



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2020

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 6-0

Opposition: 3 notices
Support: 1 letter

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: James & Nancy Skeen

Site Location: 4833 - 4907 (odds) Wichita Street Acreage: 2.098

Proposed Use: Multifamily

Request: From: "A-5" One Family; "E" Neighborhood Commercial
 To: "C" Medium Density Multifamily

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

Comprehensive Plan Consistency: Requested change **is not consistent (Significant Deviation).**

Staff Recommendation: Approval

Background:

The applicant is requesting a zoning change to "C" Medium Density Multifamily. The property is located on the east side of Wichita Street, at the terminus of Rodeo Street. Wichita Street is a Neighborhood Connector and part of the Master Thoroughfare Plan.

During a Pre-Development Conference on September 10th, 2020, the applicant indicated they plan to develop the site with approximately 38 multifamily units and will be meeting all applicable Multifamily Design Standards.

Site Information:

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / commercial
- East "A-5" One Family / single family
- South "E" Neighborhood Commercial / commercial
- West "CF" Community Facilities "A-10" One Family / church & single family

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on September 25, 2020.

The following organizations were notified: (emailed September 21, 2020)

Organizations Notified	
United Communities Association of South Fort Worth	Glen Park NA*
Glencrest Civic League NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the site "C" Medium Density Multifamily. Surrounding uses are commercial to the north and south with single family to the east and west.

Due to the location on an arterial, the proposed zoning request **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Southeast

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial and Single Family. The use meets the below policies within the following Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.

Based on conformance with the policies stated above, the proposed zoning **is/not consistent** with the Comprehensive Plan.

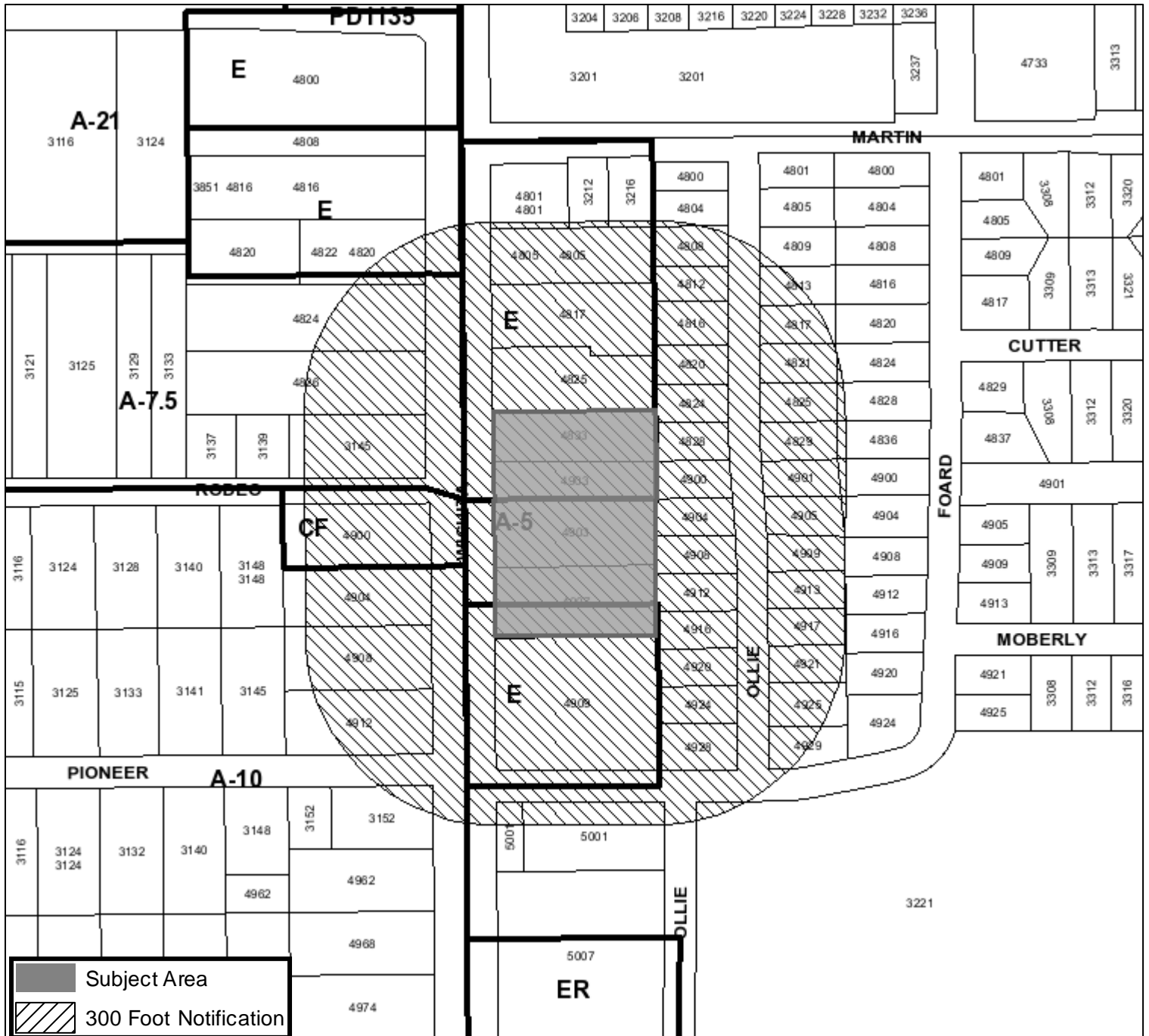
Attachments:



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

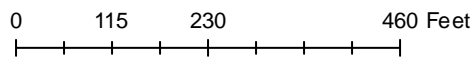


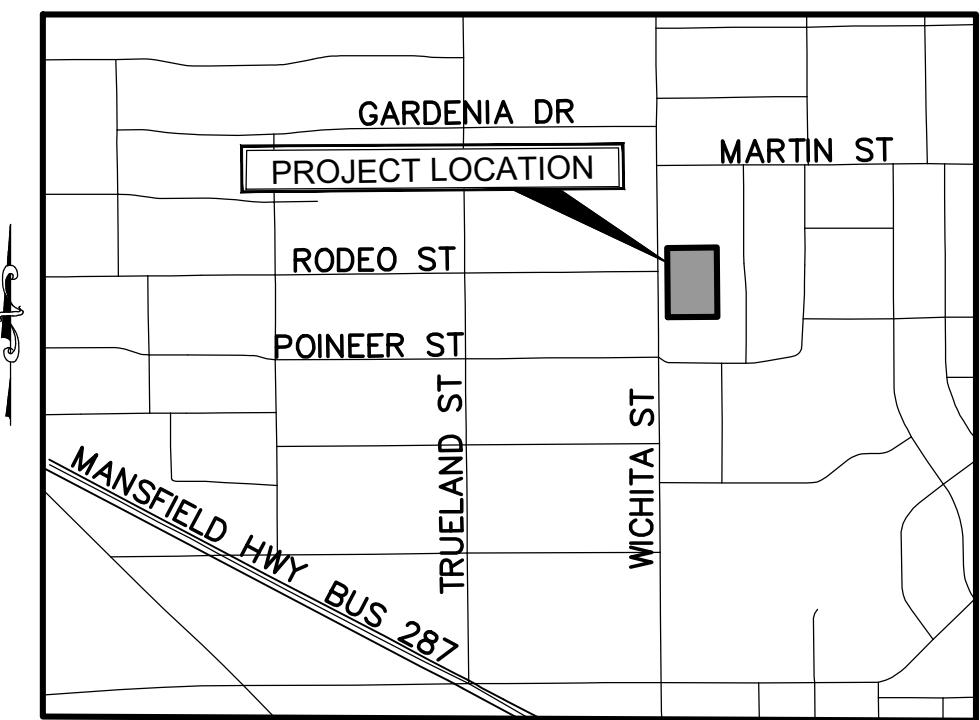
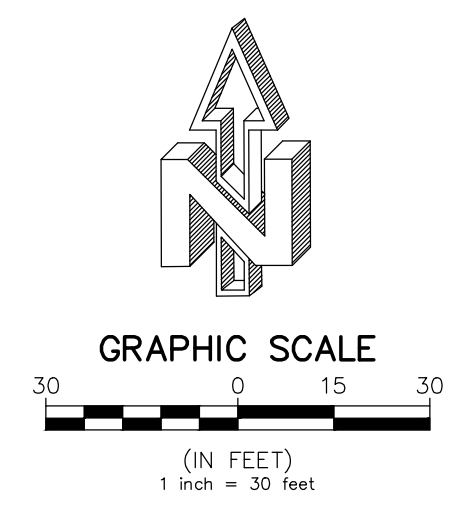
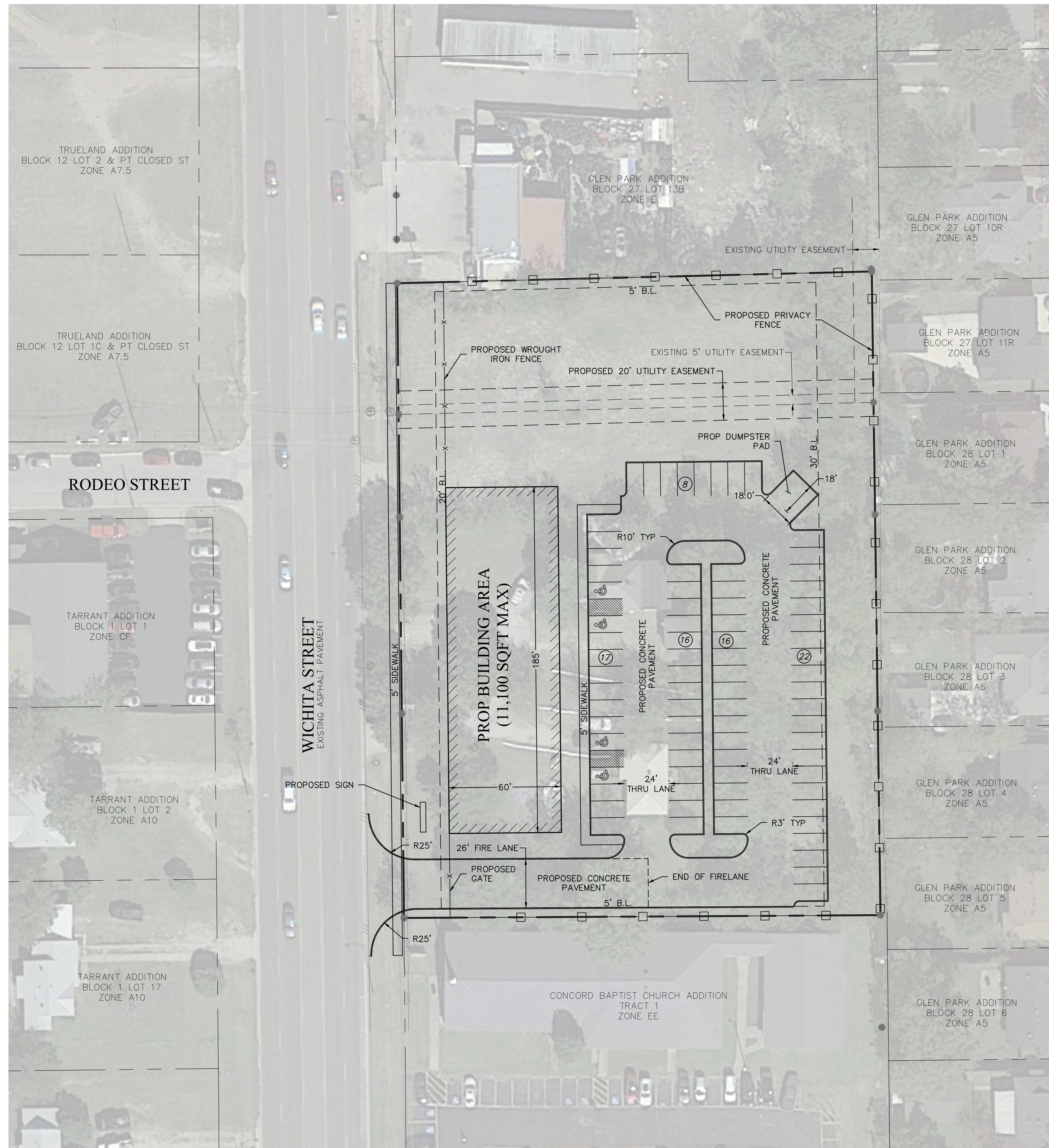
Area Zoning Map

Applicant: James & Nancy Skeen
 Address: 4833 - 4907 (odds) Wichita Street
 Zoning From: A-5, E
 Zoning To: C
 Acres: 2.09842732
 Mapsco: 92F
 Sector/District: Southeast
 Commission Date: 10/14/2020
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification





GENERAL SITE SUMMARY
 NET LAND AREA: 86,941 SQFT
 FLOOR AREA: 11,100 SQFT
 OPEN SPACE AREA: 39,128 SQFT
 NUMBER OF PARKING SPACES: 79 SPACES
 MAX UNITS PER ACRE: 24 UNITS
 MAXIMUM HEIGHT: 36 FEET

OPEN SPACE CALCULATIONS
 PROPERTY AREA: 86,941 SQFT
 OPEN SPACE REQUIRED (45% MIN): 39,120 SQFT
 OPEN SPACE GIVEN: 39,128 SQFT

PARKING CALCULATIONS
 1 SPACE PER BEDROOM PLUS 1 SPACE PER 250 SQUARE FEET OF COMMON AREAS, OFFICES, AND RECREATION (LESS LAUNDRY ROOM AND STORAGE)
 39 UNITS = 78 PARKING SPACES REQUIRED
 78 SPACES REQUIRED: 79 SPACES GIVEN

PRELIMINARY—FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:

M. ANGEL SANCHEZ, P.E. 110254 Sep 10, 2020
 TYPE OR PRINT NAME FE# DATE

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		

HORIZONTAL & VERTICAL CONTROL

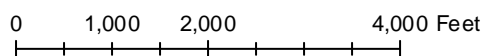
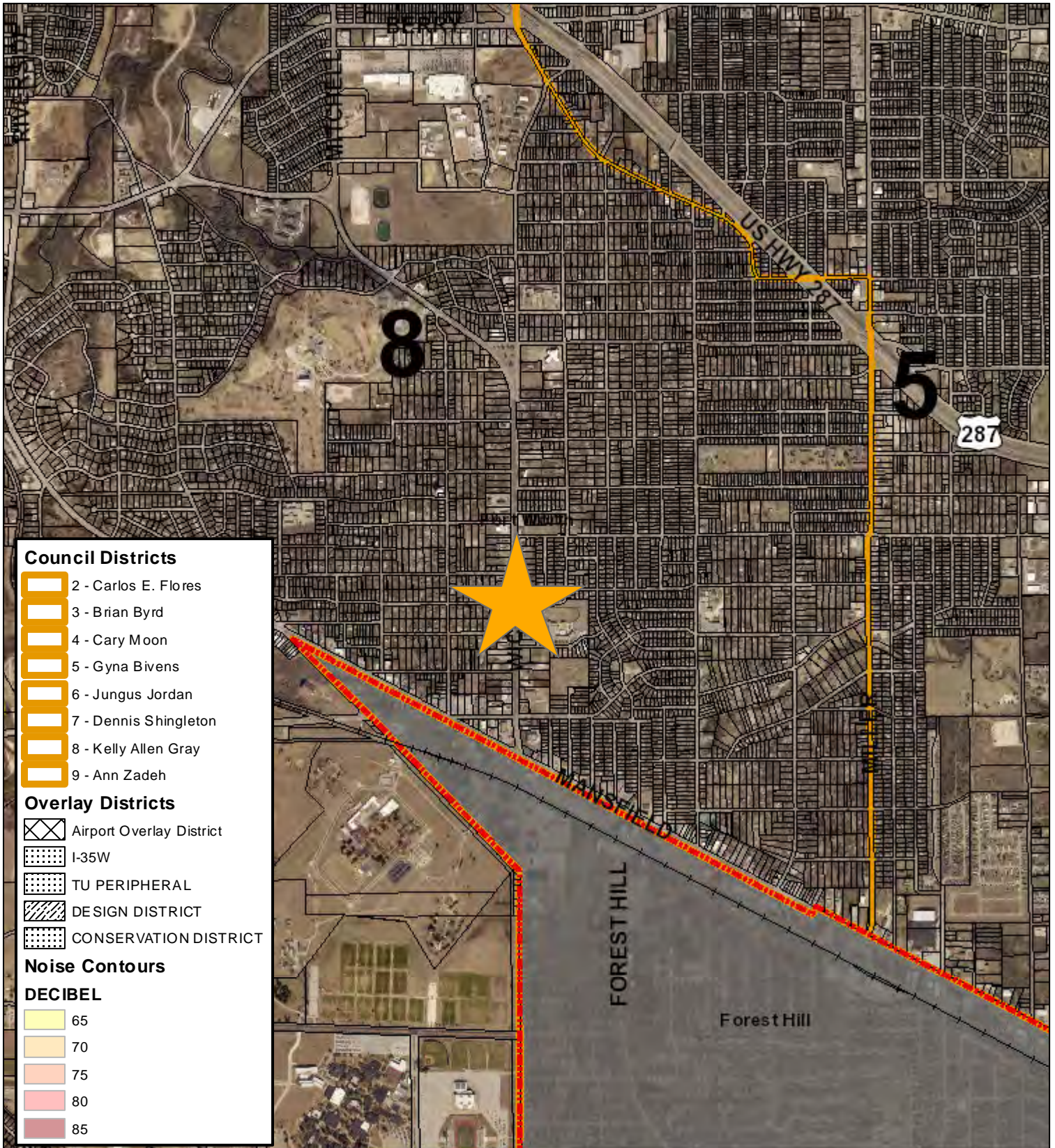


WICHITA APARTMENTS
 (MF RESIDENTIAL)
 4833 WICHITA STREET
 FORT WORTH, TEXAS 76119

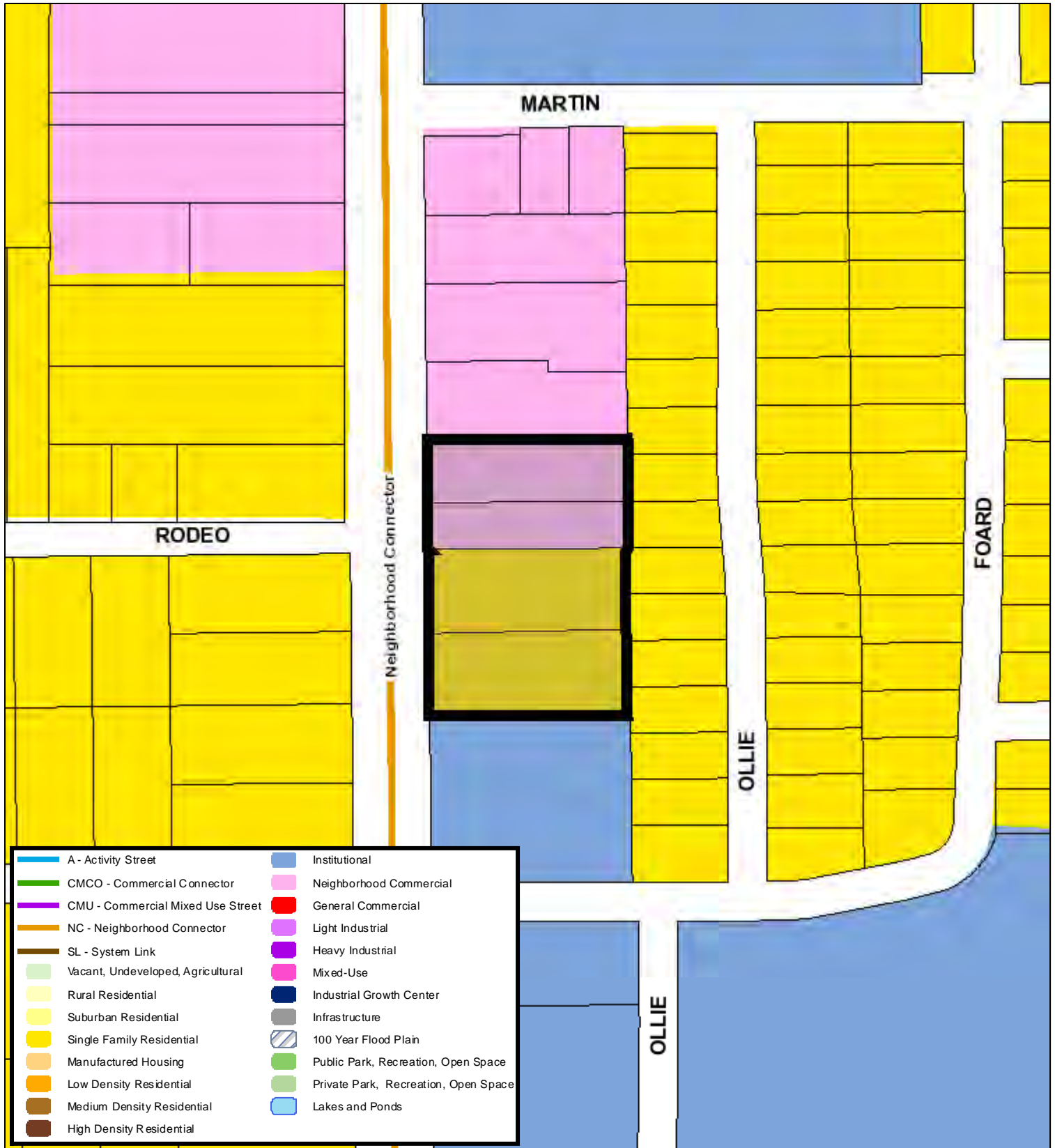


DESIGNED:	SCALE:	DATE:	SHEET
DRAWN: EOM		AUGUST 2020	

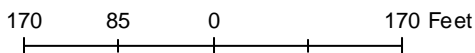
Area Map



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 6, 2018.



Aerial Photo Map



0 110 220 440 Feet

