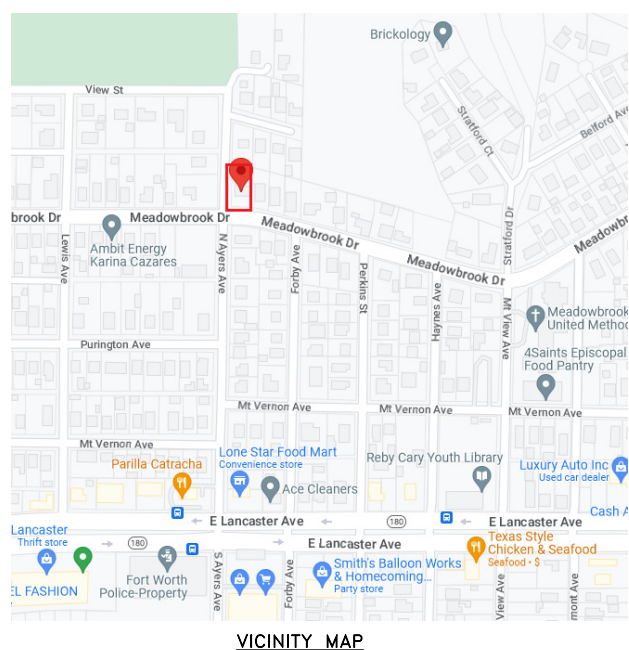
Area Zoning Map

Applicant: KAT Investments LLC
 Address: 3701 Meadowbrook DR
 Zoning From: A-7.5
 Zoning To: PD/SU
 Acres: 0.24965627
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 3/8/2023
 Contact: 817-392-2495



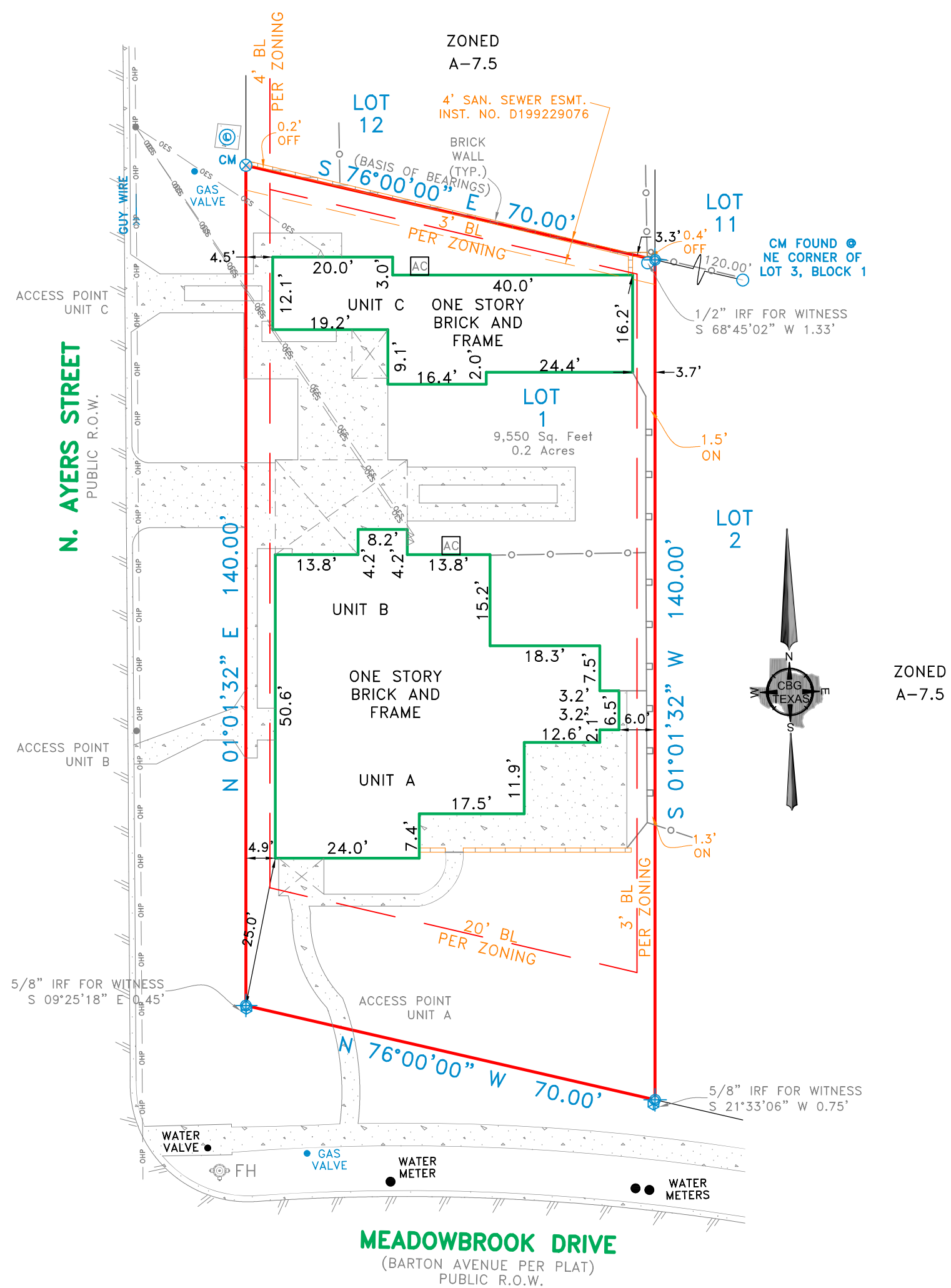
Subject Area
 300 Foot Notification





3701 Meadowbrook Drive

Lot 1, Block 2, STRATFORD, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or pla thereof recorded in Volume 204, Page 80, Plat Records of Tarrant County, Texas.



PD, A-7.5 TRIPLEX

Development Standard Request

- Front Yard Setback -Ayers 4ft
- Front Yard Setback -Meadowbrook 20ft
- Rear Yard Setback -3ft
- Side Yard Setback -3ft



The undersigned Registered Professional Land Surveyor hereby certifies to KBT Investments, LLC., (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown;

Executed this 22nd day of February, 2020

Bryan Connally
Registered Professional Land Surveyor



Director of Development Services

Date

ZONING CASE ZC22188

NOTE: According to the F.I.R.M. in Map No. 48439C0310L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	STAMPED "CBG"
○	1" IRON PIPE FOUND
○	FENCE POST CORNER
○	"x" FOUND / SET
○	5/8" ROD FOUND
○	UNDERGROUND ELECTRIC
○	OVERHEAD ELECTRIC
○	POWER POLE
○	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
■	COLUMN
■	AIR CONDITIONING
■	FIRE HYDRANT
○	OES - OES
○	OHP - OHP
○	POINT FOR CORNER
///	ASPHALT PAVING
///	CHAIN LINK FENCE
///	WOOD FENCE
///	0.5" WIDE TYPICAL BARBED WIRE
///	IRON FENCE
///	PIPE FENCE
///	COVERED PORCH, DECK OR CARPORT
///	OVERHEAD ELECTRIC SERVICE
///	OVERHEAD POWER LINE
///	CONCRETE PAVING
///	DOUBLE SIDED WOOD FENCE

1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	01/18/2023	2300497	2202245	OM/JCM

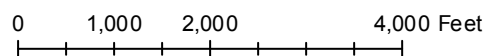
EXHIBIT SURVEY

STRATFORD ADDITION

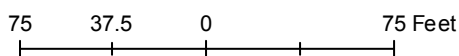
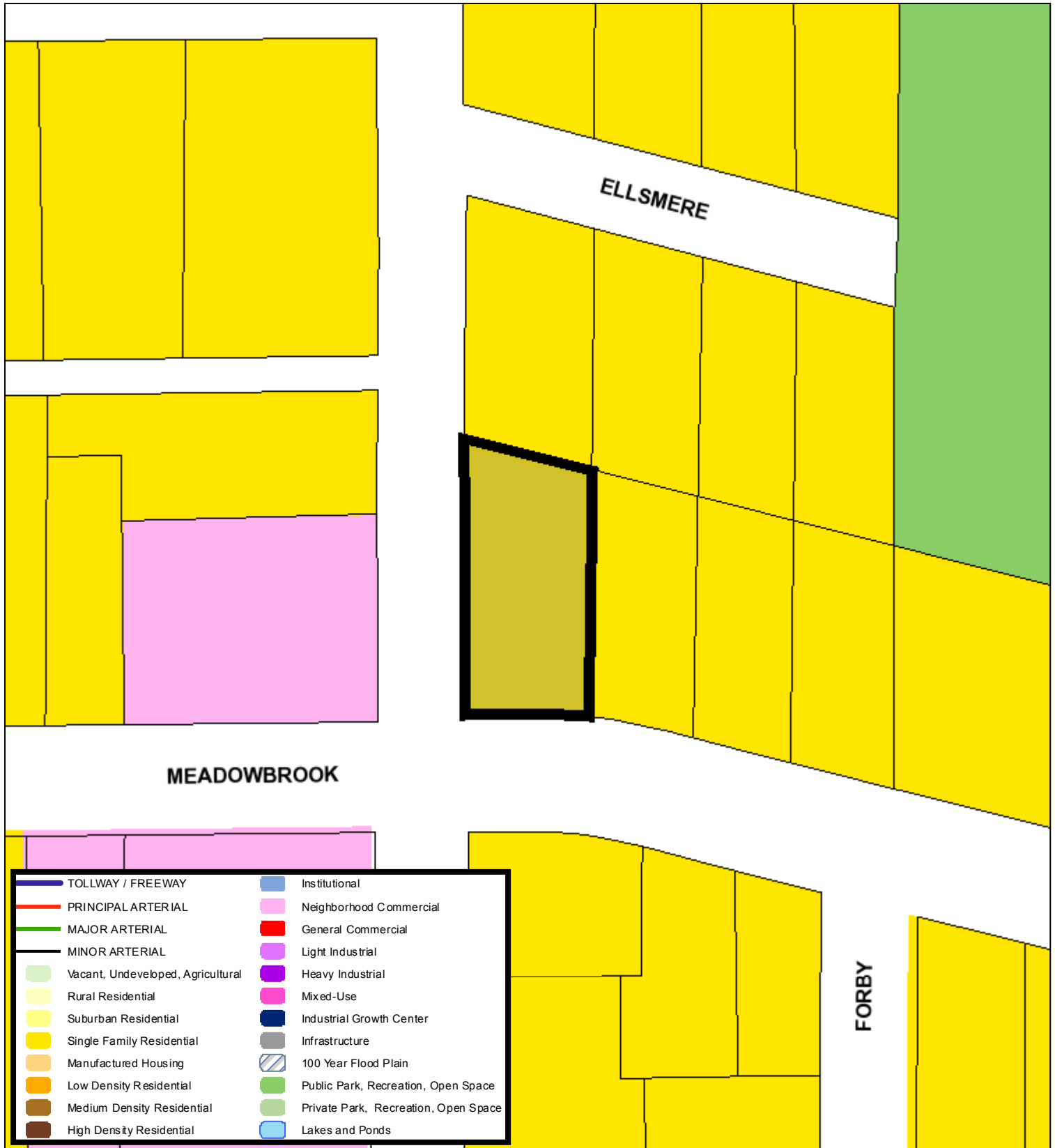
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

3701 MEADOWBROOK DRIVE

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



0 45 90 180 Feet

