



# Zoning Staff Report

**Date:** June 27, 2023

**Case Number:** ZC-23-015

**Council District:** 8

## Zoning Map Amendment & Site Plan

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** R3 Realty Group LLC / Ray Oujesky, Kelly Hart & Hallman LLP for DASH Network

**Site Location:** 2201 Annabelle Lane

**Acreage:** 6.18 acres

### Request

**Proposed Use:** Detached Multifamily

**Request:** From: "A-10" One Family Residential

To: "PD-CR" Planned Development-Low Density Multifamily with development standards for reduced supplemental building setbacks, building orientation, fencing, and waiver to the MFD submittal, Site Plan included.

### Recommendation

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

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

**Staff Recommendation:** **Denial**

**Zoning Commission Recommendation:** **Denial by a vote of 4-4**

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## Project Description and Background

The subject site is a 6.18-acre piece of property within the Rolling Hills Addition to the City of Fort Worth, in Council District 8. The site is currently undeveloped and is proposed to be rezoned from the existing “A-10” One Family Residential zoning to “PD-CR” Planned Development based on Low Density Multifamily to accommodate a multifamily community comprised of a mixture of one- and two-story duplex units. There are twelve 2-bedroom units and twenty 3-bedroom units, with a total of 32 units total. Based on the size of the lot, the density is approximately 5 dwelling units per acre, below the maximum density of 16 dwelling units per acre allowed in “CR” zones. A narrative, provided by the applicant as part of their submittal package, is included below further describing the proposed development.

The developer, DFW Asylum Seeker Housing Network d/b/a DASH Network, desires to develop approximately 32 one family housing units in 8 fourplex clusters platted on one lot to house individuals and/or families seeking asylum in the United States. The current A-10 zoning will not allow for the necessary density to develop the number of single family homes needed to house the number of asylum seekers whom DASH Network seeks to accommodate.

While the proposed density is higher than that allowed in the current zoning district, it is compatible with surrounding residential uses. The Comprehensive Plan shows the property to be single family residential. The proposed use is residential but with higher density in a cottage-style development.

In order to qualify for DASH Network housing assistance in the proposed PD/CR zoned development, each resident must meet the following requirements:

1. Currently seeking asylum (not a refugee, asylee, or other type of migrant);
2. Actively working on their asylum case (Has or is currently searching for a lawyer, or has filed pro se);
3. Currently possesses less than \$1,000 to cover living expenses;
4. Willing to move to Fort Worth;
5. Willing to be interviewed by a DASH lawyer to confirm asylum seeker status;
6. Willing to follow all US laws, including not working or driving until the appropriate documentation is hand;
7. Have no other options for safe housing.

The waivers for the PD-CR are included below. The waivers are only for aspects that fall short of the “CR” standards. All other “CR” standards not listed will be met or exceeded.

- **Reduced Supplemental Building Setback adjacent to single- or two-family residential zones:** Requesting a reduced 30 foot setback on the northern and eastern property lines instead of the 3:1 setback based on building height, based on the Zoning Ordinance requirements.
- **Building Orientation:** To allow the short sides of buildings to face Annabelle Lane & Ellis Ranch Trail.
- **Fencing/Perimeter Fencing:** To allow perimeter fencing around the site, including fencing between the buildings and the public right of way, instead of recessed fencing based on the Ordinance requirements.
- **MFD Submittal waiver:** Requesting to skip MFD submittal and go straight to building permits.

## Surrounding Zoning and Land Uses

North “A-10” One Family Residential / undeveloped  
East “A-7.5” One Family Residential / single-family residential  
South “A-10” One Family Residential / single-family residential  
West “A-10” One Family Residential / undeveloped

## Recent Zoning History

- ZC-10-117, Council initiated rezoning for the area generally bounded by E. Berry Street, Mitchell Boulevard, Wichita Street, E. Seminary Drive, and S. Riverside Drive. This council-initiated zoning change request was intended to align the existing land uses and zoning and received input and support from the neighborhood (Glencrest Civic League). The entire area covered by the rezoning is 1,125 acres or roughly 1,640 parcels.

## Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.  
The following organizations were emailed on May 26, 2023:

Organizations Notified	
Glencrest Civic League*	Fort Worth ISD
United Communities Assoc. of South Fort Worth	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Streams and Valleys Inc

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The current zoning on the property is "A-10" One-Family residential. The subject site is surrounded on all four sides by One-Family Residential zoning, including direct adjacency on the northern and eastern property lines. Areas to the south and east are generally developed as single-family residential neighborhoods. To the north and west is largely undeveloped.

Being situated deep within the neighborhood, and relatively far from a collector street or thoroughfare, this does not appear to be an ideal location for this type of housing. Access is only through residential streets, many of which are narrow and winding.

All detached multifamily/cottage communities are currently handled using Planned Developments [PD's] in lieu of a permanent zoning category. Based on the design as duplexes rather than detached single units, the proposed PD is more multifamily in nature rather than a single family style of development and will not mesh seamlessly into the existing fabric of the surrounding neighborhoods. The units in the proposed PD are a mix of one- and two-story, however most of the homes nearby are one story.

The proposed rezoning **is not compatible** with surrounding land uses. If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

## Comprehensive Plan Consistency – Southeast

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The adopted 2022 Comprehensive Plan designates the subject property as future Single-Family Residential [SFR]. Acceptable zoning classifications in areas designated as future SFR would be “A-10”, “A-7.5”, “A-5”, and “AR”, all one-family residential zones. In order for multifamily zoning, such as “CR” or “PD-CR” to be appropriate in this location, the property would need a future land use designation of Medium Density Residential [MDR] in order to be considered consistent with the Comprehensive Plan.

### FUTURE LAND USE AND ZONING CLASSIFICATIONS

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FUTURE LAND USE	DEFINITION	ZONING
<b>RESIDENTIAL</b>		
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

Additionally, this rezoning request does not support any of the specific land use policies applicable to the Southeast sector.

The proposed rezoning to “PD-CR” **is not consistent** with the Comprehensive Plan.

### Site Plan Comments

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#### Zoning / Land Use

All zoning comments have been addressed as of the writing of this report.

#### Fire

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

This project is considered multi-family for Fire Code purposes based on the parking configuration.

Ellis Ranch Trail is not constructed from just north of Annabelle Lane to just south of Kingsdale Dr. It is not required for adequate access.

One point of access is allowed for 100 units or less and is compliant, as shown on site plan.

Fire lanes: Section 503 Fire Lane Specifications

Fire lane width is compliant at 26'.

Minimum width of turn-around is 100' diameter-not shown on site plan.

Minimum turn radius is 25' inside and 51' outside-not shown on site plan.

Grade may not exceed 6%-not shown on site plan.

Section 912.2: All FDC's shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC. FDC's-Fire Department Connections for Fire Sprinkler Systems, if required.

Additional hydrants are required to meet the following: Section 507.5.1(2)

Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and

Maximum of 500 ft. hose lay distance to all points of building.

Maximum distance from Fire Department Connection (FDC) is 150 ft. for a standpipe system, and/or a sprinkler system.

Buildings do not meet minimum hose lay requirements. Hose lay shall be provided to the exterior portions of each building within 150', measured in a 5' wide unobstructed path. The measurement may be from the edge of a marked fire lane or public street where no obstructions are present. 300' MAY be allowed if the buildings are equipped with a fire sprinkler system.

Section 503.1.1 Buildings and Facilities

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022. <https://www.fortworthtexas.gov/departments/fire/services/bureau>

### **Platting**

No response provided

### **Water**

Water extension & looping is required. refer to PDC notes from 1/26/23

### **Park & Recreation**

Workflow cleared by Lori Gordon, but no comments provided

### **Building Plans Exam**

No response provided

### **Stormwater**

Site has 5+ ft deep potential high water and a natural earthen channel on the west boundary of the site. Site has 5+ ft deep potential high water on the north and eastern boundaries of the site. FYI, an accepted drainage study is required prior to platting, IPRC & PB.

### **Transportation & Public Works**

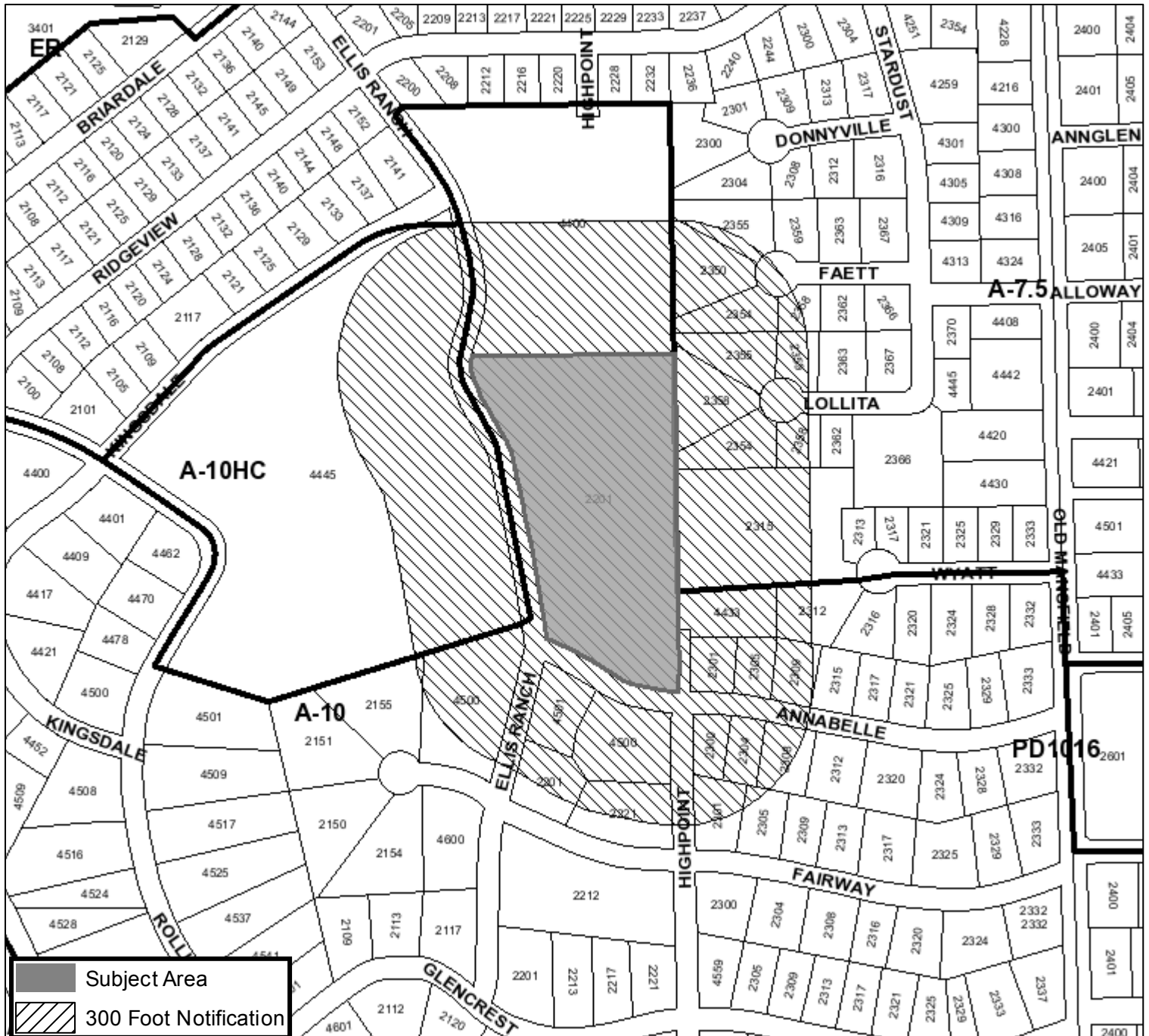
Workflow cleared by Armond Bryant, but no comments provided



*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

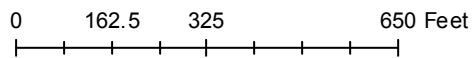


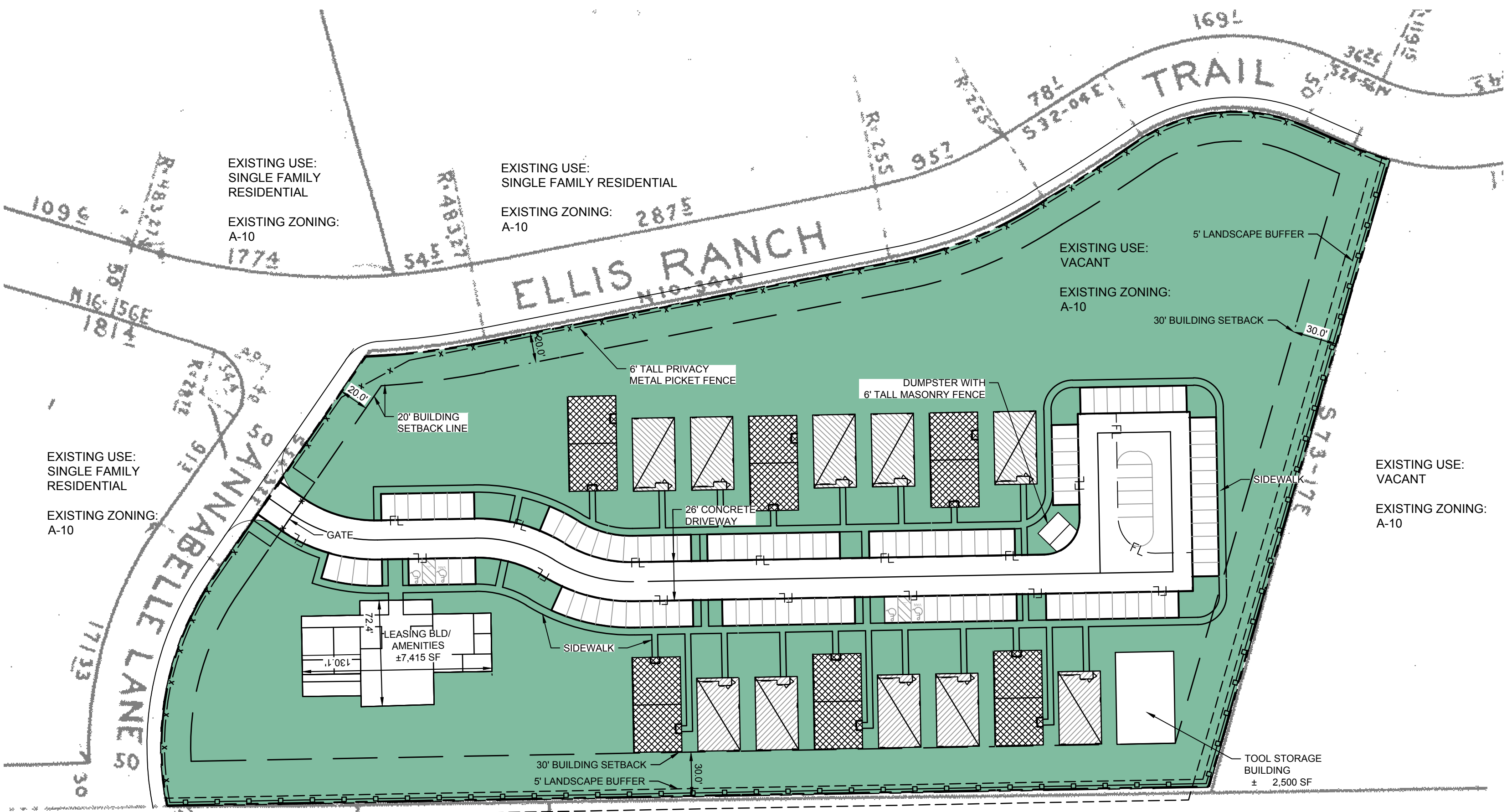
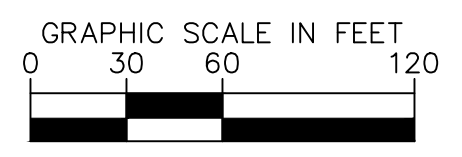
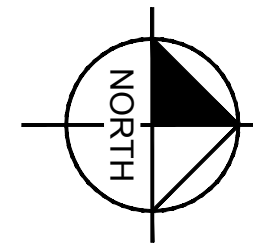
### Area Zoning Map

Applicant: R3 Realty Group/Ray Oujesky  
 Address: 2201 Annabelle Lane  
 Zoning From: A-10  
 Zoning To: PD/CR  
 Acres: 5.8241267  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 6/14/2023  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification





**SITE SUMMARY**  
 TOTAL AREA: 6.18 AC.  
 NET SITE AREA: 6.18 AC

TOTAL UNITS: 32 UNITS  
 DENSITY: ±5.18 DU/AC

**BUILDING TYPES:**  
 12 UNITS - 2BD DUPLEX (37.5%)  
 20 UNITS - 3 BD DUPLEX (62.5%)  
 32 UNITS - TOTAL

**PLAN SUMMARY:**

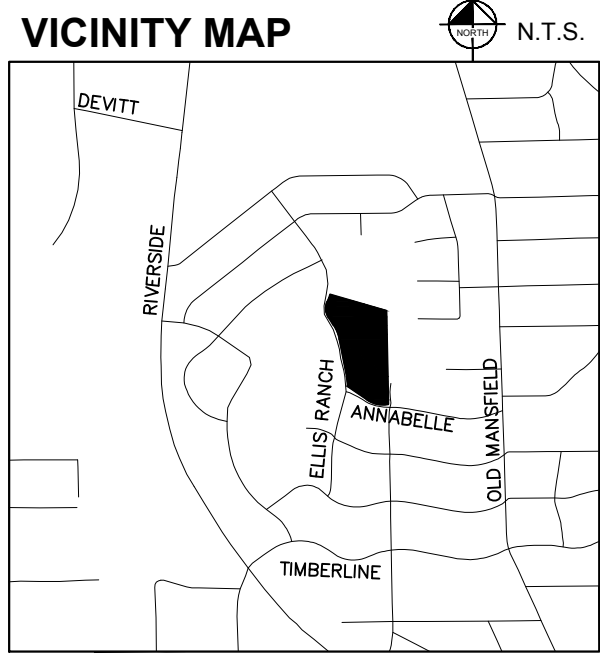
PLAN TYPE	STORIES	# UNITS
BLDG 2 - 2BD, 2BA	1-STORY	12 UNITS - 37.5%
BLDG 5 - 3BD, 2BA	2-STORY	20 UNITS - 62.5%
<b>TOTAL</b>		<b>32 UNITS</b>

**PARKING REQUIRED:**  
 2BD: 12 UNITS X 2 SP/UNIT = 24 SPACES  
 3BD: 20 UNITS X 3 SP/UNIT = 60 SPACES  
 AMENITY BUILDING: 7,415 SF X 1/250 SF = 30 SPACES  
 TOTAL: 114 SPACES

**PARKING PROVIDED:**  
 112 SPACES - OPEN PARKING  
 4 SPACES - ADA PARKING  
 116 SPACES

— x — x — 6' TALL PROPOSED METAL PICKET FENCE  
 — □ — □ — 6' TALL SOLID SCREEN FENCE CONSTRUCTED OF MASONRY, SINGLE-SIDED WOOD, OR DOUBLE SIDED WOOD  
 ■ OPEN SPACE = 80.3%

- NOTES**
- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
  - PROJECT WILL COMPLY WITH SECTION 4.710.d.6.a, LANDSCAPING
  - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
  - HEIGHT FROM SLAB TO TOP FLOOR PLATE SHALL BE A MAXIMUM OF 36'



Will comply with "CR" Low Density Multifamily Standards, Section 4.710 of the Zoning Ordinance, with the following exceptions listed as waivers below:

- LIST OF WAIVERS**
- MFD SUBMITTAL WAIVER:** REQUESTING TO BYPASS MFD SUBMITTAL AND GO STRAIGHT TO BUILDING PERMITS.
  - 3:1 SUPPLEMENTAL BUILDING SETBACK ADJACENT TO SINGLE- OR TWO-FAMILY RESIDENTIAL ZONES:** REQUESTING 30 FOOT SETBACK ON ONE OR MORE PROPERTY LINES.
  - BUILDING ORIENTATION:** REQUESTING TO HAVE THE SHORT SIDE OF CLUBHOUSE TO FACE ANNABELLE LANE.
  - PERIMETER FENCING:** REQUESTING A PERIMETER FENCE BETWEEN THE BUILDINGS AND THE PUBLIC RIGHT OF WAY.

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

# DASH NETWORK SITE PLAN

BLOCK 13  
 ROLLING HILLS ADDITION  
 ZONING SITE PLAN  
 ZC-23-015

FORT WORTH, TX  
 MAY 9, 2023



801 Cherry Street, Unit 11, Suite 1300  
 Fort Worth, TX 76102  
 817-335-6511  
 State of Texas Registration No. F-928

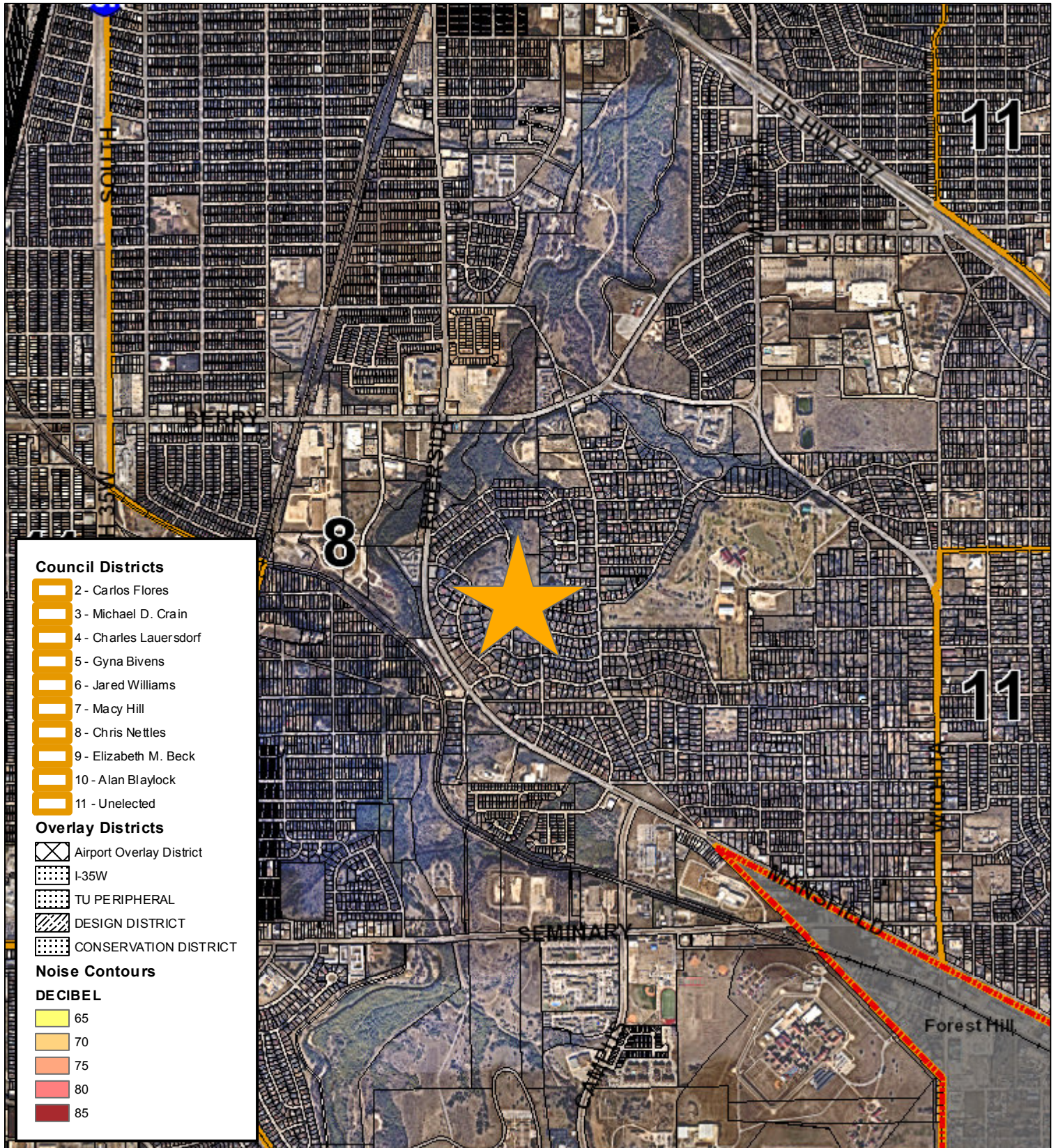
**ARCHITECT**  
 SCOTT MARTSOLF  
 MARTSOLF ARCHITECTURE  
 815 WEST DAGGETT AVE.  
 FORT WORTH, TX 76104

**OWNER:**  
 R3 REALTY GROUP LLC  
 PO BOX 136241 FORT WORTH, TX  
 76136-0241











**DEVELOPER:**  
 MR. MUNATSI MANYANDE  
 DFW ASYLUM SEEKER HOUSING  
 NETWORK  
 PO BOX 470783  
 FORT WORTH, TX 76147

**ENGINEER:**  
 JEFF LANDON, PE  
 KIMLEY-HORN AND ASSOCIATES  
 801 CHERRY ST. UNIT 11, SUITE 1300  
 FORT WORTH, TX 76102  
 817-900-8530






### Area Map



**Council Districts**






-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauerdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Unelected

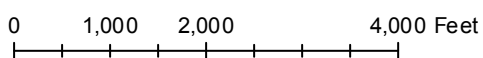
**Overlay Districts**

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

**Noise Contours**

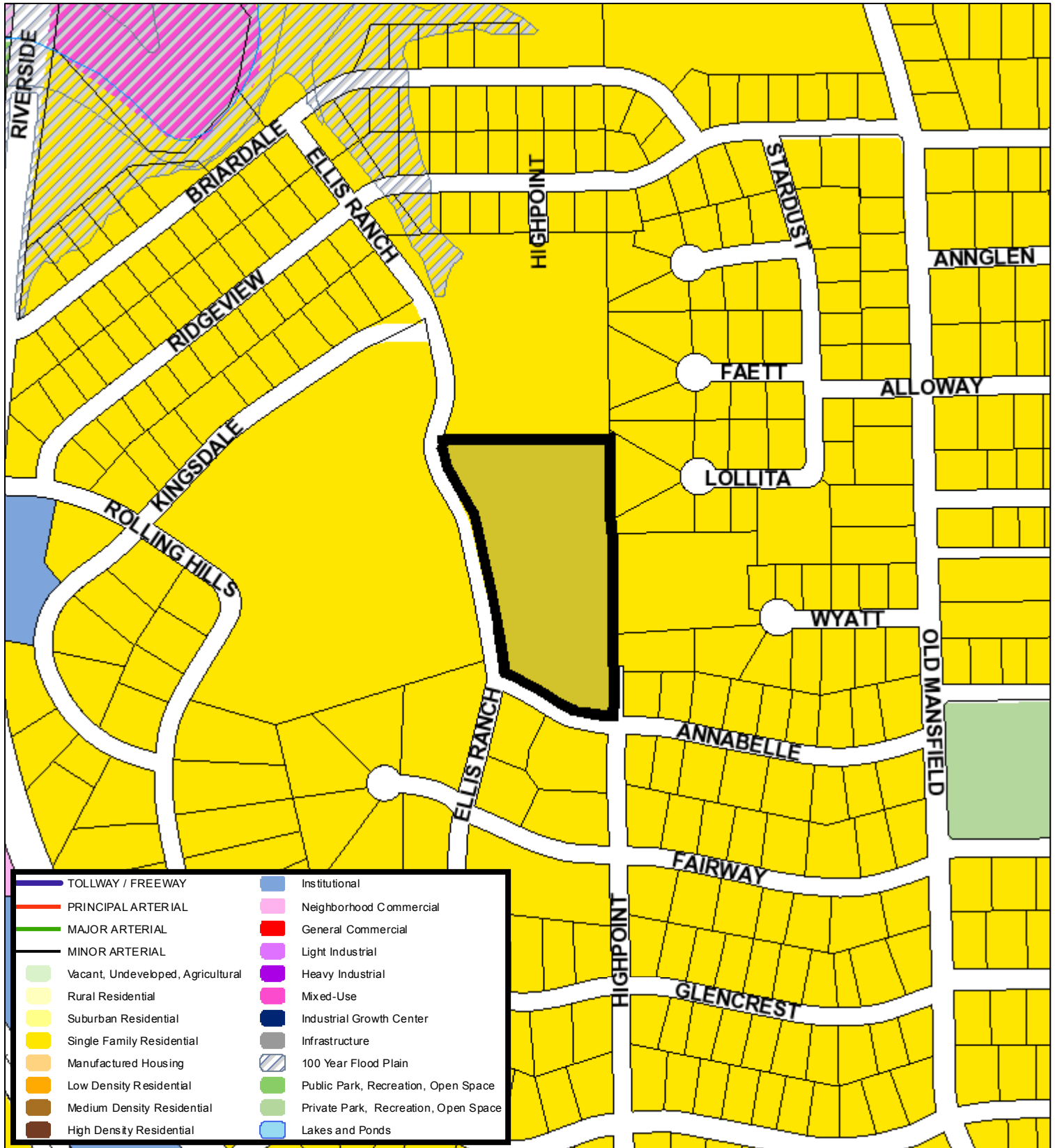
**DECIBEL**

-  65
-  70
-  75
-  80
-  85





### Future Land Use



360 180 0 360 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.



## Aerial Photo Map



0 230 460 920 Feet

