



Zoning Staff Report

Date: August 9, 2022

Case Number: ZC-22-115

Council District: 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: City of Fort Worth / Development Services

Site Location: 1916 Amanda Avenue

Acreage: 0.23 acres

Request

Proposed Use: Commercial Development

Request: From: "A-5/SS" One-Family with Stop Six Overlay

To: "MU-1/SS" Low Intensity Mixed Use with Stop Six Overlay

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 6-0**

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Project Description and Background

The property is currently a vacant lot within the Stop Six Overlay and NEZ Area Six. The City of Fort Worth is present owner and holds the site as surplus property. The Real Property Department has been contacted by a person interested in purchasing the land and constructing a day care. Daycare facilities in the midst of neighborhoods allow families to have easy access with minimal driving distances.

The current “A-5” One-Family zoning does not match the mixed use future land use designation, and City policies require the site to have zoning matching the future land use designations prior to sale. The proposal to rezone this lot would change the “A-5” One-Family zoning to “MU-1” Low Intensity Mixed Use zoning, allowing construction of a daycare by right. Mixed use zoning has requirements for non-residential developments to buffer the adjacent single family zoning. The lot is approximately 9,800 square feet. The proposed “MU-1” Low Intensity Mixed Use zoning does not obligate the purchaser to build a daycare, but could be developed for any uses allowed by right. The lot size plus the buffering requirements would limit most intensive uses.

Surrounding Zoning and Land Uses

North “A-5” One-Family / vacant land

East “CF” Community Facilities and “E” Neighborhood Commercial /commercial uses and vacant land

South “A-5” One-Family and “E” Neighborhood Commercial / residential and vacant land

West “A-5” One-Family / undeveloped

Recent Zoning History

- ZC-19-116, subject site and surrounding area, add Stop Six Design Overlay, approved September 10, 2019.
- ZC-21-165, south of site, from E to AR, approved 11/15/2021.

Public Notification

300-foot Legal Notifications were mailed on June 24, 2022.

The following organizations were notified: (emailed June 30, 2022)

Organizations Notified	
Historic Stop Six NA*	Trinity Habitat for Humanity
Stop Six Sunrise Edition NA	Southeast Fort Worth Inc
Stop 6/Poly Oversight	East Fort Worth Business Association
East Fort Worth, Inc	Fort Worth ISD
Streams and Valleys Inc	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The proposed zoning of “MU-1” Low Intensity Mixed Use would allow construction of a daycare by right, which aligns with the purchaser’s intentions. The Cavile Place Neighborhood Transformation Plan sheds light on the history of Amanda Avenue as a commercial center for the neighborhood. Amanda is the traditional “main street” of the neighborhood that, in the past, supported both residential and local serving retail commercial uses.

The Cavile Place Neighborhood Transformation Plan envisions the creation of a vibrant, sustainable community over the next 10–15 years. Amanda Street is proposed to be upgraded with new paving and pedestrian amenities. New mixed-use development incorporating local neighborhood serving businesses is proposed along the improved street, along with possible roundabouts and a landscaped median to re-establish it as a desirable address for neighborhood retail and services. The site appears to be conducive to residential infill development and compatible with the Cavile Place Neighborhood Transformation Plan as adopted. As such, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Mixed-Use. The proposed zoning of “MU-1” Low Intensity Mixed Use is compatible with the future land use designation of the adopted Comprehensive Plan.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city
- 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.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

Additionally, the proposed zoning would be in alignment with the following policy of the Comprehensive Plan for the Southeast Planning Sector:

11. Promote a balance of residential, commercial, and industrial uses in the Southeast sector.

The proposed zoning **is consistent** with the Comprehensive Plan future land use designation.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

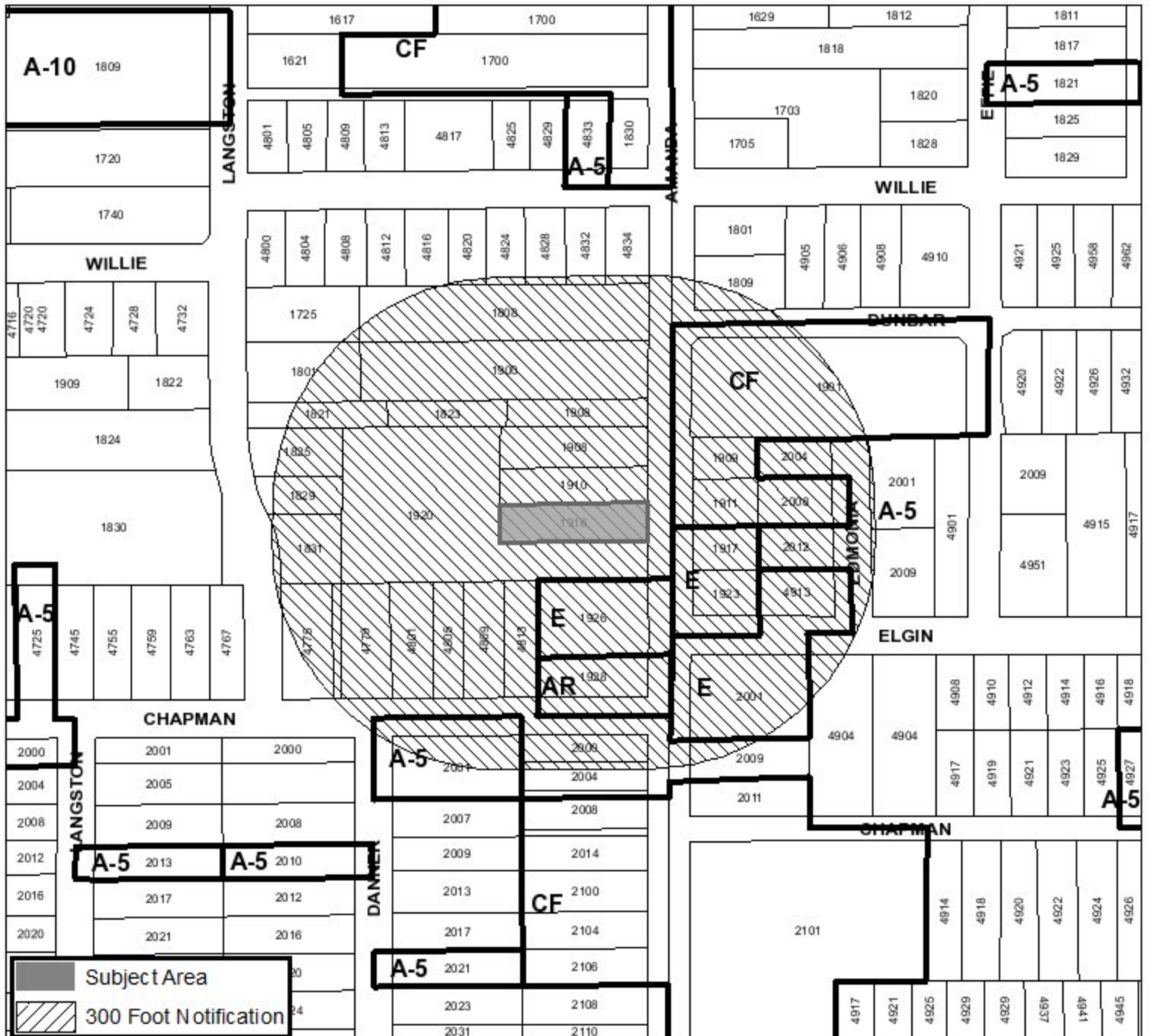
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request may not assist in high-wage job growth, is not a targeted high-growth industry, but would contribute to a more sustainable tax base and the quality of place.

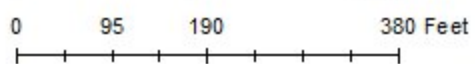


Area Zoning Map

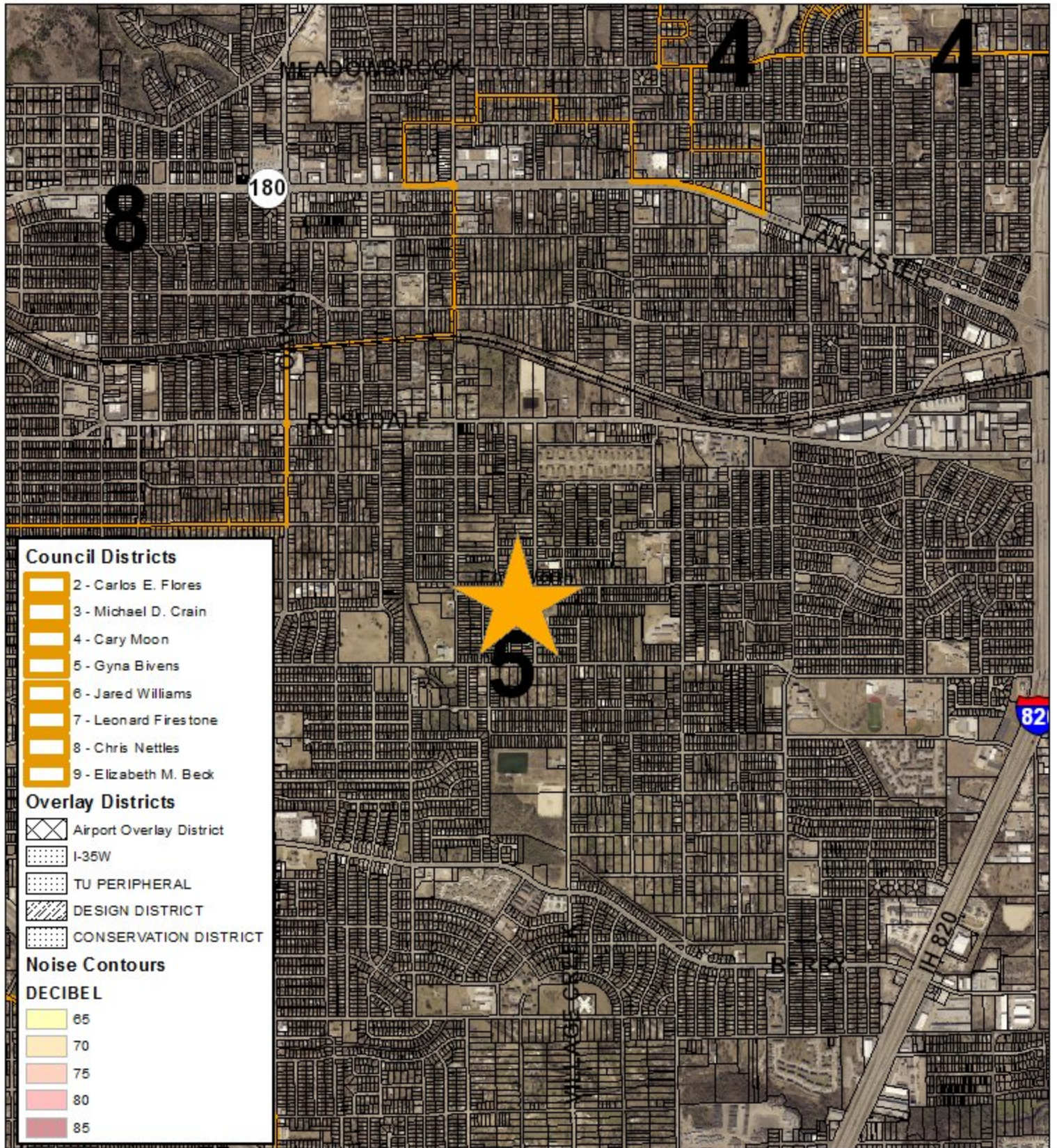
Applicant: City of Fort Worth - Development Services
 Address: 1916 Amanda Avenue
 Zoning From: A-5 with Stop Six Overlay
 Zoning To: MU-1 with Stop Six Overlay
 Acres: 0.22608219
 Mapsco: 79N
 Sector/District: Southeast
 Commission Date: 7/13/2022
 Contact: 817-392-8190



Subject Area
 300 Foot Notification



Area Map

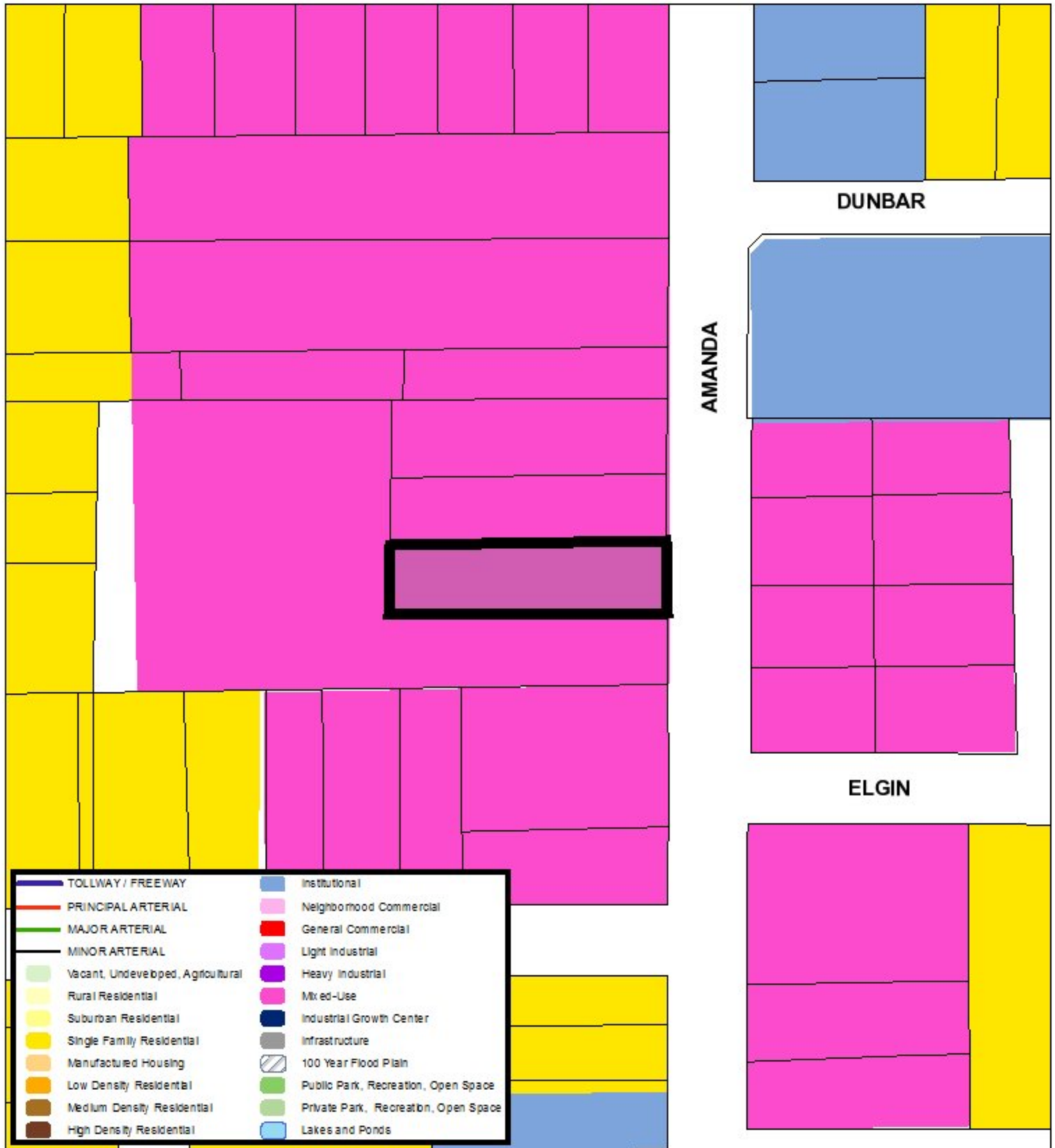


0 1,000 2,000 4,000 Feet

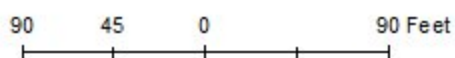


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Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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.





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Aerial Photo Map



0 60 120 240 Feet

