



Zoning Staff Report

Date: May 21, 2024

Case Number: ZC-24-003

Council District: 11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Applicant: City of Fort Worth (initiated by City Council Member Martinez)

Site Location: 4550 Village Creek Blvd & 4519 Mooreview Avenue

Acreage: 7.1 acres

Request

Proposed Use: Multifamily

Request: From: “IP” Industrial Park

To: “CR” Low Density Multifamily

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The rezoning site is located near the corner of Wilbarger Street and Village Creek Road. The Councilmember requested that this site be rezoned in accordance with the Comprehensive Plan. The proposed rezoning will provide a residential buffer between existing single-family and industrial uses to the west. Currently the site is vacant. An open design fence and trees surround the site along Village Creek and a wood screening fence is in place adjacent the residential to the west. The owners are in contact with the Councilmember's office regarding the rezoning.

Surrounding Zoning and Land Uses

North “CF” Community Facilities / Eugene McCray Community Center
East “I” Light Industrial / warehouse, industrial
South “I” Light Industrial / US Highway 287
West “A-5” One-Family / single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 26, 2024.
The following organizations were notified: (emailed April 26, 2024)

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

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Council Member Martinez is requesting to change the zoning of this site to more closely match the existing land uses. Surrounding land uses consist of single-family to the west, community center to the north, US HWY 287 to the south, and industrial to the west. The proposed “CR” would allow for various residential uses, including

multifamily, townhome, duplex or single-family. These uses will provide a buffer to the more intense nearby industrial uses.

The proposed zoning **is compatible** at this location.

Comprehensive Plan Consistency – Southeast

The adopted Comprehensive Plan currently designates the subject property as Medium Density Multifamily, the “CR” Low Density Multifamily **is consistent** with the Future Land Use Map and compatible with the following policies of the adopted Comprehensive Plan.

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- 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.