



Zoning Staff Report

Date: August 13, 2024

Case Number: ZC-24-056

Council District: 11

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Kelby Golden/ Brighton Yau

Site Location: 3445 Stuart Drive

Acreage: 0.11 acre

Request

Proposed Use: Single-family Residential

Request: From: "IP" Industrial Park
To: "A-5" One Family

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

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Project Description and Background

The subject property, covering 0.11 acres, is currently vacant and situated within an established single-family neighborhood (**Figure 1**). The parcel is predominantly surrounded by single-family residences, except for a commercial auto business to the northeast at 3442 S. Jones St (**Figure 2**). This corner lot faces both Stuart Drive and E. Biddison Street.

The applicant has requested a zoning change for this vacant tract, currently zoned as IP (Industrial Parks), to A-5 (Single Family) to permit the construction of a new single-family residence. There has been no recent rezoning or council-initiated rezoning on this site or the adjacent properties. However, along Stuart Drive, between E. Biddison Street and E. Bewick Street, there are approximately 13 houses.



Figure 1: Site photos taken on June 27, 2024, staff provided

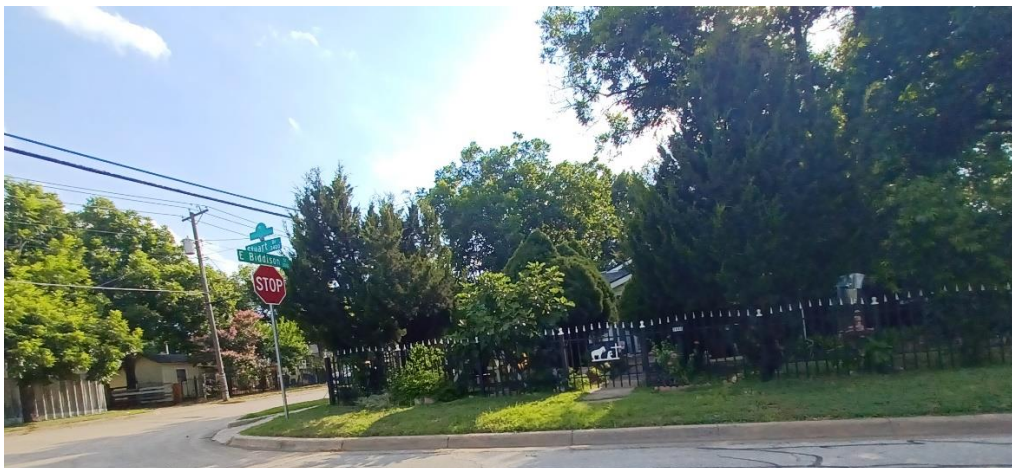


Figure 2: Across the street photo taken on June 27, 2024, staff provided

Surrounding Zoning and Land Uses

North	“A-5” One Family/ Single Family Residential
East	“I” Light Industrial/ Single-Family Residential
South	“A-5” One Family/ Single Family Residential
West	“A-5” One Family/ Single Family Residential

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.
 The following organizations were notified: (emailed June 28, 2024)

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
Worth Heights	

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

Given that the surrounding area consists predominantly of single-family houses, the proposed land use is compatible with the neighborhood. Rezoning the property to A-5 (Single Family) will help preserve the existing residential character of the block as well as the neighborhood to the south and west of this property. This change supports the continuity of the single-family residential environment, enhancing the stability and cohesiveness of the community.

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

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates a part of the subject property as Single-Family Residential on the Future Land Use Map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

The parcel's location within the Single-Family Residential Future Land Use (FLU) category makes it highly compatible with the proposed use. The applicant plans to construct a single-family home, which will seamlessly integrate into the existing neighborhood.

This rezoning supports the intended future land use and policies established by the City of Fort Worth (CFW). Therefore, the proposed rezoning not only aligns with but also reinforces the city's broader urban planning and development goals, ensuring a cohesive and sustainable residential community.

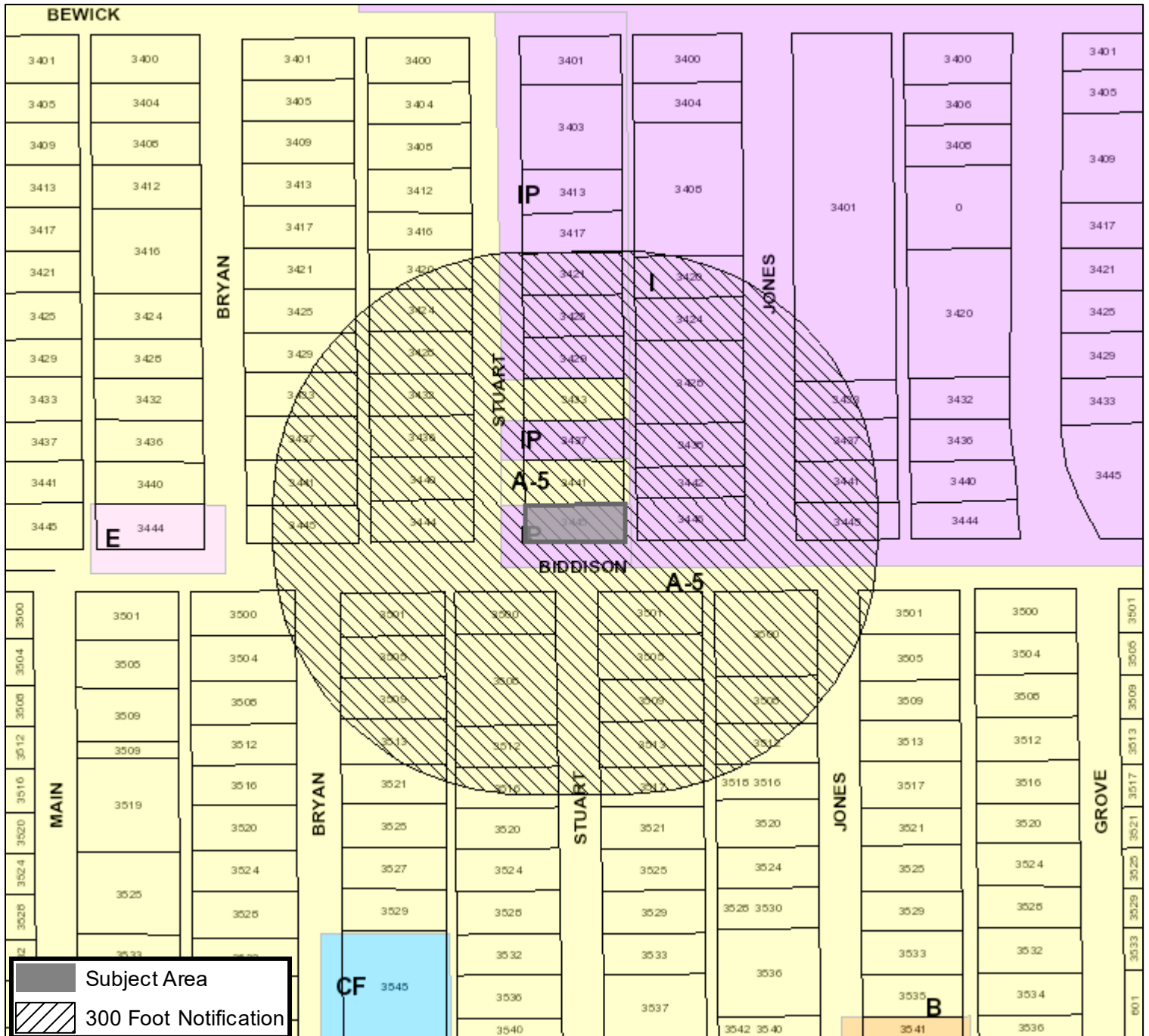
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan FLU Map and Policies.





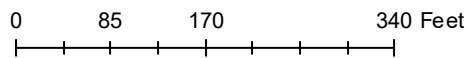


Area Zoning Map

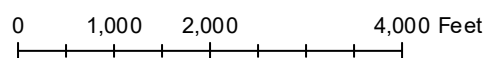
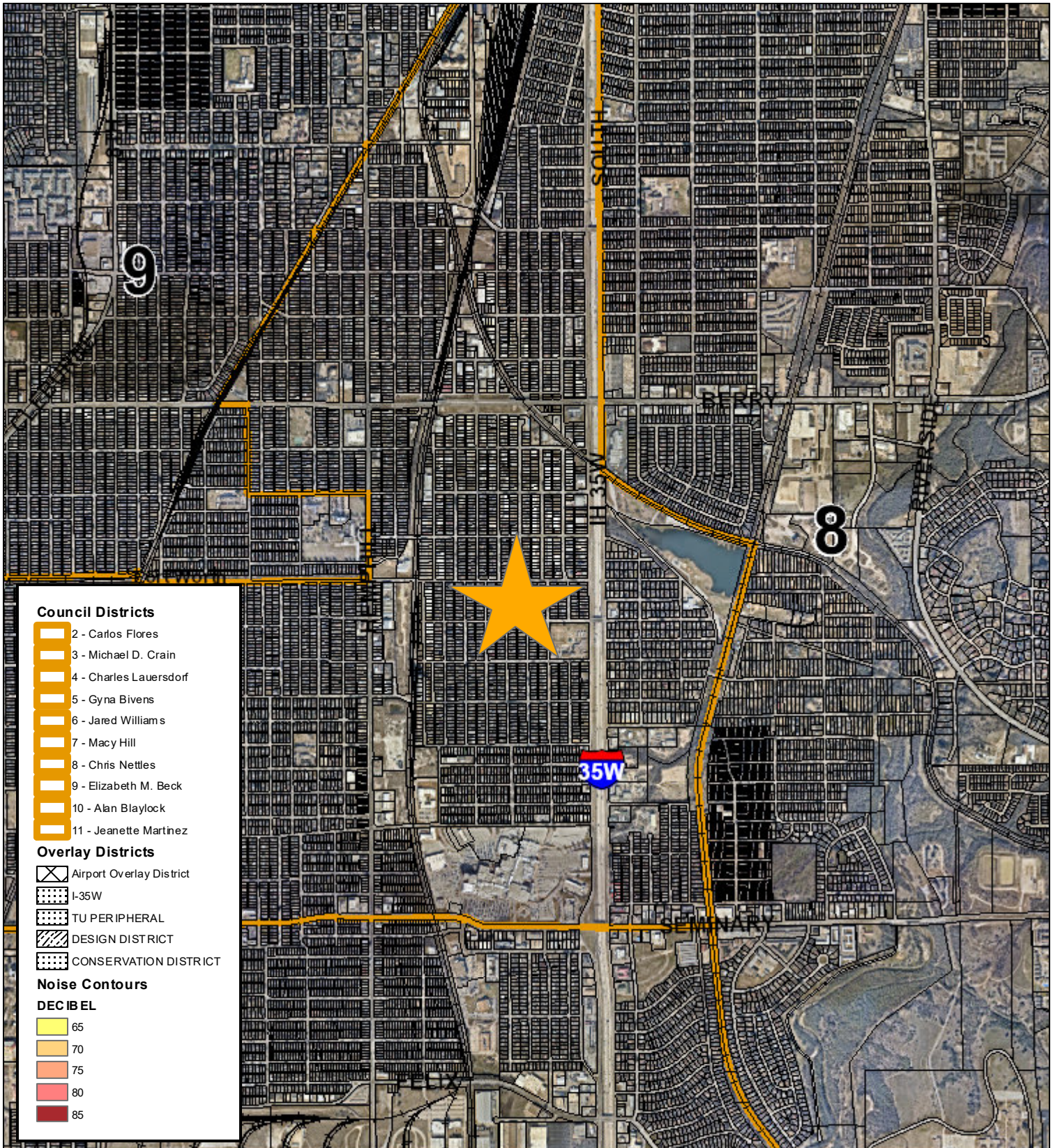
Applicant: Laura Hernandez/Chris Chavez
 Address: 3445 Stuart Drive
 Zoning From: IP
 Zoning To: A-5
 Acres: 0.11952637
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 7/10/2024
 Contact: null



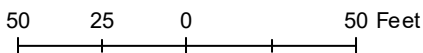
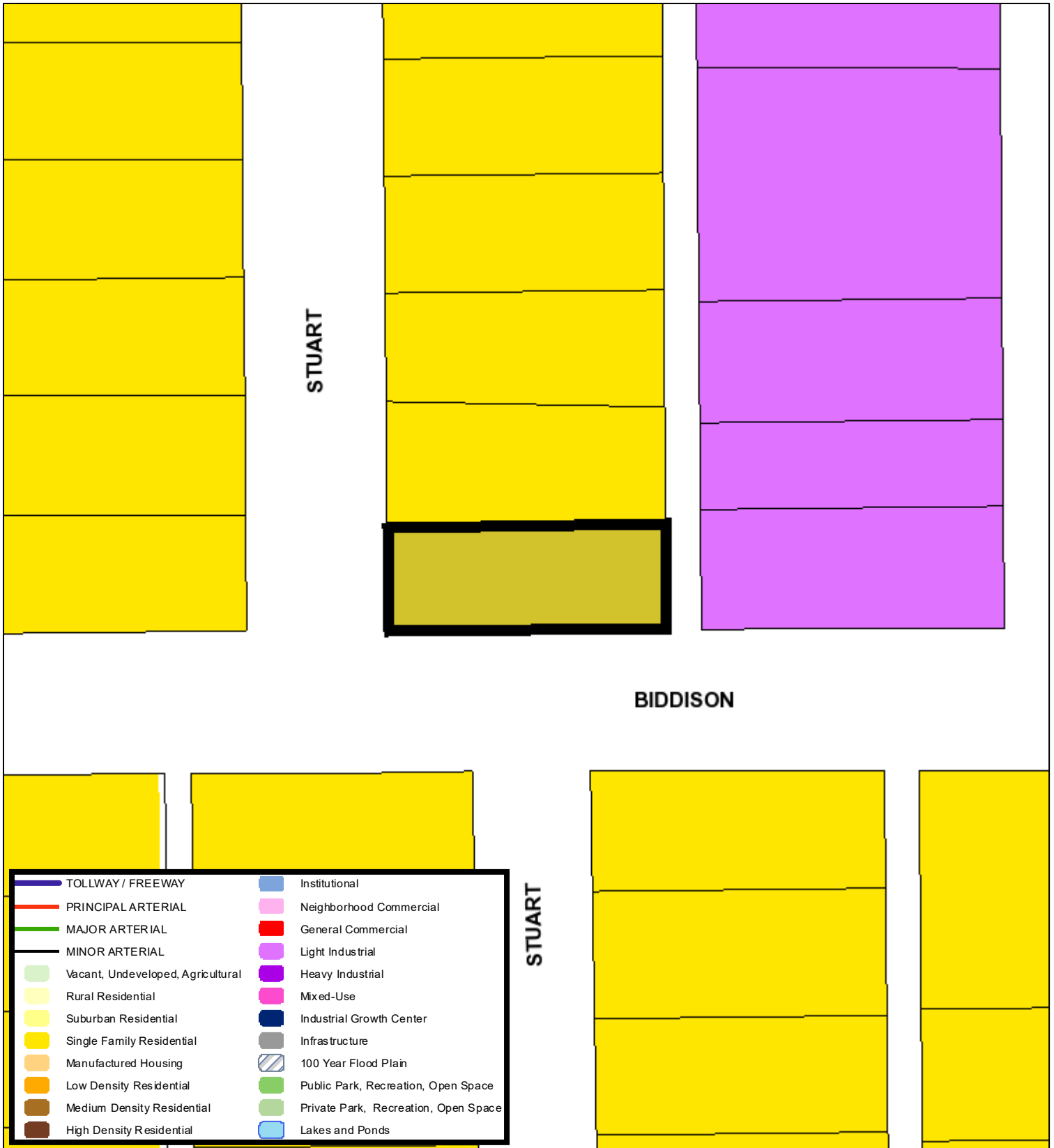
 Subject Area
 300 Foot Notification



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 35 70 140 Feet

