



Zoning Staff Report

Date: January 11, 2022

Case Number: ZC-21-217

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Benedict & Trudy Termini / Jerry Barton

Site Location: 1700 blocks E Square & T Square Streets

Acres: 11.77 acres

Request

Proposed Use: Single Family

Request: From: “E” Neighborhood Commercial & “G” Intensive Commercial

To: “A-5” One-Family Residential

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Significant Deviation)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial by a vote of 3-3**

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Project Description and Background

The applicant is requesting a zoning change from "E" Neighborhood Commercial and "G" Intensive Commercial to "A-5" One-Family. The property is located on the corner of Brentwood Stair Road and T Square Road. The applicant intends to construct approximately 53 single-family residences adjacent to existing commercial development. The site is located within the Eastchase Mixed-Use Growth Center, an area targeted to promote commercial and mixed-use development.

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.

At Zoning Commission a motion was made for approval, however, the motion failed by a vote of 3-3 resulting in a recommendation for denial.

Surrounding Zoning and Land Uses

North "G" Intensive Commercial / undeveloped

East "A-5" One Family / residential and "G" Intensive Commercial / DPS Center

South "A-5" One Family / residential and undeveloped & "R-2" Townhouse / residential

West "PD 12" / gas well

Recent Zoning History

- ZC-15-118, area to the east rezoned from "G" Intensive Commercial to "A-5" One Family.
- ZC-20-154, E & G to A-5, 11/11/2020 Zoning Commission denied 9-0

Public Notification

300-foot Legal Notifications were mailed on November 19, 2021.

The following organizations were emailed on November 22, 2021:

Organizations Notified	
Fort Worth ISD	Far East Fort Worth HOA
Trinity Habitat for Humanity	Streams And Valleys Inc
Neighborhoods of East Fort Worth	Ederville Park Townhomes*
Hollow Hills NA*	East Fort Worth, Inc.
John T White NA	East Fort Worth Business Association

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the site to “A-5” One Family for a single-family development. The surrounding land uses are primarily undeveloped, but also zoned for commercial. There is single-family development to the east and south that is fairly new. Any adjacently zoned commercial sites adjacent to this site would utilize appropriate buffers and setbacks to counter any perceived negative impacts of development adjacency.

The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2021 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 Policy. Specifically, the Comprehensive Plan provides policies to:

- *Promote commercial, mixed-use, and urban residential development within the Centreport and Eastchase Mixed-Use Growth Centers, ensuring that uses and building heights are compatible with the Airport Overlay District.*

Therefore, the proposed zoning **is not consistent (significant deviation)** with the Future Land Use map and the Comprehensive Plan policy. If the zoning designation is changed for this property, staff would recommend that the Comprehensive Plan be updated to “Low Density Residential” to reflect this change.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

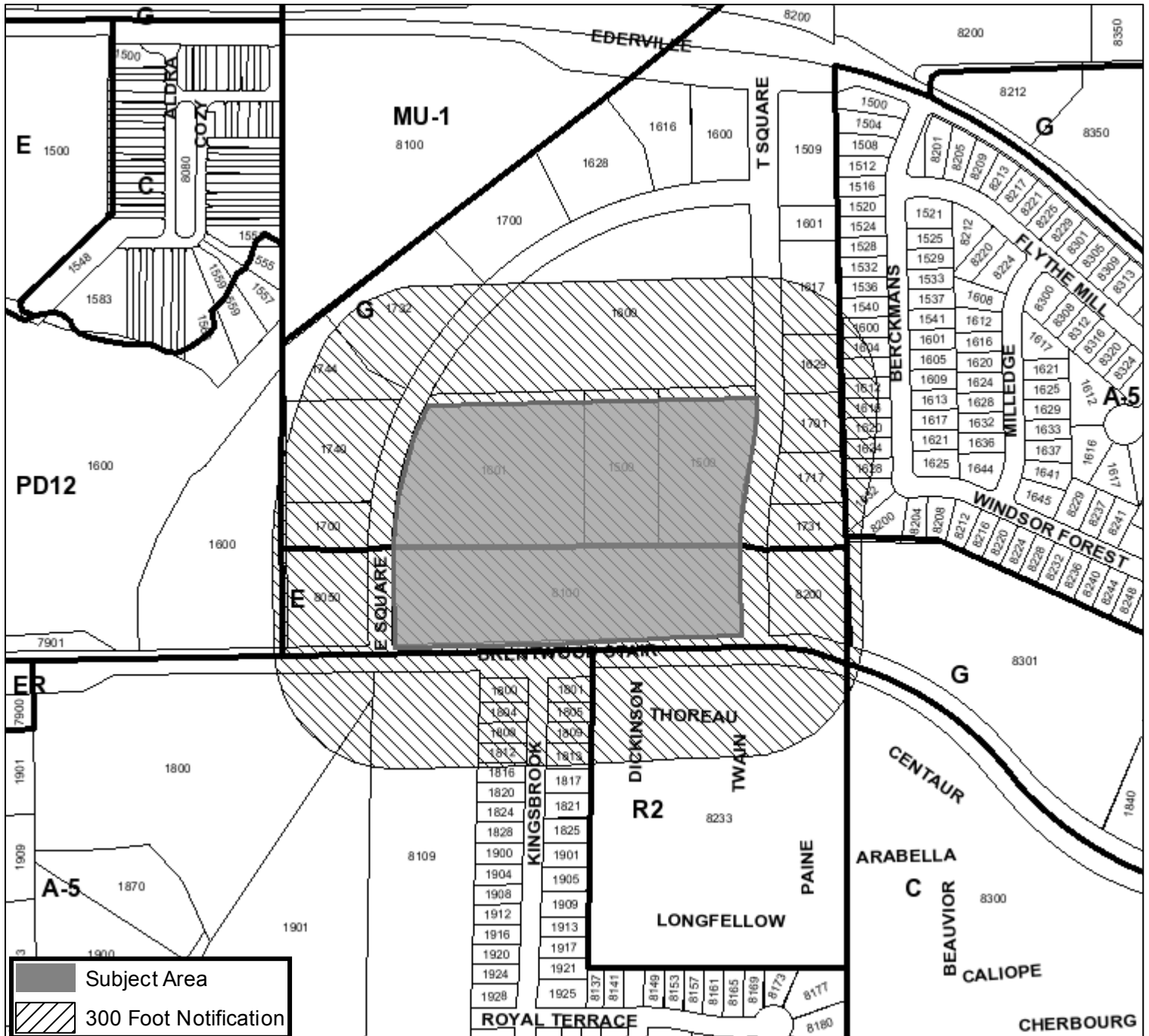
INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT



Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

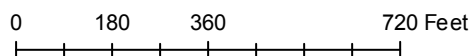
3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

Area Zoning Map

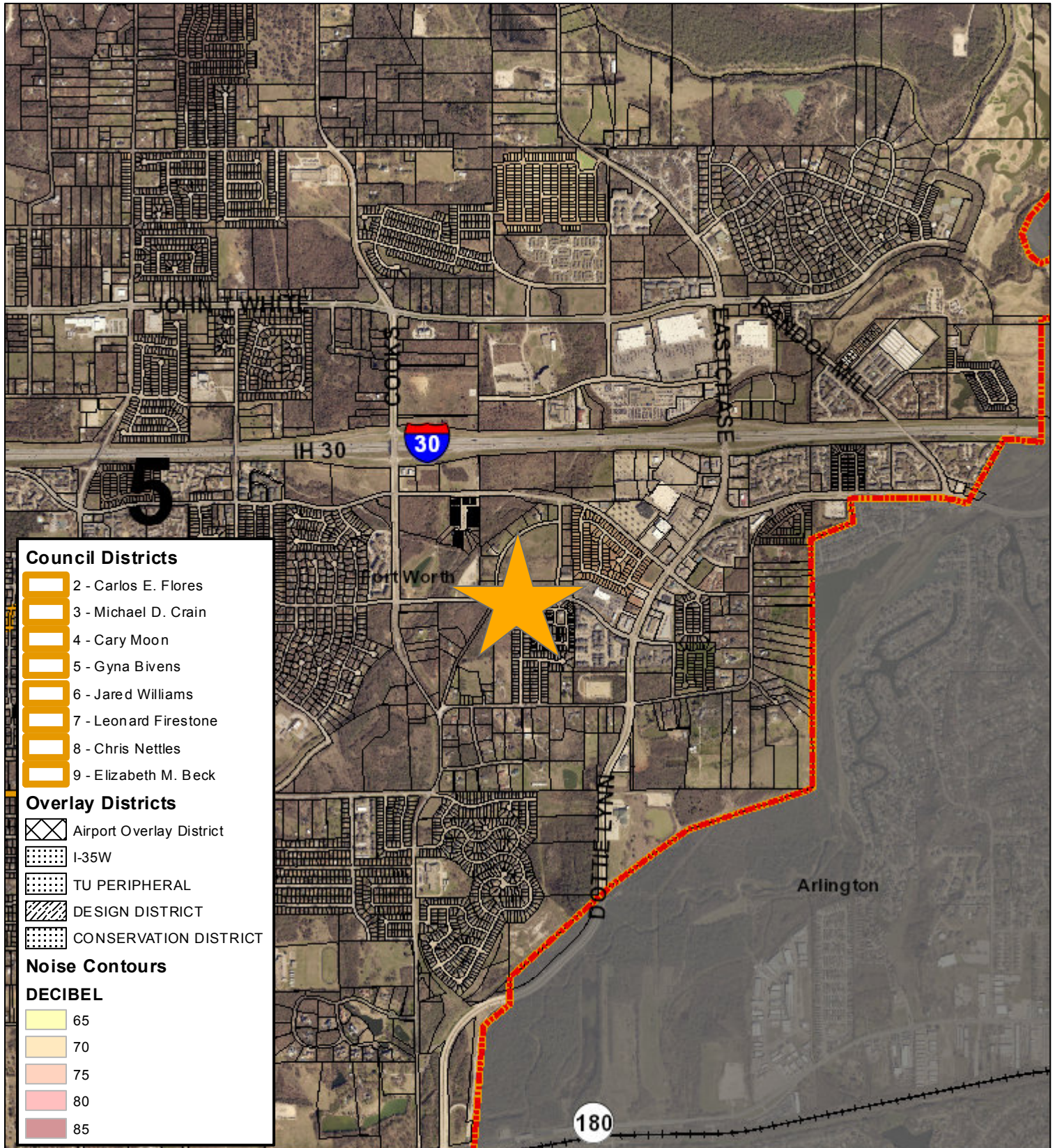
Applicant: Benedict & Trudy Termini
 Address: 1700 blocks E & T Square Streets
 Zoning From: E, G
 Zoning To: A-5
 Acres: 11.76088455
 Mapsco: 67W, 81A
 Sector/District: Eastside
 Commission Date: 12/8/2021
 Contact: null











	Subject Area
	300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

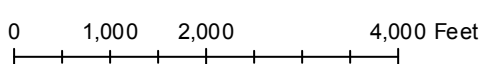
Overlay Districts

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

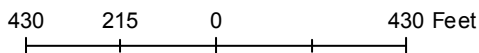
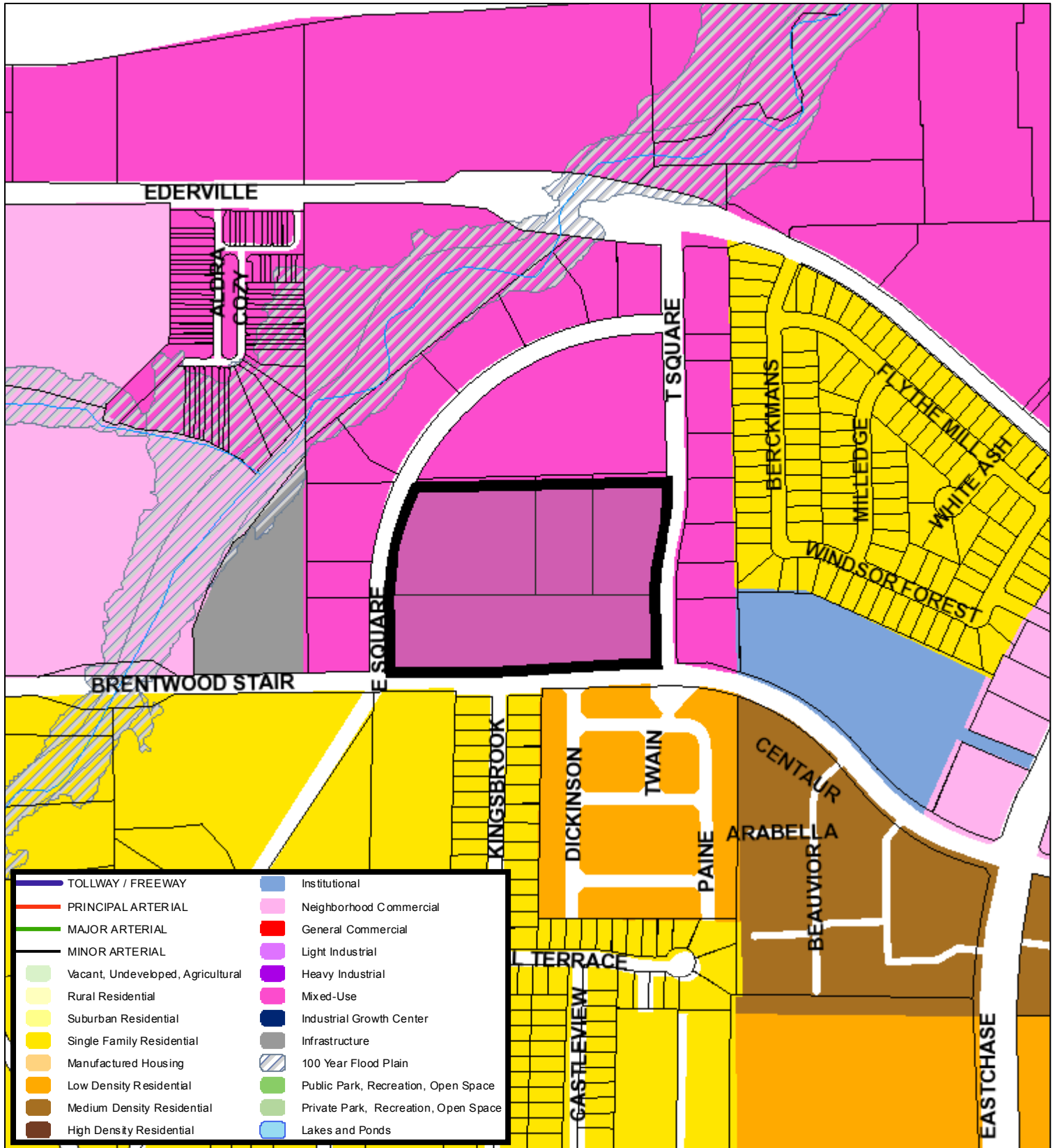
Noise Contours

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



0 270 540 1,080 Feet

