



Zoning Staff Report

Date: February 11, 2025

Case Number: ZC-24-156

Council District: 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Beyond Houses LLC / Mathew Brown

Site Location: 6309 Meadowbrook Drive

Acreage: 0.27 acres

Request

Proposed Use: Single Family

Request: From: PD 9 “PD/ER” Planned Development/Neighborhood Commercial Restricted uses subject to: no structure shall exceed one story in height, and an appropriate screening fence shall be erected between commercial development and adjacent residential properties; site plan required

To: “A-5” One-Family Residential

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval 10-0**

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Project Description and Background

The subject site is located in the northeast quadrant of Meadowbrook Drive and East Loop 820. The proposal to rezone this property would change the current zoning “PD 9” for “ER” Neighborhood Commercial Restricted to “A-5” One Family Residential. This rezoning request would downzone the property from a more intensive zoning category to a less intensive zoning category. The site is in a transitional area between single family uses to the north and east, with commercial uses to the south. The East Loop 820 was constructed after the neighborhood was developed, and additional commercial uses lie further to the west. The residential block was originally developed without an alley to provide additional access to the lots facing Meadowbrook Drive.

The property contained a single family residence from 1956 to the early 1990s, according to historical aerials. After the house was removed, no further development occurred and is currently vacant land. The remainder of the block face was developed as single family residences in 1956 and continues to be used for single family homes. Despite the commercial rezoning in 1986 that covered the subject site and 6 other lots, no single family lots have been converted to a commercial use in the intervening four decades.



Surrounding Zoning and Land Uses

North “A-5” One Family Residential / single family uses, vacant land
East “PD 9” for “ER” Neighborhood Commercial Restricted / single family uses
South “E” Neighborhood Commercial / commercial uses
West “B” Two Family Residential, “E” Neighborhood Commercial / vacant land, freeway, and commercial uses

Zoning History

The existing “PD” zoning was approved in 1986.

ZC-14-023: northeast of site, from C to PD for uses at 26 units per acre, approved 4/3/2014.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on December 20, 2024.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on December 20, 2024:

Organizations Notified	
Ryanwood NA*	Handley NA
Brentwood-Oak Hills NA	Trinity Habitat for Humanity
East Fort Worth Inc.	Historic Handley Development Corporation
Southeast Fort Worth Inc	East Fort Worth Business Association
Streams & Valleys Inc	Fort Worth ISD
Neighborhoods of East Fort Worth Alliance	

**Located within 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, when compared to commercial or industrial uses. With the subject site bordering adjacent to existing residential properties to the north, and mostly single family uses to the east, the proposed rezoning to single family residential would return to the original neighborhood fabric. An aerial photo from 1956 shows that the area around the subject site was a newly developed single family residential neighborhood. When the East Loop 820 was built in the early 1960’s, it sliced through the neighborhood, disrupting the residential pattern and opening the door for more intensive commercial uses. Meadowbrook Drive has been widened over the years, but the turn lane from Meadowbrook Drive to Loop 820 has not been expanded since the 1970s.

Despite the close proximity to Loop 820, the northern side of Meadowbrook Drive has not converted from single family to commercial uses. A single family use would be more appropriate here than a commercial use allowed

under the existing “PD-ER” zoning, given the small size of the site. The proposed rezoning **is compatible** with surrounding land uses. Because Meadowbrook Drive is an arterial roadway, a new single family house will be required to have a circular drive, instead of backing out into the faster moving traffic.



Comprehensive Plan Consistency – Eastside

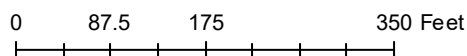
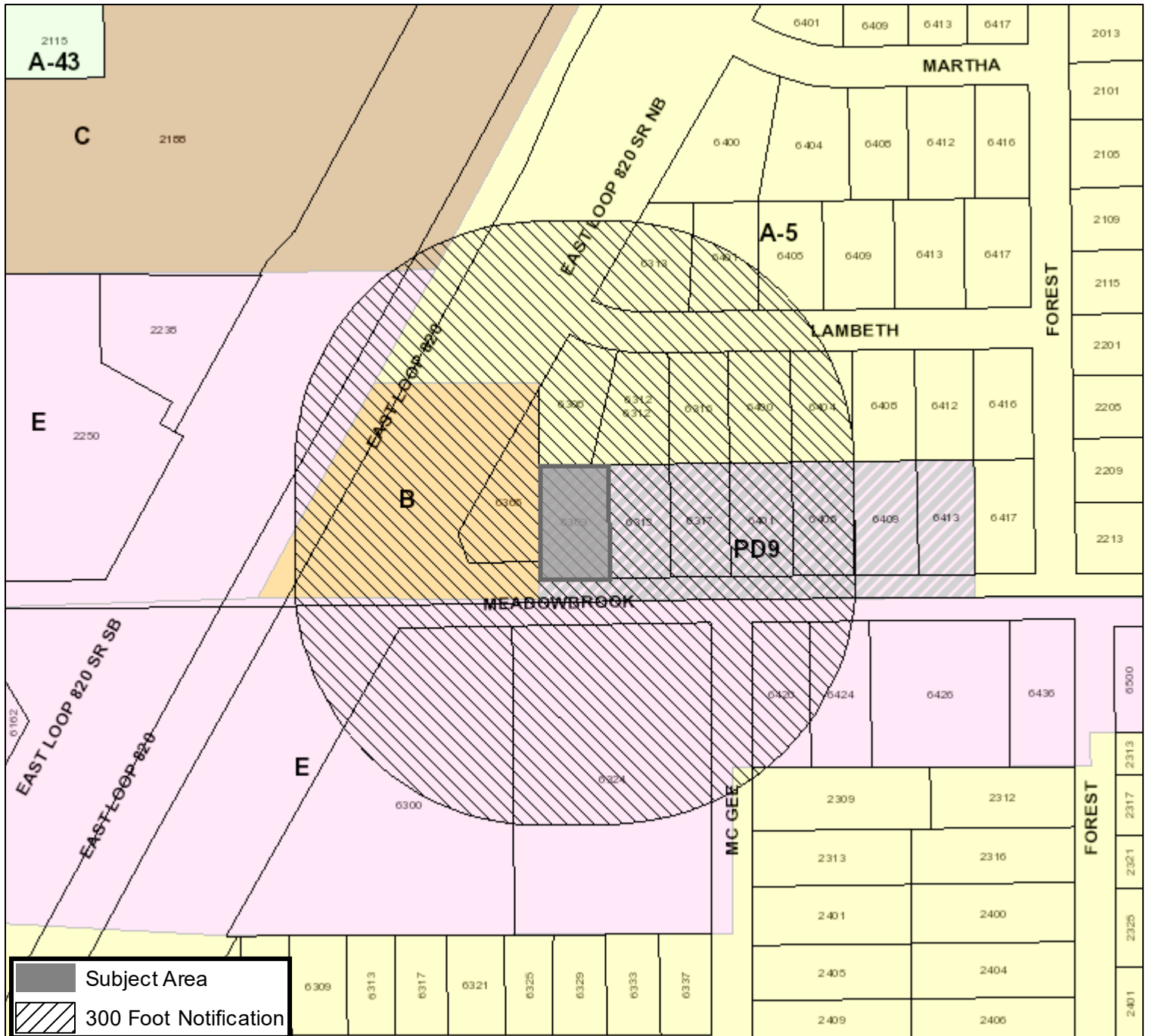
The 2023 Comprehensive Plan currently designates the subject property as *future single family residential*. The zoning types that would be in alignment with this future land use designation are One-Family Residential “A-10”, “A-7.5”, “A-5”, and “AR”. The proposed zoning **is consistent** with the map designation portion of the Comprehensive Plan.

The proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

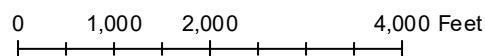
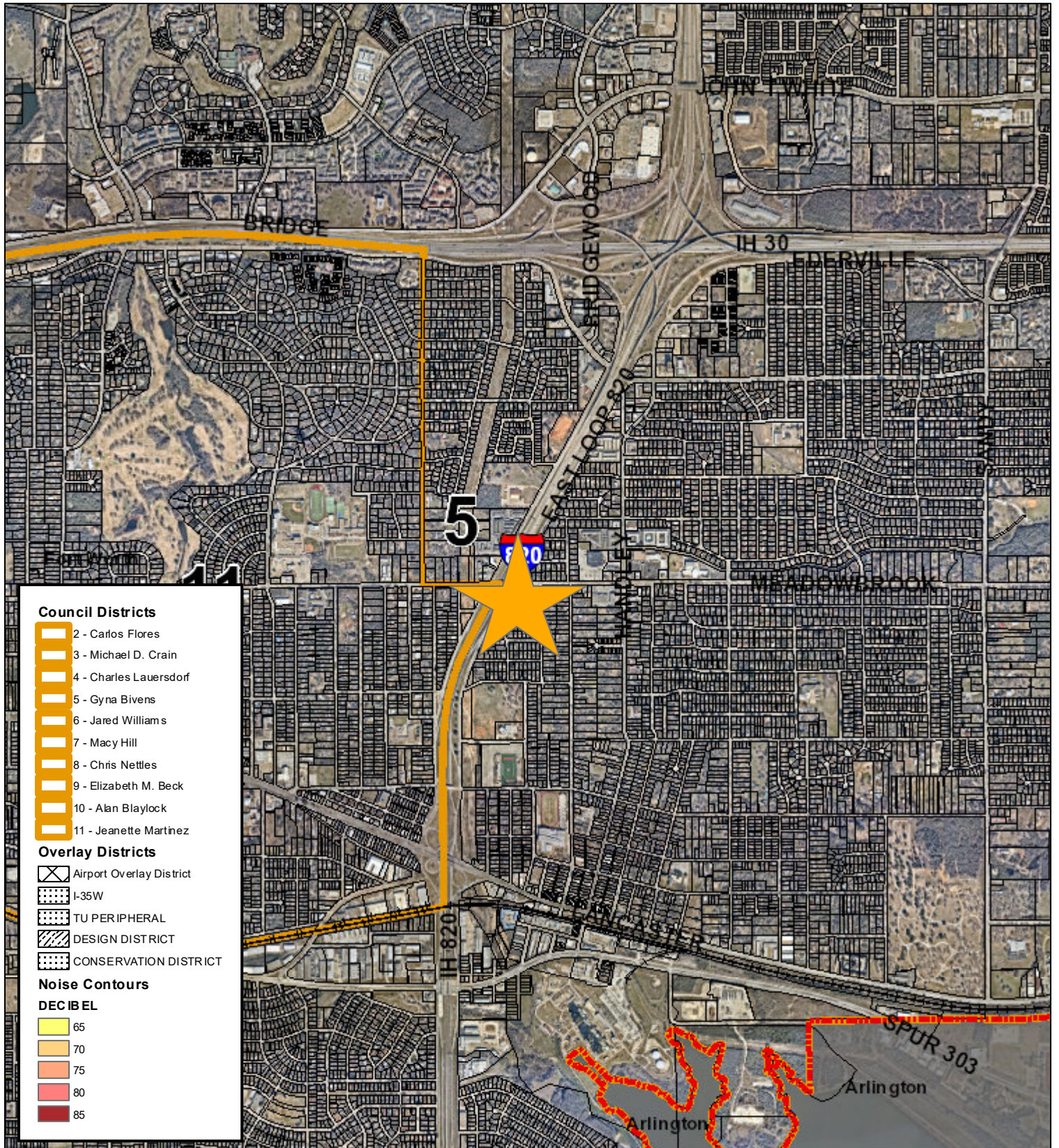
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Area Zoning Map

Applicant: Mathew Brown/Beyond Houses LLC
 Address: 6309 Meadowbrook Drive
 Zoning From: PD
 Zoning To: A-5
 Acres: 0.271962
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 1/8/2025
 Contact: 817-392-6226

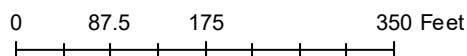
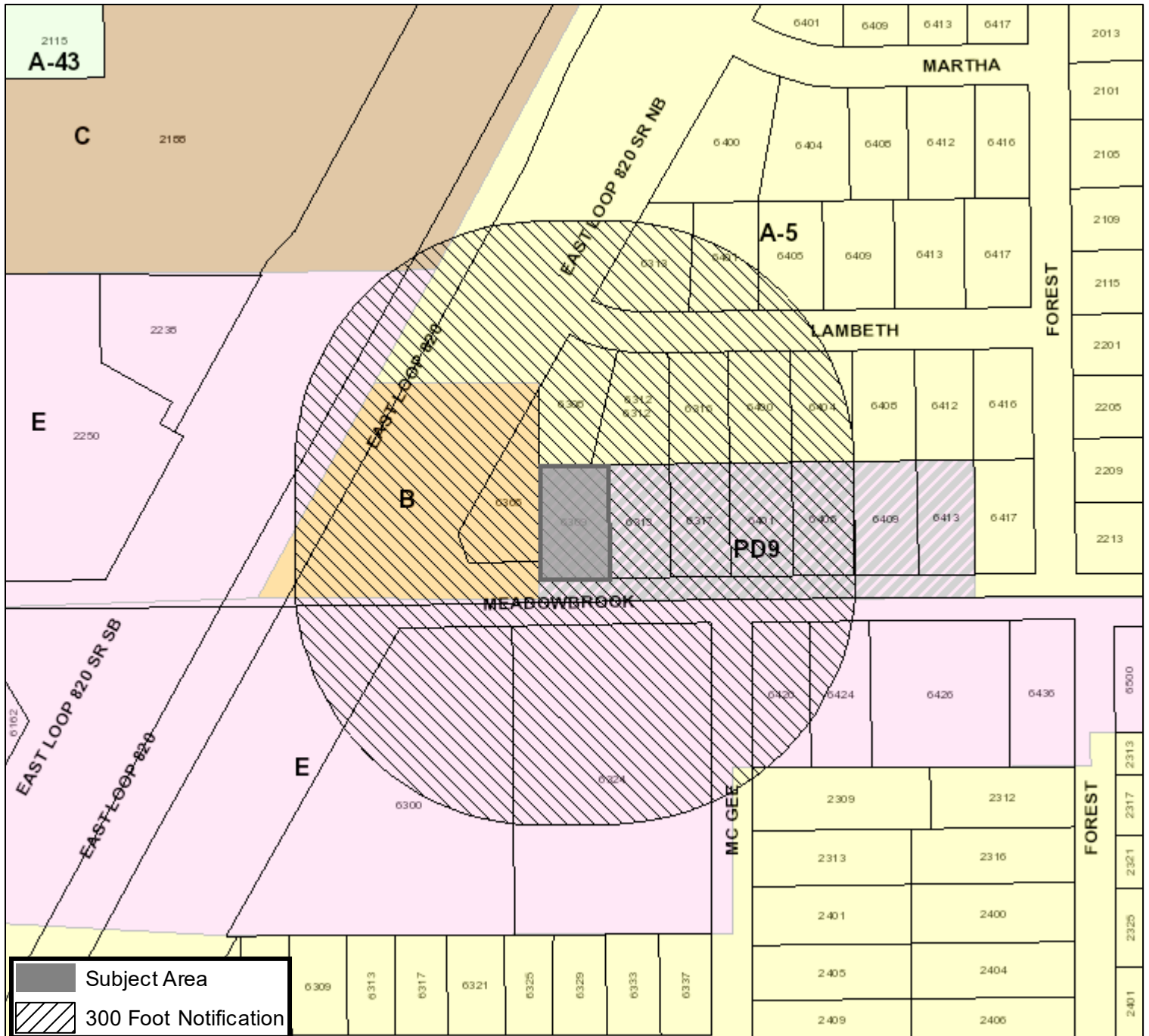


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Aerial Photo Map



0 40 80 160 Feet

