



Zoning Staff Report

Date: October 17, 2023

Case Number: ZC-23-109

Council District: 11

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Vanessa E. Villa

Site Location: 4421 Martin Street

Acreage: 0.64 acres

Request

Proposed Use: Subdivide existing lot for the purpose of constructing two single family homes

Request: From: "A-10" One-Family

To: "A-5" One-Family

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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 property is part of the Homewood Addition and within NEZ Area 6. The purpose of this request is to change the zoning to allow the subdivision of the current lot. The existing A-10 zoning requires a minimum 10,000 square foot lot area and a 60-foot lot width. The lot is currently platted with a 100-foot lot width, containing 28,000 square feet. The requested A-5 zoning requires 50-foot lot width; therefore, the lot could conform if replatted appropriately. The property is currently undeveloped. The applicant proposes to construct a single-family residence on each lot if this request is approved.

Additional standards for “A-5” zoning are 50% maximum building coverage on the lot, 20-foot front yard setback (however, any new residence will have to maintain consistency with setbacks along the blockface), 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Surrounding Zoning and Land Uses

North “A-10” One-Family / single family residential
East “A-10” One-Family / Accessory structure with no primary building
South “A-5” One-Family / single family residential
West “A-10” One-Family / single family residential, possible non-conforming lots

Recent Zoning History

- ZC-09-100 – Property was included in a City initiated rezoning from AG, A-5, B, C, MH, E, FR, F, I, and PD to A-10, A-7.5, A-5, R2, MH, CF, and E approved October 12, 2009.

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023.
The following organizations were emailed on July 25, 2023:

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

**Located in this registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The majority of the surrounding properties to the east, north and south are zoned “A-10” extending from Martin Street to Hwy 287 to the north. The Echo Heights Addition to the south is zoned for “A-5” One-Family and extends to Prairie Dog Park. There is also “A-7.5” zoning to the southwest of the property on the south side of Martin Street. The lots adjoining to the west do not appear to meet the 60-foot lot width requirements for “A-10”.

The proposed lots would have a larger lot area than 5,000 square feet. If subdivided to meet the “A-5” width, both lots would be approximately 14,000 square feet. Based on the mix of single-family districts in this area, staff finds this request **is compatible** with surrounding uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This land use designation includes zoning districts “A-5”, “A-7.5”, “A-10”, and “AR”. The request for “A-5” One-Family zoning is an acceptable zoning district per the City’s Comprehensive Plan. The difference between “A-10” and “A-5” zoning is negligible as both have a residential character. The zoning change would be slightly more intense than the current zoning, but would be less intense than commercial or industrial zoning.

Further, the proposed zoning is in alignment with the following policies of the Comprehensive Plan:

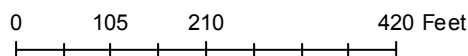
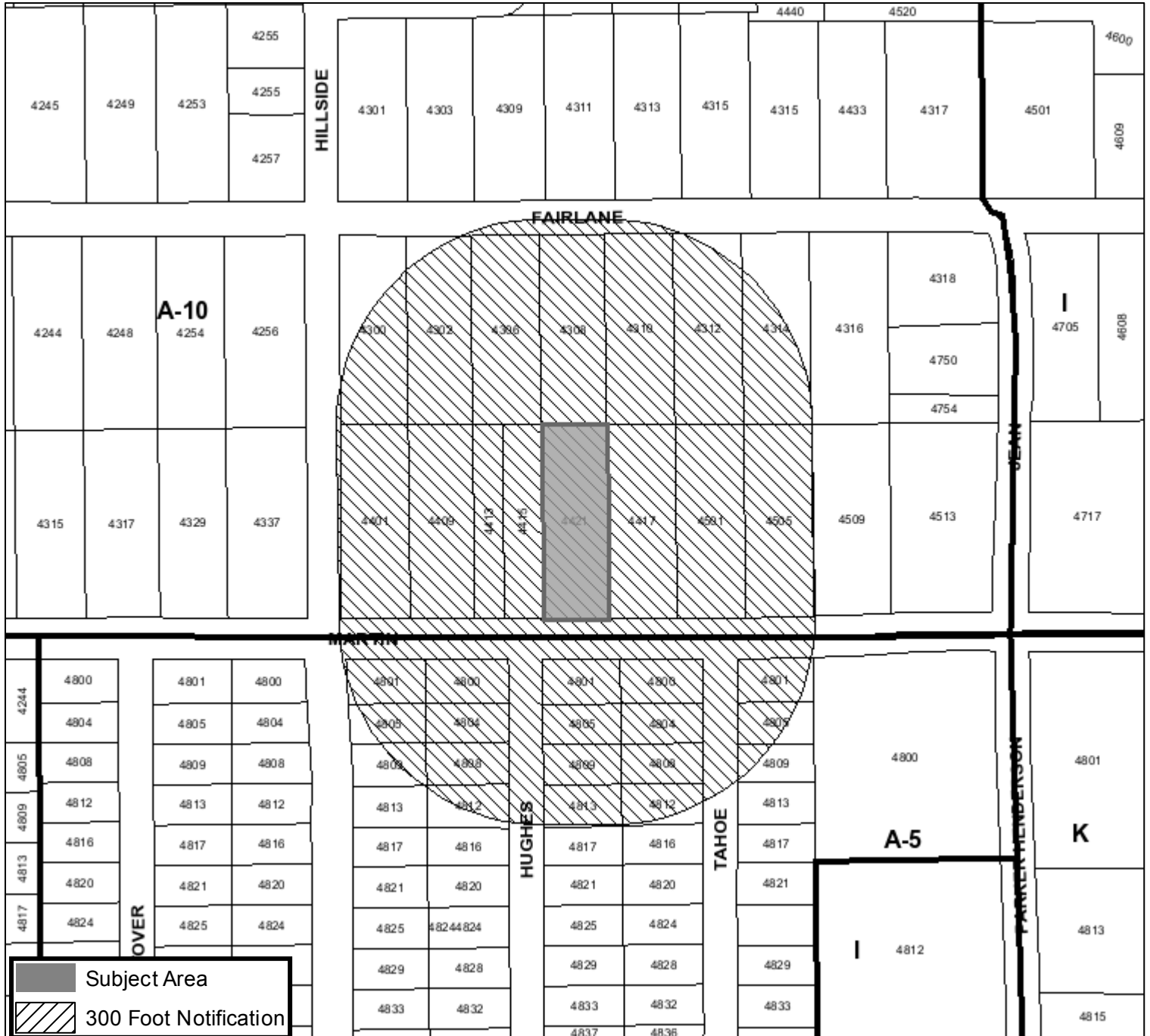
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Promote measures to 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.

The proposed zoning **is consistent** with the Comprehensive Plan Future Land Use designation.

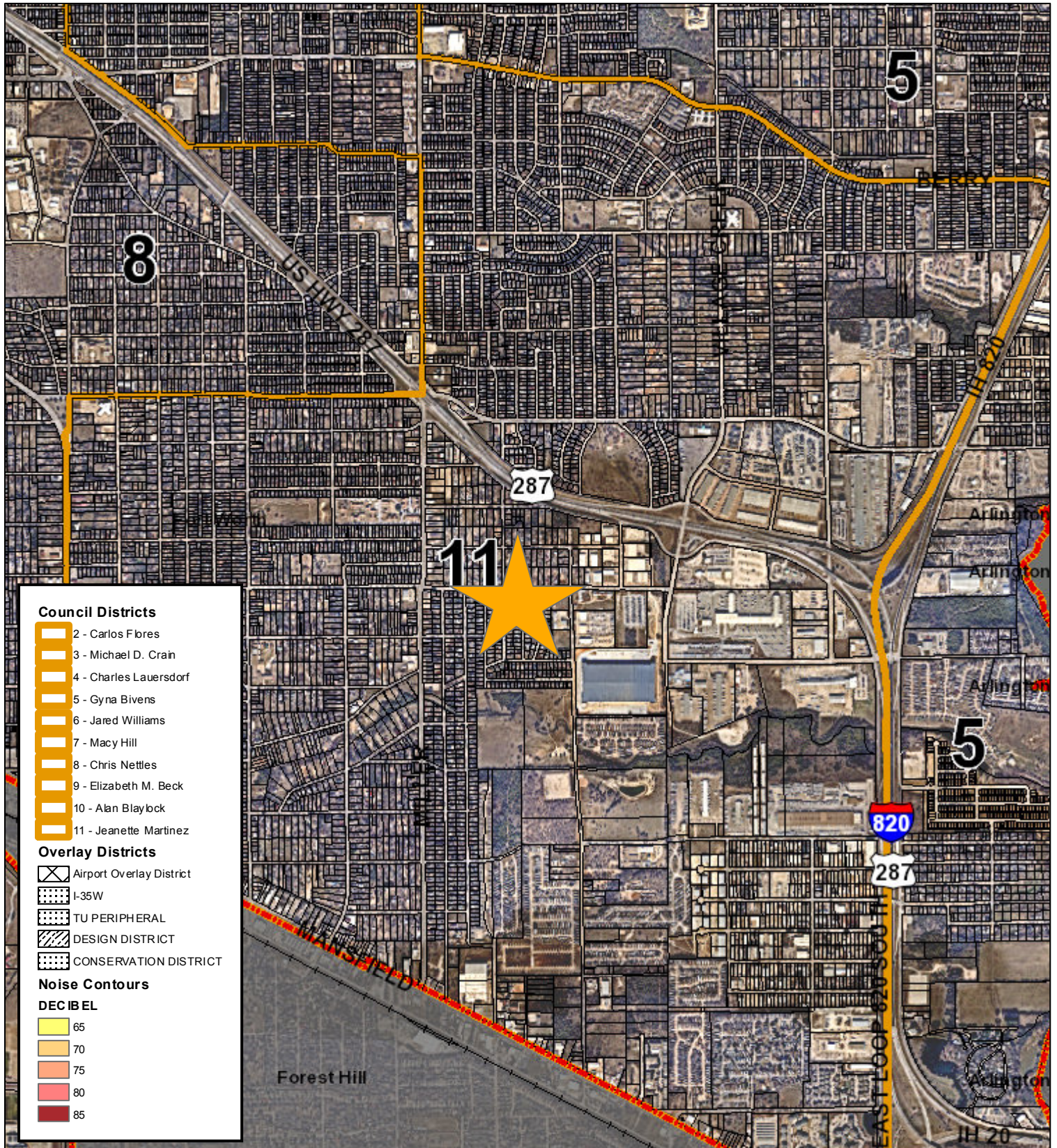


Area Zoning Map

Applicant: Vanessa Villa
 Address: 4421 Martin Street
 Zoning From: A-10
 Zoning To: A-5
 Acres: 0.61991988
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 9/13/2023
 Contact: 817-392-7869



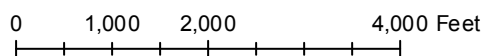
Area Map



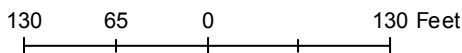
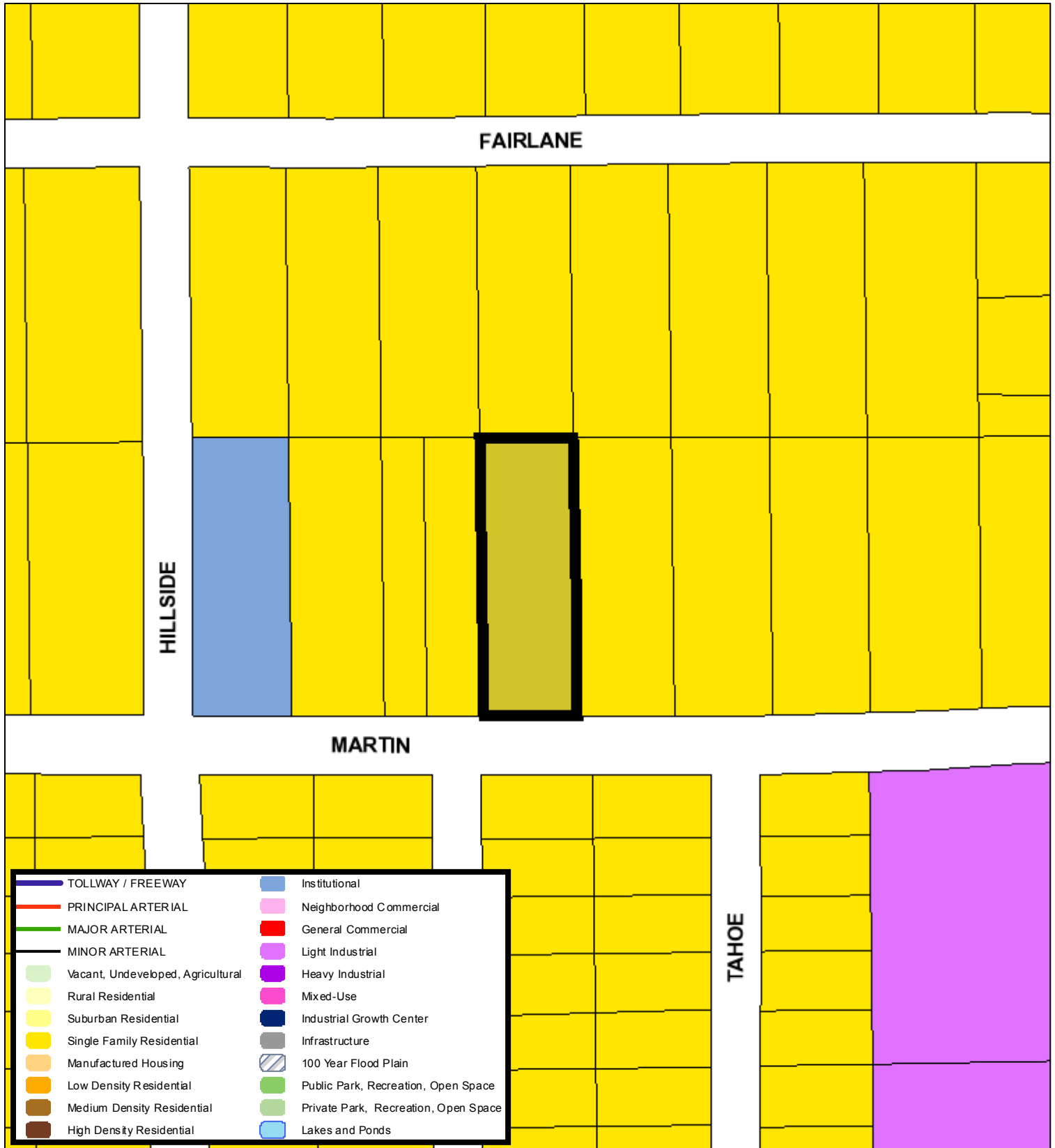
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerndorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



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 85 170 340 Feet

