



Zoning Staff Report

Date: January 23, 2024

Case Number: ZC-23-175

Council District: 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Hussien & Mohamad Farhat / Alliance Homes, Darwish Otrok

Site Location: 1509, 1601, 1617, 1629 & 1701 T Square **Acreage:** 3.08 acres

Request

Proposed Use: Townhouses (31 new dwelling units proposed)

Request: From: “G” Intensive Commercial & “A-5” One Family Residential

To: “R2” Townhouse/Cluster

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 applicant is requesting a zoning change from "G" Intensive Commercial to "R2" Townhouse/Cluster. A small portion on the southern end is currently zoned "A-5" but is also included in the request to be rezoned to "R2". The property is located on the corner of Ederville Road and T Square Road in Council District 5. The applicant intends to construct 31 townhouse residences on the site, which is just over 3 acres in size. This rezoning request would downzone the property from a more intensive zoning category to a less intensive zoning category. The existing "G" zoning has been in place since at least 2004. The property is currently undeveloped.

The site is located in east Fort Worth, an area that traditionally is known for remaining portions of the Eastern Cross Timbers. This site specifically appears to have been cleared prior to 2001 so very few of any trees would be over 20 years old. This development appears to have little impact on established urban tree canopy in the area.

Surrounding Zoning and Land Uses

North "G" Intensive Commercial / undeveloped & floodplain
East "A-5" One-Family Residential / single family residential
South "A-5" One-Family Residential / church
West "G" Intensive Commercial & "A-5" One-Family Residential / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.
The following organizations were emailed on November 30, 2023:

Organizations Notified	
Historic Randol's Mill Valley Alliance	Neighborhoods of East Fort Worth
Streams & Valleys Inc	Trinity Habitat for Humanity
John T White NA	Hollow Hills NA*
Far East Fort Worth HOA	Ederville Park HOA
East Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the site to “R2” Townhouse/Cluster. The surrounding land uses are primarily undeveloped, but also zoned for commercial. The area was originally intended to be a business park, however based on the land remaining vacant and undeveloped since the inception of the development 1990’s, it appears that the market demand is higher for housing in this area rather than new commercial or industrial space.

With the subject site bordering an existing single family residential neighborhood to the east, the proposed rezoning to townhouse would function as a buffer between the residential area and undeveloped commercial areas further west. Residential use would be more appropriate here than commercial uses that would be allowed under the existing “G” zoning. The proposed rezoning to “R2” **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan currently designates the subject property as future Mixed-Use on the Future Land Use Map. Ideal zoning types for areas designated as future Mixed Use include “UR” Urban Residential, “MU-1” and “MU-2” Mixed Use, form based codes, and all commercial zones. “R2” Townhouse/Cluster is not listed as a zoning category that would result in the growth of mixed use development in this area.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial

The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use Map designation. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

While the proposed zoning is not strictly consistent with the map designation for this area, the proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices
- Encourage infill of compatible housing
- Increase homeownership in Fort Worth
- Increase the supply of quality affordable accessible housing

Site Plan Comments

Zoning and Land Use

Site Plan appears to meet "R2" zoning requirements from Section 4.709, Zoning Ordinance. Subject to additional zoning review as the development moves into the building permit phase, additional comments may be generated at that time.

Platting

No response provided

Water

All Water Department concerns were provided in PDC (Pre Development Conference) on 10/12/2023.

- Need public fire hydrant as nearest hydrant is more than 300' to cover the entire development.

- Only 4 domestic services are allowed for each lot.

- PRV is required.

- 8" P.V.C. in T SQUARE RD.

- No size on size services are allowed.

- Any existing service connections (water or sewer) that will not be reused for the proposed building should be "killed" at the respective main. Water kill tap requests should be submitted to Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov. Sewer taps must be killed through either a WMP or IPRC/CFA project.

Park and Recreation

Workflow cleared by Lori Gordon, but no comments provided

Fire Department

FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)

FYI: Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

General Information: Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available at the City Secretary's site for Ordinance #25388-2022.

Building Plan Review

No response provided

Transportation/Public Works Stormwater

Contact: sds@fortworthtexas.gov

Site is located within a local flood area per City Study SWS-027, Cottonwood Creek Master Plan.

FEMA Floodway borders North side of Ederville Rd

Existing storm assets located adjacent to site per plan set W-0542 & K-0788

An accepted drainage study is required prior platting, IPRC, CG, and PB

Transportation/Public Works Engineering

-Drive approach on Ederville does not meet access management policy for spacing. will need to remove and change open area to drive approach on T Square.

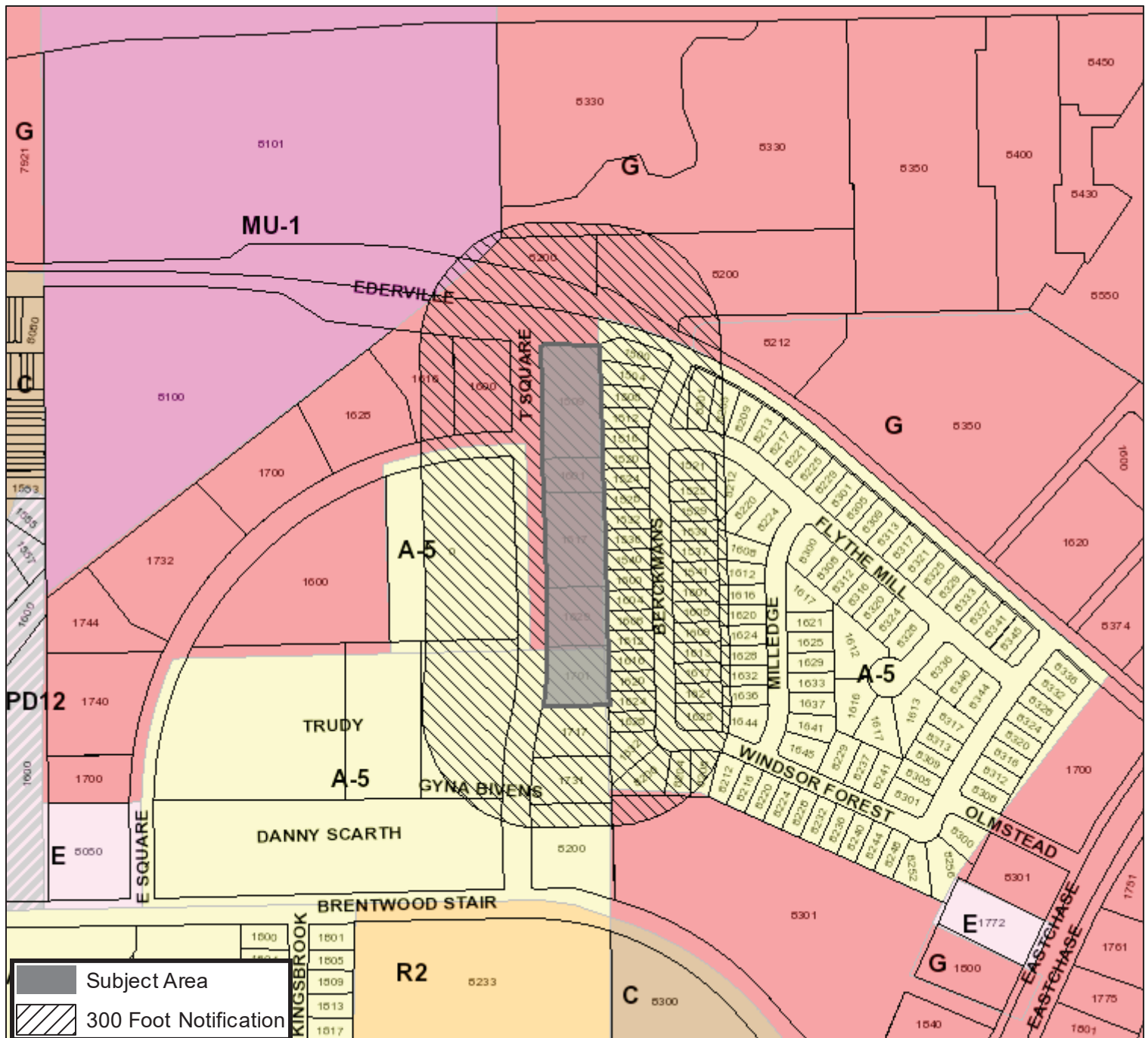
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



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Area Zoning Map

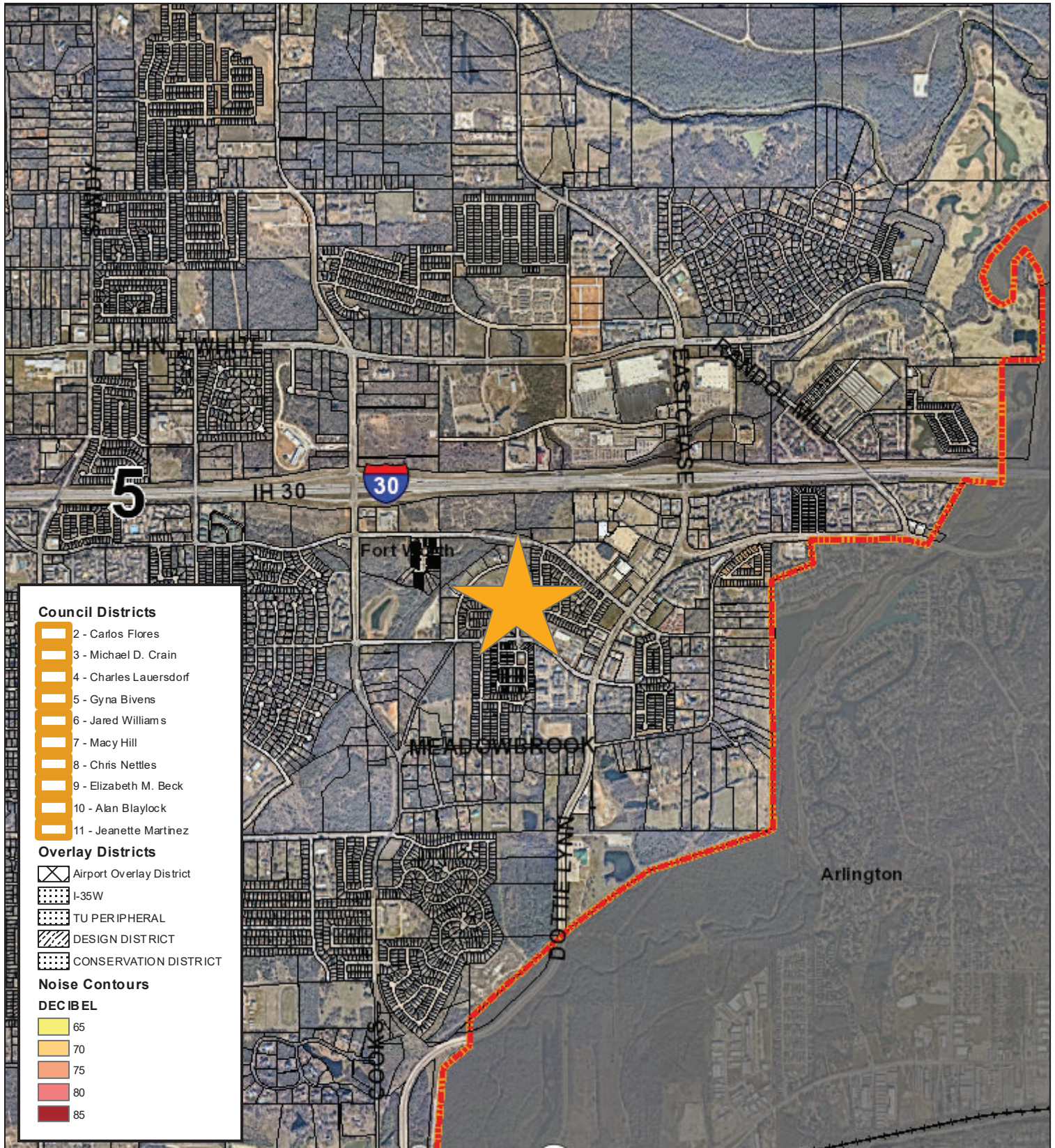
Applicant: Darwish Otrok
Address: 1509-1701 T Square Street
Zoning From: G;A
Zoning To: R2
Acres: 3.08735799
Mapsc0: Text
Sector/District: Eastside
Commission Date: 12/13/2023
Contact: null



0 180 360 720 Feet

Created: 11/28/2023 4:38:40 PM

Area Map

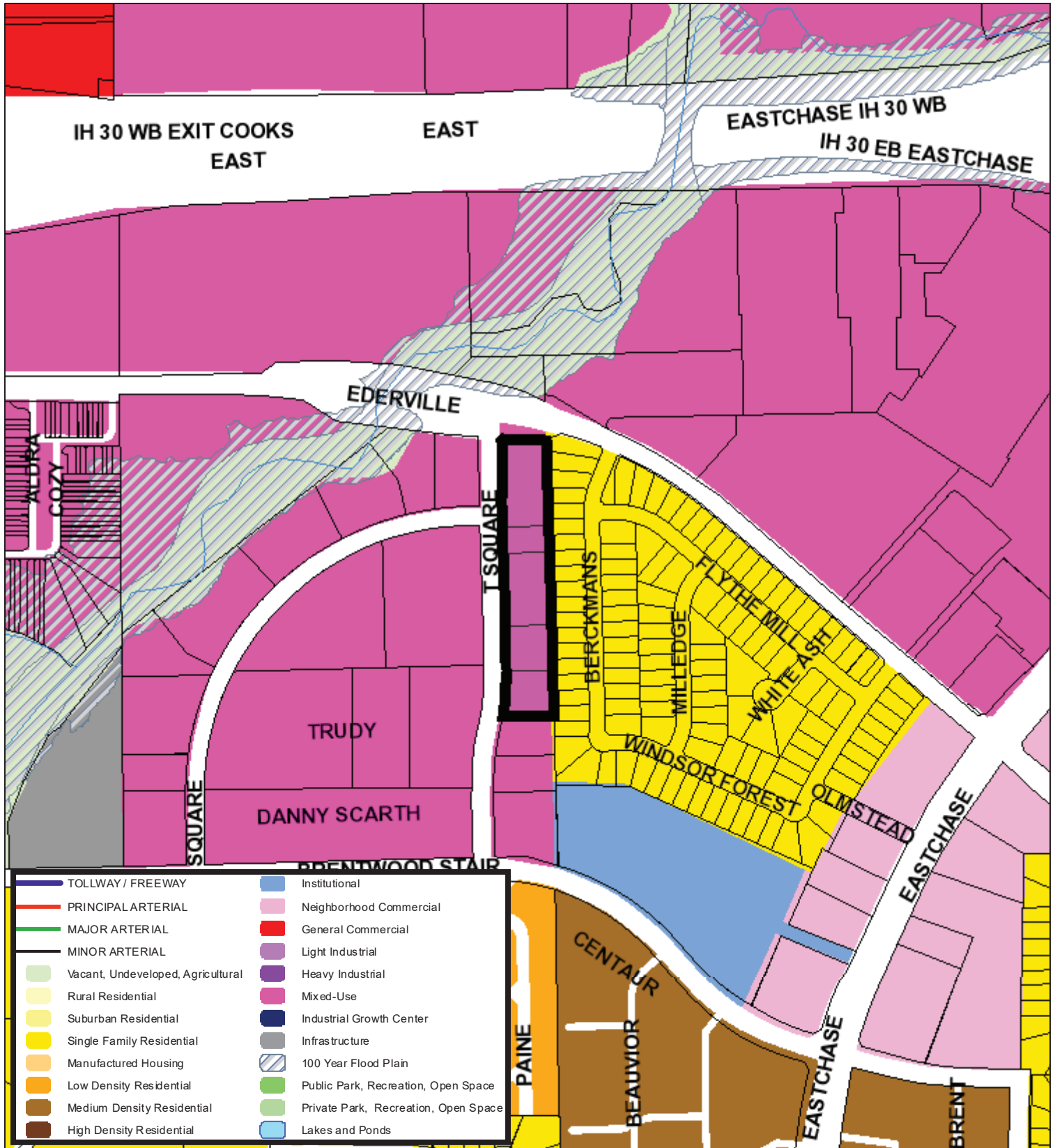


0 1,000 2,000 4,000 Feet



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Future Land Use



430 215 0 430 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

