



Zoning Staff Report

Date: February 14, 2023

Case Number: ZC-22-213

District (old/new): 5 / 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Professional Living Centers LLC, Imad Edward / Barton Chapa Surveying, Greg Chapa

Site Location: 3221 Vine Street

Acreage: 1 acre

Request

Proposed Use: Single Family Residential

Request: From: “AG” Agricultural

To: “A-5” One-Family Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject site is located in the Mosier Valley area of Fort Worth in Council District 5. The proposal to rezone this lot would change the current “AG” Agricultural zoning to “A-5” One Family Residential zoning to accommodate a proposed four lot subdivision with four single family residences. “AG” zoning has been in place since at least 2004. The property is currently undeveloped. A narrative from the application, provided by the applicant, is included below:

We kindly ask the City of Fort Worth to consider following zoning district change as summarized below:

The subject property is known as “3221 Vine Street, Fort Worth, TX 76040”. The property is approximately 0.998 acres out of the W.R. Loving Survey, Abstract Number 944 and is currently designated as “AG” (Agricultural) Zoning according to the City of Fort Worth Zoning Map and One Address index. The property is currently vacant and has recently undergone demolition of improvements in preparation for future development.

Professional Living Centers, LLC, the existing owner of the property, wishes to re-zone the property from existing AG zoning to A-5 One Family zoning in order to subdivide the property into a four-lot plat for future development of four single-family residences.

Please consider that the majority of the surrounding properties fronting on Vine Street are zoned either existing A-5 or A-10 and have single family homes constructed on them. The change of the subject property zoning from existing AG to proposed A-5 would be compatible with the surrounding adjacent property zoning and would not interfere with or disturb the parkland use of the adjacent property to the north and west of the subject property. The zoning change of the subject property from existing AG to proposed A-5 would also generate additional tax dollar revenue for the City of Fort Worth and bring value to the area.

We ask the City of Fort Worth to graciously consider the above summary in addition to the Zoning Application and other supporting documents submitted with this request to change the zoning of the property at said 3221 Vine Street from existing AG to proposed A-5.

Surrounding Zoning and Land Uses

North “AG” Agricultural / Mosier Valley Park
East “A-5” One Family Residential / residential
South “A-10” One Family Residential / residential
West “AG” Agricultural / Mosier Valley Park

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 30, 2022.
The following organizations were emailed on December 30, 2022:

Organizations Notified	
East Fort Worth Inc.	Hurst Euless Bedford ISD
Streams & Valleys Inc	Trinity Habitat for Humanity

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. With the lot directly adjacent to existing single family homes zoned “A-5” and “A-10” to the south and east, the proposed rezoning to “A-5” One family residential would fit in to the fabric of the neighborhood. Vine Street is a residential street, rather than a commercial collector or arterial, and residential construction would be appropriate here. The proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as future rural residential. The zoning types that would compatible with this future land use designation are “A-2.5A” or “A-43”, which are larger lots of 1 to 2.5 acres each. “A-5” zoning as requested, would require that the future land use designation be single-family residential. The difference between rural residential and single-family residential are purely based on lot size, though both categories are residential in nature. Thus, the case is assessed as a technical inconsistency.

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

The proposed zoning **is not consistent (technical inconsistency)** with the Comprehensive Plan. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Economic Development Plan

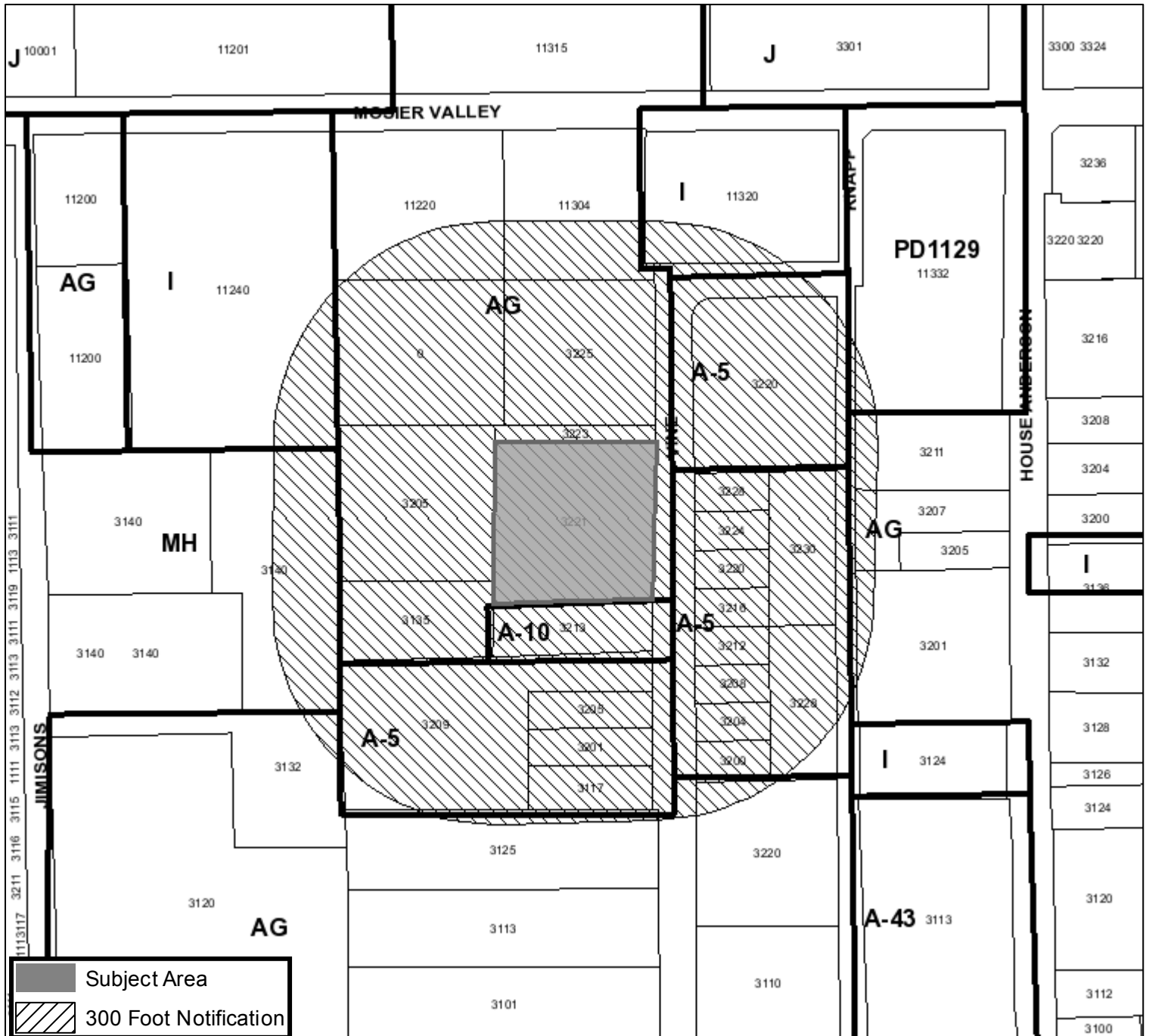
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.





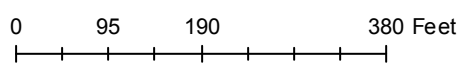
ZC-22-213

Area Zoning Map

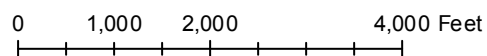
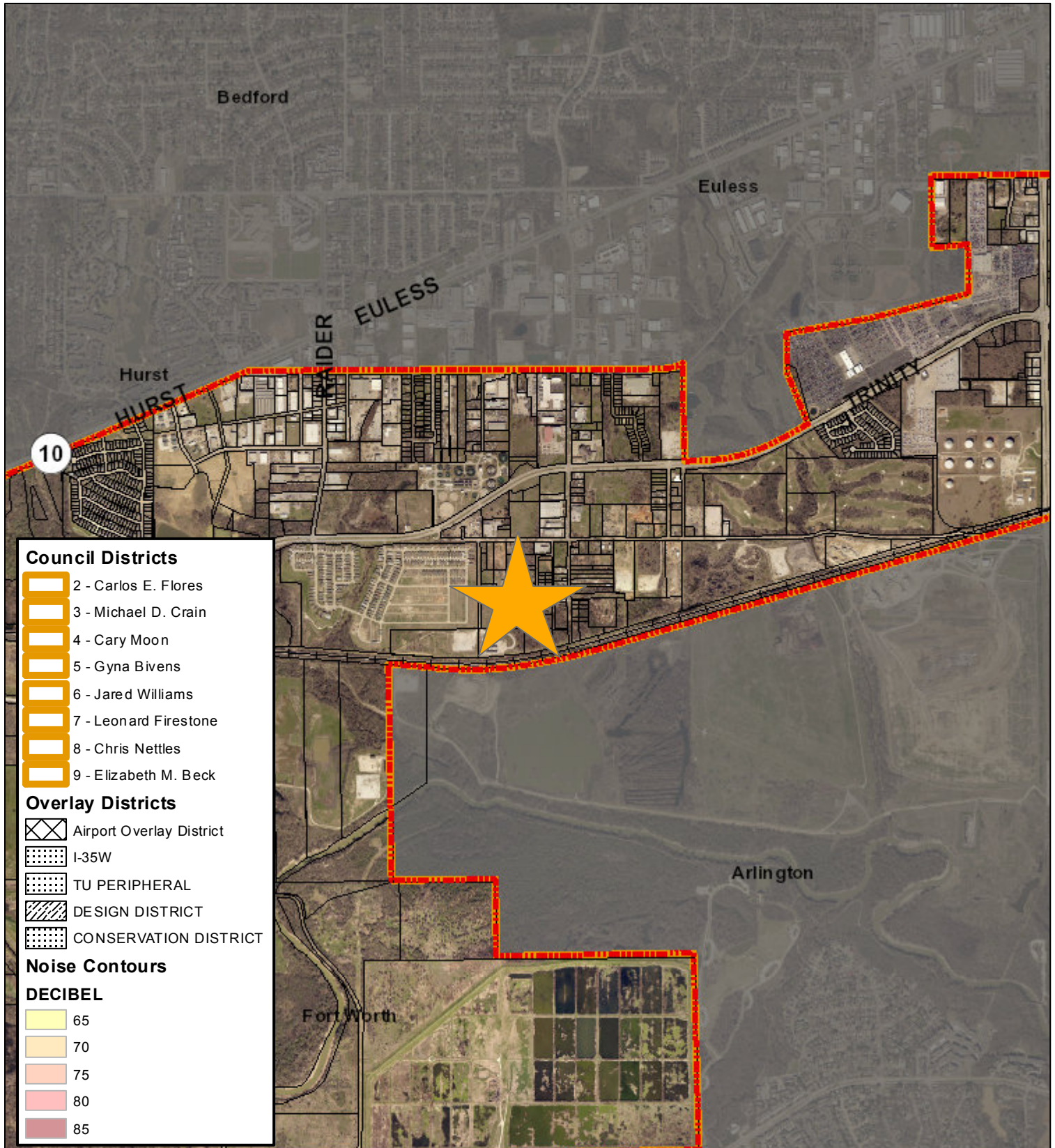
Applicant: Professional Living Centers LLC
 Address: 3221 Vine
 Zoning From: AG
 Zoning To: A-5
 Acres: 1.07307327
 Mapsco: 054Y
 Sector/District: Eastside
 Commission Date: 1/11/2023
 Contact: null



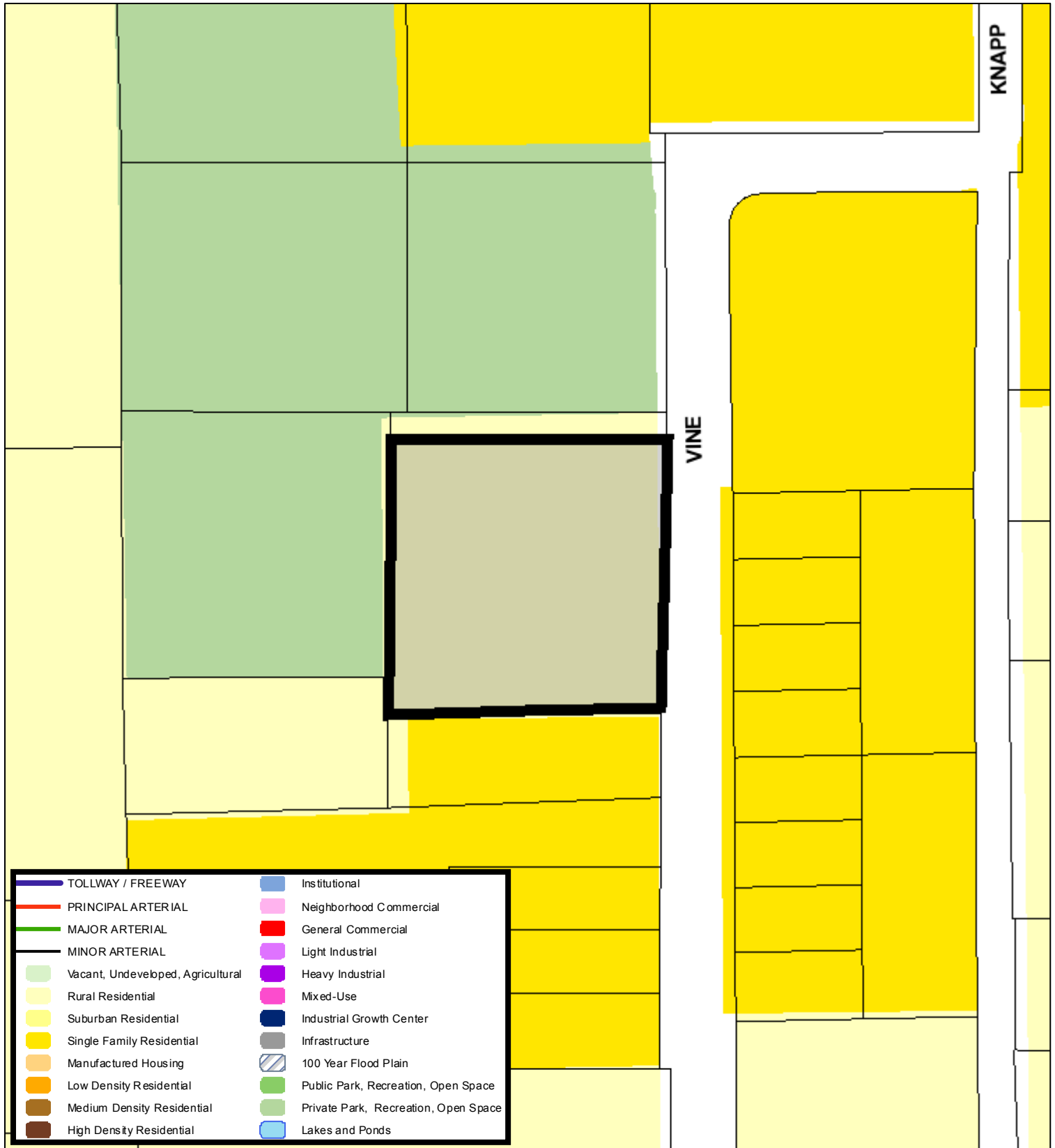
 Subject Area
 300 Foot Notification



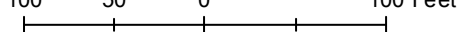
Area Map



Future Land Use



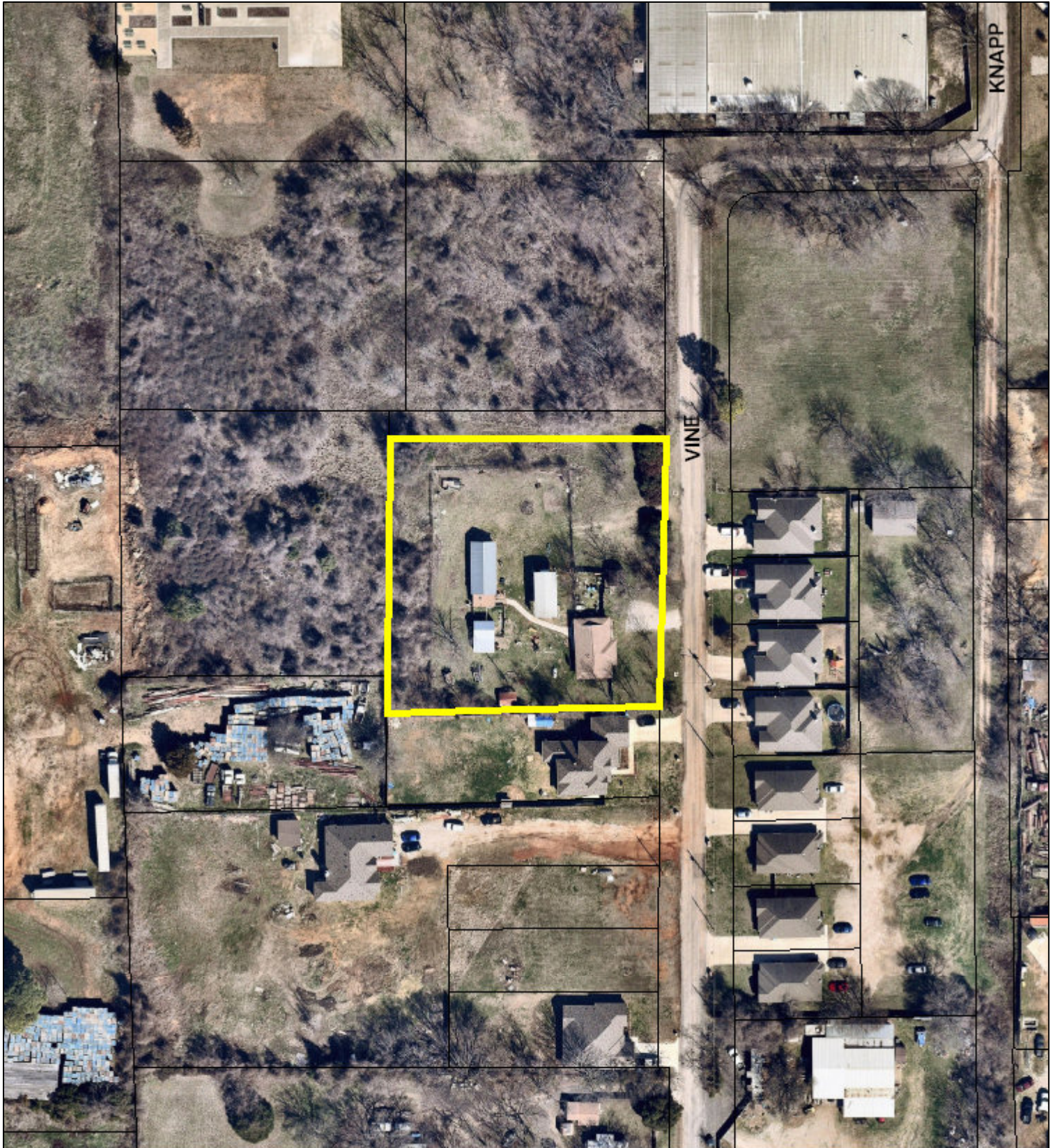
100 50 0 100 Feet



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 65 130 260 Feet

