



# Zoning Staff Report

**Date:** February 14, 2023

**Case Number:** ZC-22-199

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Monica Lafitte](#)

**Owner / Applicant:** Ana Maria Preciado / Xavier Loza

**Site Location:** 3760 Waldorf Street

**Acreage:** 0.23 acres

### Request

**Proposed Use:** Single Family Home

**Request:** From: “MU-1” Low Intensity Mixed-Use

To: “A-5” One-Family

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is not consistent**

**Staff Recommendation:** **Denial**

**Zoning Commission Recommendation:** **Denial by a vote of 7-0**

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## Project Description and Background

This lot is located on the west side of Waldorf Street, three (3) lots north of Berry Street. It is part of the block located northeast of Berry Street and Stalcup Road. East Loop 820 is just over a quarter mile to the east of the site. The shoreline of Lake Arlington is located just over three-quarters of a mile to the east of the lot. The site is located within the Stop Six Overlay, Neighborhood Empowerment Zone (NEZ) Area Six, as well as the Berry/Stalcup Urban Village.

Waldorf Street dead ends into Wildcat Branch Creek just three lots north of the site. The creek, most of Waldorf street, and the lots across Waldorf Street from the subject site are all located within the 100 Year Flood Plain.

The general surrounding area has been part of a number of master plans and initiatives to revitalize the area and improve the quality of development. Besides the Stop Six Overlay added in 2019, the addition of the Neighborhood Empowerment Zone, and the creation of the Berry/Stalcup Urban Village, all of which include the subject site, the area to the east of E. Loop 820 has also been the focus of planning efforts since 2004; The large area east of 820 is a part of the Lake Arlington Master Plan, which proposes redevelopment of the area from under-utilized parcels and low density industrial developments to higher density residential and development that protects Lake Arlington as a recreation and water source. The 2017 Comprehensive Plan designated an expansion of the Berry Lake Arlington Urban Village to encourage a higher quality development of the lake area, a highway-oriented commercial cluster, as well as higher density residential parcels. The subject site is located about a quarter-mile west of the boundary of the study area for the Lake Arlington Master Plan.

As of the update to the Mixed-Use Zoning Ordinances in October 2021, the “MU-1” Low Intensity Mixed-Use district does not allow the proposed single-family land use; the lowest intensity of residential use allowed is a duplex. If the applicant is to build a single-family home, the lot must be rezoned. The lot was rezoned in 2009 from “B” Two-Family to “MU-1” Low Intensity Mixed-Use as part of a Council Initiated Rezoning for the area; the previous “B” Two-Family zoning would have allowed a duplex or single-family home.

Unless the site is rezoned, any development must be designed to meet the standards of the “MU-1” Low Intensity Mixed-Use Ordinance; any items unable to meet the standards must request a waiver from the Urban Design Commission and possibly the Board of Adjustment, depending upon the item.

In “MU-1” Low Intensity Mixed-Use zoning, many building types are permitted: duplex, townhomes, manor house, apartment/condominium, general commercial, or mixed-use. Since the applicant wishes to build a single-family house, which is not allowed in the “MU-1” Low Intensity Mixed-Use district, the table below will compare a duplex in “MU-1” to a single-family residence in “A-5”.

	<b>Current Zoning: MU-1 (Assuming Duplex)</b>	<b>Requested Zoning: A-5</b>
<b>Lot size</b>	N/A	5,000 sq. ft. minimum
<b>Lot width</b>	N/A	50' min. at building line
<b>Lot coverage</b>	N/A	50% maximum
<b>Front Yard</b>	0' min./20' max.	20' min., subject to projected front yards
<b>Rear Yard</b>	5' minimum	5' minimum
<b>Side Yards</b>	0' minimum	5' minimum
<b>Height</b>	Min.: 1 story at a min. of 18' Max.: 3 stories	35' maximum
<b>Parking</b>	2 parking spaces plus one space per bedroom over 3 bedrooms, located behind the front build wall,	Min. 2 parking spaces behind the front build wall, plus one parking space for each bedroom above 3

	garage doors that face the street must be located min. 20' behind front wall plane	
<b>Landscaping</b>	Street Trees and Pedestrian Scaled Lighting (can seek waiver)	Subject to Urban Forestry (one tree in parkway and one in yard)
<b>Façade Design Standards</b>	Façade variation required when facing ROW: façade <50' wide shall incorporate two elements	N/A
<b>Fence</b>	Fences and walls along public streets taller than 4' must be open style	Up to 8' height if located behind front build wall

## Surrounding Zoning and Land Uses

North "MU-1" Low Intensity Mixed-Use / residential home  
 East "MU-1" Low Intensity Mixed-Use / undeveloped  
 South "MU-1" Low Intensity Mixed-Use / undeveloped  
 West "MU-1" Low Intensity Mixed-Use / undeveloped

## Recent Zoning History

- ZC-19-116, Council Initiated Rezoning of almost 3000 acres that created the Stop Six Overlay
- ZC-18-074 from "MU-1" to "E"; east of subject site; denied without prejudice
- ZC-17-097 Council Initiated Rezoning of almost 1200 acres, east of subject site; effective 12-21-17
- ZC-16-170 Council Initiated Rezoning of almost 400 acres to remove the Historic and Cultural District Overlay, west of subject site
- ZC-08-206 Council Initiated Rezoning of almost 200 acres, including the subject site being rezoned from "B" to "MU-1"; effective 2-28-09

## Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.  
 The following organizations were emailed on December 2, 2022:

Organizations Notified	
Parkside NA*	Stop Six Sunrise Edition 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 rezone from “MU-1” Low Intensity Mixed-Use to “A-5” One-Family to build a single family home. The lots surrounding the subject site are mostly vacant with a few residential homes. Across Berry street are multiple small churches and commercial buildings.

The proposed zoning is **compatible** with existing surrounding land uses.

## Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance. The proposed “A-5” One-Family zoning district is not listed as a compatible district within the Mixed-Use Future Land Use designation.

### FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

*\*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.*

There are three lots located to the north of the subject lot, and then a small creek, Wildcat Branch. The lots on the north side of the creek are designated as Single-Family Residential Future Land Use; the lots south of the creek are designated as Mixed-Use Future Land Use. The creek forms a natural barrier, as Waldorf Street dead-ends into the creek.

The proposed zoning is **not consistent** with the Comprehensive Plan’s land use designations for this area.

## Economic Development Plan

The 2018 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.

The Stop Six Area is one of six target areas, located approximately two miles southeast of downtown.

#### OVERVIEW

Stop Six, along with East Lancaster, is one of the most challenged of all the target areas. It’s primarily Black and Latino residents earn just above half of the city median income. The City has already made strides toward improving this target area. Stop Six is included in a unique program designed to improve the health of a community’s residents, the Blue Zones Program, which has shown progress in the area. The area is also fully covered by the Stop Six Empowerment Zone, which offers incentives for redevelopment. Part of Stop Six is also covered by the Berry/Stalcup Urban Village. In March 2017, Fort Worth announced an investment of \$2.56 million dollars into beautification, code enforcement, public improvements, and maintenance of Stop Six as the first Neighborhood Improvement Strategy target area. The area has several major barriers to economic development including some of the city’s highest pockets of poverty, crime, and vacant housing stock. Stop Six also does not benefit from proximity to downtown and the city’s thriving urban core in the same way as other target areas such as Evans & Rosedale, the Near Northside, and the western segment of East Lancaster.

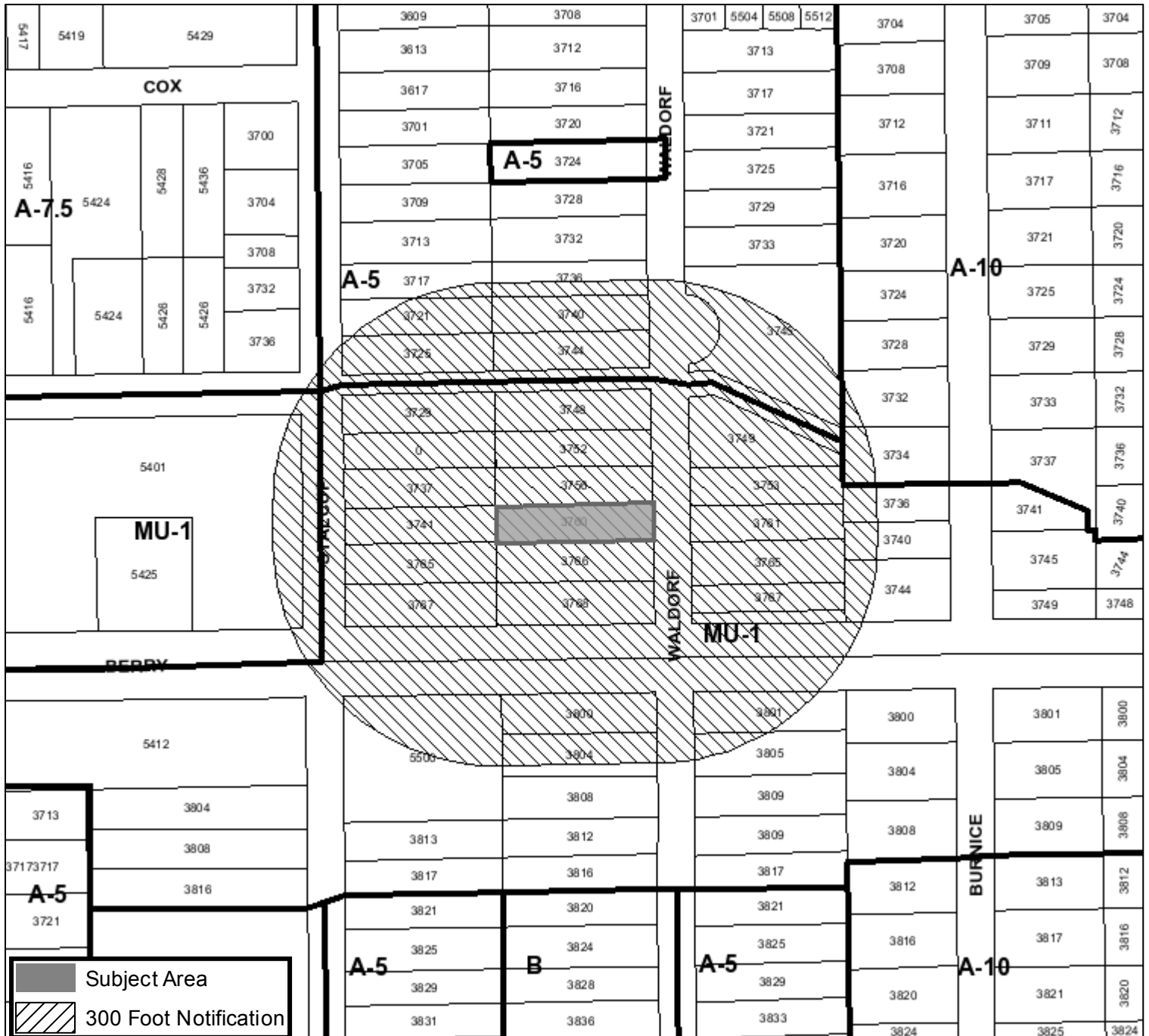
#### PRIMARY CONSIDERATIONS



- Housing investment and reinvestment are the most important strategies for this area to raise the level of appeal to existing and future residents as well as businesses.
- Strategic City investments should be focused along corridors and nodes of existing activity. New and existing business should be supported, and mixed-use projects should be targeted for the area.
- Transportation and infrastructure also needs to be addressed, with a focus on connecting key locations within Stop Six to employment centers in surrounding cities and educational and training opportunities.

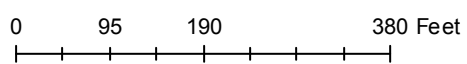


# Area Zoning Map

Applicant: Ana Maria Preciado  
 Address: 3760 Waldorf Street  
 Zoning From: MU-1  
 Zoning To: A-5  
 Acres: 0.2365266  
 Mapsco: 079Y  
 Sector/District: Southeast  
 Commission Date: 12/14/2022  
 Contact: 817-392-2806











 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

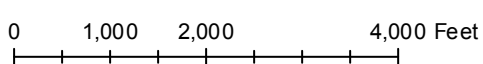
**Overlay Districts**

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

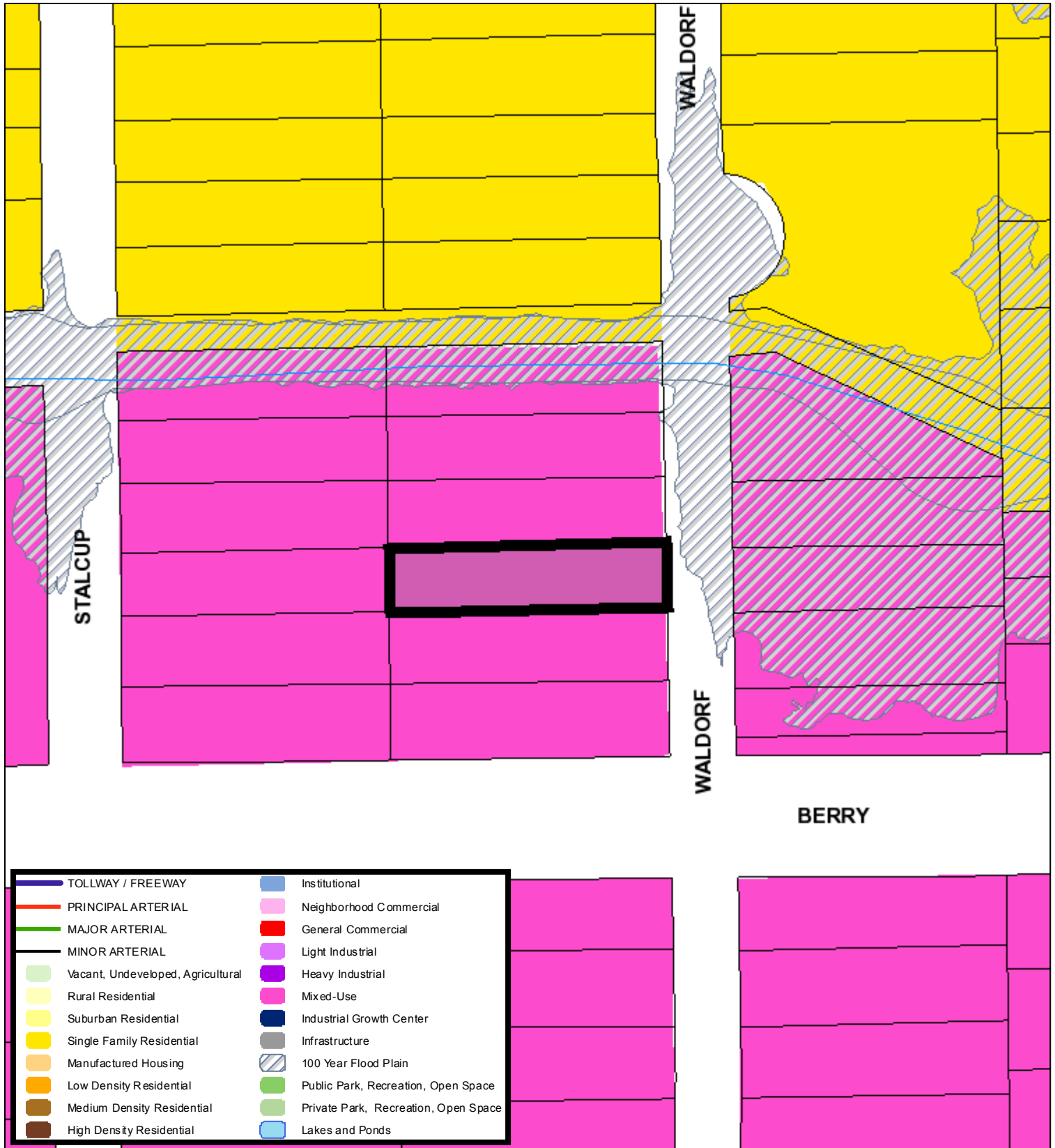
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use



100 50 0 100 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 62.5 125 250 Feet

