



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 16, 2020

Council District 5

Zoning Commission Recommendation: Approval by a vote of 7-0 Opposition: none submitted Support: Historic Carver Heights NA,	Continued	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Case Manager	<u>Lynn Jordan</u>
	Council Initiated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Owner / Applicant: Ron Mon

Site Location: 2408 Willspoint Court Acreage 0.12

Proposed Use: Single Family

Request: From: "E/SSO" Neighborhood Commercial/Stop Six Design Overlay
To: "A-5/SSO" One-Family/Stop Six Design Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The proposed site is located just south of Ramey and west of Stalcup. The applicant is proposing to change the zoning from "E" Neighborhood Commercial to "A-5" One-Family to convert the structure for a single family dwelling. The subject property falls within the Stop Six Overlay and will be required to bring the structure up to current standards

The property once belonged to a church. The applicant is wanting to remodel the structure for a single family home. There are existing older single-family homes within the block face.

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / vacant
- East "E" Neighborhood Commercial / single family
- South "E" Neighborhood Commercial / vacant
- West "E" Neighborhood Commercial / Church

Recent Relevant Zoning and Platting History:

Zoning History: ZC-19-116 Creation of the Stop Six Overlay approved by Council 09/10/19

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2020.
The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
Stop Six Sunrise NA*	East Fort Worth, Inc.
Historic Rosedale Park NA	Historic Carver Heights NA
Parkside NA	Southeast Fort Worth, Inc.
East Fort Worth, Inc.	East Fort Worth Neighborhood of Coalition
Streams and Valleys Inc.	Trinity Habitat for Humanity
	Fort Worth ISD

Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family for single family. Surrounding land uses consist of vacant land to the north and south, church to the west, single family to the east.

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

2. Comprehensive Plan Consistency: Northside

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed zoning is not consistent with the land use designation of the Comprehensive Plan but does provides a housing product that is consistent with the zoning in the area and therefore it **is not consistent (*Technical Inconsistency*)** with the following policy.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

Since there are several single-family homes in this block designated as neighborhood commercial, staff should take another look at this area when meetings are set up for review of the Comprehensive Plan update.

3. Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

TARGET AREAS

Fregonese Associates (FA) identified and analyzed six different target areas in Fort Worth one of them was Stop Six.

Stop Six, along with East Lancaster, is one of the most challenged of all the target areas. It’s primarily Black and Latino residents earn just above half of the city median income. The City has already made strides toward improving this target area. Stop Six is included in a unique program designed to improve the health of a community’s residents, the Blue Zones Program, which has shown progress in the area. The area is also fully covered by the Stop Six Empowerment Zone, which offers incentives for redevelopment. Part of Stop Six is also covered by the Berry/Stalcup Urban Village. In March 2017, Fort Worth announced an investment of \$2.56 million dollars into beautification, code enforcement, public improvements, and maintenance of Stop Six as the first Neighborhood Improvement Strategy target area. The area has several major barriers to economic development including some of the city’s highest pockets of poverty, crime, and vacant housing stock. Stop Six also does not benefit from proximity to downtown and the city’s thriving urban core in the same way as other target areas such as Evans & Rosedale, the Near Northside, and the western segment of East Lancaster.

Attachments:



- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

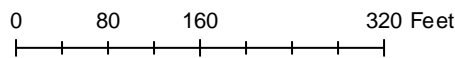


Area Zoning Map

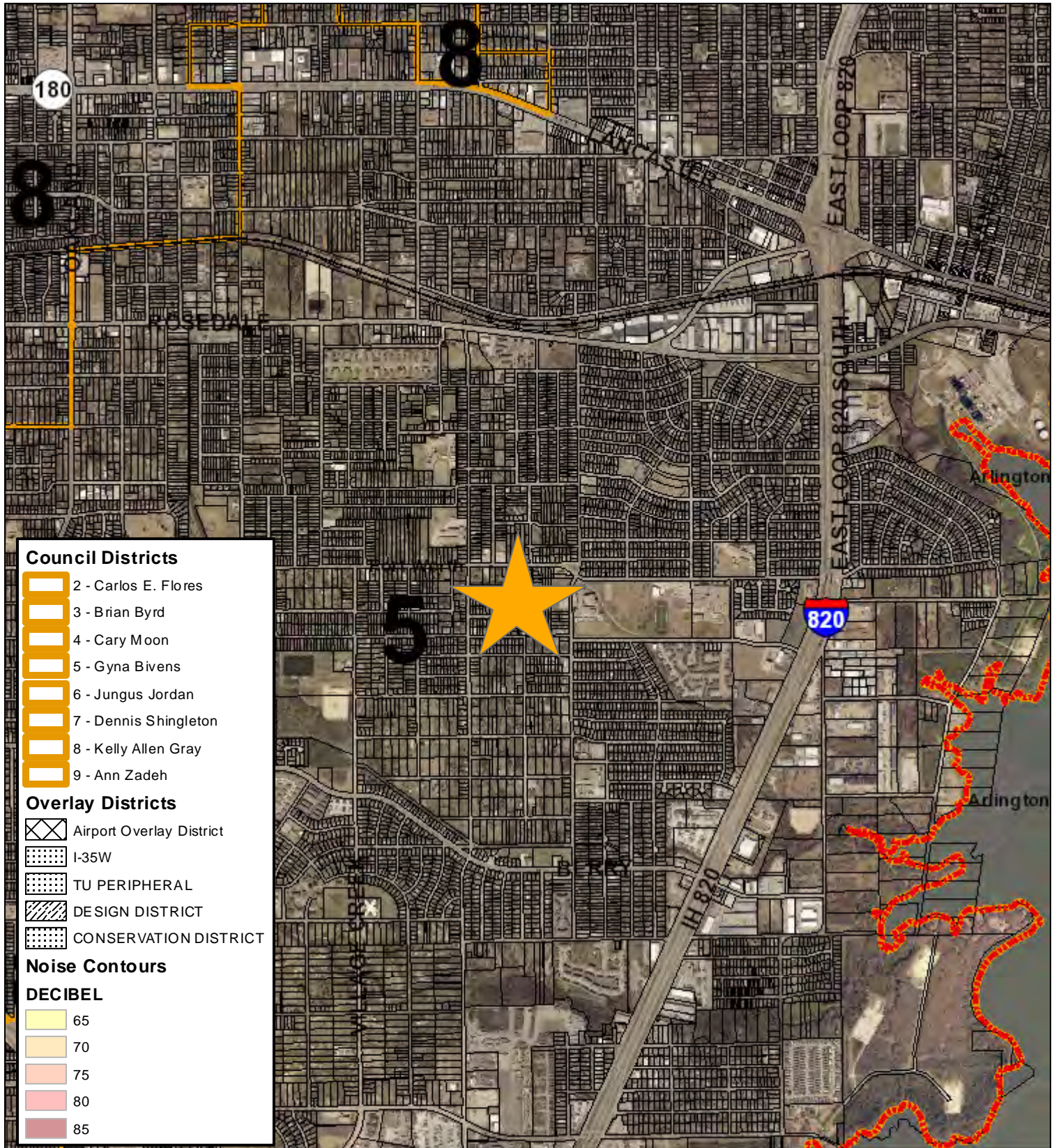
Applicant: Ron Mon
 Address: 2408 Willspoint Court
 Zoning From: E / "SS" Stop Six Design Overlay
 Zoning To: A-5 / "SS" Stop Six Design Overlay
 Acres: 0.12504614
 Mapsco: 79Q
 Sector/District: Southeast
 Commission Date: 5/13/2020
 Contact: 817-392-2495



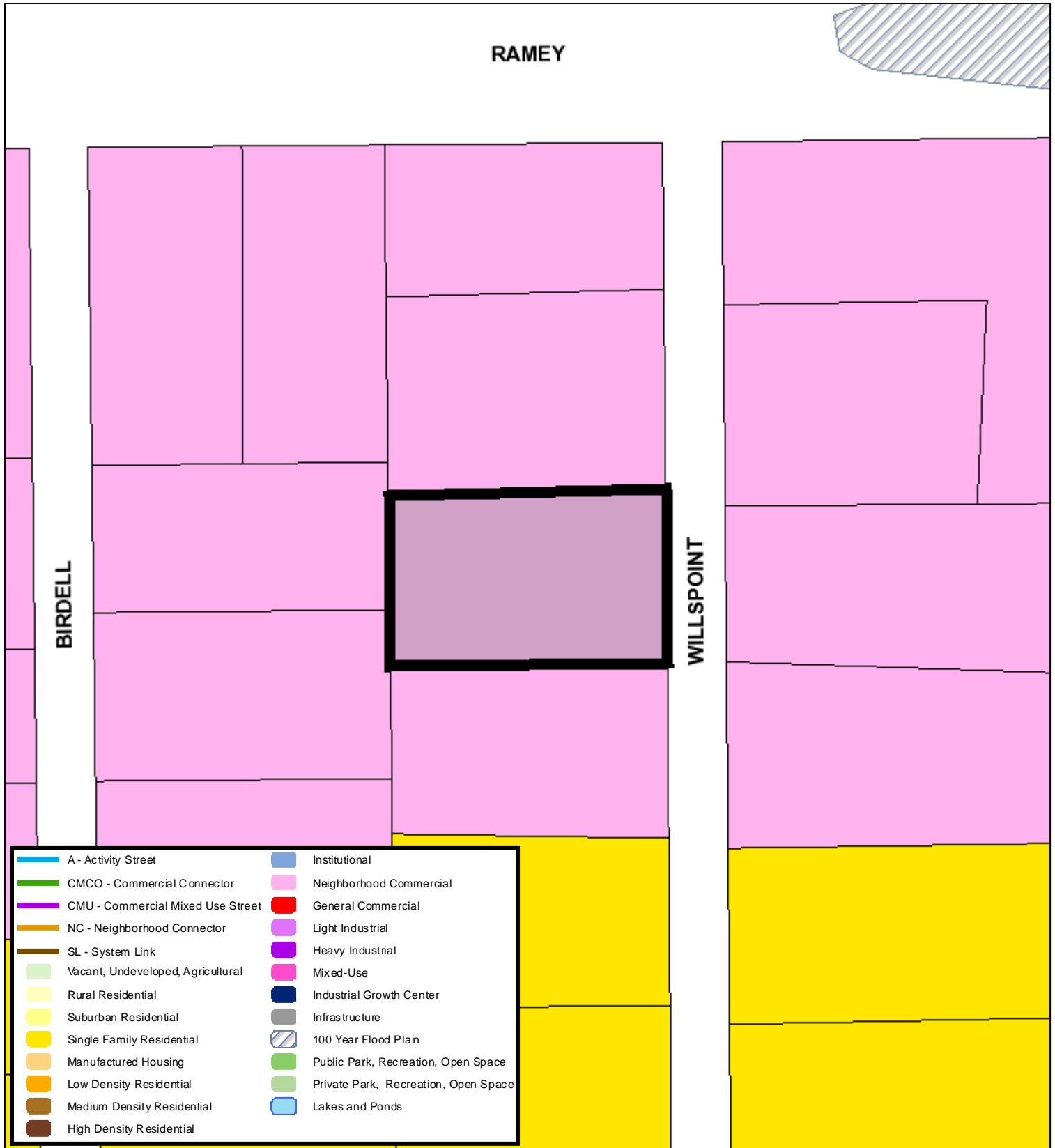
 Subject Area
 300 Foot Notification



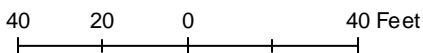
Area Map



Future Land Use



A - Activity Street	Institutional
CMCO - Commercial Connector	Neighborhood Commercial
CMU - Commercial Mixed Use Street	General Commercial
NC - Neighborhood Connector	Light Industrial
SL - System Link	Heavy Industrial
Vacant, Undeveloped, Agricultural	Mixed-Use
Rural Residential	Industrial Growth Center
Suburban Residential	Infrastructure
Single Family Residential	100 Year Flood Plain
Manufactured Housing	Public Park, Recreation, Open Space
Low Density Residential	Private Park, Recreation, Open Space
Medium Density Residential	Lakes and Ponds
High Density Residential	



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 5, 2019.



Aerial Photo Map



0 25 50 100 Feet

