



# Zoning Staff Report

**Date:** January 23, 2024

**Case Number:** ZC-23-167

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Shad Rhoten](#)

**Owner / Applicant:** FTW Area Habitat for Humanity / Mallory Haun

**Site Location:** 4200 Brady Drive

**Acreage:** 0.28 acres

### Request

**Proposed Use:** Single Family Residence

**Request:** From: "I/SS" Light Industrial / Stop Six Overlay

To: "A-5/SS" One-Family / Stop Six Overlay

### Recommendation

**Land Use Compatibility:** Requested change **is not compatible**

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

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

**Staff Recommendation:** **Denial**

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

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## Project Description and Background

This lot is located on the southwest corner of Good Shepherd Way and Brady Drive, one block west of E Loop 820. It is situated a quarter of a mile north of Wilbarger Street. The shoreline of Lake Arlington is located just over half of a mile to the southeast of the lot. The site is located within the Stop Six Overlay and Neighborhood Empowerment Zone (NEZ) Area Six. The site is also approximately one-half mile south of both the Berry/Stalcup and Lake Arlington Urban Villages.

The general surrounding area has been part of a number of master plans and initiatives to revitalize the area and improve the quality of development. Besides the Stop Six Overlay added in 2019, the addition of the Neighborhood Empowerment Zone, and the creation of the Berry/Stalcup Urban Village (to the north), the area to the east of E. Loop 820 has also been the focus of planning efforts since 2004. The large area east of 820 is a part of the Lake Arlington Master Plan, which proposes redevelopment of the area from under-utilized parcels and low density industrial developments to higher density residential and development that protects Lake Arlington as a recreation and water source.

The applicant proposes to construct a future single-family residence on the vacant property. The existing “I” Light Industrial zoning of the subject site does not allow the proposed single-family land use. The property must be rezoned to a single-family district or more intense residential district to accommodate the future residence. The applicant has provided the following narrative to support the rezoning application:

4200 Brady is a .282 acre vacant lot that sits between residential houses and a Church on the corner of Brady and Good Shepard Way. It is currently zoned for MU-2, but we are applying to rezone this lot to SF5 in order to build another affordable home for a family in our community. We have attached plans for the 1150sf 3B/2B home we plan to build, zoning maps, and pictures of the Single Family housing already existing on Brady. The zoning in this area is a mixed bag, but we believe that building a new home here will fit in with the rest of West side of Brady Dr.

Any single family home constructed in the future would be subject to both the “A-5” development standards and the Stop Six Overlay Design standards which include entry feature that faces the street (stoop or porch), two-car garage, 8 square foot window on all sides of the house and landscaping.

## Surrounding Zoning and Land Uses

North: “B” Two-Family Residential / church

East: “MU-2” High Intensity Mixed-Use / auto sales

South: “MU-2” High Intensity Mixed-Use / single family residence

West: “MU-2” High Intensity Mixed-Use / landscape contractor

## Recent Zoning History

- ZC-19-116, Council Initiated Rezoning of almost 3,000 acres that created the Stop Six Overlay

## Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.

The following organizations were emailed on December 1, 2023:

Organizations Notified	
Carver Heights East NA*	Echo Heights Stop Six Environmental Coalition
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to rezone from “I” Light Industrial to “A-5” One-Family to build a single-family home. The lots surrounding the subject site are primarily single family residential with a small amount of commercial/industrial uses. There is a church to the north across Good Shepherd and auto dealership to the east of Brady Drive. Single family structures occupy the lots to the south with some “B” Two-Family and “A-5” One-Family zoning located on the Brady Drive frontage between Good Shepherd and Wilkes Drive (*refer to attached zoning map*). There are several large industrial uses further west of the site. Allowing additional residential uses would be a disservice without further exploration of the neighborhood as a whole.

The proposed zoning is **not compatible** with existing surrounding land uses.

### Comprehensive Plan Consistency – Southeast

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future Light Industrial. Zoning categories in alignment with this future land use designation would be “MU-2” High Intensity Mixed Use, “I” Light Industrial and all commercial zoning districts. The request for “A-5” One-Family zoning is not in alignment or consistent with the future land use designation. To accommodate the proposed development and rezoning request to “A-5” Light Industrial, the subject site would need a designation of future Single Family Residential in order to be considered consistent with the adopted Comprehensive Plan.

#### 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
<b>INDUSTRIAL</b>		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

The proposed zoning is not consistent with the Comprehensive Plan future land use map and not consistent with the policies stated above.

The proposed zoning **is not consistent** with the Comprehensive Plan future land use map; however, the request **is not consistent** with the following policies of the Comprehensive Plan:

- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
  - Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
  - Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
  - Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- 

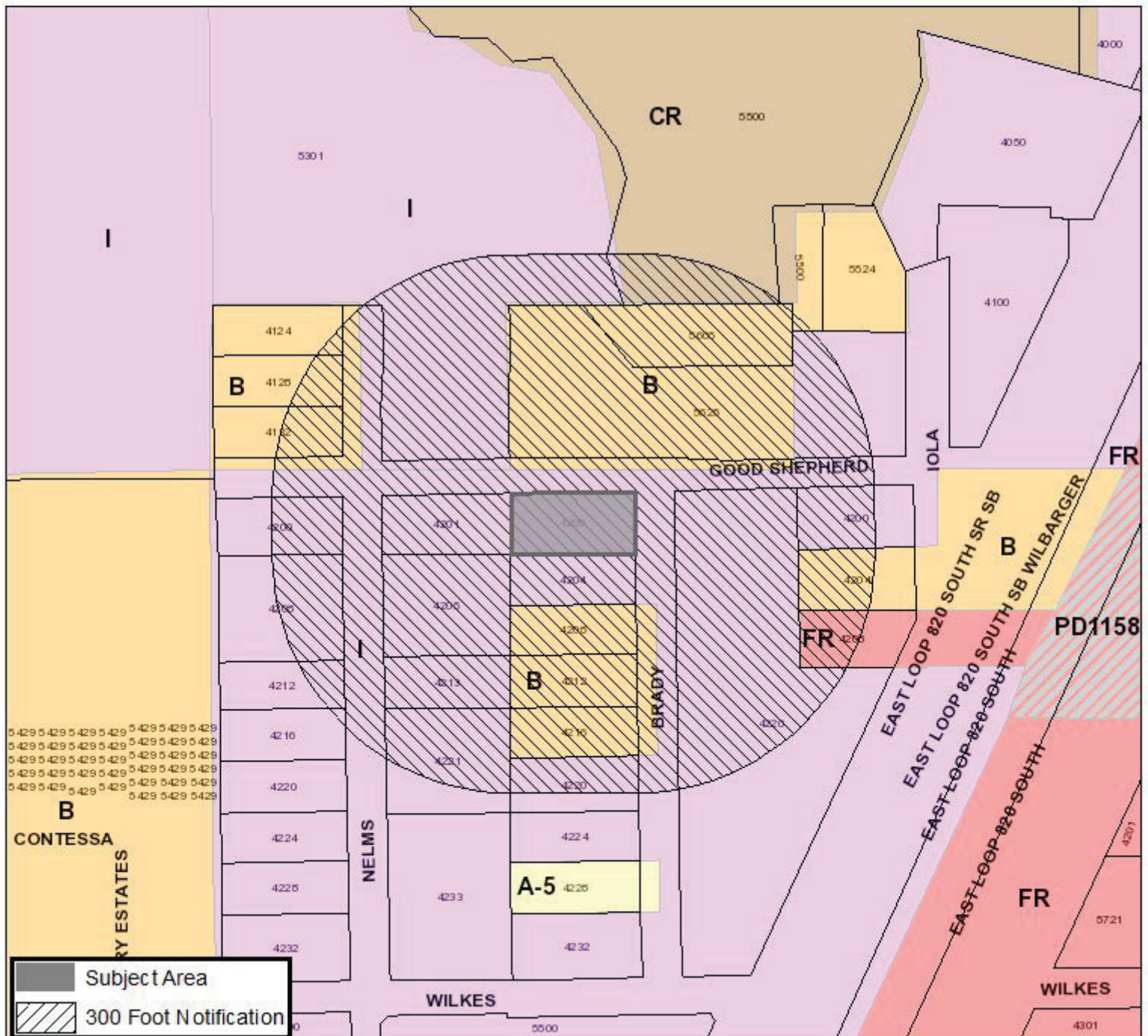




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## Area Zoning Map

Applicant: Fort Worth Habitat for Humanity  
Address: 4200 Brady Drive  
Zoning From: MU-2  
Zoning To: A-5  
Acres: 0.27570805  
Mapsc0: Text  
Sector/District: Southeast  
Commission Date: 12/13/2023  
Contact: null

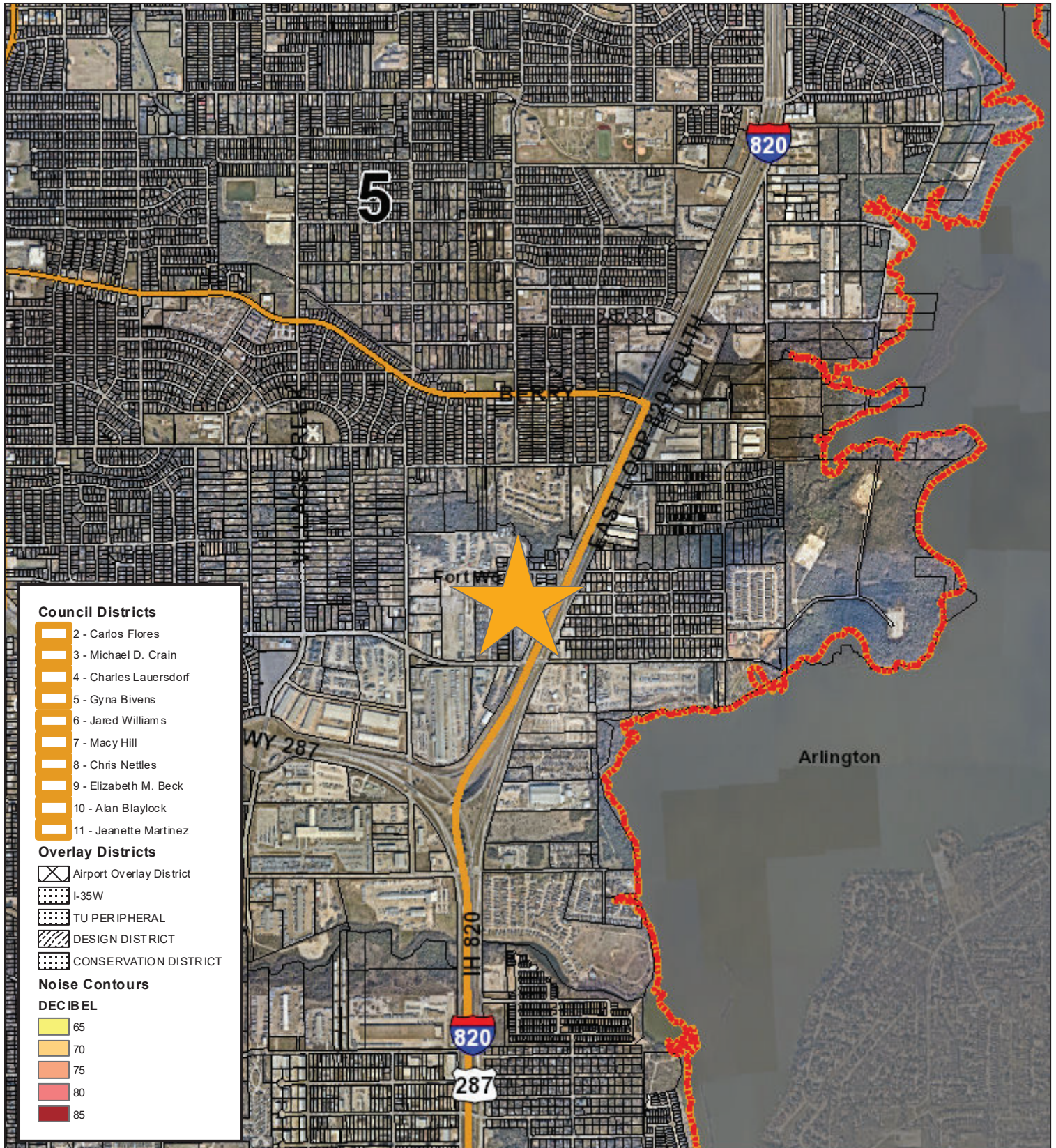






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## Area Map

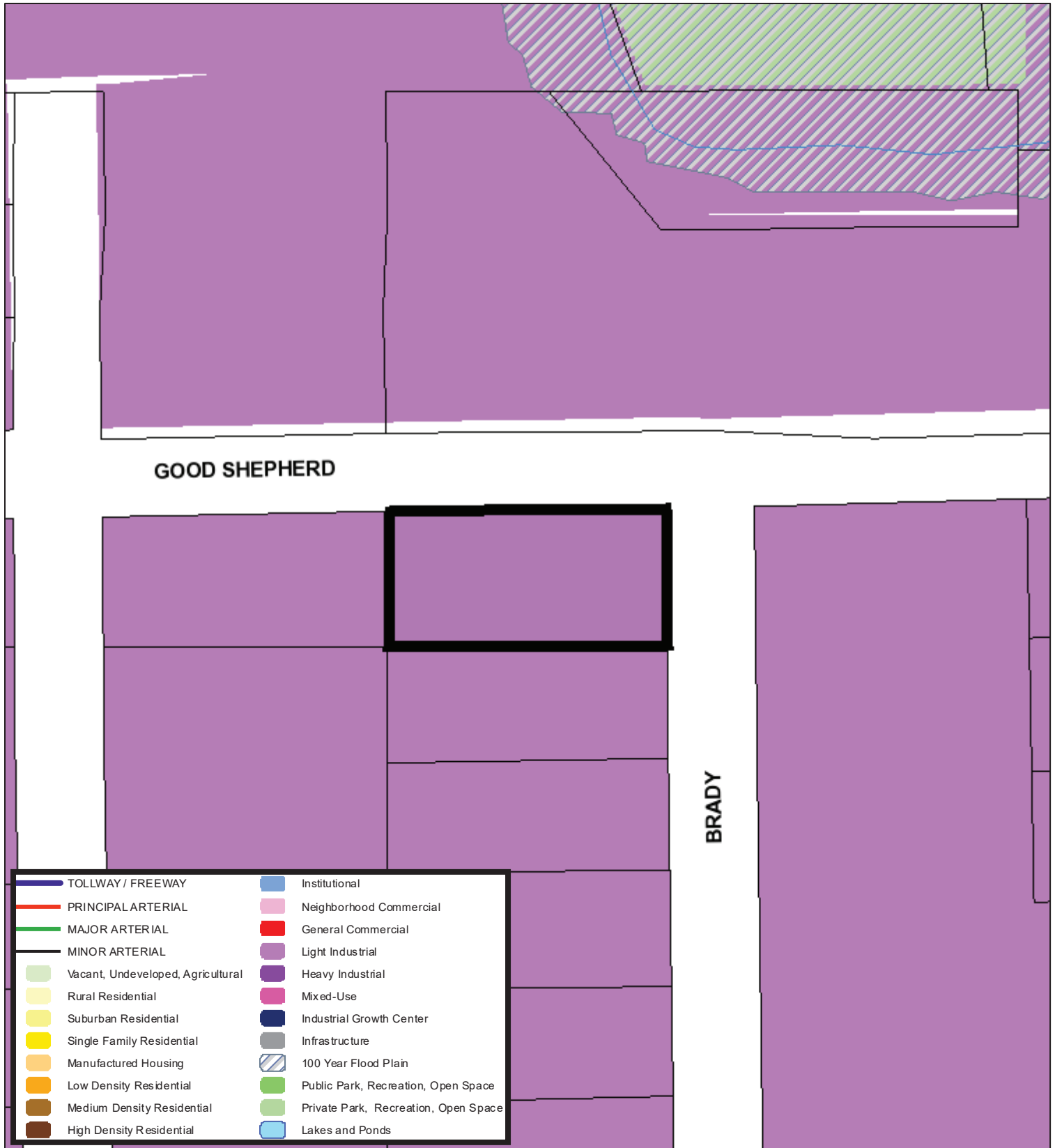


0 1,000 2,000 4,000 Feet



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## Future Land Use



75 37.5 0 75 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 45 90 180 Feet

