



Zoning Commission

Date: October 12, 2021

Case Number: ZC-21-145

Council District 9

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Derrick Giles and Richard Brooks/ Richard Brooks

Site Location: 1900 6th Street

Acreage: 0.1606 acres

Request

Proposed Use: Triplex

Request: From: “B” Two – Family

To: “C” Medium Density

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 9-0**

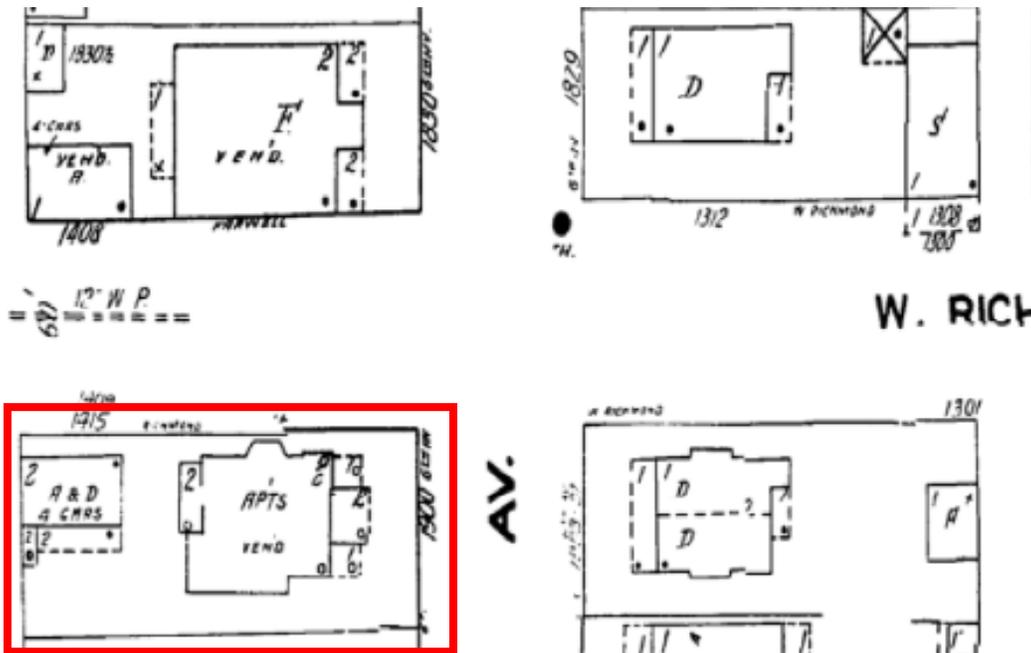
Table of Contents

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](#)
 - c. [Economic Development Plan](#)
6. Area 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 located on the southwest corner of 6th Avenue and Richmond Street in the Fairmount Historic District. The applicant is proposing to rezone the property from “B” Two – Family to “C” Medium Density. “C” Medium Density multifamily dwelling units have a maximum density of 24 dwelling units / acre with design standards.

Historic Sanborn Maps shows the property as apartment with a four (4) car garage with an apartment above.



Surrounding Zoning and Land Uses

North “C” Medium Density / Multifamily Residential
East “B” Two - Family / Residential Single Family
South “B” Two - Family / Residential Single Family
West “B” Two - Family / Residential Two Family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 25, 2021.
The following organizations were notified: (emailed August 23, 2021)

Organizations Notified	
Ryan Place Improvement Association	Mistletoe Heights NA
Fairmount NA*	Berkley Place NA
Streams and Valleys	Habitat for Humanity
Hemphill Corridor Task Force	Near Southside Inc
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The surrounding properties range from single family residences to multifamily. Historically the Fairmount neighborhood has been comprised of single family residences that often have accessory dwelling units, duplex and apartment complexes.

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

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as Medium Density.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Promote adaptive re-use of older buildings and the renovation of existing multifamily units.
- Encourage office and high density residential uses which will support area
- commercial uses.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

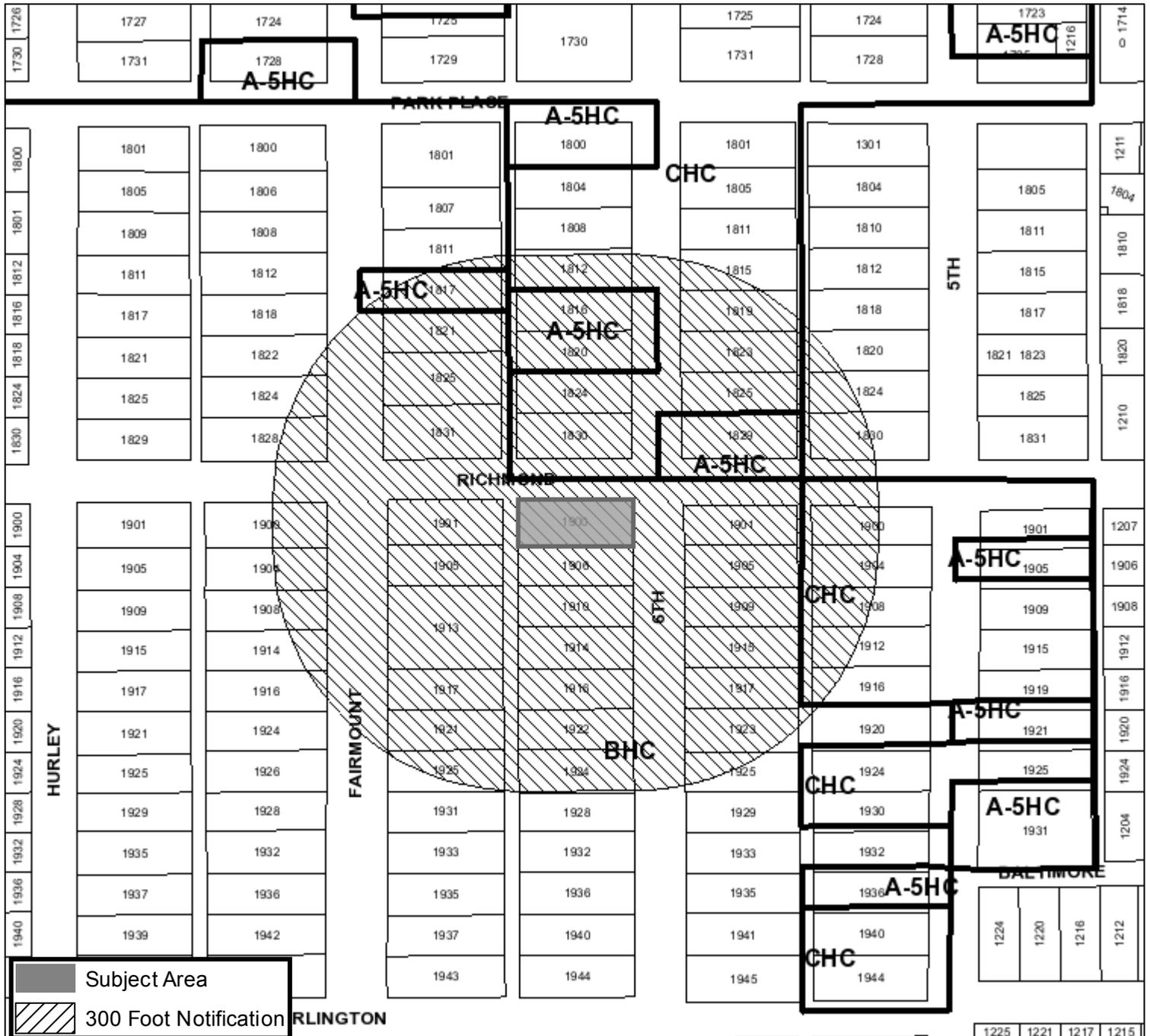
Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. One goal is that residential density should be increase in downtown adjacent neighborhoods.

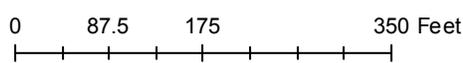


Area Zoning Map

Applicant: Derrck Giles & Richard Brooks
 Address: 1900 6th Avenue
 Zoning From: B/HC
 Zoning To: C/HC
 Acres: 0.18240617
 Mapsco: 76R
 Sector/District: Southside
 Commission Date: 9/8/2021
 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

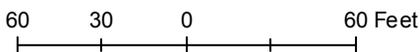
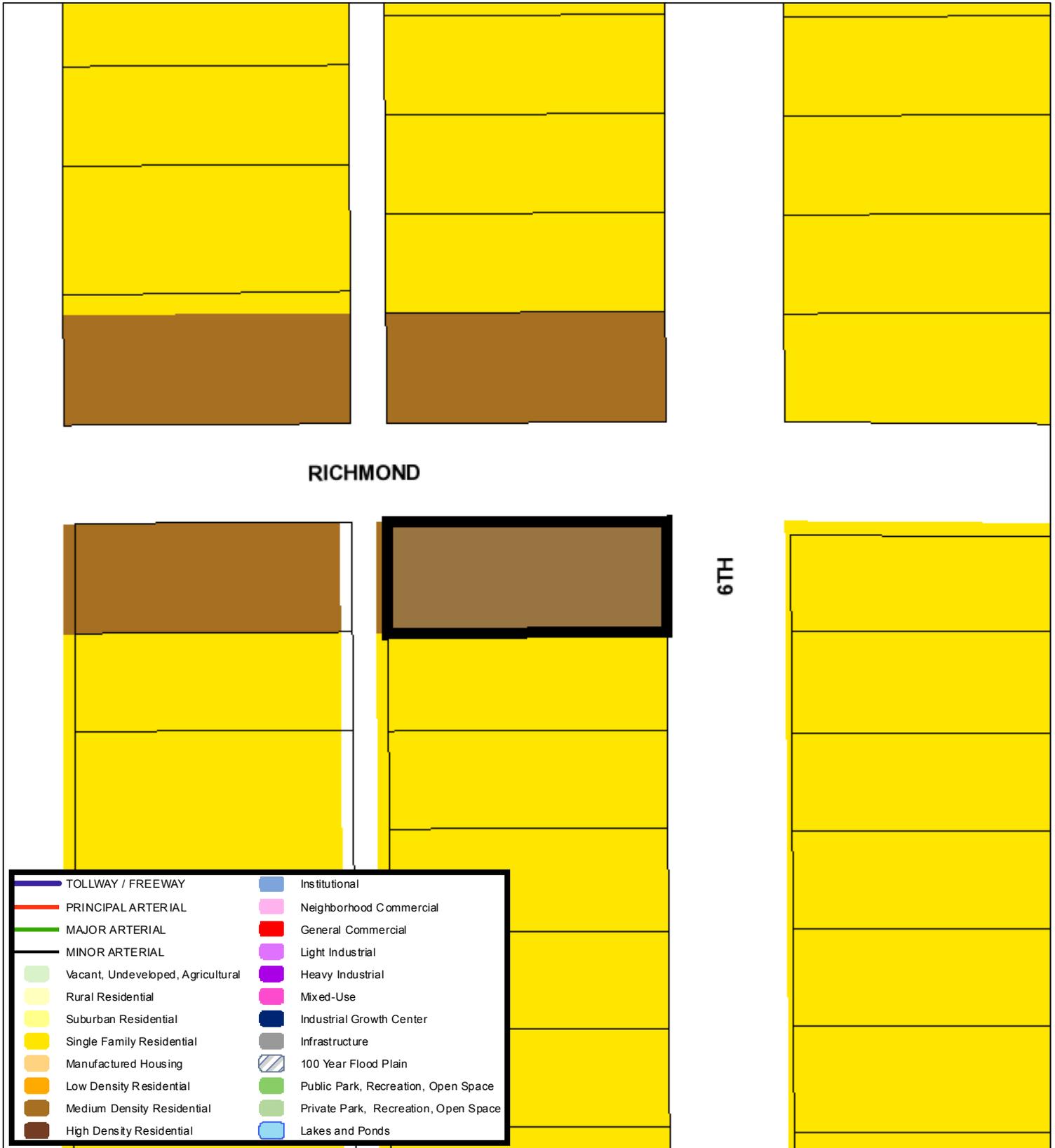
Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



0 1,000 2,000 4,000 Feet

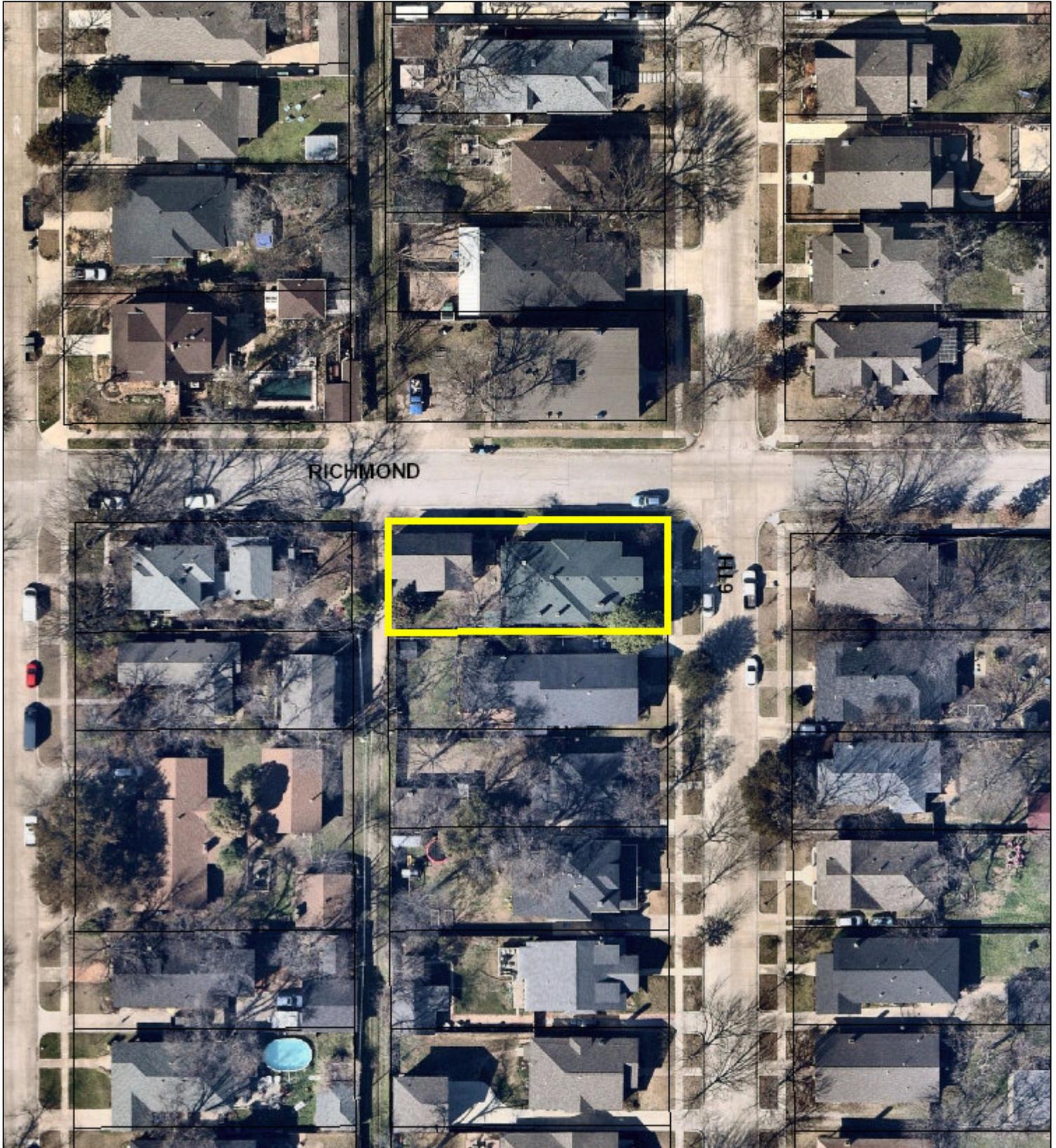
Future Land Use



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



RICHMOND

6th

0 40 80 160 Feet

