



# Zoning Staff Report

**Date:** January 23, 2024

**Case Number:** ZC-23-183

**Council District:** 11

## Zoning Map Amendment

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

**Owner / Applicant:** City of Fort Worth / Development Services

**Site Location:** 3626 Meadowbrook Drive

**Acreage:** 0.61 acres

### Request

**Proposed Use:** Coffee Shop

**Request:** From: “A-5” One-Family

To: “PD/ER” Neighborhood Commercial Restricted Plus Coffee Shop; Site plan required

### Recommendation

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

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

**Comprehensive Plan Policy Consistency:** Requested change **is consistent**

**Staff Recommendation:** **Approval**

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

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## Project Description and Background

The property is currently a vacant commercial site within the West Meadowbrook Neighborhood Association and the Oakland NEZ Plan. The City of Fort Worth presently owns the property and considers it surplus. Despite the fact that the current "A-5" One-family zoning aligns with the single-family residential future land use designation, the buildings have remained unoccupied for years and have fallen into a state of disrepair.

The District 11 Council Member's office has been in discussions with both the neighborhood and a potential buyer regarding the creation of a family-friendly and community-oriented coffee shop through the renovation of the existing structure and the addition of a new building.

Previously, the site was zoned "ER," and it was changed to "A-5" last year in hopes of it being sold and transformed into a single-family residence. However, the property has remained vacant.

It is a City policy that appropriate zoning be established before the sale of a site. Therefore, the current proposal aims to alter the "A-5" One-Family zoning to "ER" Neighborhood Commercial Restricted, including a coffee shop. The plans for the site limit commercial use to a small office and the aforementioned coffee shop.

## Surrounding Zoning and Land Uses

North "A-7.5" One-Family/ single family and vacant commercial building  
East "A-5" One-Family / single family and one duplex  
South "A-5" One-Family / single family  
West "A-7.5" One-Family / single family

## Recent Zoning History

- ZC-09-115, subject site and surrounding area, Council-initiated zoning, approved
- ZC-23-002 site to the north, Council-Initiated rezoning from "ER" to "A-5"
- ZC-22-186 from "A-7.5" to PD/SU, approved
- ZC-22-194 from "A-7.5" to "PD/A-7.5" plus triplex, denied

## Public Notification

300-foot Legal Notifications were mailed on September 1, 2022.

The following organizations were notified: (emailed August 24, 2022)

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

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The surrounding neighborhood is developed as single family uses with public parks between the neighborhood and the East Freeway (I-30) to the north. With the exception of a vacant commercial site to the north, the rezoning site is surrounded by single family uses and one duplex. The parcel was developed as a small shopping center but has been vacant of commercial uses for over 10 years, when the City of Fort Worth obtained ownership for non-payment of taxes. This portion of the Meadowbrook neighborhoods has bus service only along E. Lancaster Avenue, which is approximately three blocks to the south and a main retail corridor for the area.

The site falls within the boundaries of the 2009 Oakland Corners Empowerment Zone Plan that is designed to rebuild neighborhoods with compatible quality infill housing and appropriate mixed-use development in commercial areas. The proposed zoning of “ER” Neighborhood Commercial Restricted would allow redevelopment of the site into a family-friendly and community-oriented coffee shop through the renovation of the existing structure and the addition of a new building which aligns with the NEZ Plan as adopted.

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

### Comprehensive Plan Consistency – Eastside

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The 2022 Comprehensive Plan previously designated the subject property as Neighborhood Commercial however, on the 2023 update, the recommendation was changed to Single Family Residential based on recent zoning changes, and although the proposed zoning is not consistent with the Future Land Use Designation, it is consistent with following policies of the Comprehensive Plan:

- Promote a balance of residential, commercial, and industrial uses
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Eastside Planning Sector:

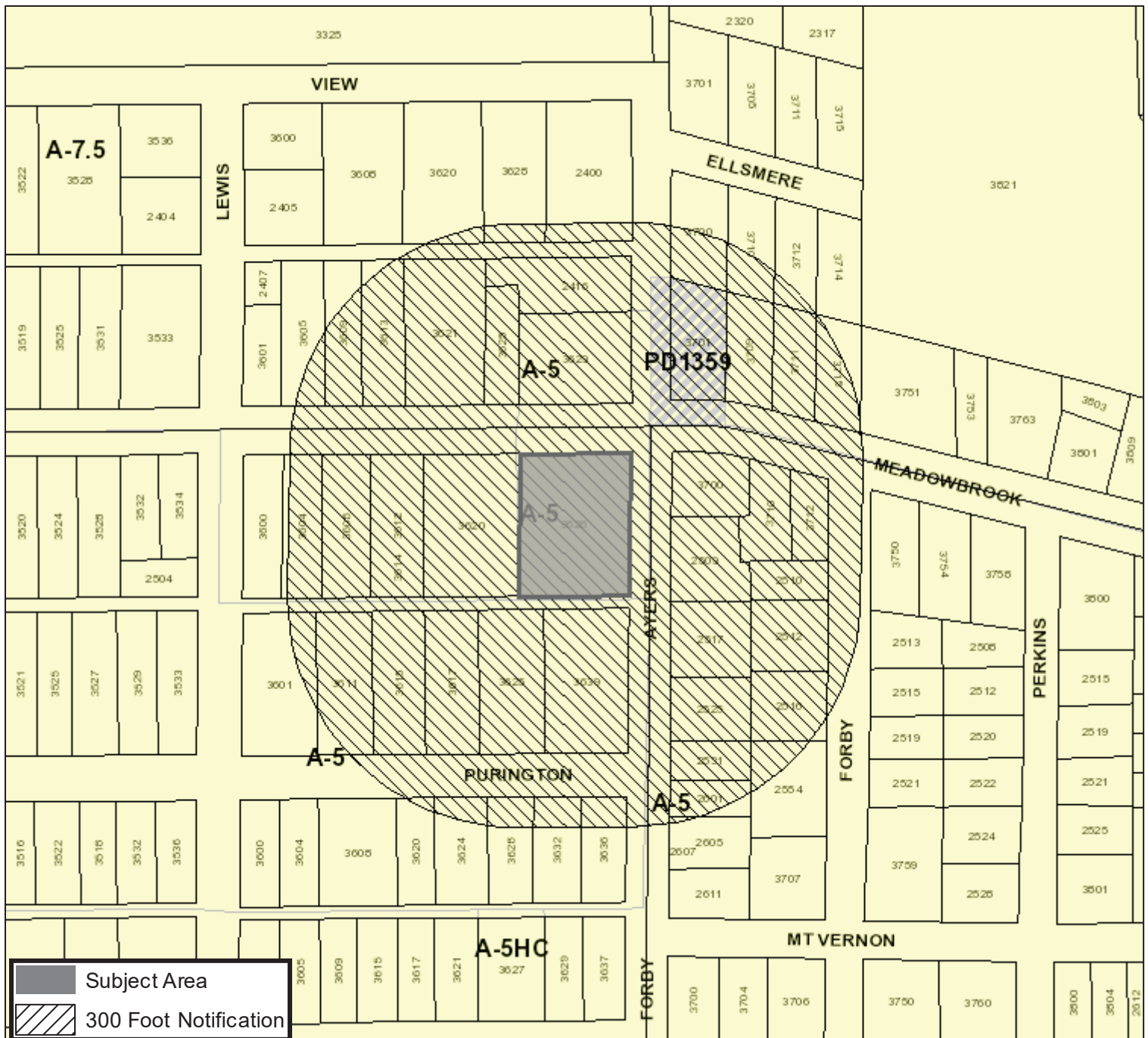
2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.
3. Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.
10. Encourage the reuse of vacant buildings.



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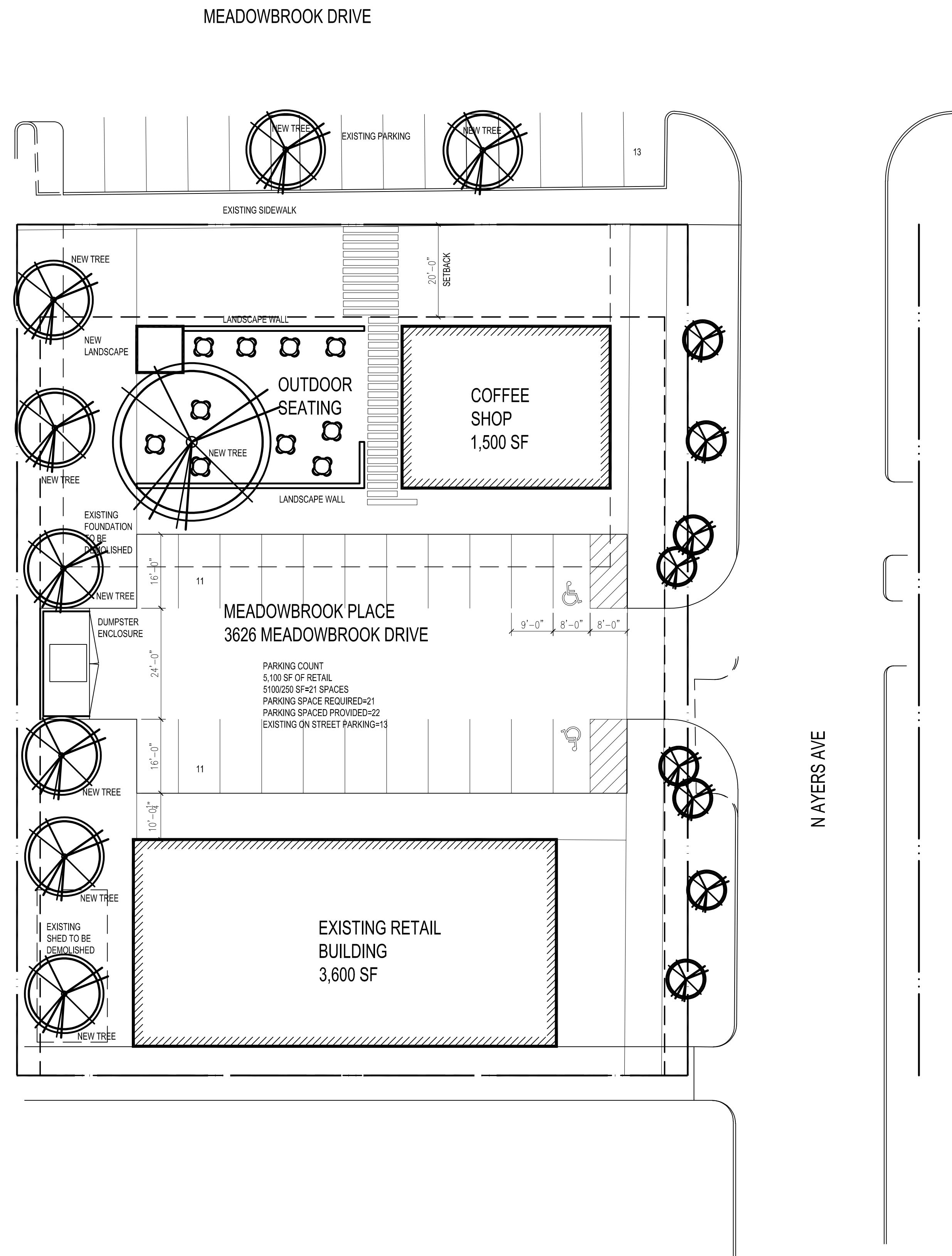
## Area Zoning Map

Applicant: City of Fort Worth - Development Services  
Address: 3626 Meadowbrook Drive  
Zoning From: A-5  
Zoning To: PD/ER plus coffee house  
Acres: 0.61251079  
Mapsc0: Text  
Sector/District: Eastside  
Commission Date: 12/13/2023  
Contact: 817-392-6226



0 90 180 360 Feet

Created: 11/28/2023 4:38:35 PM

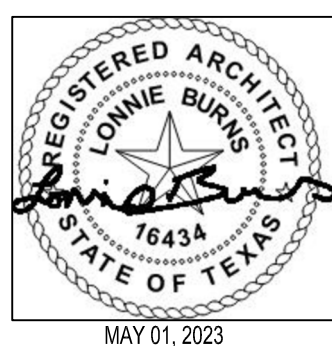
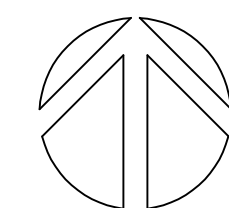


01

FILE NAME:COFFEE FOLK.DWG

SITE PLAN

SCALE: 1/16"=1'-0"

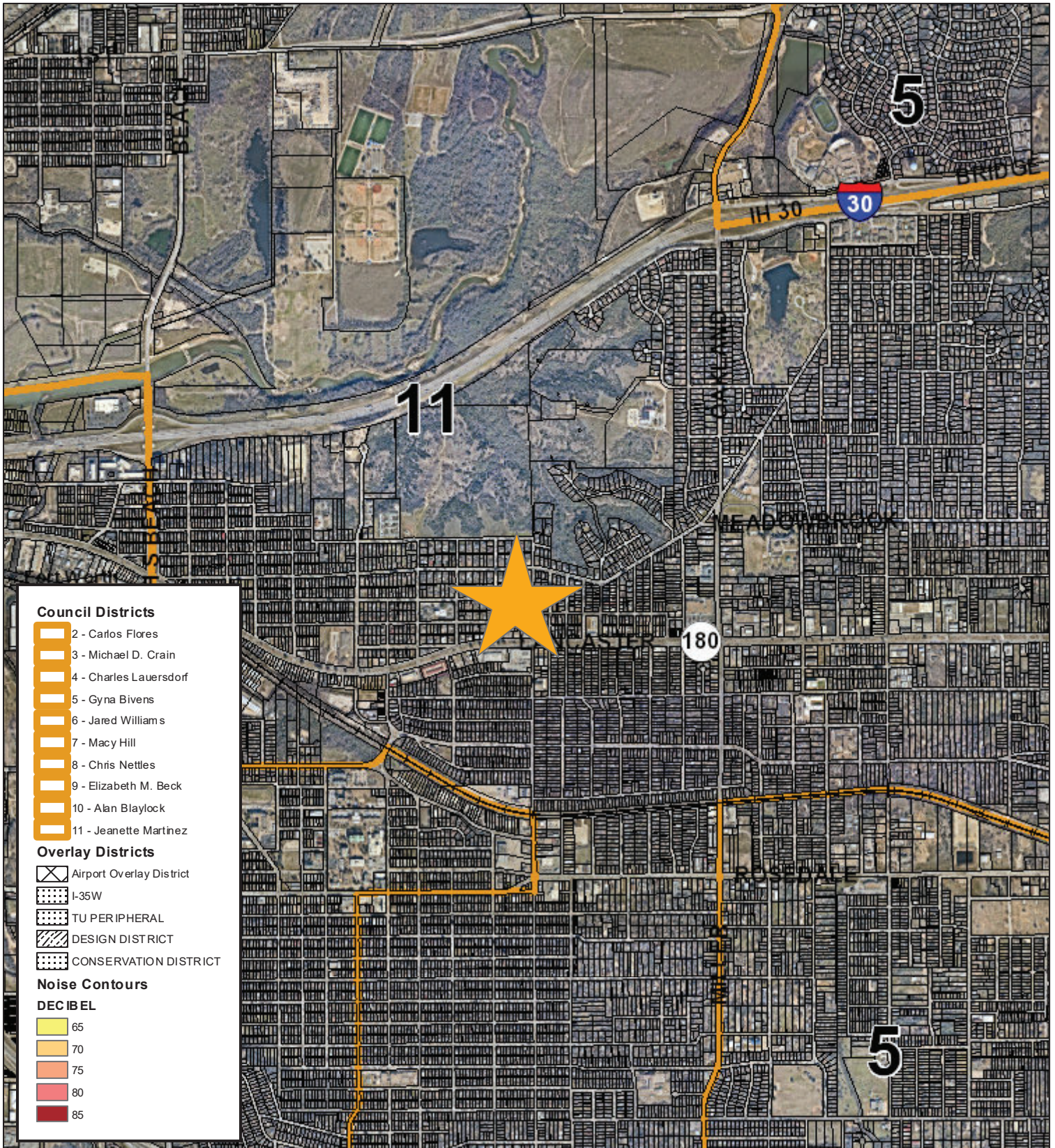






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## Area Map



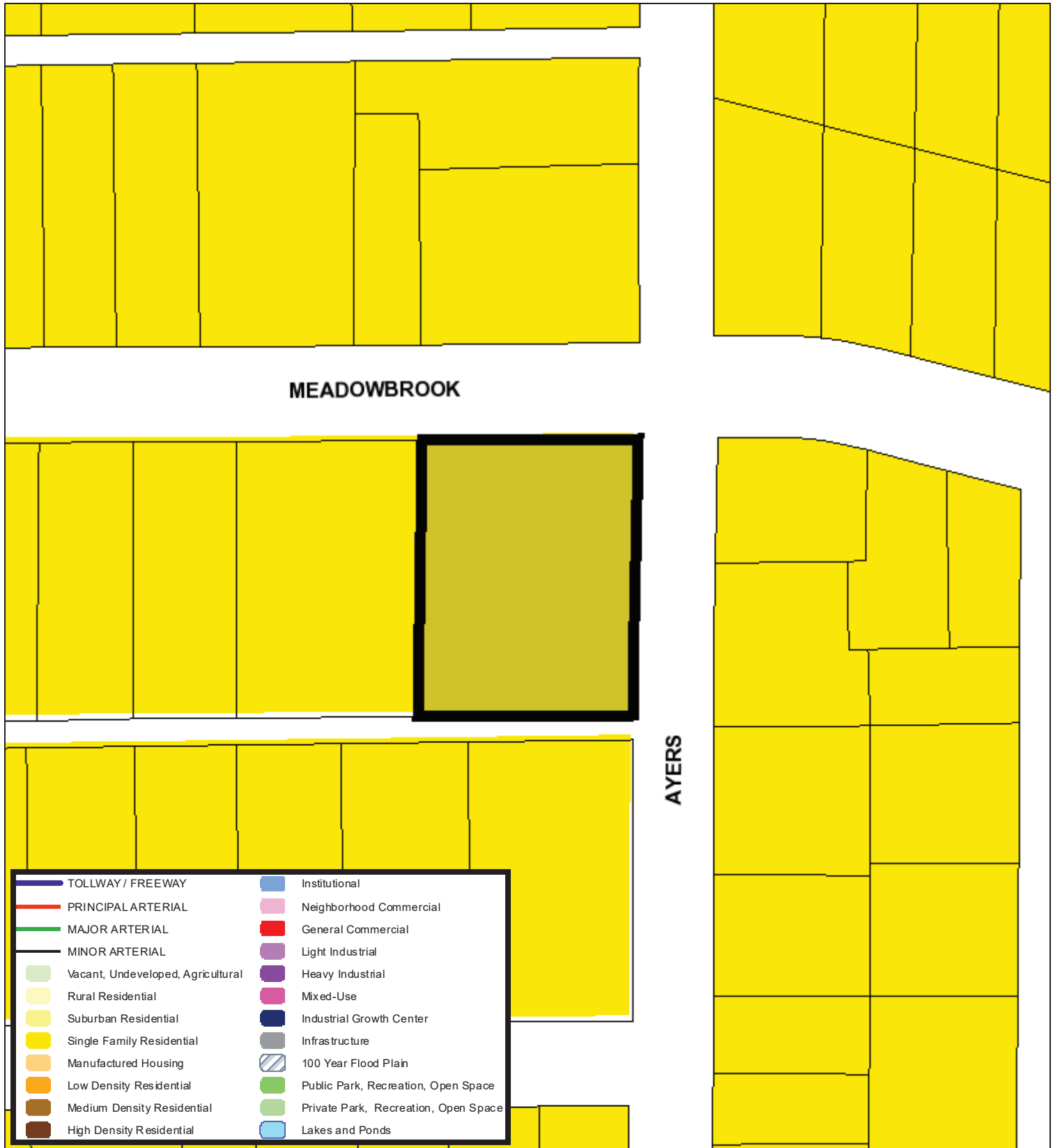
0 1,000 2,000 4,000 Feet





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## Future Land Use



90 45 0 90 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.







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## Aerial Photo Map



0 55 110 220 Feet

