



Zoning Staff Report

Date: September 12, 2023

Case Number: ZC-23-112

Council District: 8

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: ROCA Blessing Investment LLC / Julio Romero

Site Location: 2841 Ave H

Acreage: 0.144 acres

Request

Proposed Use: Multi-Family (Apartments)

Request: From: "A-5" One-Family

To: "UR" Urban Residential

Recommendation

Land Use Compatibility: Requested change is **not compatible**

Comprehensive Plan Consistency: Requested change is **not consistent**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **X**

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Project Description and Background

The property is situated within Polytechnic Heights South and within NEZ Area 6. The purpose of this request is to change the zoning from “A-5” One-Family to “UR” Urban Residential. The applicant intends to convert an existing single-family residence to multi-family residential. This will not be a demolition followed by new construction. Multi-family residential is permitted under the “UR” zoning district which allows a mixture of housing types to provide architectural diversity, promote pedestrian oriented urban form and promote walkability.

The following narrative was provided by the applicant describing the project:

I am writing to formally request a zoning change for a property located at 2841 Avenue H, within the city of Fort Worth. The purpose of this request is to change the current A-5 (Single-Family Dwelling) zoning classification to a Multifamily zoning classification. The property in question possesses unique characteristics that make it well-suited for multifamily occupancy, which aligns with the evolving needs of the community.

Property Details: 4004 sq ft of living space, 11 rooms, 6 bathrooms, 6 outdoor exits

Address: 2841 Avenue H

Current Zoning: A-5 (Single-Family Dwelling)

Requested Zoning: Multifamily

Description of Property and Justification for Zoning Change:

1. Size and Layout:

The property, situated on approximately 6272.64 square feet of land, encompasses a 4004-square-foot building. The building itself is designed with careful consideration to accommodate multiple residential units, featuring a total of 11 rooms, 6 bathrooms, and 5 outdoor exits. This configuration makes it an ideal candidate for a multifamily building that can provide housing options for multiple families or individuals facilitating efficient land use and providing an opportunity to address the growing need for affordable housing options within our community.

2. Local Demand for Multifamily Housing:

Fort Worth has experienced a growing demand for multifamily housing due to several factors, such as population growth, changing demographics, and an increased need for affordable housing options. By rezoning the property from A-5 to Multifamily, the city can better address this demand, enhance housing diversity, and contribute to the overall socio-economic development of the community.

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.

A site plan is not required for a zoning change request to “UR”. In this case, the rezoning involves renovations rather than new construction; however, the applicant has submitted a property survey and floor plan to better illustrate the existing residence as it relates to this request. The applicant will be required to follow all property development standards itemized in Zoning Ordinance, Article 7, Section 4.713.

Surrounding Zoning and Land Uses

North “B” Two-Family / single family residential
East “A-5” One-Family / undeveloped
South “A-5” One-Family / single family residential
West “A-5” One-Family / single family residential

Recent Zoning History

- ZC-10-118 – Property was included in a City initiated rezoning from A-7.5, A-5, B, CR, C, C/DD, E, E/HC, FR, F/HC, MU-1, MU-1/HC, I, J, and PD 85 to A-5, B, CF, CF/HC, E, FR, MU-1, MU-1/DD, MU-1/HC, UR, and I.

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023.

The following organizations were emailed on July 25, 2023:

Organizations Notified	
Polytechnic Heights South NA *	Parker Essex Boaz NA
Polytechnic Heights NA	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
East Fort Worth Business Association	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The majority of the surrounding properties between Avenue G to the north and Avenue J to the south are a combination of both single family and duplex. There is mixed use zoning starting at Thrall and Avenue G and extending to and beyond Rosedale to the north of the site. The purpose of the UR Districts is to encourage a range of housing choices within walking distance of rail transit stations and mixed-use urban villages. However, this property is located in a primarily single-family area that begins to transition to more intense uses northward toward the Polytechnic/Wesleyan Urban Village. A more intense residential use at this location does not appear appropriate and has the potential to adversely affect the existing single-family residential.

Furthermore, this property was included in the 2010 City Council initiated rezoning in 2010 which specifically identified the subject site and surrounding properties to align the zoning with the future land use map. This zoning change does not align with the intent of the 2010 city-initiated rezoning.

The proposed zoning change **is not compatible** with surrounding uses.

Comprehensive Plan Consistency – South East

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 “UR” Urban Residential zoning is not supported by the Future Land Use Plan nor does it align with the following policies of the Comprehensive Plan:

- Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers, where the City seeks to concentrate employment and public services.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Improve the percentage of zoning decisions that are consistent with the Comprehensive Plan.

The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation.

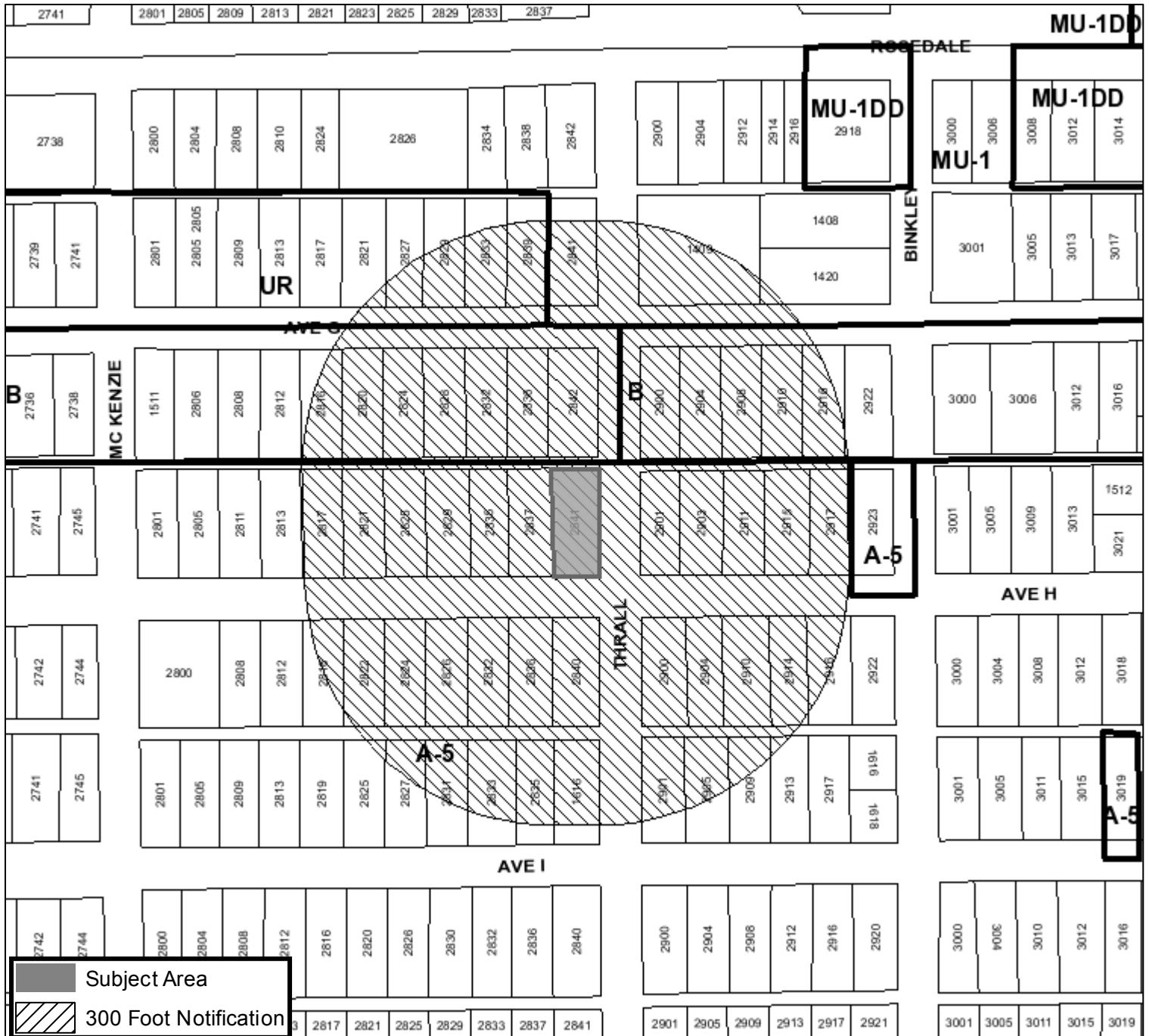






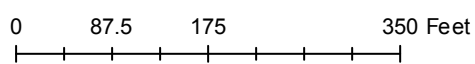
ZC-23-112

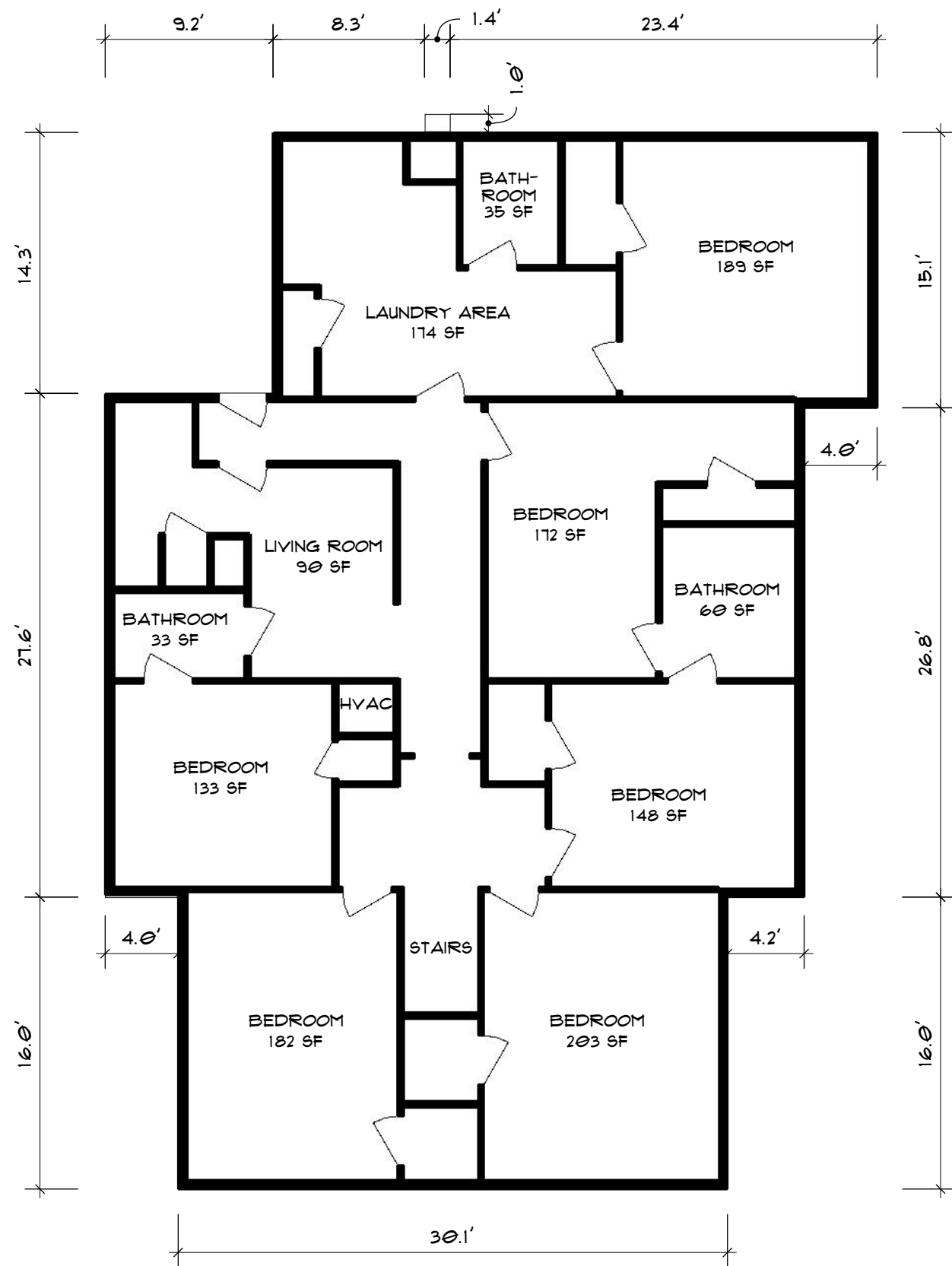
Area Zoning Map

Applicant: ROCA Blessing Investments LLC
 Address: 2841 Avenue H
 Zoning From: A-5
 Zoning To: null
 Acres: 0.17020149
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 8/9/2023
 Contact: 817-392-7869

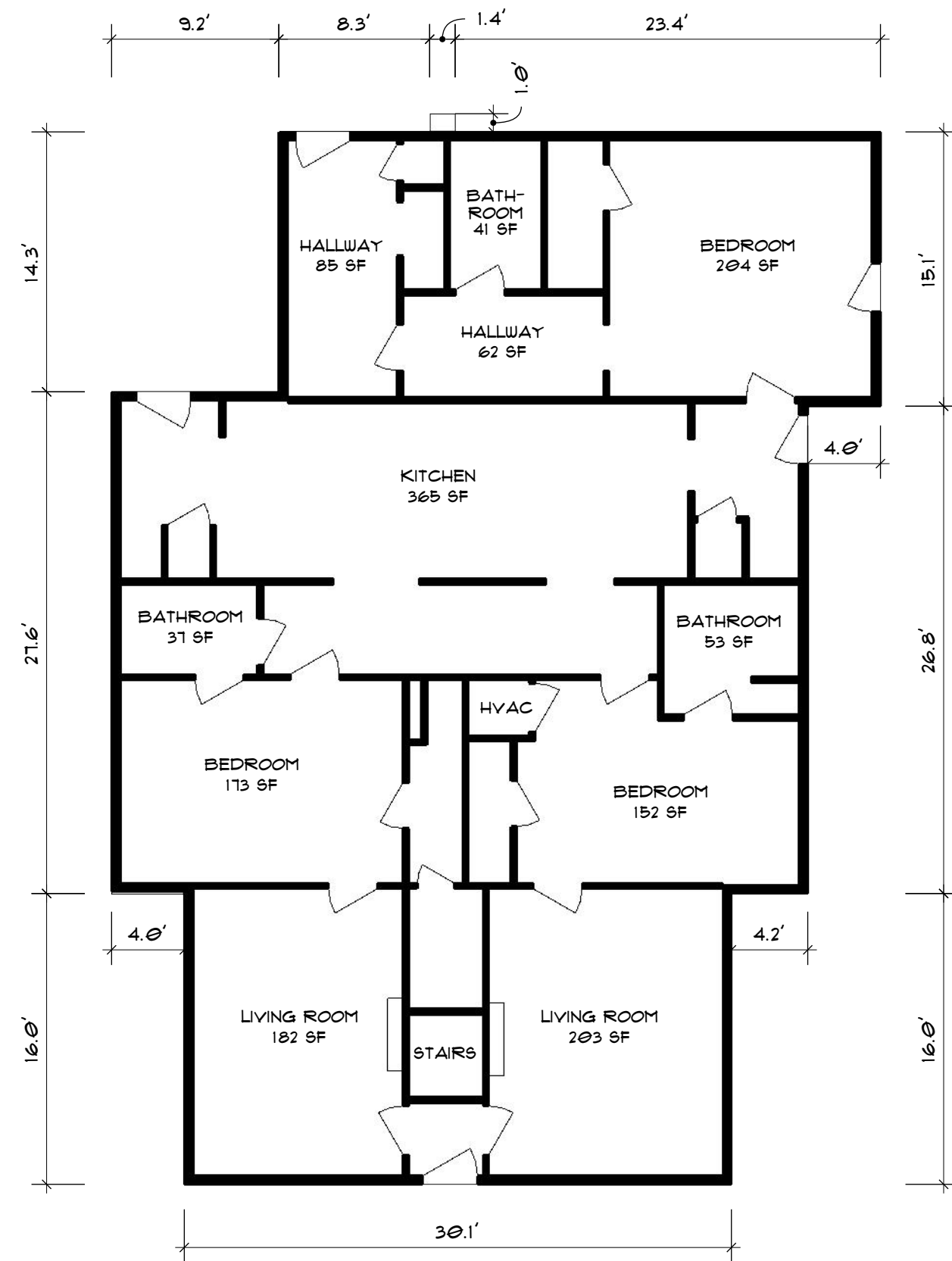


 Subject Area
 300 Foot Notification





① SECOND FLOOR PLAN
SCALE: 1/8" : 1'



① FIRST FLOOR PLAN
SCALE: 1/8" : 1'



FIRST FLOOR AREA: 2,011 SF
SECOND FLOOR AREA: 2,011 SF
TOTAL FLOOR AREA: 4,034 SF

2841 AVENUE H - SUB 1 - PLANS
FORT WORTH
TEXAS

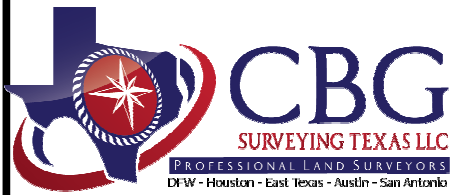
SUBMITTAL 1

REVISIONS
NO. DATE DESCRIPTION

FLOOR PLANS

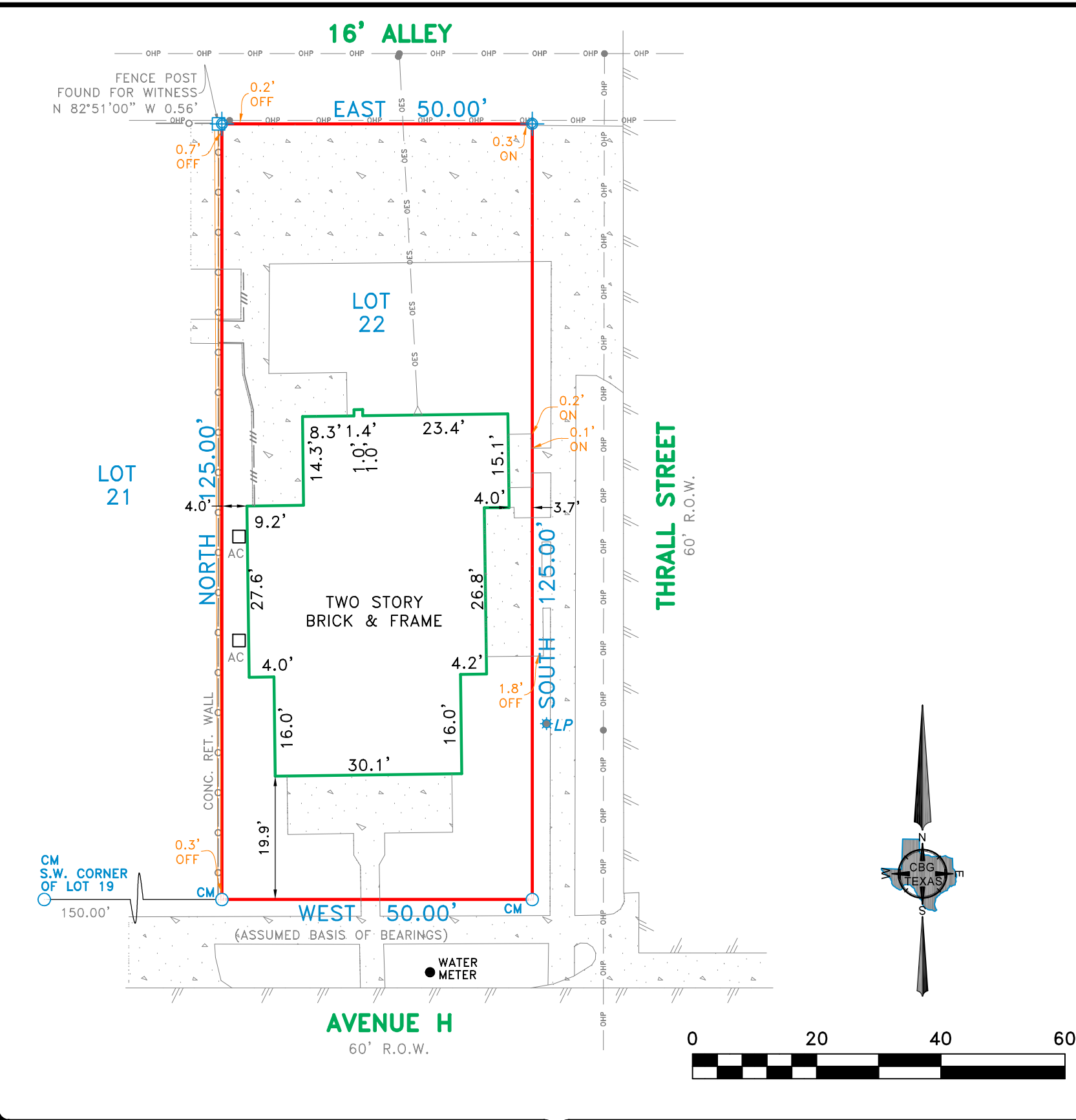
SHEET NO.

A201



LEGEND	
○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	□ CONTROLLING MONUMENT
○ 1" PIPE FOUND	CM CM
⊗ "X" FOUND/SET	AC AIR CONDITIONER
⊕ POINT FOR CORNER	PE POOL EQUIPMENT
⊗ 5/8" ROD FOUND	● POWER POLE
T TRANSFORMER PAD	△ OVERHEAD ELECTRIC
■ COLUMN	— — IRON FENCE
▲ UNDERGROUND ELECTRIC	—X— BARBED WIRE
—OHP— OVERHEAD ELECTRIC POWER	— — EDGE OF ASPHALT
—OES— OVERHEAD ELECTRIC SERVICE	— — EDGE OF GRAVEL
—○— CHAIN LINK	▨ CONCRETE
—□— WOOD FENCE 0.5' WIDE TYPICAL	▨ COVERED AREA
—□— DOUBLE SIDED WOOD FENCE	

EXCEPTIONS:



2841 Avenue H

Being Lot 22, Block 38, Polytechnic Heights Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 63, Page 109, Deed Records of Tarrant County, Texas.

SURVEYORS CERTIFICATION

This survey is made relying on information provided by Alamo Title Company in connection with the transaction described in GF# ATD-14-6000141800213. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Roca Blessing Investments, LLC, and Alamo Title Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 2841 Avenue H described in Volume 63, Page 109, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X (N.F.H.A.) and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48439C0310K, with a date of 09/25/2009) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Roca Blessing Investments, LLC, and Alamo Title Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 28th day of September, 2018.

FOR REVIEW ONLY

Bryan Connally
Registered Professional Surveyor No. 5513

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48439C0310K, this property does lie in Zone X and does not lie within the 100 year flood zone.

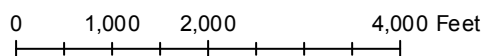
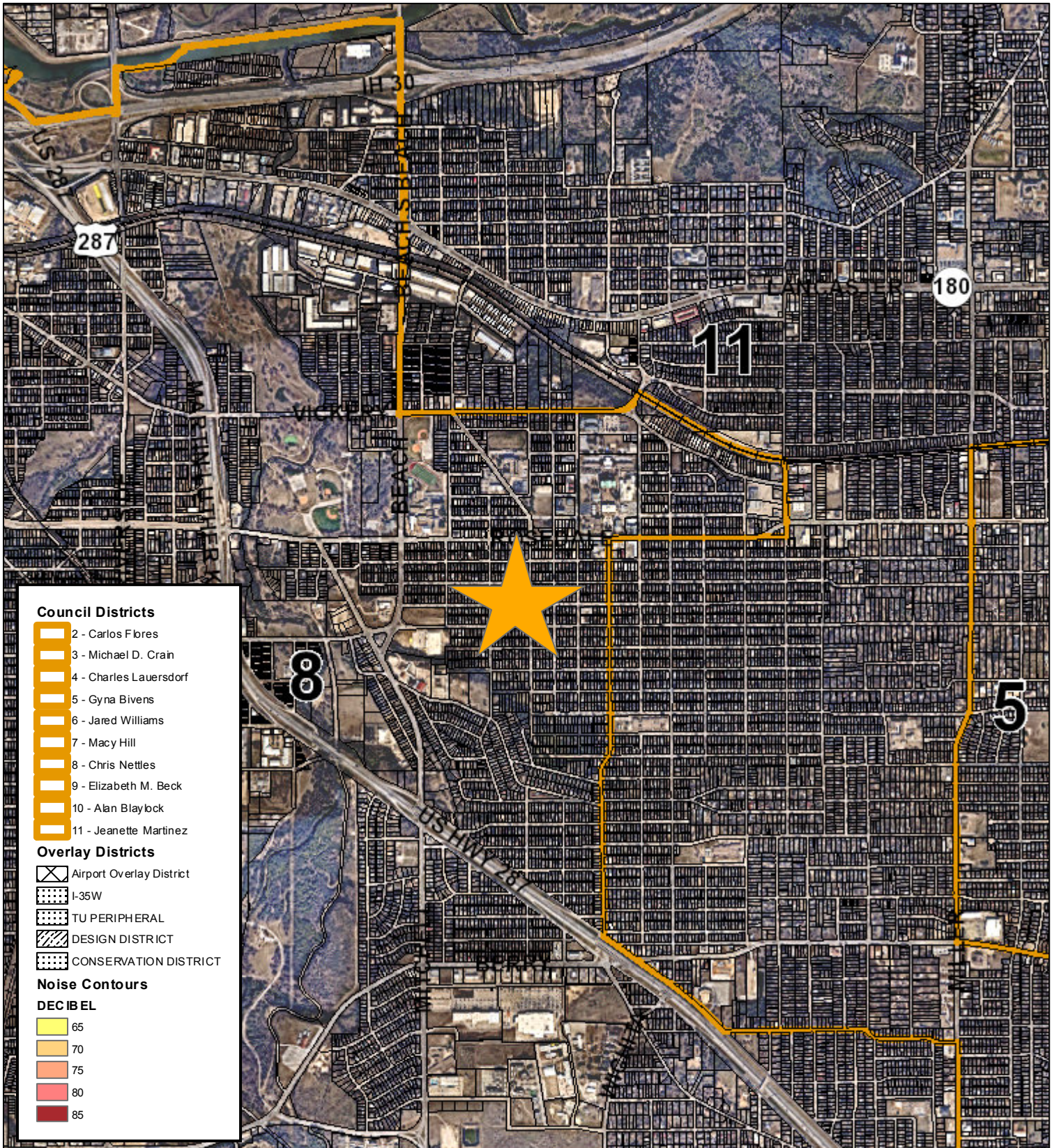
This survey is made in conjunction with the information provided by Alamo Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Date: _____ Purchaser
Date: _____ Purchaser

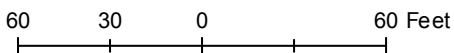
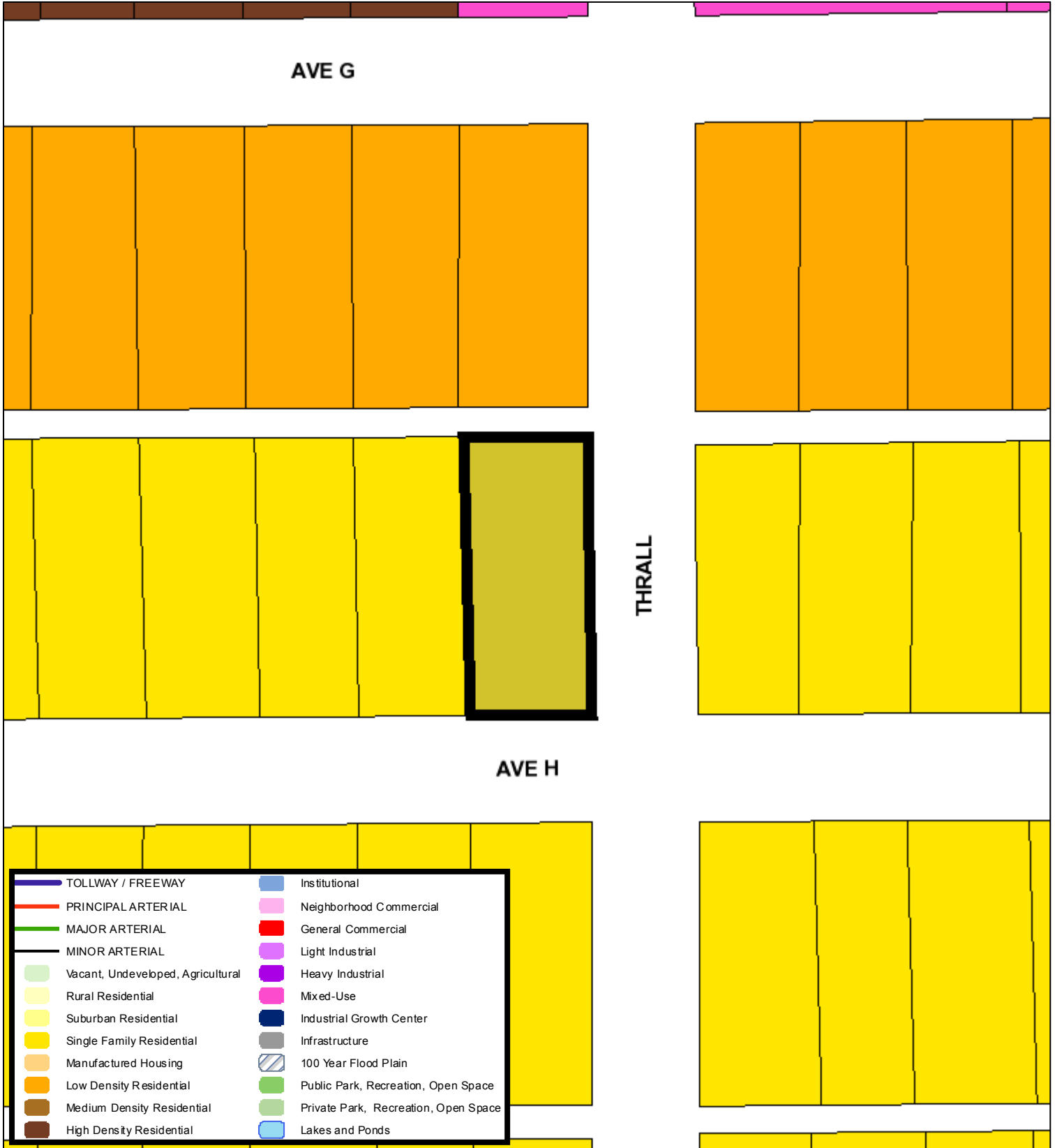
Drawn By: BG
Scale: 1" = 20'
Date: 9/28/18
GF NO.: ATD-14-6000141800213
Job No. 1820533

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Area Map



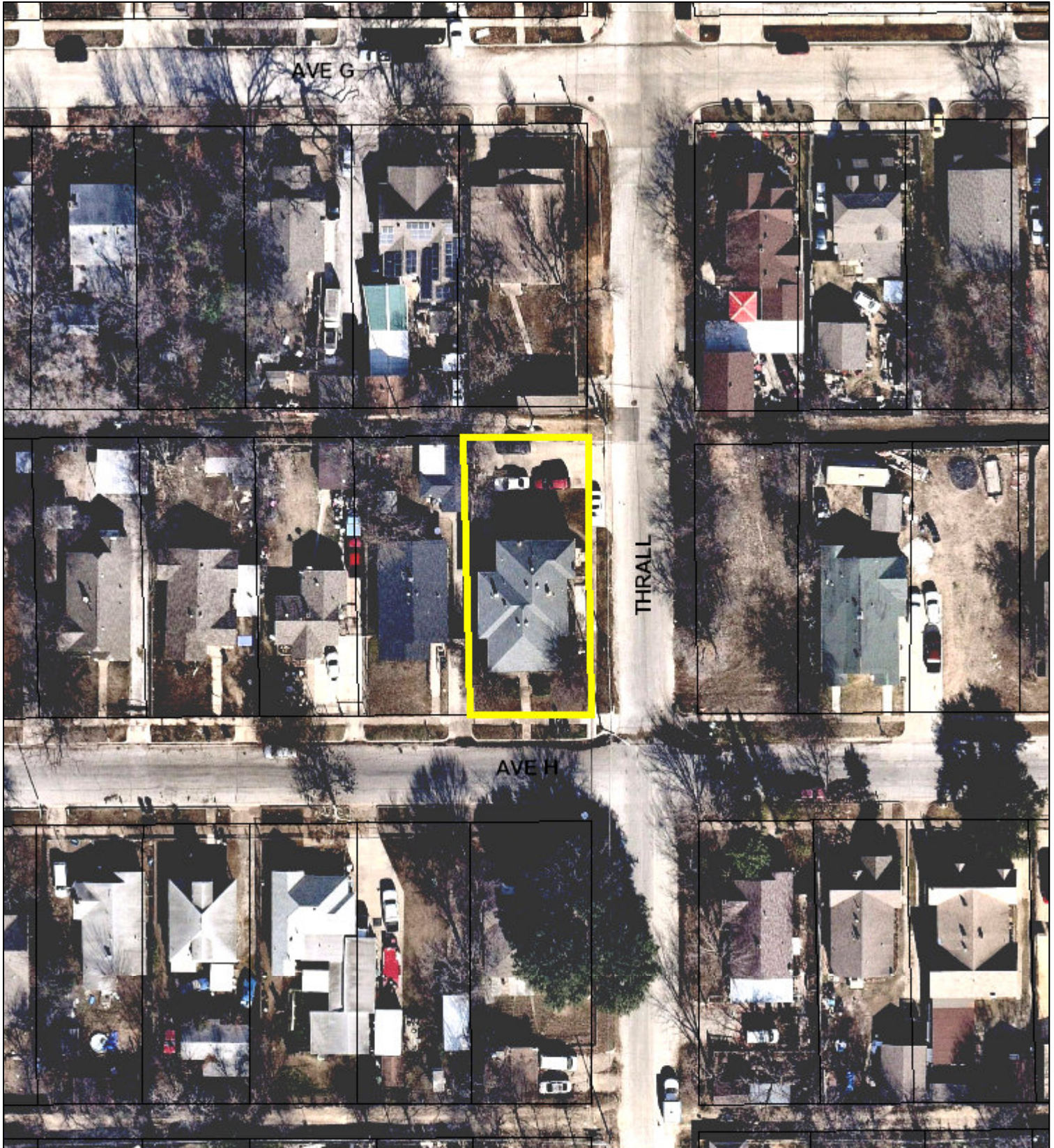
Future Land Use



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 37.5 75 150 Feet

