



Zoning Staff Report

Date: April 12, 2022

Case Number: ZC-21-220

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Davi Group Inc, Angel Davila / Jimenez Custom Homes, Chris Burdick & Cesar Jimenez

Site Location: 4900 Miller Avenue & 4109 Moberly Avenue **Acreage:** 0.803 acres

Request

Proposed Use: Multifamily

Request: From: “E” Neighborhood Commercial
To: “CR” Low Density Multifamily

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 7-0**

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Project Description and Background

The property is composed of two (2) lots of the Trentman City Addition and is within NEZ Area Six. The proposal to rezone this lot would change the current “E” Neighborhood zoning to “CR” Low Density Multifamily zoning, going from an allowance for a neighborhood commercial establishment to an allowance for up to twelve (12) dwelling units. The lot is just under an acre in size. “CR” zoning allows densities of up to sixteen (16) units per acre. No Site Plan is required under “CR” zoning applications.

The case was first opened by the Zoning Commission on **January 12th, 2022**. The applicant requested a 30-day continuance in order to gather additional supporting documents and photos to supplement their presentation. The Zoning Commission voted to recommend approval at the second hearing on **February 9th**.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / residential
East “PD-176” Planned Development-Commercial / auto repair & inspections
South “E” Neighborhood Commercial / church
West “C” Medium Density Multifamily / residential

Recent Zoning History

- (ZC-12-017) Request to rezone from “E” Neighborhood Commercial to “FR” General Commercial Restricted. Zoning Commission recommended denial 9-0 on March 14th, 2012. City Council voted to deny 7-0 on April 3rd, 2012.

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were emailed on December 28, 2021:

Organizations Notified	
Glen Park NA*	Echo Heights NA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Southeast Fort Worth Inc.	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The proposed zoning of “CR” Low Density Multifamily would allow approximately twelve (12) units on the site based on its acreage. Surroundings are generally single family residential to the west and east, and a linear commercial corridor along Miller Avenue to the north and south.

By virtue of the site being situated on a thoroughfare (Miller Avenue), as well as the subject property being surrounded by higher intensity zoning districts on all sides, the proposed zoning **is compatible** with surrounding land uses in this area. The development would need to meet all “CR” development standards, including all required setbacks, max height of 36 feet, and 60% minimum open space.

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial. Multifamily zoning such as “CR” would be appropriate under the adopted Future Land Use Plan. The proposed zoning **is consistent** with the Comprehensive Plan designation.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
COMMERCIAL		
<u>Neighborhood Commercial</u>	Retail, services, offices and mixed uses serving daily needs for a local market area	<u>Multifamily Residential, ER, E, MU-1</u>

Additionally, the proposal meets the specific policy tailored to the Southeast Planning Sector to “Promote a balance of residential, commercial, and industrial uses in the Southeast sector.”

Economic Development Plan

The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high quality housing with a range of types and price points. Adding more housing units as proposed would fit into this objective.

3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.

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.





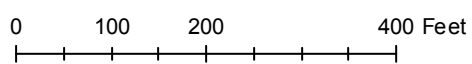
ZC-21-220

Area Zoning Map

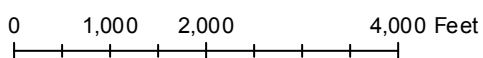
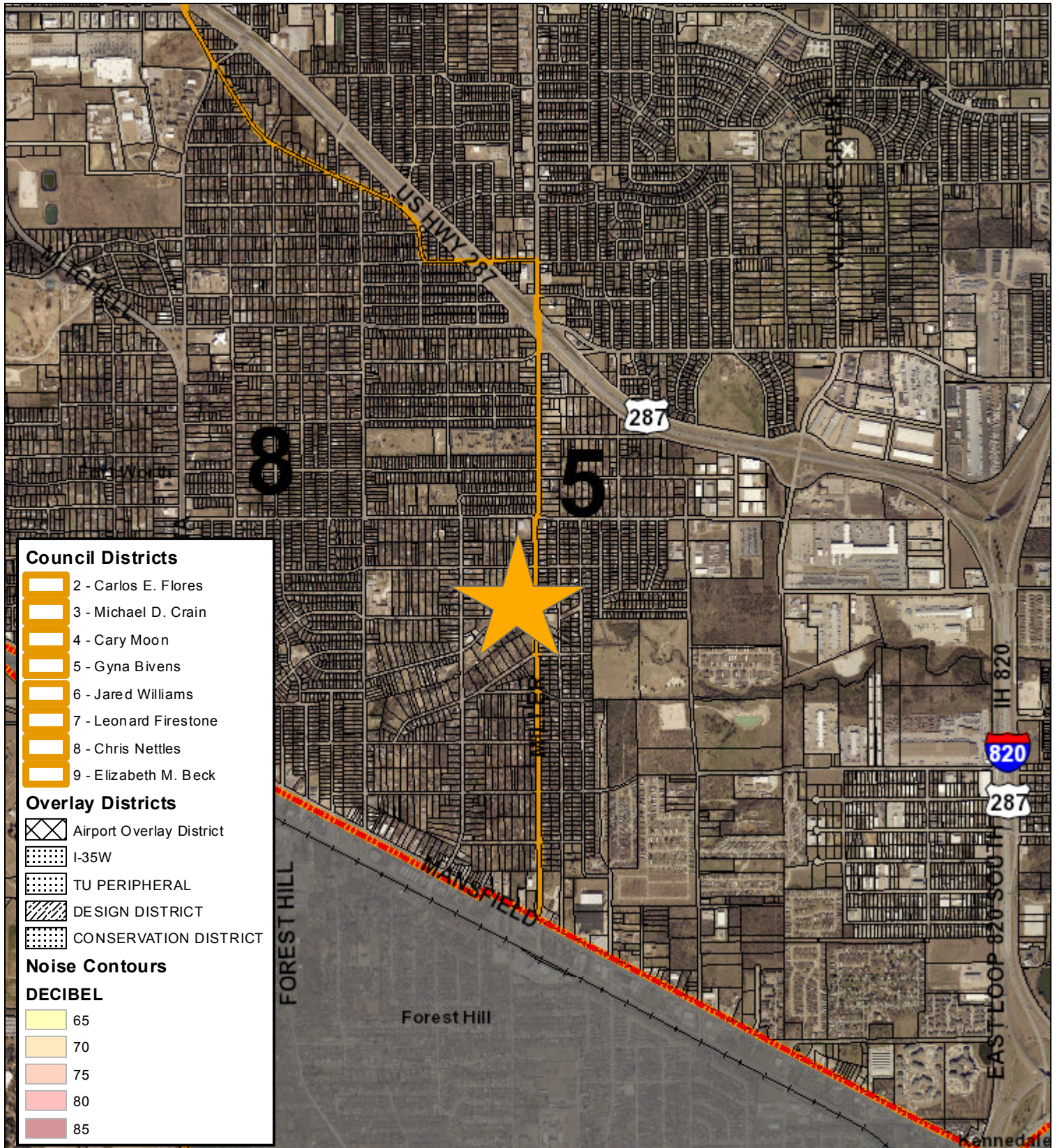
Applicant: Davi Group Inc.
 Address: 4108 Moberly & 4900 Miller Avenues
 Zoning From: E
 Zoning To: CR
 Acres: 0.80309033
 Mapsco: 92H
 Sector/District: Southeast
 Commission Date: 1/12/2022
 Contact: 817-392-8043



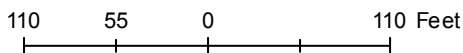
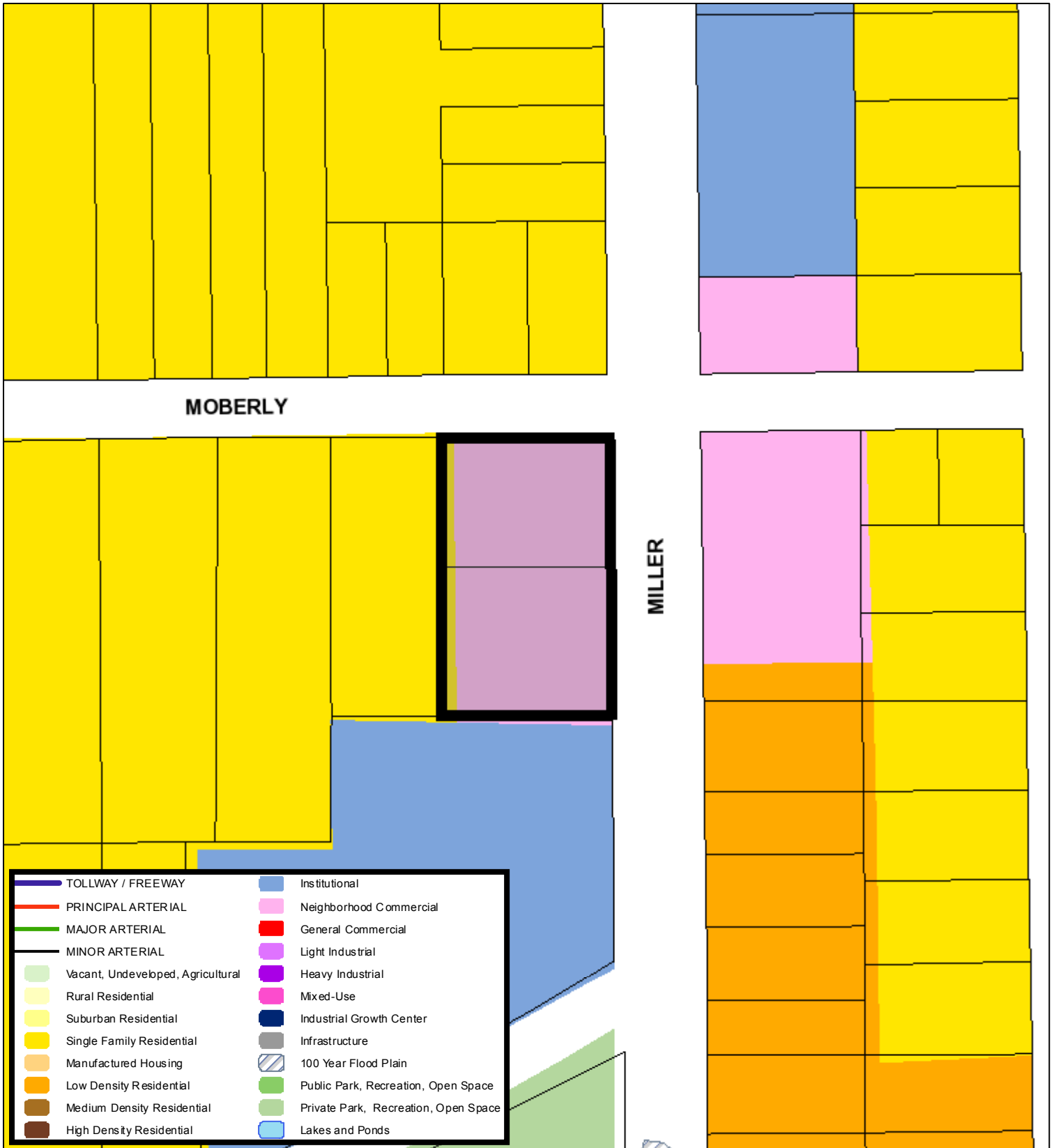
 Subject Area
 300 Foot Notification



Area Map



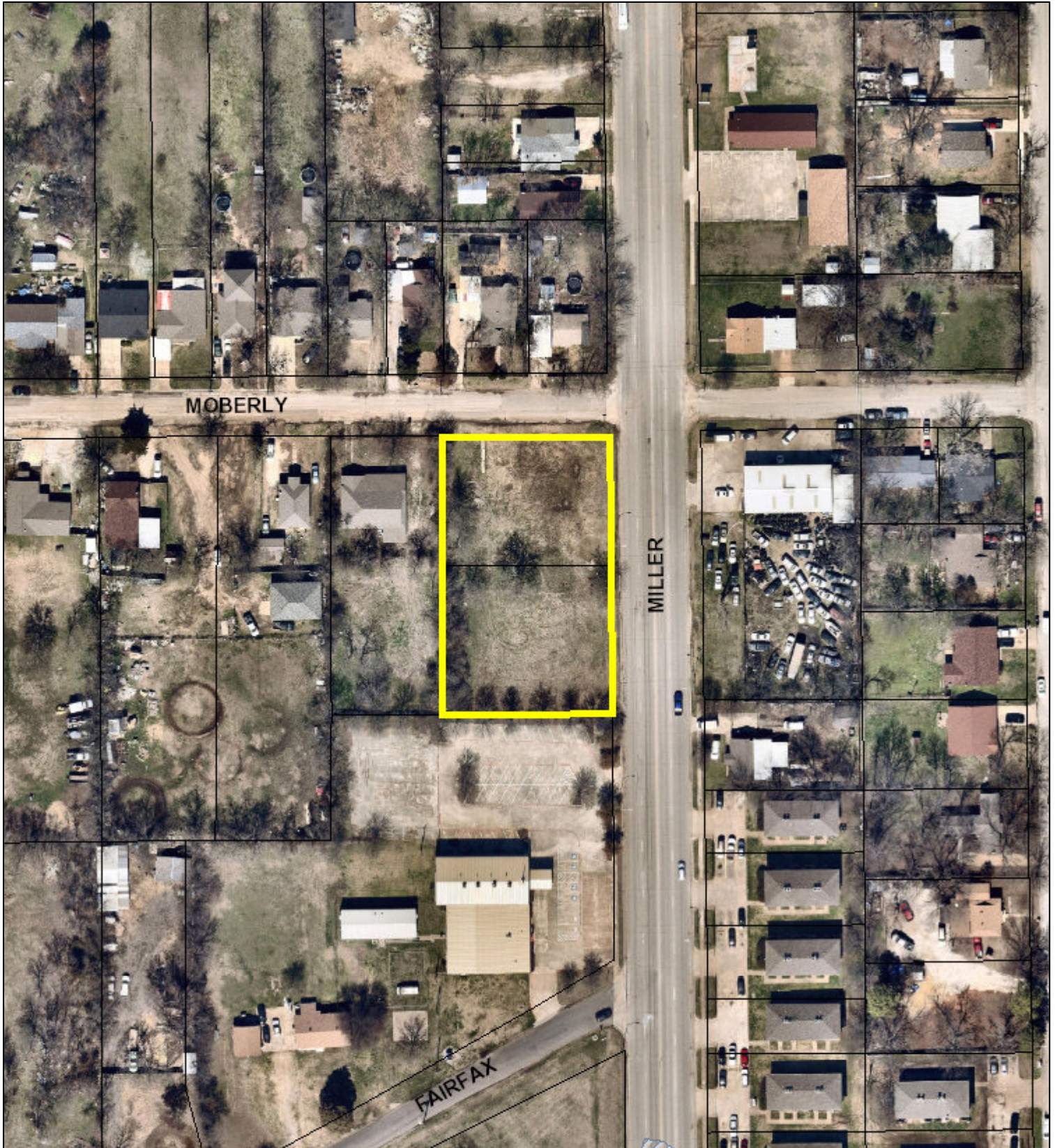
Future Land Use



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 70 140 280 Feet

