



Zoning Staff Report

Date: January 10, 2023

Case Number: ZC-22-196

Council District: 5

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Vanessa Solís

Site Location: 1524 Coleman Street

Acreage: 0.24 acres

Request

Proposed Use: Single-family

Request: From: “A-7.5” One-Family

To: “A-5” One-Family

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 8-0**

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Project Description and Background

The property is a 10,500 ft. lot located on the northwest corner of Coleman Street and Avenue H avenue. Historical imagery obtained from Google Earth shows a structure on the site up until 2005. Still, by 2007 the lot was vacant, and it has remained so for roughly 15 years, showing a lack of interest in developing it.

Figure 1-2005 Aerial View

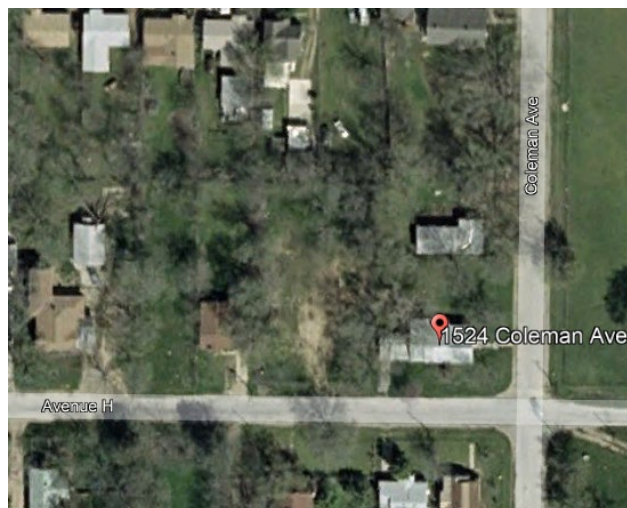
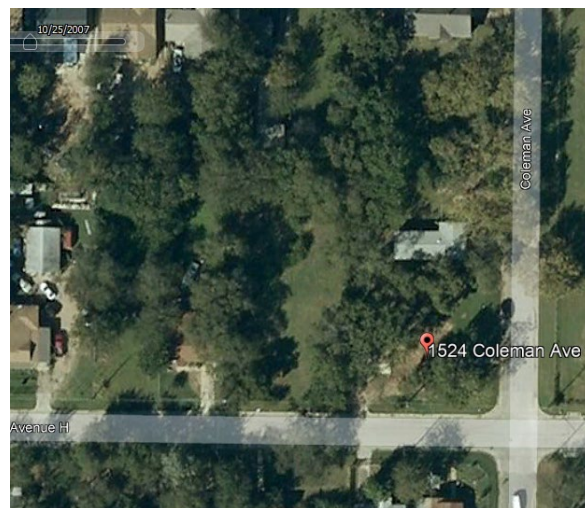


Figure 2- 2022 Aerial View



The site sits within the Stop 6/Poly overlay/NEZ Area Six. The Stop 6 overlay has a set regulation for the construction of detached single-family dwellings in addition to any other requirement of the base zoning.

The applicant proposes a zoning change from "A-7.5" One-Family to "A-5" One-Family to subdivide and replat the overall lot into two separate single-family lots and build houses for future sale. Surrounding uses are primarily single-family and undeveloped.

Staff supports this rezoning because the proposal is in the interest of developing and improving the Stop Six Area, in line with the City's Neighborhood Empowerment Zone (NEZ) program, which offers incentives for redevelopment in this area. The City's Economic Development Strategic Plan, of which Stop Six is a target area. Because lots near the site across Avenue H Ave. are platted for smaller single-family, the future land use map is consistent with the proposed use.

Surrounding Zoning and Land Uses

North "A-7.5" One-Family / single family residential
East "A-7.5" One-Family / undeveloped
South "A-5" One-Family / single family residential
West "A-7.5" One-Family / undeveloped

Recent Zoning History

- ZC-19-116 Map amendment to add Stop Six Design Overlay (Ordinance No. 23811-09-2019) approved on 3-19-2019

Public Notification

300-foot Legal Notifications were mailed on, December 1, 2022.
The following organizations were emailed on, December 2, 2022:

Organizations Notified	
Neighborhoods of East Fort Worth	Historic Stop Six NA*
Stop 6/Poly Oversight	West Meadowbrook NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

**Nearest Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant requests a zoning change from “A-7.5” One-Family to “A-5” to subdivide the lot for two single-family homes.

Surrounding uses are primarily undeveloped and single-family. Although in the proposed “A-5” One-Family zoning, the minimum lot size is smaller than the current “A-7.5”, the difference is negligible, and a high impact in density or traffic is not foreseeable from this zoning change.

This lot has been vacant for an extended period of time, and the development of two single-family homes is an opportunity for the much-needed affordable housing opportunity in this area which has a high vacant housing stock.

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

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential. This is analogous to “A-5”, “A-7.5”, “A-10”, and “AR” zones.

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
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed zoning **is consistent** with the Comprehensive Plan.

Economic Development Plan – Stop Six

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Stop Six is one of the six target areas that were studied in depth for their redevelopment potential, one of the points brought forth by the study area’s vacant housing stock. The plan calls for providing a variety of housing choice throughout Fort Worth, as well as increasing the supply of housing to help alleviate pressure on rising costs of living.



INDICATOR	VALUE
Total area (acres)	2,638
Dominant zoning district: single family A-5	55%
DEMOGRAPHICS & COMMUTING	
Total residents	13,321
Median household income	\$27,772
Inbound commuters (work in area)	1,552
Outbound commuters (live in area)	4,844
PROJECTED EMPLOYMENT INCREASE BY 2040	
NCTCOG forecast (jobs added)	3,575
FA growth target (jobs added)	3,575
INCENTIVES IN STUDY AREA	
Urban Villages Plan	Yes
Neighborhood Empowerment Zone	Yes
PID District	No
TIF District	No

One of the primary considerations for this area includes:

- Housing investment and reinvestment are the most important strategies for this area to raise the level of appeal to existing and future residents as well as businesses.

The 2022 updated Economic Development plan also adds the following consideration for the aforementioned area:

Advance the Stop Six Choice Neighborhood Initiative to create new mixed-income residential units and neighborhood amenities.

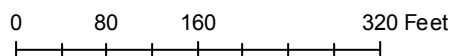
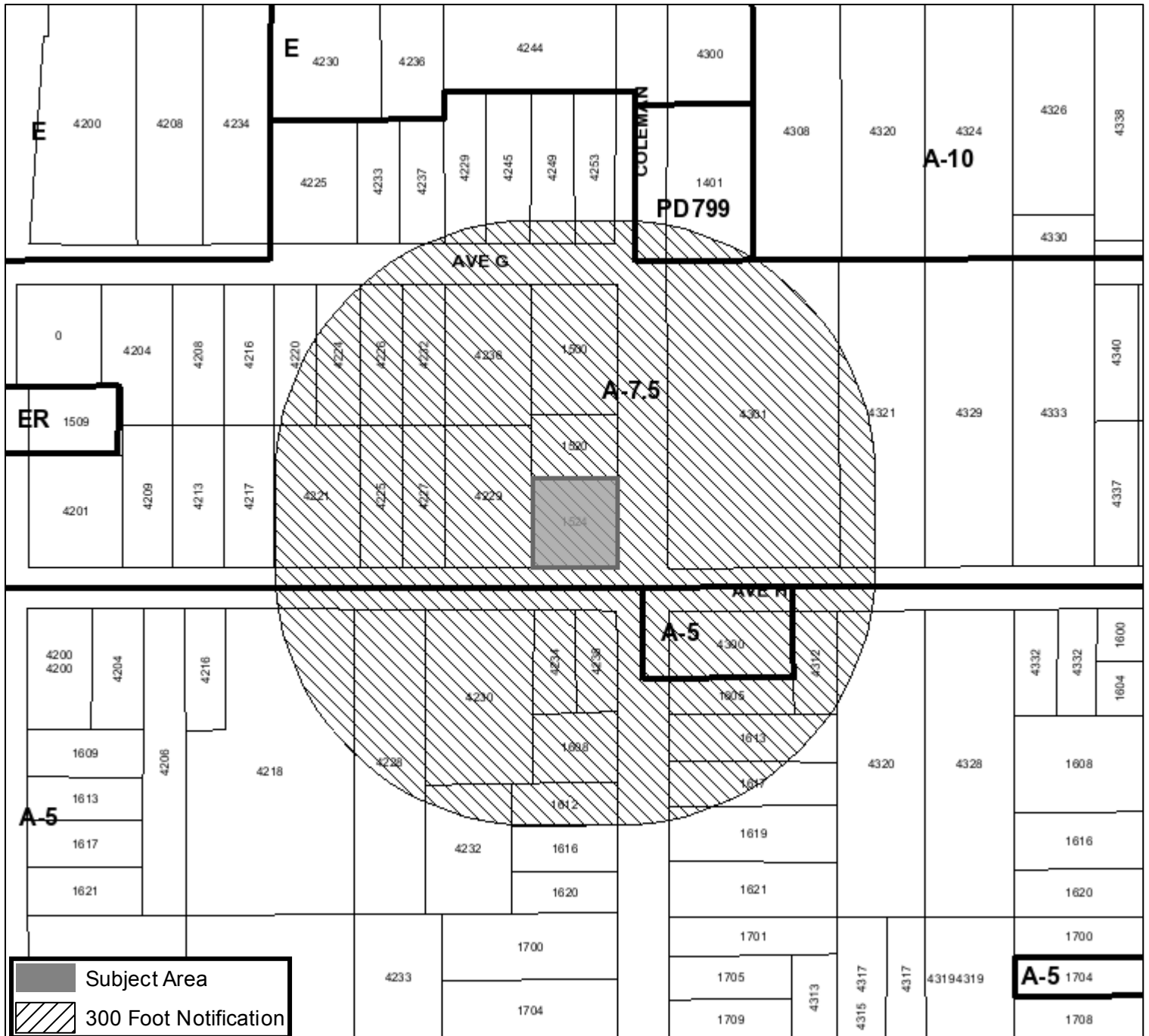
- Work with local residents, economic development partners, and the area real estate community to invest in new and revitalized housing and commercial sites in the Stop Six area.





Area Zoning Map

Applicant: Vanessa Solis
 Address: 1524 Coleman Street
 Zoning From: A-7.5
 Zoning To: A-5
 Acres: 0.24104759
 Mapsco: 078M
 Sector/District: Southeast
 Commission Date: 12/14/2022
 Contact: 817-392-2495



NOTE: TX HB 2439
Prevents cities from regulating
construction material.



This plans are specifically
designed to comply with
City of Fort Worth adopted
Building Codes
2021 IRC/IPC/IMC
2020 NEC / 2015 IECC
and adopted Amendments



HOMEOWNER & CONTRACTOR:
SHALL VERIFY ALL DIMENSIONS,
STRUCTURAL DETAILS,
APPLICABLE BUILDING CODES
AND GRADE REQUIREMENTS

CONTRACTOR SHALL
VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE
AND NOTIFY CITY CODE HOME DESIGNS
OF ANY DIMENSIONAL ERRORS, OMISSIONS OR
DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY
WORK.

FOR ADDITIONS OR REMODELS
HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS
TO REMOVE OR RELOCATE ITEMS OF VALUE
TO BE REUSED AND/ OR SAVED,
OR IN ANY DANGER OF BEING DAMAGED
DUE TO CONSTRUCTION PROCESS.

To the best of my knowledge these plans are drawn
to comply with owner's and/ or builder's
specifications and any changes made on them after
prints are made will be done at the owner's and / or
builder's expense and responsibility. The contractor
shall verify all dimensions and enclosed drawing.
CITY CODE HOME DESIGNS is not liable for
errors once construction has begun. While every
effort has been made in the preparation of this plan
to avoid mistakes, the maker can not guarantee
against human error. The contractor of the job must
check all dimensions and other details prior to
construction and be solely responsible thereafter.

PROJECT DESCRIPTION:

New Single Family Residence:

Square Feet Details:
Garage = 425 sq ft
Front Porch = 28 sq ft
Back Porch = 46 sq ft
Living Space = 1755 sq ft

TOTAL = 2254 sq ft

Important:

1. Energy Compliance Report must be combined with onsite construction materials to comply with APPLICABLE IECC.
2. (If Applicable) Contractor must purchase with at least one week in advance STHD10 straps for Portal Framing @ garage door so that they are available and ready to install per P8 Details 3,4,5 at the time of foundation pour.
3. Any Additional changes to this plan set or Energy Compliance Report after plans are finalized and printed are subject to additional service fees by City Code Home Designs. Corrections or changes to this plan set after finalization and final prints are made may require a minimum of 10 business work days after day of notice to City Code Home Designs.



GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL AMENDMENTS. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

Plan Title

RESIDENTIAL PLANS

TITLE	INDEX OF DRAWINGS	SHEET
PROJECT SUMMARY		1
SITE PLAN		2
MAIN FLOOR PLAN		3
ELEVATIONS		4
MEP'S		5
FRAMING SPAN TABLES		6
FOUNDATION PLAN		7
WIND BRACING		8

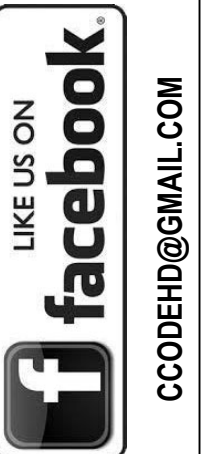
PRESENTATION VIEWS
FOR ILLUSTRATION ONLY. NO SCALE



Drawn By:
Eddie Santiago
DATE: 4/26/2022

This plans have been specifically
design for a one time use at the
specific address shown in the address bar.
Additional use of this plans
for other locations is prohibited
without the consents of C.C.H.D

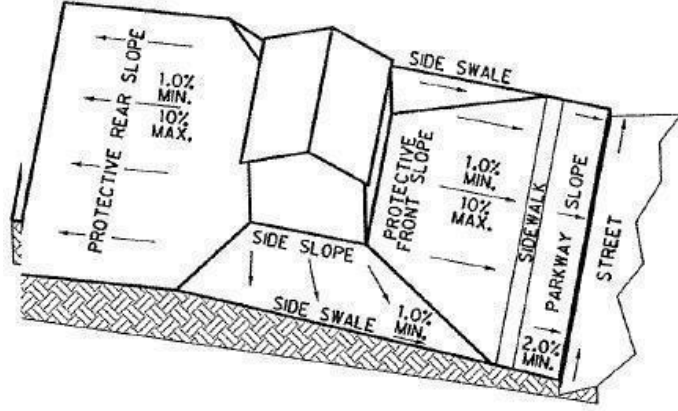
Project Address:
4809 RAMEY AVE
FORT WORTH, TEXAS



SHEET NUMBER
P-1

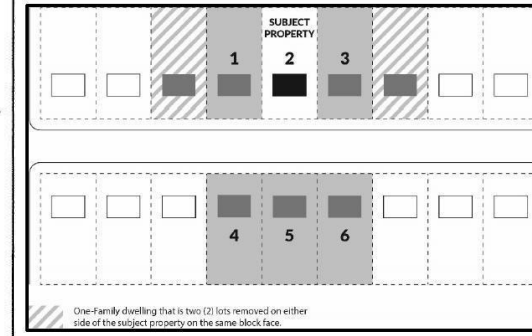
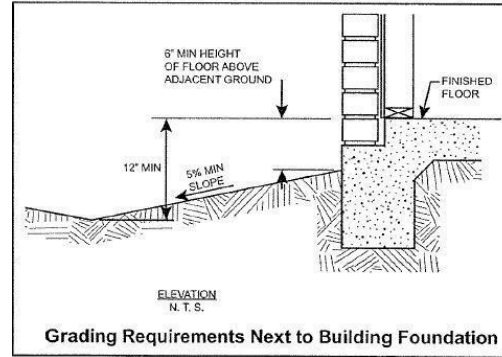
(The front yard setback in residential districts shall be the greatest of: The platted building line; The setback for the applicable zoning district; or the setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment.)

LOT GRADING TYPE B DRAINAGE TO FRONT AND REAR LOT LINE



Single family lots must be graded in conformance with the grading plan established for the subdivision where applicable, and should normally follow FHA lot grading patterns shown on the right. Types A and B are preferred but Type C (all drainage to rear) but a swale is required at the bottom of the yard to intercept runoff if the rear yard exceeds 2%. Runoff must be picked up in a street right-of-way or drainage easement after crossing more than two neighboring lots. Any exception to these conditions will be subject to special approval and inspections.

The lot must be graded to provide a finished floor elevation 12" above the surrounding land and crown of street, and drain away from the foundation as shown below. Final grading must provide a minimum of four (4) inches of top soil outside of the foundation and other hard surfaces, in order to sustain vegetation after construction is complete.



City of Fort Worth
Planning and Development Department
Residential Monotony Checklist
-This Form Shall Be Submitted With Each Residential Building Permit for a Complete Application-

Final Plat No. -FP- _____ Date Recorded at County: _____
(If the plat recordation date is between October 3, 2016 and October 3, 2018, this form is not required however the previous requirement shall apply. The below monotony requirements apply to all other platted properties.)

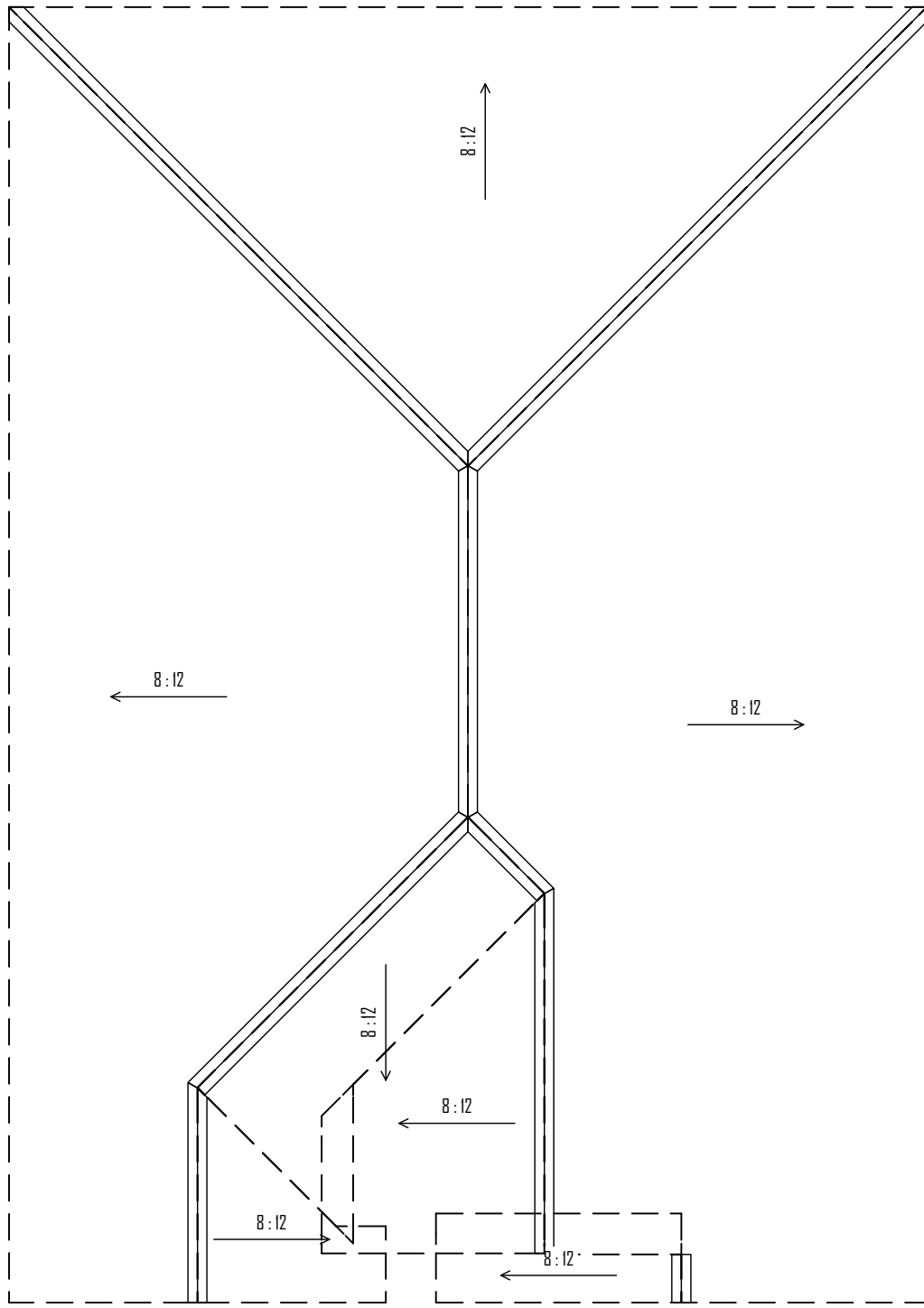
1. For a one-family dwelling unit to be deemed sufficiently differentiated, i.e., different façade elevation, either Subsection a. or b. below must be met:

a. Identify which **ONE** of the following elements is met: (This option only available if exceptions as stated below do not apply.)

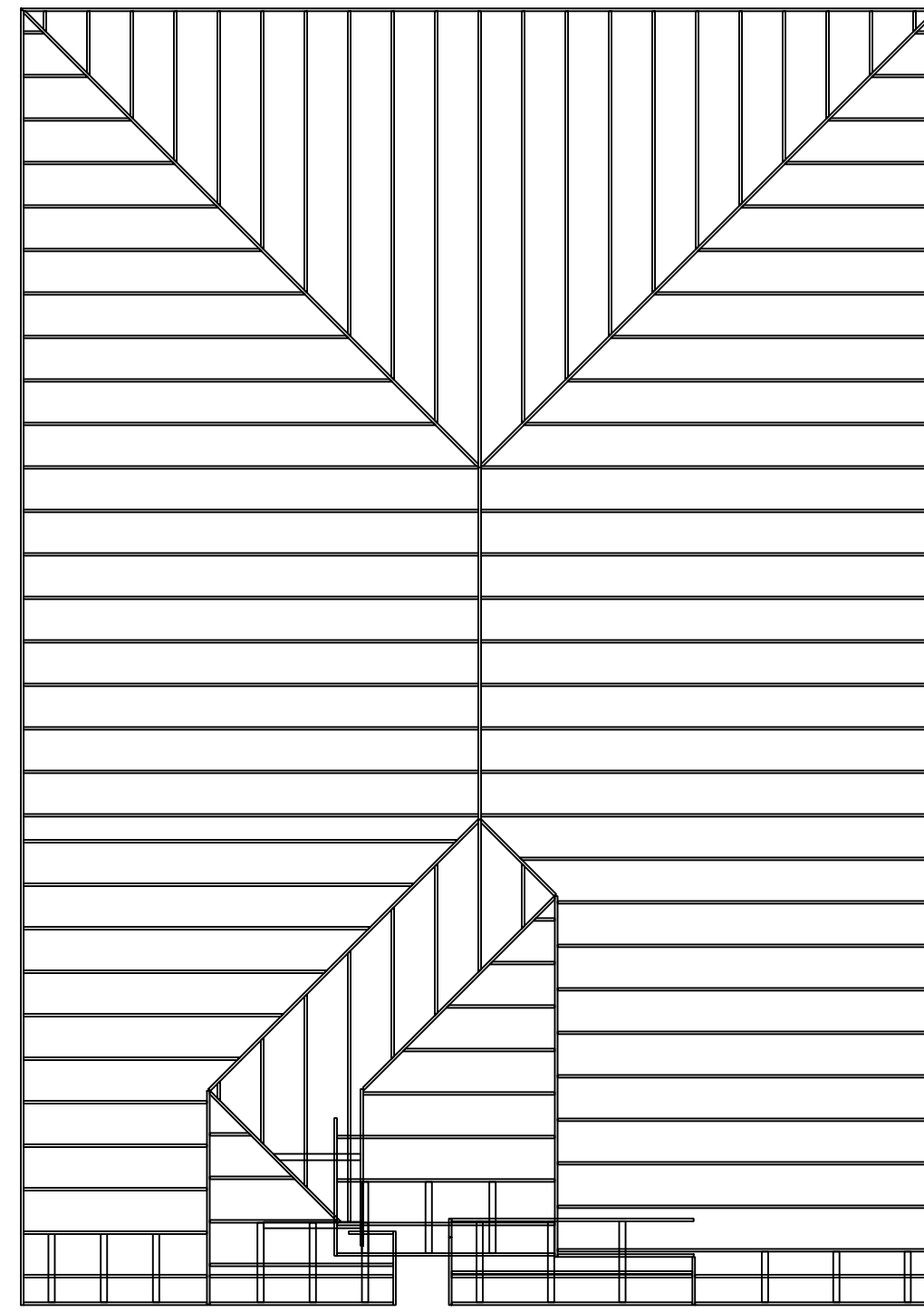
- This permit is for a **custom home**, unique to the block.
- i. Different number of **full stories**, except where there are two or more dwellings of the same number of stories within the applicable lot pattern in which case the three elements in subsection b. must be satisfied; or
- ii. **Side-loaded garage**, except where there are two or more dwellings with a side-loaded garage within the applicable lot pattern in which case the three elements in subsection b. must be satisfied.

City-Code
Home Designs
Email: CCODEHD@GMAIL.COM
Contact: Oscar Sandoval
(817) 955-4072

Drawn By:
Eddie Santiago
DATE: 4/26/2022

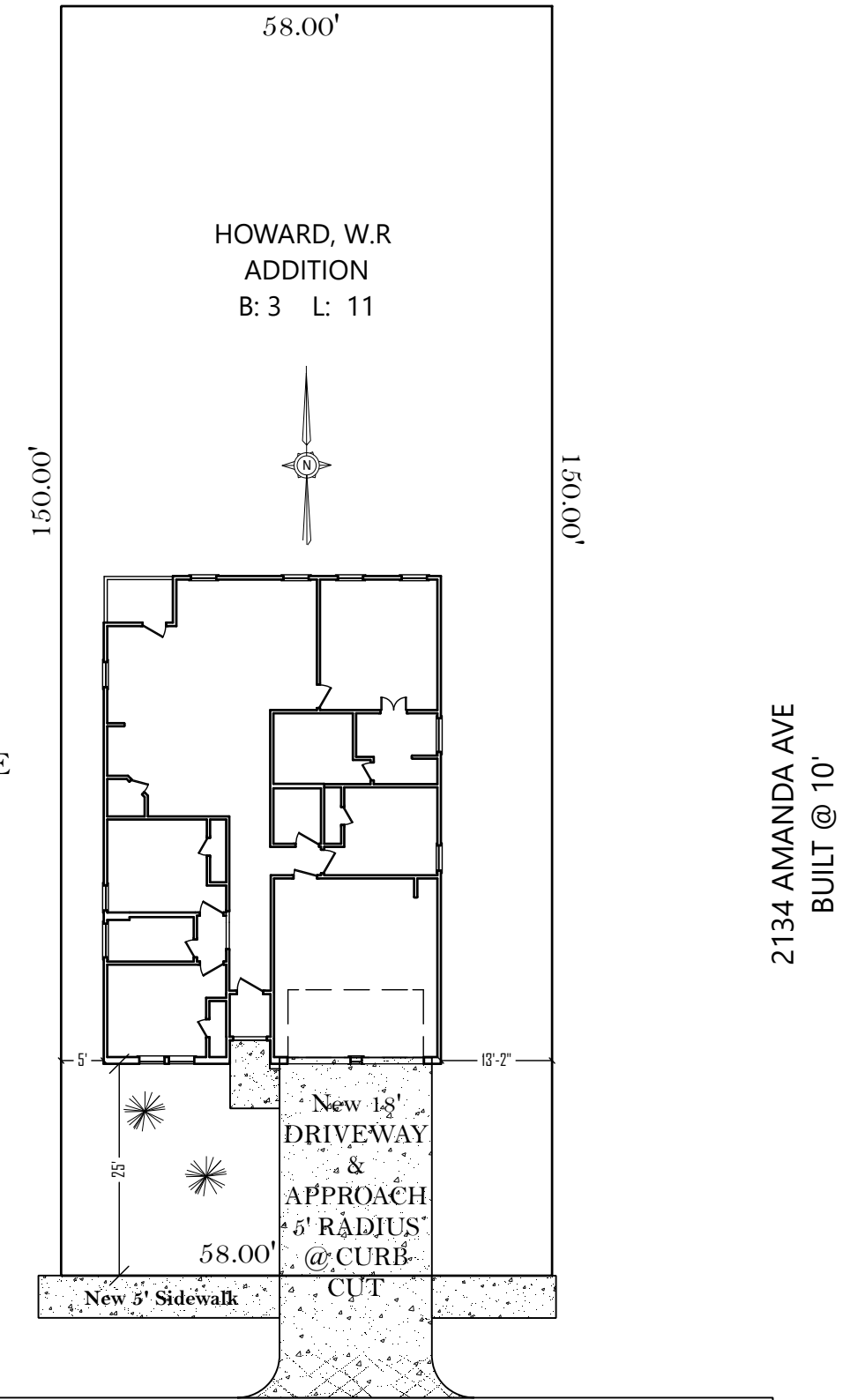


Roof Layout & Framing
Scale: 1/8" = 1'



EXISTING HOUSE
BUILT @ 25'

EXISTING HOUSE
BUILT @ 40'



4809 RAMEY AVE

Site Plan
Scale 1" = 20'

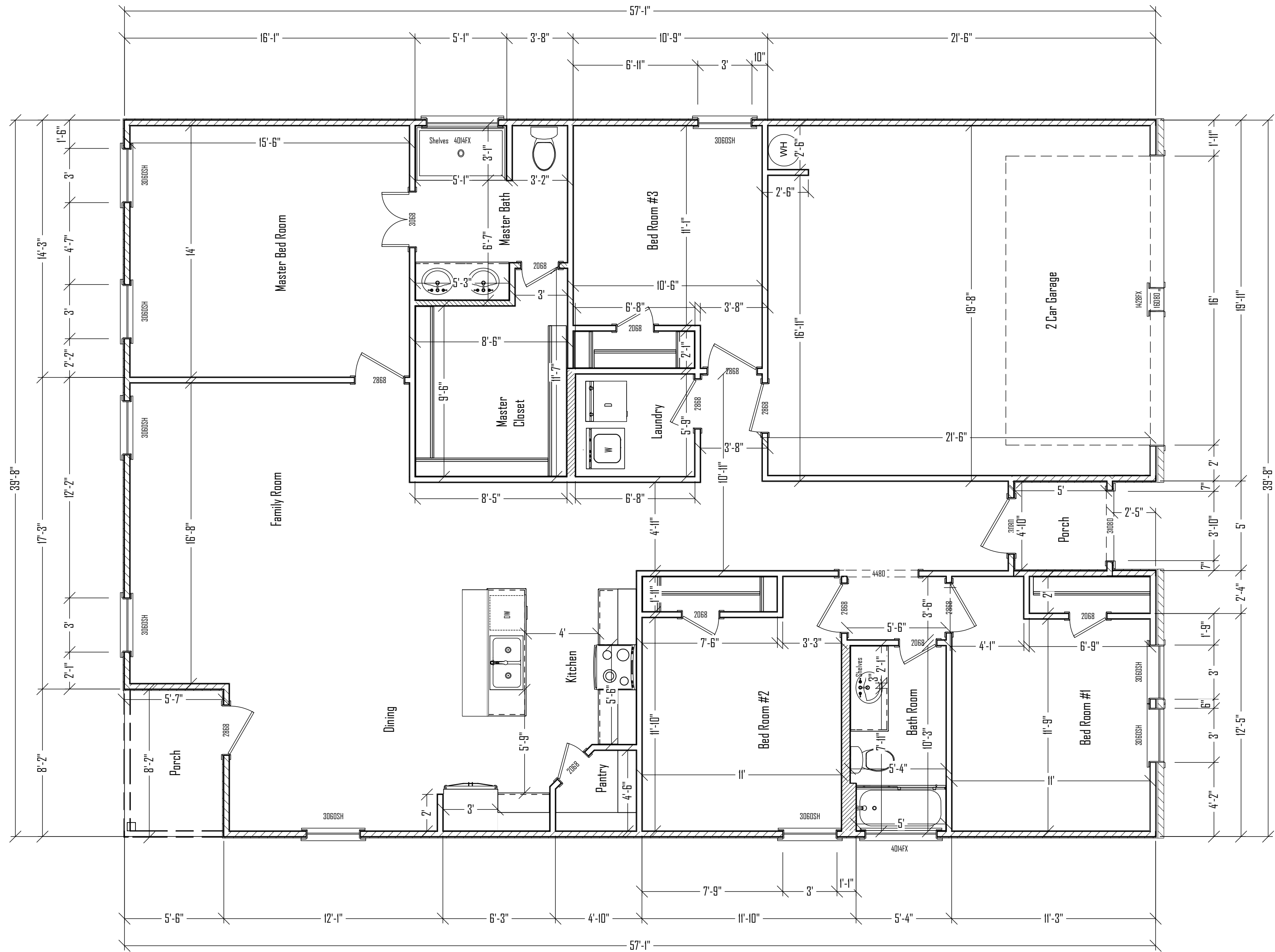
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Project Address:
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SHEET NUMBER
P-2



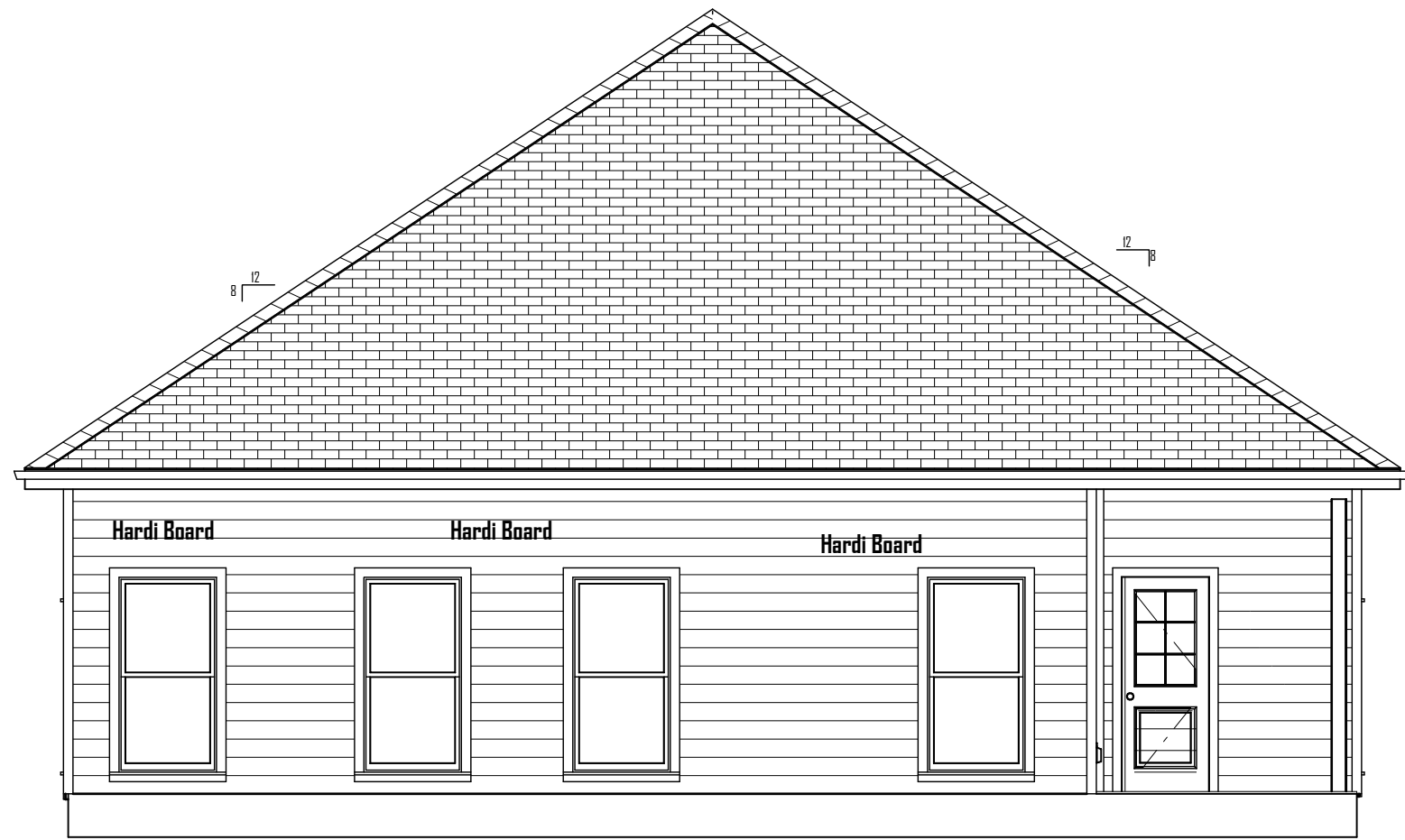
Floor Plan
Scale: 1/4" = 1'

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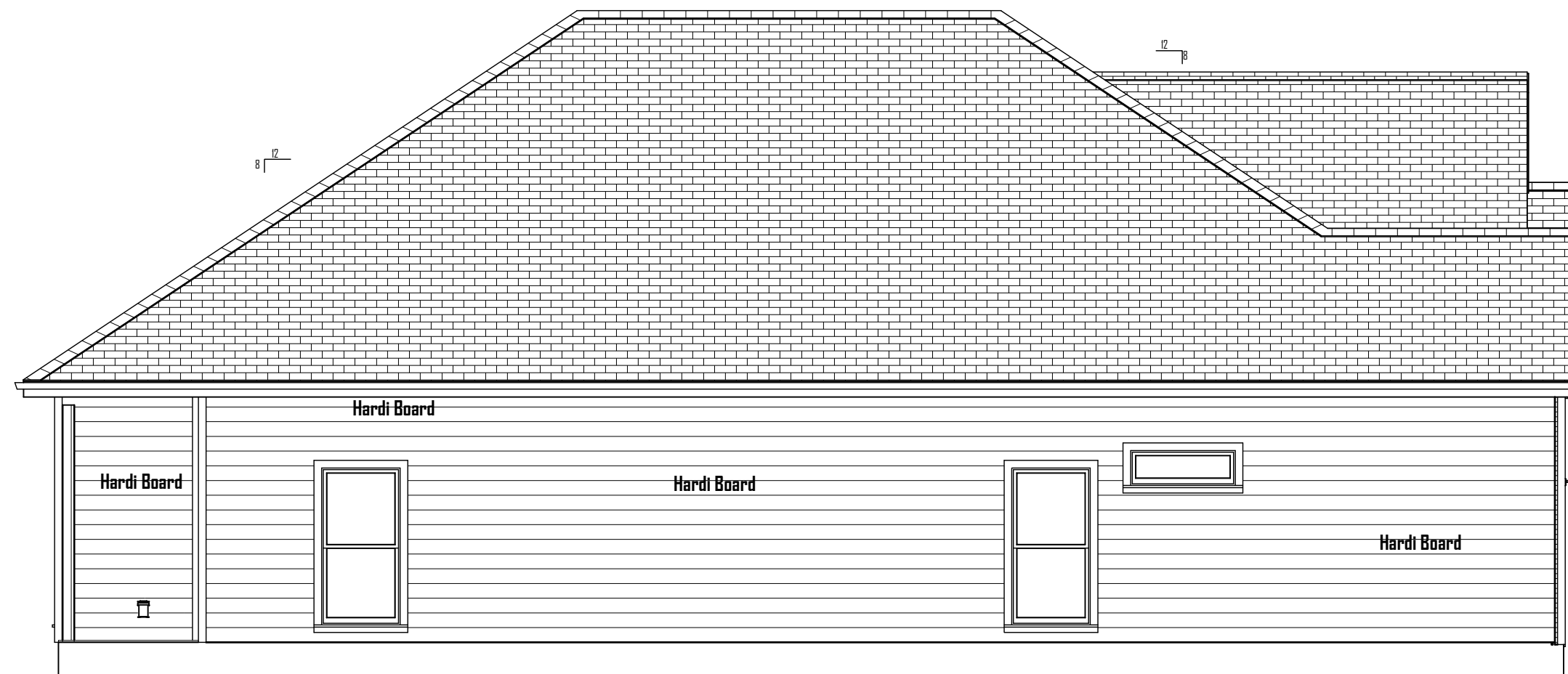
SHEET NUMBER
P-3



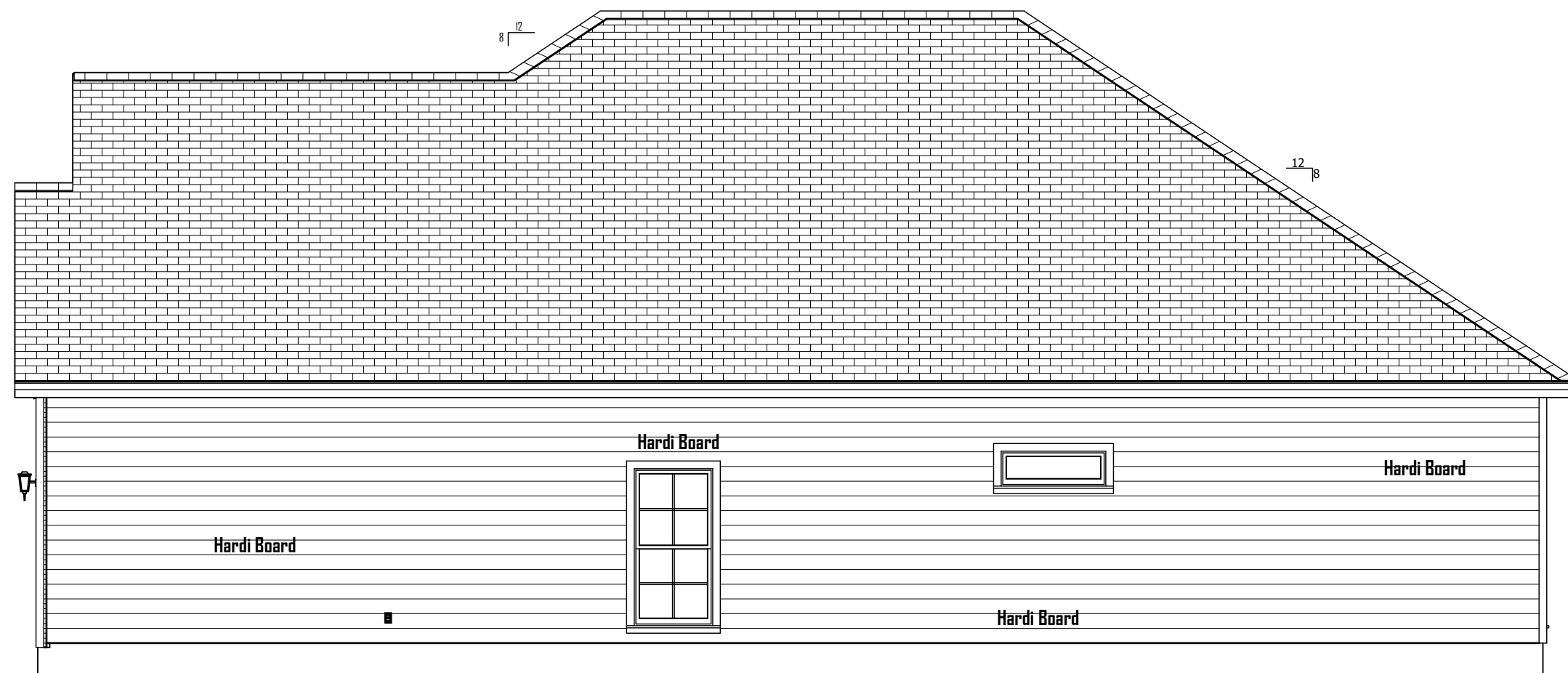
Back Elevation
Scale: 3/16" = 1'



Front Elevation
Scale: 3/16" = 1'



Left Elevation
Scale: 3/16" = 1'



Right Elevation
Scale: 3/16" = 1'

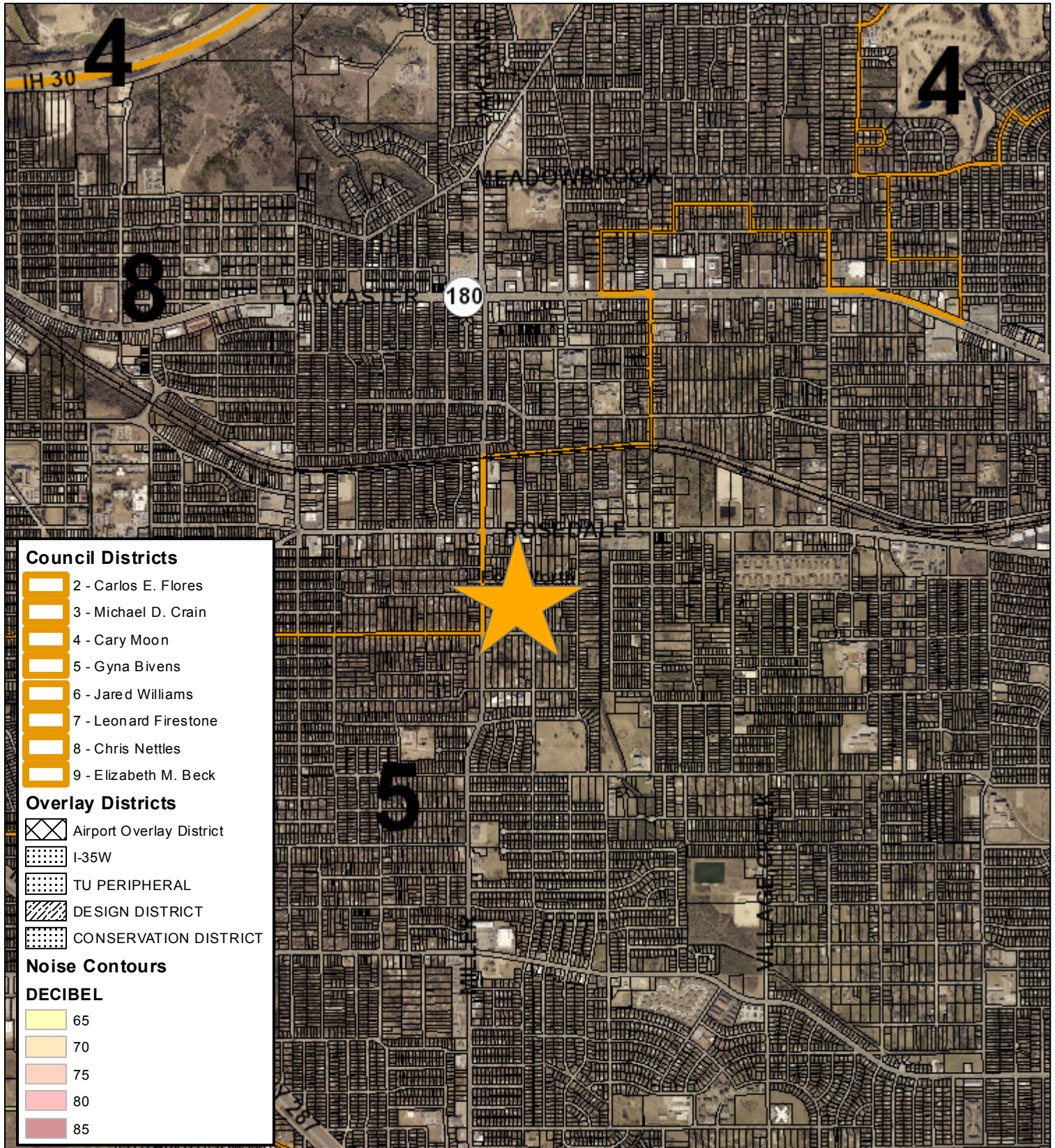
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P-4






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

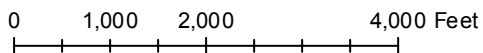
Overlay Districts

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

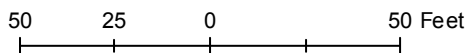
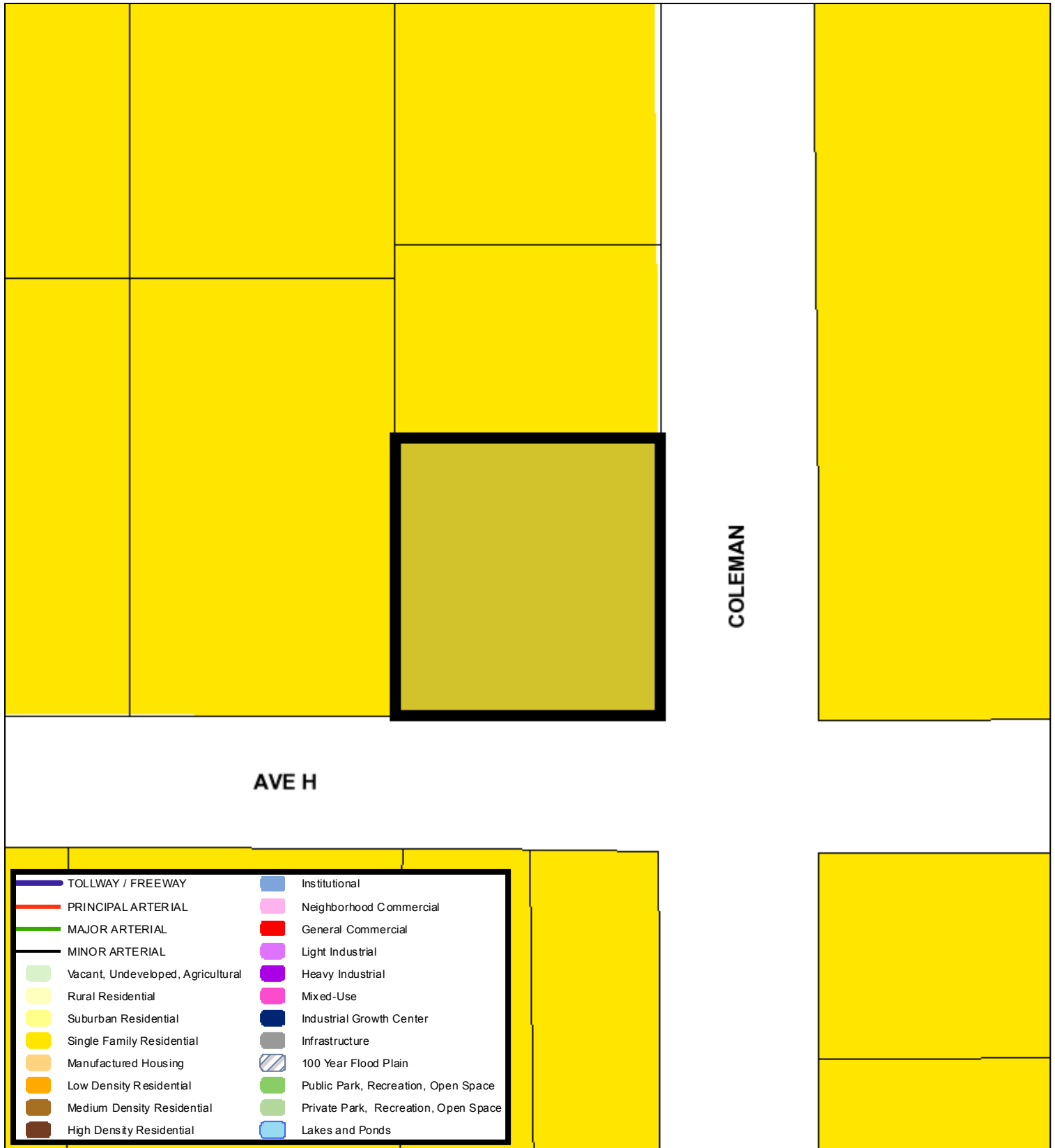
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



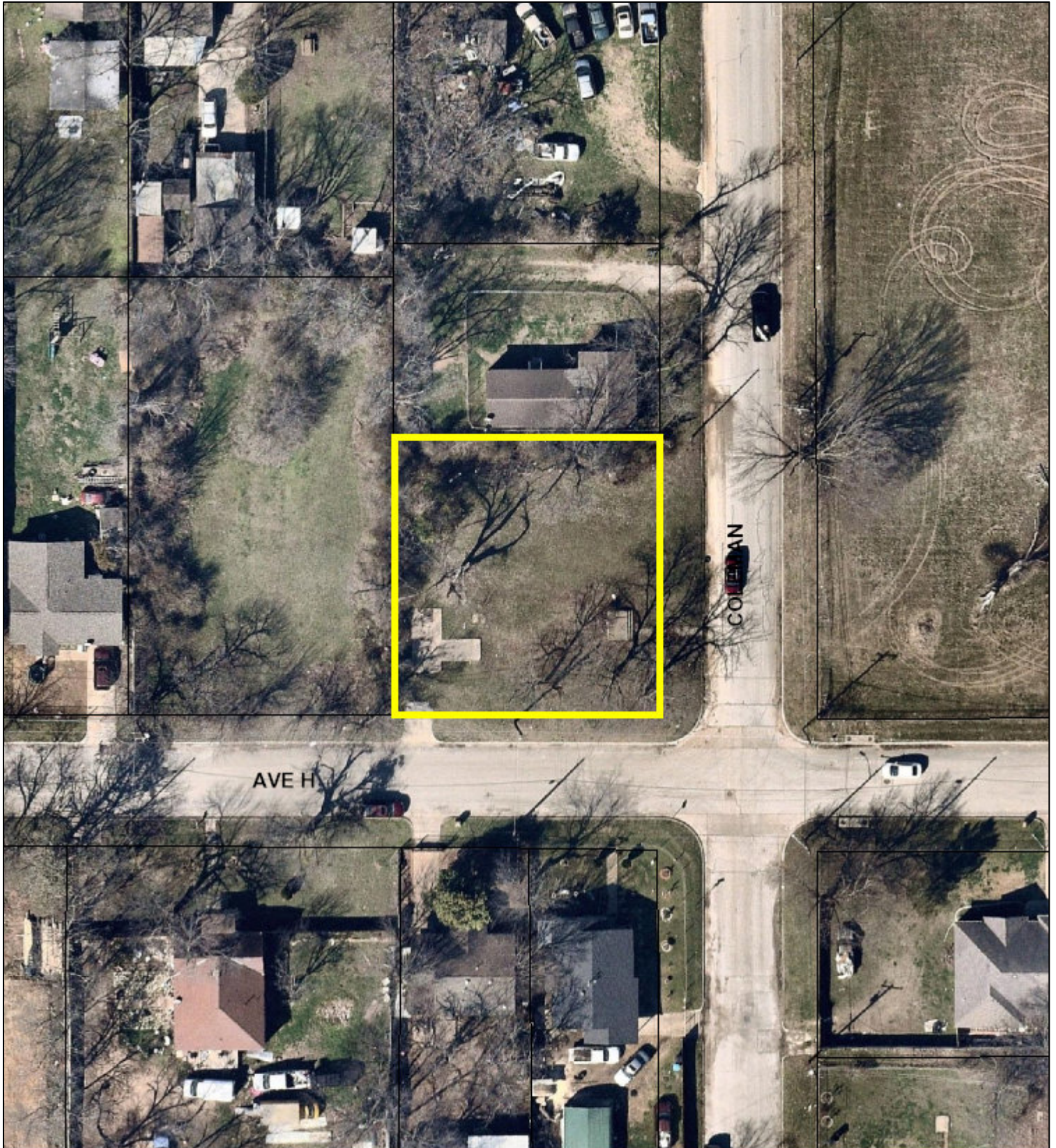
Future Land Use



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 30 60 120 Feet

