



# Zoning Staff Report

**Date:** August 12, 2025

**Case Number:** ZC-25-027

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Michael Parmerlee, GFC Leasing Corporation / Russ Michaels, CSH Avenue at Lancaster, Ltd./ Jason Knotowicz

**Site Location:** 5733 Craig Street

**Acreage:** 3 acres

### Request

**Proposed Use:** Multifamily

**Request:** From: “B” Two-Family Residential & “E” Neighborhood Commercial  
To: “PD/D” Planned Development for all uses in “D” High Density multifamily removing golf course, group home and museum uses with development standard for reduced parking, site plan included

### Recommendation

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

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

**Comprehensive Plan Policy Consistency:** Requested change **is consistent**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
  - a. Area Map
  - b. Aerial Photograph
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Future Land Use Map



## Project Description and Background

The subject site is a 3-acre tract within Council District 11. The site is currently undeveloped and is proposed to be rezoned from the existing “B” Two-Family Residential & “E” Neighborhood Commercial to “PD/D” Planned Development for all uses in “D” High Density multifamily with development standards for screening fence and required parking within an easement, site plan included. This case was continued from the March meeting in order for the applicant to meet with neighbors, hold a Predevelopment Conference, and renotice for the PD.

There area is predominantly single-family and commercial in nature. However, a case could be made for multifamily in the area due to proximity to Lancaster Avenue, public transportation, and existing commercial services.

---

The Subject Property to be considered by this zoning change application is a 3.00 acre tract located at 5733 Craig Street Road (aka Lot 2R1 Block A of the Holman Subdivision) and currently zoned "B," Two Family. The Applicant is requesting to change the zoning designation of the Subject Property to "D" High Density Multifamily.

The zoning change would accommodate the development of the proposed Avenue at Lancaster, a mixed-income apartment community providing affordable housing choices to seniors in the Fort Worth and surrounding communities. Avenue at Lancaster will be Class A new construction offering up to 81 units (by this zoning change) in a mix of 1-bedroom and 2-bedroom unit configurations; will include the construction of upscale resident amenities and a luxury community center; and will provide a robust program of resident empowerment services. As of the time this zoning change application is submitted to development services staff (2/3/2025), the City's Neighborhood Services department has also received a 2025 City of Fort Worth Housing Tax Credit Resolution Application from the Applicant to consider support for the proposed Avenue at Lancaster development. The Applicant anticipates that the City Council will consider and provide full support for the proposed development by the time this zoning change application is considered by the Zoning Commission.

The Subject Property is situated along Craig Street, just north of the E Lancaster Ave commercial corridor, and among a variety of surrounding commercial, retail and residential uses. The surrounding land uses immediately to the north and east are residential in nature consisting of mainly single family uses. The other immediate surrounding land uses are commercial in nature, including a restaurant and bank immediately to the west, and retail and auto repair uses to the south and fronting E Lancaster Ave. The proposed development is consistent with the mix of commercial and residential uses in this area and along East Lancaster Avenue.

The Subject Property is located within Neighborhood Empowerment Zone Area #6. The proposed development contributes to the City's revitalization efforts in this NEZ Area by providing mixed-income affordable housing to residents in need, emphasizing new construction, fair housing practices, increased attainable housing choices, and a multi-million dollar investment into improvements that revitalize the community and area.

The location of the proposed Avenue at Lancaster is consistent with the Housing Focus Areas section of the Comprehensive Plan and aligns with the following:

- Promoting vibrant neighborhoods through the City's Neighborhood Empowerment Zone (NEZ) program
- The project location is within 2 miles of a major employment center, or within ¼ mile of existing or proposed rail transit stations or bus routes;
- Within an urban-village, growth center, neighborhood empowerment zone or special district;
- Promoting vibrant mixed-income and mixed use neighborhoods in downtown, urban villages, and NEZ locations;
- The City of Fort Worth's Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing;
- Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.



The following table shows development standards for the proposed case:

Standard	“D” High Density Multifamily	PD/D
Parking	Required parking cannot be counted within easements	Parking located within easement (staff is supportive of this development standard)

Surrounding Zoning and Land Uses

North “B” Two-Family; “E” Neighborhood Commercial / single-family, commercial  
South “B” Two-Family; “FR” General Commercial Restricted / commercial, single-family  
East “A-5” One-Family / single-family  
West ““E” Neighborhood Commercial / commercial

Recent Zoning History

- No recent Zoning Cases. Site has been “B” and “E” for some time.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on May 30, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on May 30, 2025:

Organizations Notified	
Neighborhoods of East Fort Worth Alliance	Handley NA
Central Meadowbrook NA	East Fort Worth Inc.
Streams and Valleys, Inc.	Southeast Fort Worth Inc.
Historic Handley Development Corporation	Trinity Habitat for Humanity
East Fort Worth Business Association	FWISD



## Development Impact Analysis

### Land Use Compatibility

---

The surrounding neighborhood is developed as single-family to the north, east, and south, with commercial both west and south. The proposed PD is less and more aligned with a lower density residential and the nature of the area.

As such, the proposed zoning is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency

---

The 2023 Comprehensive Plan designates the subject property as single-family residential and commercial. The proposed zoning is **not consistent** with the Future Land Use map designation. However, it **is consistent** with the following policies of the Comprehensive Plan:

- 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.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

SITE DATA  
ACRES 3  
1 BUILDING (INCLUDES ONE, TWO AND THREE STORY SECTIONS)  
TOTAL UNITS 81  
UNITS/ACRE 27  
KNOWN EASEMENTS SHOWN  
NO KNOWN FLOODPLAIN  
DETENTION AREA SHOWN

SITE AMENITIES

- AMENITY AREA
- CLUBHOUSE

BUILDING KEY

1

A

← BUILDING NUMBER

← BUILDING TYPE

UNIT TABULATION			
TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	75 (93%)	600 S.F.	45,000 S.F.
B1 - TWO BEDROOM, TWO BATH	6 (7%)	850 S.F.	5,100 S.F.
TOTAL	81 (100%)		50,100 S.F.

ACCESSIBLE UNITS

TOTAL UNITS 81

ADA UNITS (5% OF TOTAL UNITS) 5

A1 HC UNITS 4

B1 HC UNITS 1

H&V UNITS (2% OF TOTAL UNITS) 3

A1 HV UNITS 2

B1 HV UNITS 1

..... ACCESSIBLE ROUTE

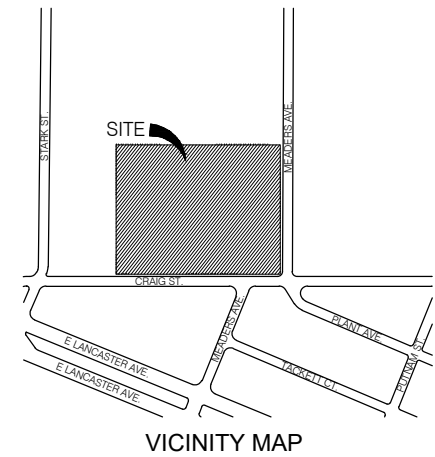
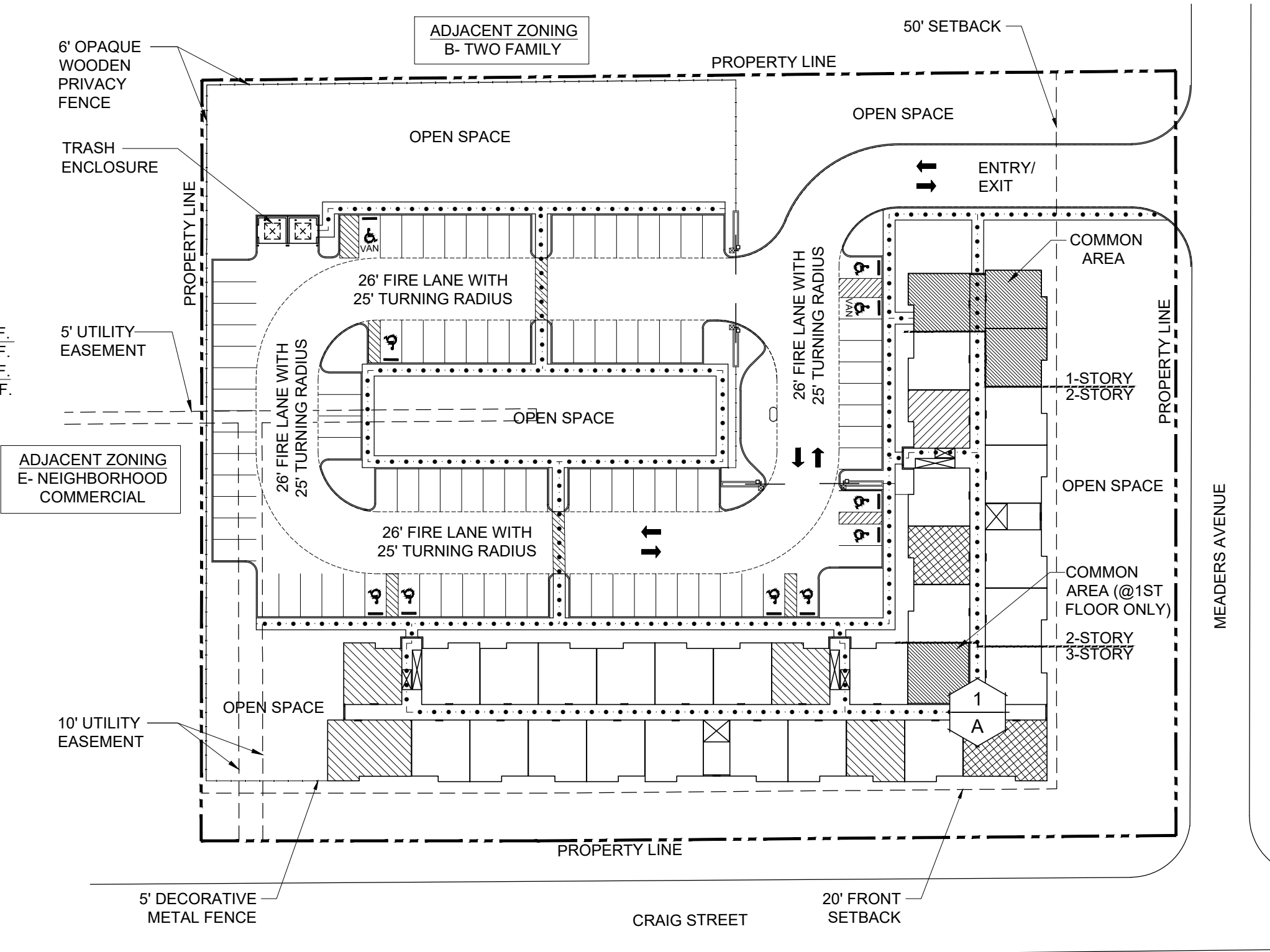
PARKING REQUIRED	
1 PER BEDROOM	87
1 PER 250 SQ FT COMMON AREA	10
TOTAL	97

PARKING PROVIDED	
STANDARD SPACES	89
ACCESSIBLE SPACES	08
VAN ACCESSIBLE	02
TOTAL	99

PARKING RATIO = 1.22

BUILDING TABULATION				
TYPE	A			TOTAL
	1-STORY	2-STORY	3-STORY	
UNITS/ BUILDING	-	18	63	81
BREEZEWAY S.F.	155 S.F.	2,680 S.F.	7,617 S.F.	10,452 S.F.
NET RENTABLE S.F.	-	10,800 S.F.	39,300 S.F.	50,100 S.F.
COMMON AREA	1,800 S.F.	-	674 S.F.	2,474 S.F.
TOTAL GROSS BLDG S.F.	1,955 S.F.	13,480 S.F.	47,591 S.F.	63,026 S.F.

OPEN SPACE : 42.3%



Legal Description:

Being lot 2R2, Block A of the Holman Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Document No. D216295179, of the Plat Records, Tarrant County, Texas. ss.

GENERAL NOTES:

- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMTNS FOR SECTION 6.301.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL PROVIDED LIGHTING WILL CONFROM TO THE LIGHTING CODE.
- THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS(MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.

ARCHITECT  
CROSS ARCHITECTS, PLLC  
1285 W. 15TH STREET, SUITE 125  
PLANO, TX 75075  
P (972) 398-6644  
CONTACT: ADAM EVERETT

DEVELOPER/OWNER  
CSH AVENUE AT LANCASTER, LTD.  
3701 KIRBY DRIVE SUITE 800  
HOUSTON, TX 77098  
P (713) 526-6634

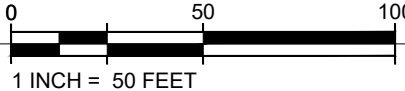
SURVEYOR  
EAGLE SURVEYING, LLC  
210 SOUTH ELM STREET, SUITE 104  
DENTON, TEXAS 76201  
P (940) 222-3009

ENGINEER  
CARNEY ENGINEERING, PLLC  
5465 LEGACY DRIVE, SUITE 650  
PLANO, TX 75024  
P (469) 443-0861 - OFFICE  
P (469) 855-8991 - CELL

Director of Development Services: \_\_\_\_\_ Date: \_\_\_\_\_

AVENUE AT LANCASTER - Site Plan

Zoning Case Number: ZC-25-027  
Address: 5733 Craig Street, Forth Worth, Texas 76112



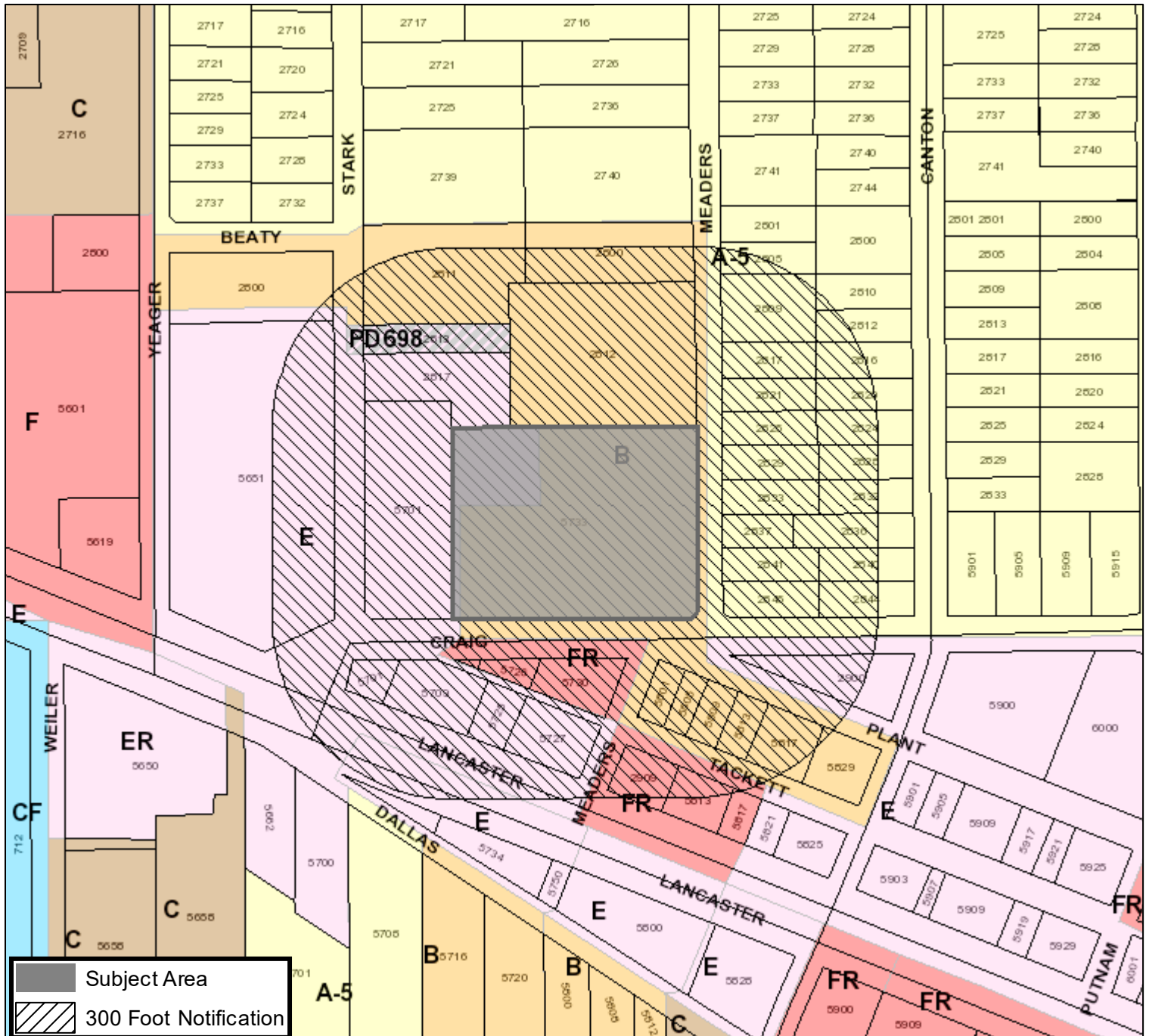




ZC-25-027

## Area Zoning Map

Applicant: GFC Leasing Corp. / CSH Ave. at Lancaster  
Address: 5733 Craig Street  
Zoning From: B, E  
Zoning To: D  
Acres: 3.00126992  
Mapsc0: Text  
Sector/District: Eastside  
Commission Date: 6/11/2025  
Contact: 817-392-8028

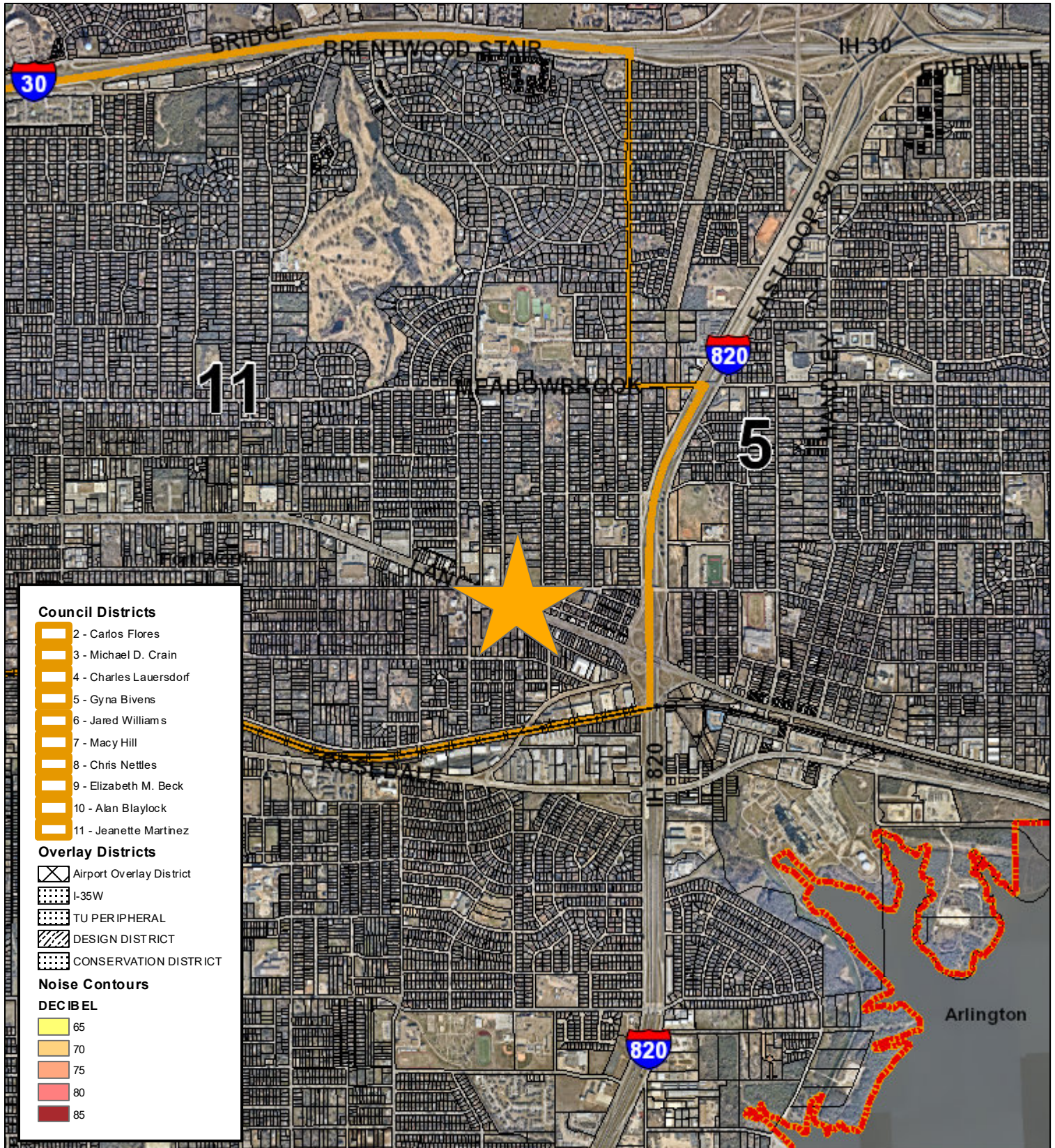


0 120 240 480 Feet

Created: 5/20/2025 9:06:07 AM



## Area Map



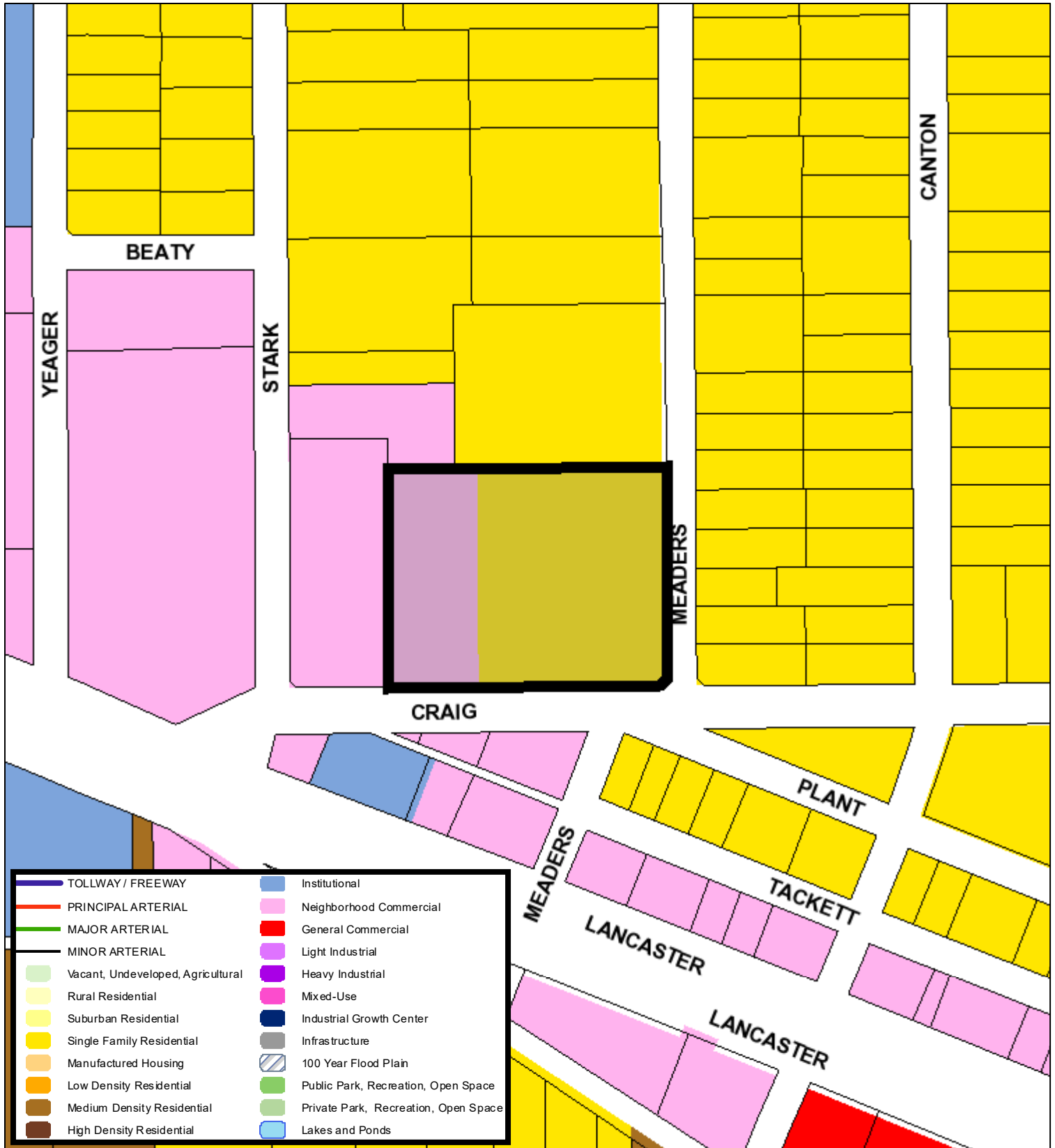
0 1,000 2,000 4,000 Feet





ZC-25-027

## Future Land Use



190 95 0 190 Feet

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.



Created: 5/22/2025 2:00:50 PM





ZC-25-027

## Aerial Photo Map



0 125 250 500 Feet

