



Zoning Staff Report

Date: January 23, 2024

Case Number: ZC-23-169

Council District 5

Zoning Map Amendment

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

Owner / Applicant: SMRE Investments Inc./Peloton Solutions

Site Location: 1600 T Square Street

Acreage: 3 Acres

Request

Proposed Use: Residential

Request: From: “G” Intensive Commercial

To: “A-5” One-Family

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**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The applicant requests a zoning change from "G" Intensive Commercial to "A-5" One-Family to develop single-family residences. The site is located in the Eastchase Mixed-Use Growth Center, originally intended to promote commercial and mixed-use development. However, due to demographic changes, the area has been developing as a residential area instead (please see Recent Zoning History section). The property directly east was rezoned from "G" Intensive Commercial to "A-5" One-Family residential in February of this year, and the property to the south was rezoned from "E" Neighborhood Commercial and "G" Intensive Commercial to "A-5" One-Family residential in 2020.

The site is in East Fort Worth, an area known for the remaining portions of the Eastern Cross Timbers. The site was cleared before 2001, so very few trees are over 20 years old. As a result, this development is unlikely to impact the established urban tree canopy in the area significantly.

Surrounding Zoning and Land Uses

North "G" Intensive Commercial/ vacant land
East "A-5" One-Family / vacant land
South "A-5" One-Family / vacant
West "G" Intensive Commercial/ Vacant

Recent Zoning History

- ZC-15-118: site area to the east rezoned from "G" Intensive Commercial to "A-5" One-family
- ZC-17-088: Request to rezone from "G" intensive commercial to "R2" townhomes
- ZC-20-154: Request to rezone from "E" General Commercial and G "Intensive Commercial to "A-5" One-family
- ZC-21-217: Request to rezone from "G" Intensive Commercial to "A-5" One-Family
- ZC-22-182: Request to rezone from "G" Intensive Commercial to "A-5" One-Family

Public Notification

300-foot Legal Notifications were mailed on December 1, 2023

The following organizations were notified: (emailed December 1, 2023)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
Hollow Hills NA	Fort Worth ISD
Far East Fort Worth HOA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
East Fort Worth Business Association	

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the site to A-5 One Family for single-family development. The site is located in an area where the surrounding land uses are primarily vacant, but they are also zoned for single-family residential. To the east, there is a relatively new single-family development. However, the property to the north, across from E Square, is zoned "G" Intensive commercial, preserving the commercial edge that extends from Eastchase Parkway.

The current zoning of the site encourages the type of development that is supported and planned for in the area. However, due to the influx of people into North Texas and other adjacent areas that are developing as single-family residential, this site is well situated for additional residential development. The proposed rezoning will allow for the development of single-family homes, which will be in line with the surrounding land uses and will meet the growing demand for housing in the area.

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

Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan designates the subject property as Mixed Use Growth Center. The request to rezone to A-5 One Family is a significant deviation from the Future Land Use Map and the following specific Comprehensive Plan policy:

· Promote commercial, mixed-use, and urban residential development within the Centreport and Eastchase Mixed-Use Growth Centers

Therefore, the proposed zoning **is not consistent (Significant Deviation)** with the Future Land Use map and the Comprehensive Plan policy for the area., it is however **consistent** with the following policies of the Comprehensive Plan:

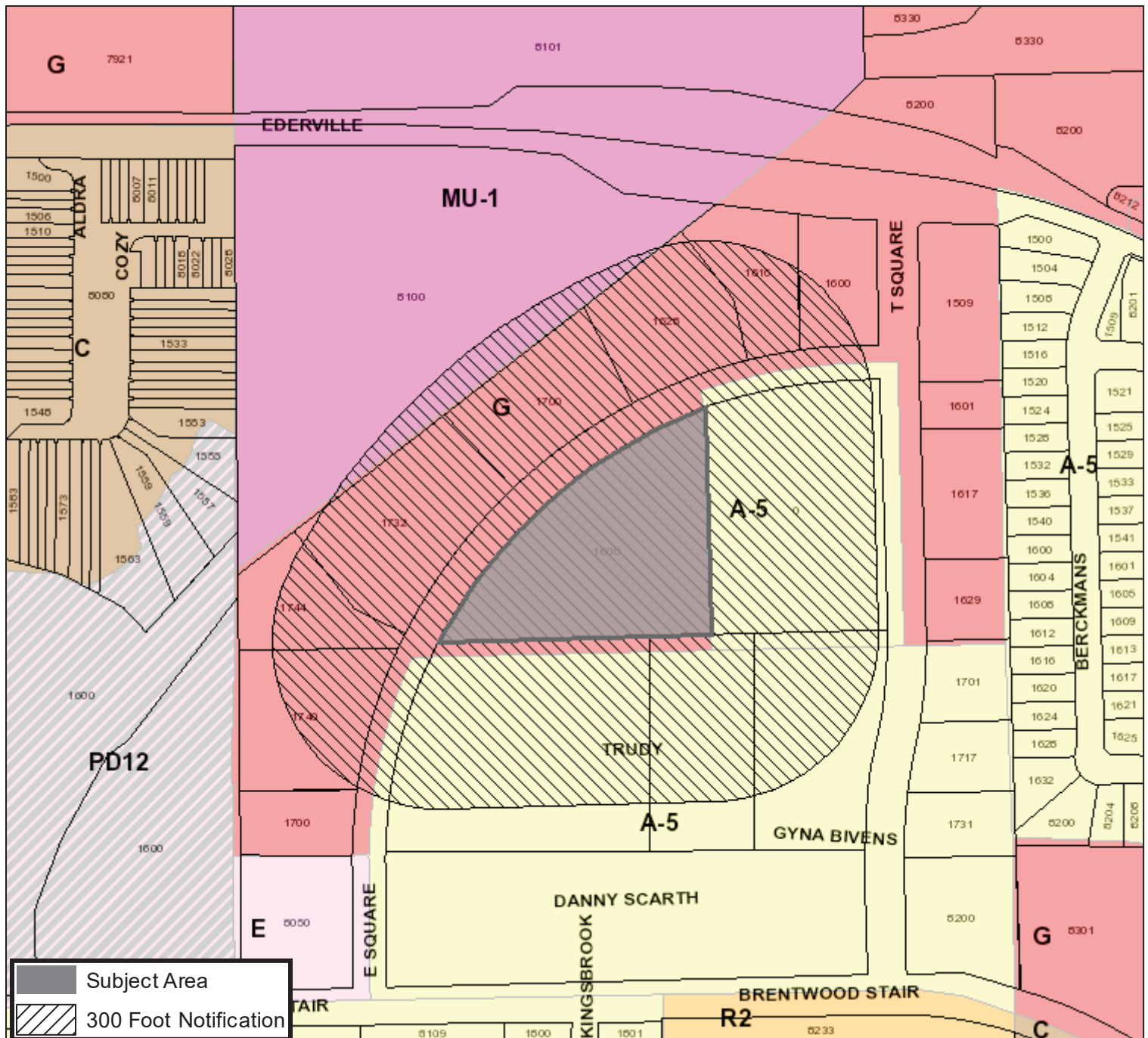
- Promote a variety of housing choices
- Encourage infill of compatible housing
- Increase homeownership in Fort Worth
- Increase the supply of quality, affordable, accessible housing



ZC-23-169

Area Zoning Map

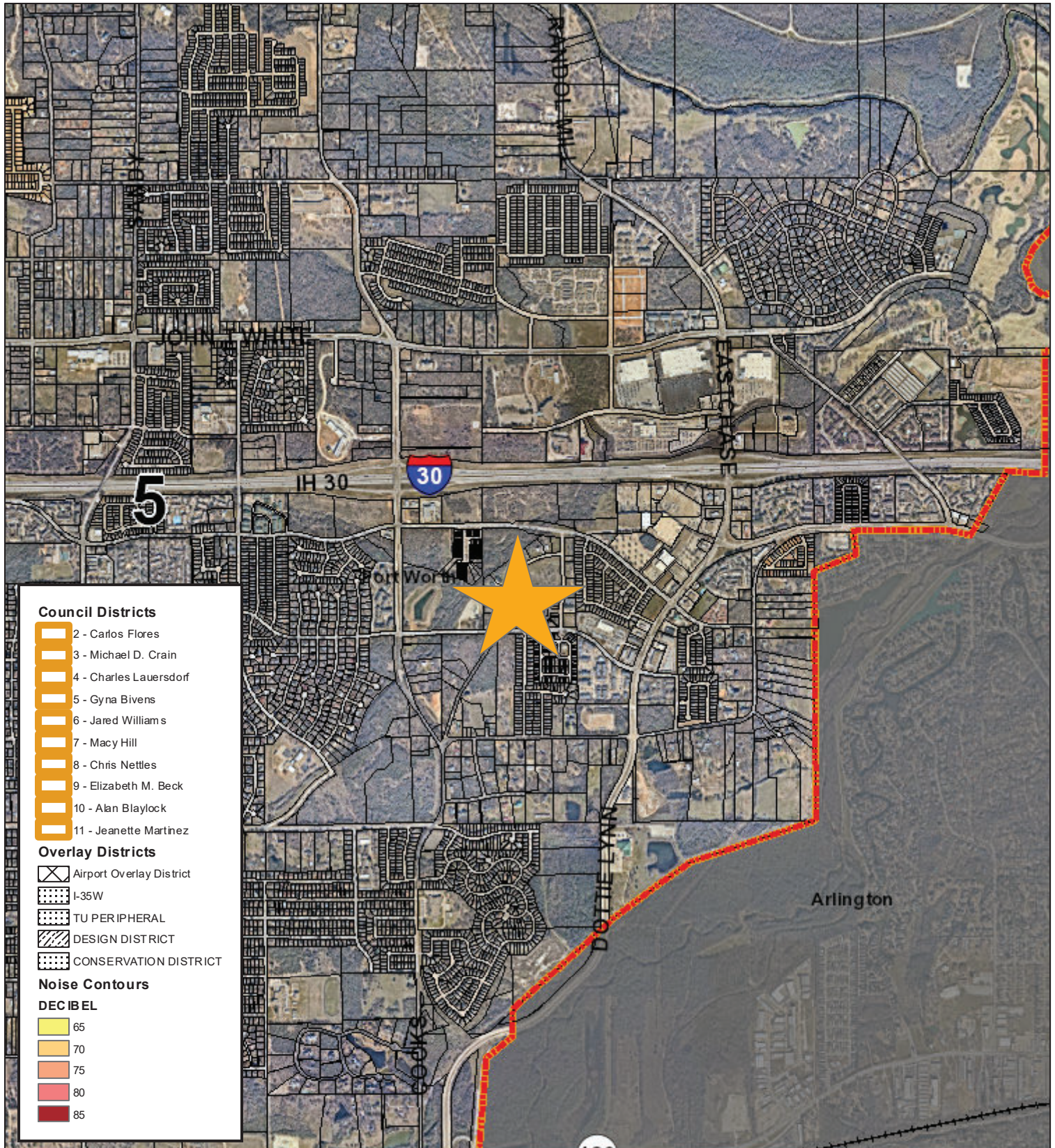
Applicant: SMRE Investments Inc/Peloton Land
Address: 1600 T Square Street
Zoning From: G
Zoning To: A-5
Acres: 2.88092077
Mapsc0: Text
Sector/District: Eastside
Commission Date: 12/13/2023
Contact: null



0 130 260 520 Feet

Created: 11/28/2023 4:38:30 PM

Area Map

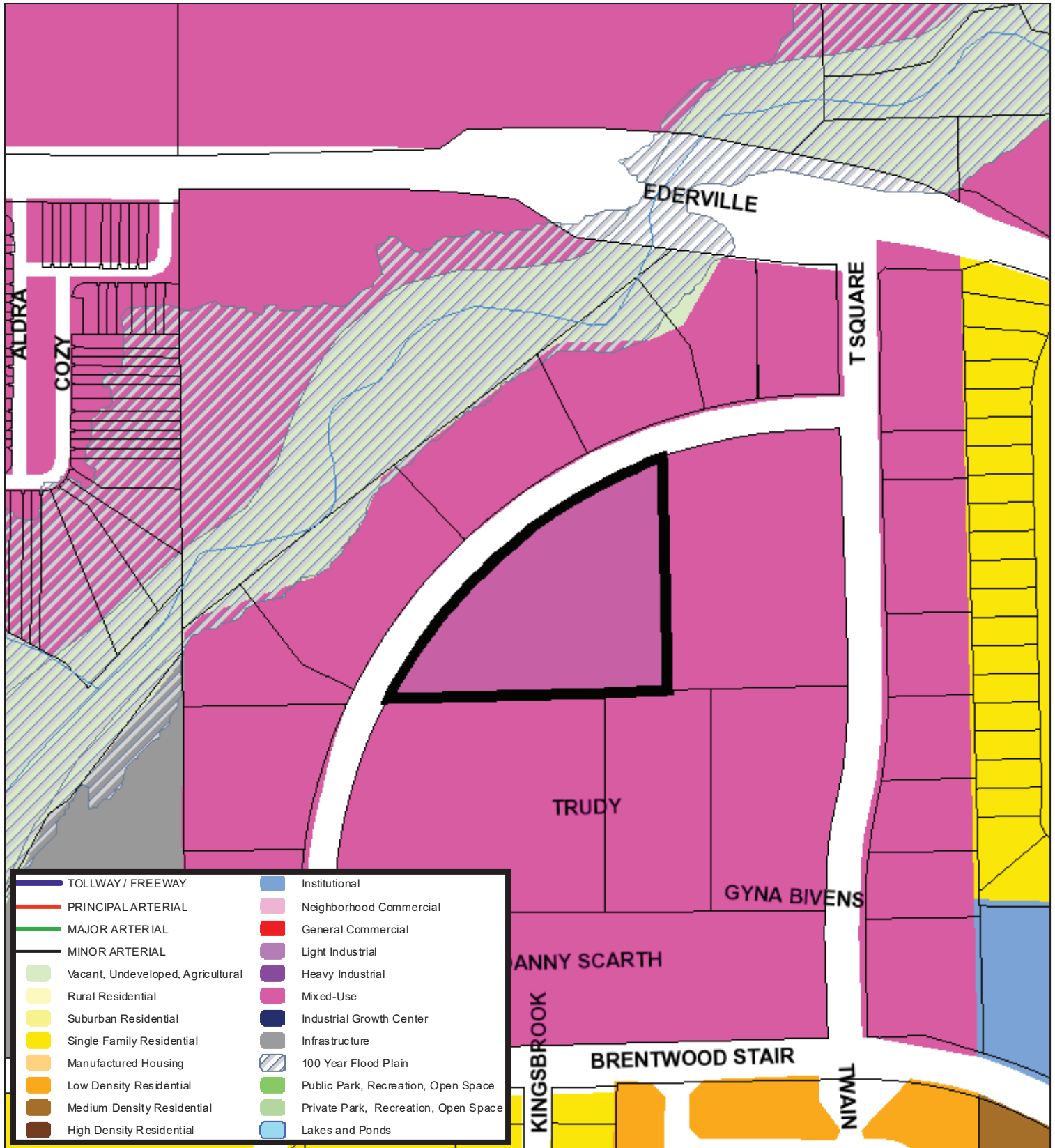


0 1,000 2,000 4,000 Feet



ZC-23-169

Future Land Use



230 115 0 230 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.



Created: 11/28/2023 4:38:54 PM



ZC-23-169

Aerial Photo Map



0 150 300 600 Feet

