



Zoning Staff Report

Date: February 14, 2023 Case Number: ZC-22-182 Council District: (old/new): 5 / 5

Zoning Map Amendment

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

Owner / Applicant: T Square Investments LLC/Darshwish Otrok

Site Location: Southwest Corner of E Square & T Square St. Acreage: 3.72 Acres

Request

Proposed Use: Residential

Request: From: "G" Intensive Commercial

To: "A-5" One-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change is **not consistent (Significant Deviation)**

Staff Recommendation: **Approval**

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

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Project Description and Background

The applicant requests a zoning change from “G” Intensive Commercial to “A-5” One-Family. The property is located on E Square road and T Square Road. The applicant intends to construct approximately 21 single-family residences adjacent to an existing commercial development. The site is situated in the Eastchase Mixed-Use Growth Center; an area targeted to promote commercial and mixed-use development. The current zoning of the site encourages the type of development supported and planned for in the area. The development does not preserve the commercial edge that extends from Eastchase Pkwy.

The site is located in East Fort Worth, traditionally known for the remaining portions of the Eastern Cross Timbers. This site appears to have been cleared before 2001, so very few trees would be over 20 years old. This development has little impact on the established urban tree canopy in the area.

In 2017, the applicant applied to rezone from “G” Intensive Commercial to “R2” One-Family Attached Townhouse. However, this application was denied in the end because there was some pushback from neighborhood groups. The applicant believes that A-5, which would allow for a lower dense development compared to the “R-2” product they initially requested, would be more appealing, also considering that City Council recently approved the same request for the property directly south of the subject site and to the east.

Here is an excerpt of the application for more background information:

The proposed rezoning request is located just south of Ederville Road and north of Brentwood Stair Road along T Square Street. The subdivision was originally platted for industrial or commercial development. We are requesting zoning change to A-5 Single Family development. A Pre-Development meeting was held on September 8, 2022 at 11:30 AM. A single Family rezone was recently approved to the south of property. Attached, Please find Survey, Copies of Previous Change request in 2017 To R2 which was denied. Now applying for A-5 as seem to be more appealing to different departments as indicated in our Research. This request is for portion of Original request since part of land was sold (marked in yellow on page 4).

Surrounding Zoning and Land Uses

North “G” Intensive Commercial/ Wood shop
East “A-5” One-Family / vacant/single family residences
South “A-5” One-Family / vacant
West “G” Intensive Commercial/ Vacant

Recent Zoning History

- ZC-15-118: site area to the east rezoned from “G” Intensive Commercial to “A-5” One Family
- ZC-17-088: Request to rezone from “G” intensive commercial to “R2” townhomes
- ZC-20-154: Request to rezone from “E” General Commercial and G “Intensive Commercial
- ZC-21-217: Request to rezone from “G” Intensive Commercial to “A-5” One-Family

Public Notification

300-foot Legal Notifications were mailed on January 27, 2023

The following organizations were notified: (emailed January 27, 2023)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
Hollow Hills NA	John T White NA
Far East Fort Worth HOA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
East Fort Worth Business Association	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

The applicant proposes to rezone the site to A-5 One Family for single-family development. The surrounding land uses are primarily vacant but also zoned for commercial. There is single-family development to the east, and that is relatively new. Any adjacently zoned commercial sites adjacent to this would utilize appropriate buffers and setbacks to counter any perceived negative impacts of development adjacency.

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

Comprehensive Plan Consistency – Eastside

The 2022 The 2020 Comprehensive Plan designates the subject property as Mixed Use Growth Center. The request to rezone to A-5 One Family is a significant deviation from the Future Land Use Policy. Specifically, the Comprehensive Plan provides policies to:

- Promote commercial, mixed-use, and urban residential development within the Centreport and Eastchase Mixed-Use Growth Centers

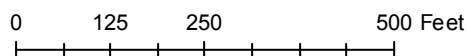
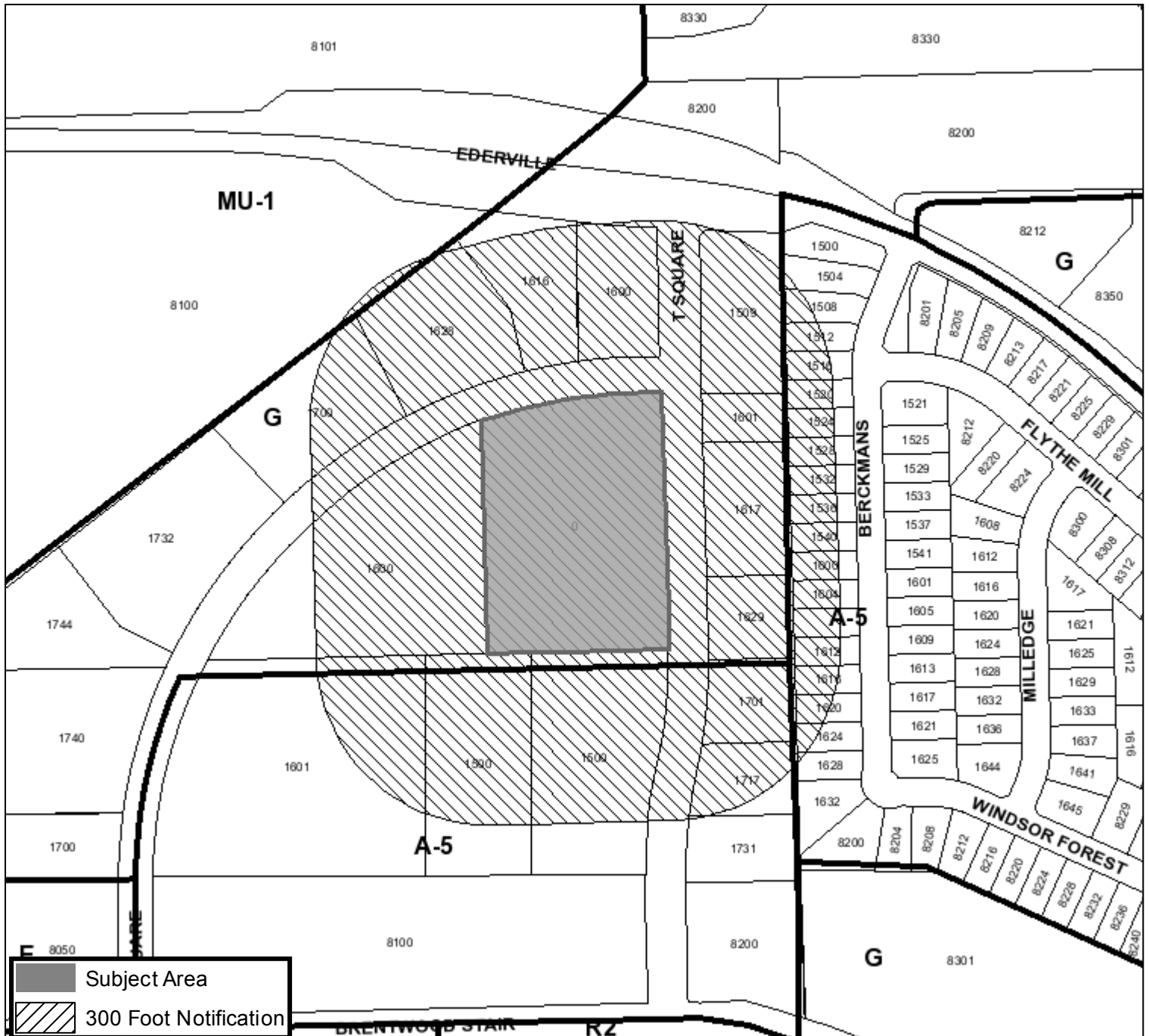
Therefore, the proposed zoning **not consistent (Significant Deviation)** with the Future Land Use map and the Comprehensive Plan policy.

Economic Development Plan

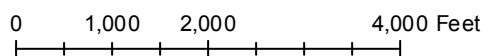
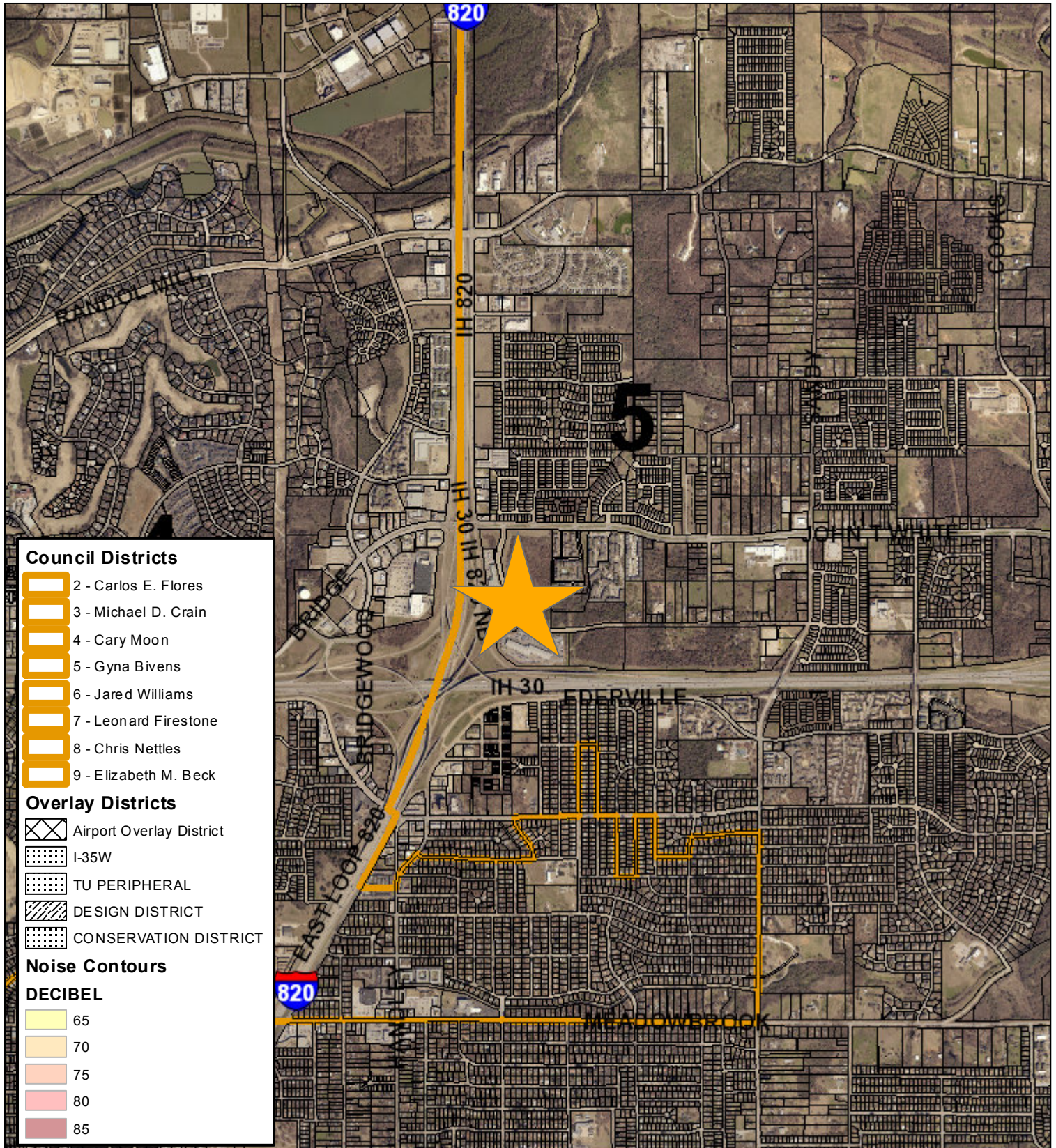
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

Area Zoning Map

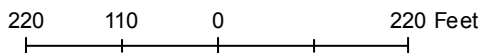
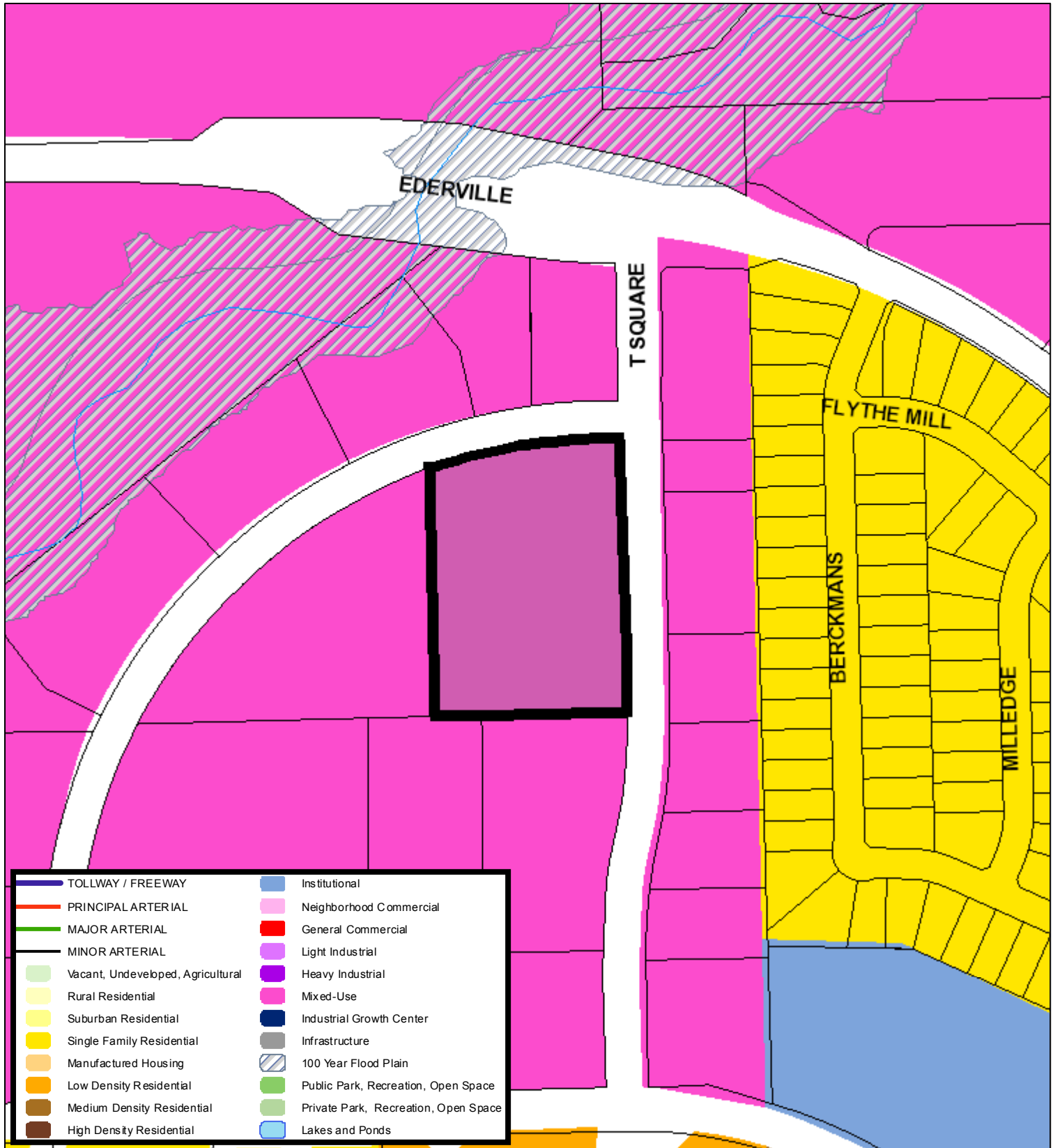
Applicant: T Square Investments LLC
Address: T Square Street
Zoning From: G
Zoning To: A-5
Acres: 3.19275412
MapSCO: 067X
Sector/District: Eastside
Commission Date: 2/8/2023
Contact: 817-392-8028



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



0 260 520 1,040 Feet

