



Zoning Staff Report

Date: June 27, 2023

Case Number: ZC-23-062

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: LLC Zablon Mogaka / Saram Holdings – Series D

Site Location: 6301 Walraven Circle

Acreage: 0.29 acres

Request

Proposed Use: Triplex

Request: From: “B” Two-Family

To: “PD-B” Planned Development for all uses in “B” plus triplex with development standards waiver for interior side yard setback; site plan included.

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 7-0

Table of Contents

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

Project Description and Background

The subject property is located at the Southwest corner of Walraven Circle and Washer Avenue. The property is currently used as a triplex with the individual units being addressed as 6301 and 6303 Walraven Circle and 4909 Washer Avenue. The proposal to rezone this lot would change the “B” Two-Family zoning to a PD (planned development) for triplex use to bring the property into compliance while keeping the current base zoning to avoid more intense incompatible uses to be built.

Per TAD records, the property was built in 1970, and they have it listed as State Code B, which is multi-family residential. According to City Records, the property has been zoned “B” since at least 2004.

The following narrative was submitted with the rezoning application with more background information:

This house was build in 1970. It's currently in use as a Triplex comprising

Of these units:

1. 6301 Walraven Circle
2. 6303 Walraven Circle
3. 4909 Washer Ave

Oncor records show that the electric meters were installed as follows:

1. In 1983, a meter was installed at 6301 Walraven Circle
2. In 1988, a meter was installed at 6303 Walraven Circle
3. In 2002, a meter was installed at 4909 Washer Ave.

Consequently, this building has been in use as a Triplex for more than 20 years.

Our request is to formalize the anomaly and allow the building to continue being Used as a Triplex instead of a Duplex.

All buildings along Walraven Circle are either Duplexes or Four-Plexes. Hence, The Triplex will be compatible with the surroundings, just as it has been for The last 20 years or so.

Surrounding Zoning and Land Uses

North “A-5” One-Family / Church
East “E” Neighborhood Commercial / Multi-tenant commercial building
South “A-5” One-Family / Single family residence
West “B” Two-Family / Duplex

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.

The following organizations were notified: (emailed May 30, 2023)

Organizations Notified	
Overton South NA	Wedgwood Square NA*
Hulen Bend Estates HA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Although the applicant is requesting the zoning change to bring the existing property into compliance and not to construct a new structure, a site plan has been submitted in the event new construction occurs, it is done consistent with the current dimensions allowing any new building to remain in the existing context of the neighborhood.

Properties along the Walraven Circle south block face appear to be predominantly duplexes while low intensity multi-family uses are predominant along the north block face (across the street). There is also a mix of commercial and multi-family uses across Washer Avenue to the east.

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

Comprehensive Plan Consistency – Wedgwood

The 2022 Comprehensive Plan currently designates the subject property as Low-Density Residential. This land use designation is envisioned to accommodate the following residential dwelling types:

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2










The proposed base zoning is consistent with the land use designation for this area, and would be in alignment with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices
- Additionally, the continued usage of these units provides alternative and affordable housing accommodations, especially within the older parts of town (addressing the missing middle housing component) which is also a policy of the city.

MISSING MIDDLE HOUSING

Missing middle refers to housing that accommodates more people than a single-family home but does not come in the form of a large apartment building. Typically it means anything from a duplex to a small apartment building but, significantly, it is housing that would blend in a residential neighborhood dominated by single-family homes. It's called "missing middle" because many communities do not have very much of this sort of mid-range housing. As described in the Land Use chapter, missing middle housing can address market demand for smaller scale multifamily housing that is dispersed within and compatible with single-family housing. Missing middle housing provides solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting housing preferences, combined with the growing demand for walkability. Below are examples of missing middle housing types:

[MISSING MIDDLE HOUSING WEBPAGE](#)

 <p>Duplex: Side-by-Side</p>	 <p>Duplex: Stacked</p>	 <p>Bungalow Court</p>
 <p>Carriage House (ADU)</p>	 <p>Fourplex</p>	 <p>Multiplex: Small</p>
 <p>Townhouse</p>	 <p>Live/Work</p>	 <p>Courtyard Apartments</p>

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

Site Plan Comments

Zoning and Land Use

- Please add the following box:

PD, B – Two Family with Allowance for Triplex

<p style="text-align: center;">Development Standards Request</p> <p>Front Yard – 25.2</p> <p>Side Yard, Interior – 4.7 feet</p> <p>Side Yard, Corner – 12.4 feet</p> <p>Rear Yard – 5 feet</p>

- Also add the following signature line
- Add the case number – ZC-23-062

Customer Service

- Please proceed with regular C/O. KT

Fire

- No application uploaded so not exactly certain which zoning they're proposing.
- Regardless, based on the current site plan, there are no fire code concerns noted.
- Any "A" zoning is entitled to one address per lot. If additional occupancies required no separate water or electric meters, the structure(s) may remain under one address. Otherwise, "B" zoning would be required (or another zoning that provides for residential with more than one address).

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.
- It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
- 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>

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water 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.)

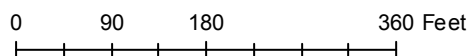


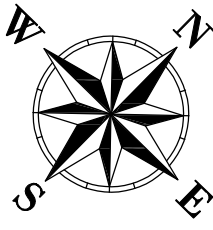
Area Zoning Map

Applicant: Saram Holdings/Zablon M Mogaka
Address: 6301 Walraven Circle
Zoning From: B
Zoning To: CR
Acres: 0.26692785
Mapsc0: Text
Sector/District: Wedgewood
Commission Date: 6/14/2023
Contact: 817-392-2025



	Subject Area
	300 Foot Notification





VICINITY MAP
N.T.S.

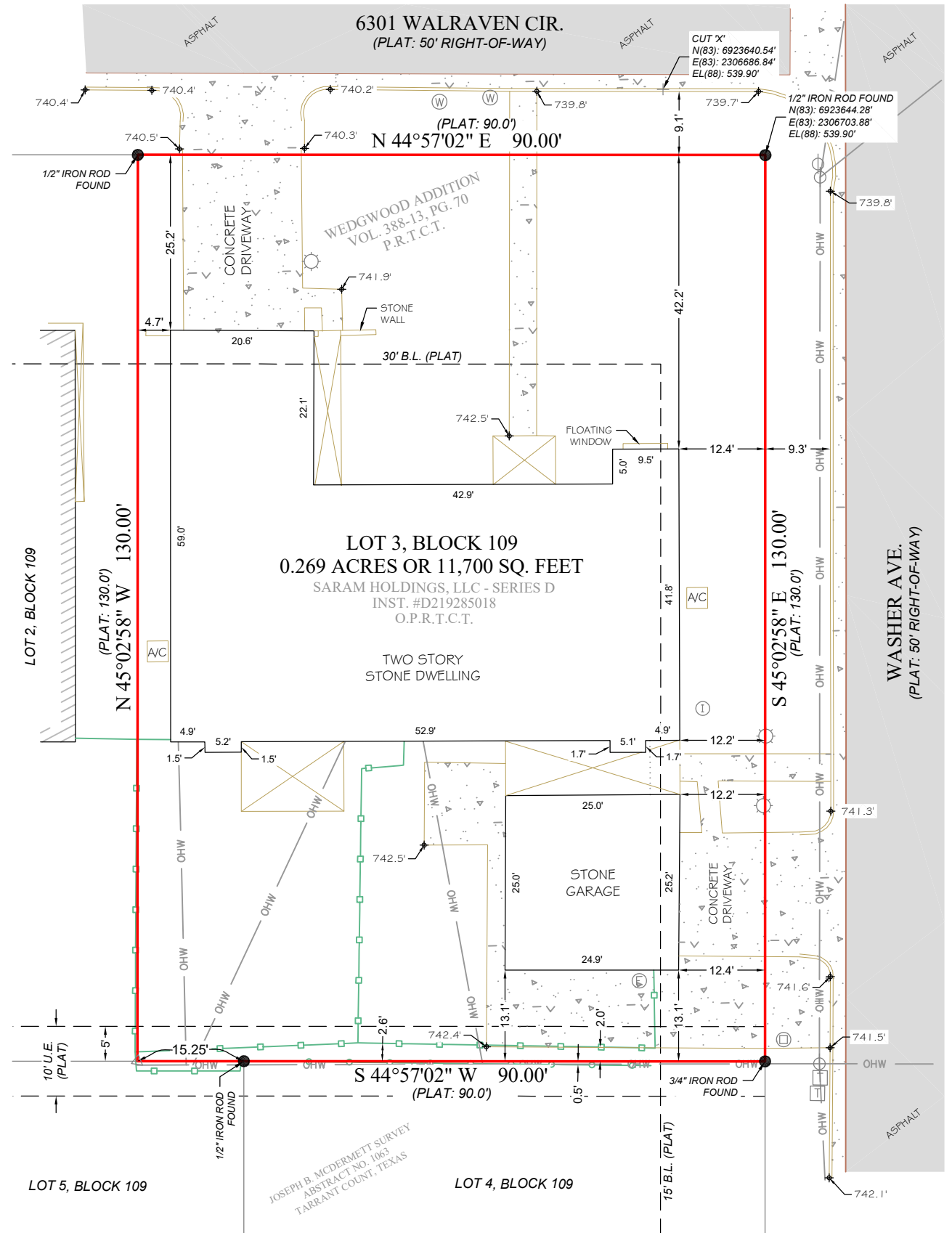
LEGEND

- MONUMENT - TYPE AS NOTED
- △ POINT FOR CORNER
- BOUNDARY LINE
- - - EASEMENT
- CHAIN LINK FENCE
- WOOD FENCE
- OHW — OVERHEAD WIRES
- UTILITY POLE
- LAMP POST
- WATER METER
- ELECTRIC METER
- IRRIGATION CONTROL BOX
- SANITARY SEWER MANHOLE
- COMMUNICATIONS PEDESTAL
- COVERED
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- P.R.T.C.T. PLAT RECORDS TARRANT COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS

PD, B - TWO FAMILY WITH ALLOWANCE FOR TRIPLEX
DEVELOPMENT STANDARDS REQUEST

- FRONT YARD - 25.2
- SIDE YARD, INTERIOR - 4.7 FEET
- SIDE YARD CORNER - 12.4 FEET
- REAR YARD - 5 FEET

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____



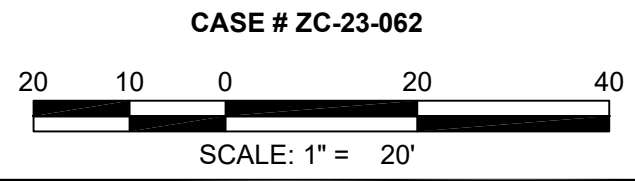
- NOTES:**
- 1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, GEOID12B, U.S. SURVEY FOOT, AS DETERMINED BY GPS OBSERVATIONS USING THE ALLTERRA CENTRAL VRS NETWORK. ELEVATIONS SHOWN HEREON CORRELATE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - 2.) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
 - 3.) ADDRESS OF SUBJECT PARCEL: 6301 WALRAVEN CIRCLE, FORT WORTH, TEXAS 76133.
 - 4.) SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48439C0295K EFFECTIVE ON 09/25/2009.
 - 5.) INSTRUMENT OF RECORD: GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER D219285018 IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS ON DECEMBER 11, 2019.

LEGAL DESCRIPTION:
LOT 3, BLOCK 109 WEDGWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-13, PAGE 70, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 6301 WALRAVEN CIR, FORT WORTH, TX.

To: SARAM HOLDING LLC - SERIES D, The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property legally described hereon is correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown hereon, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the clients representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

I HEREBY STATE THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION
SURVEY DATE: 05-09-2023
REVISED DATE: 05-22-2023

Garrett James Smelker 05/22/2023
GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870

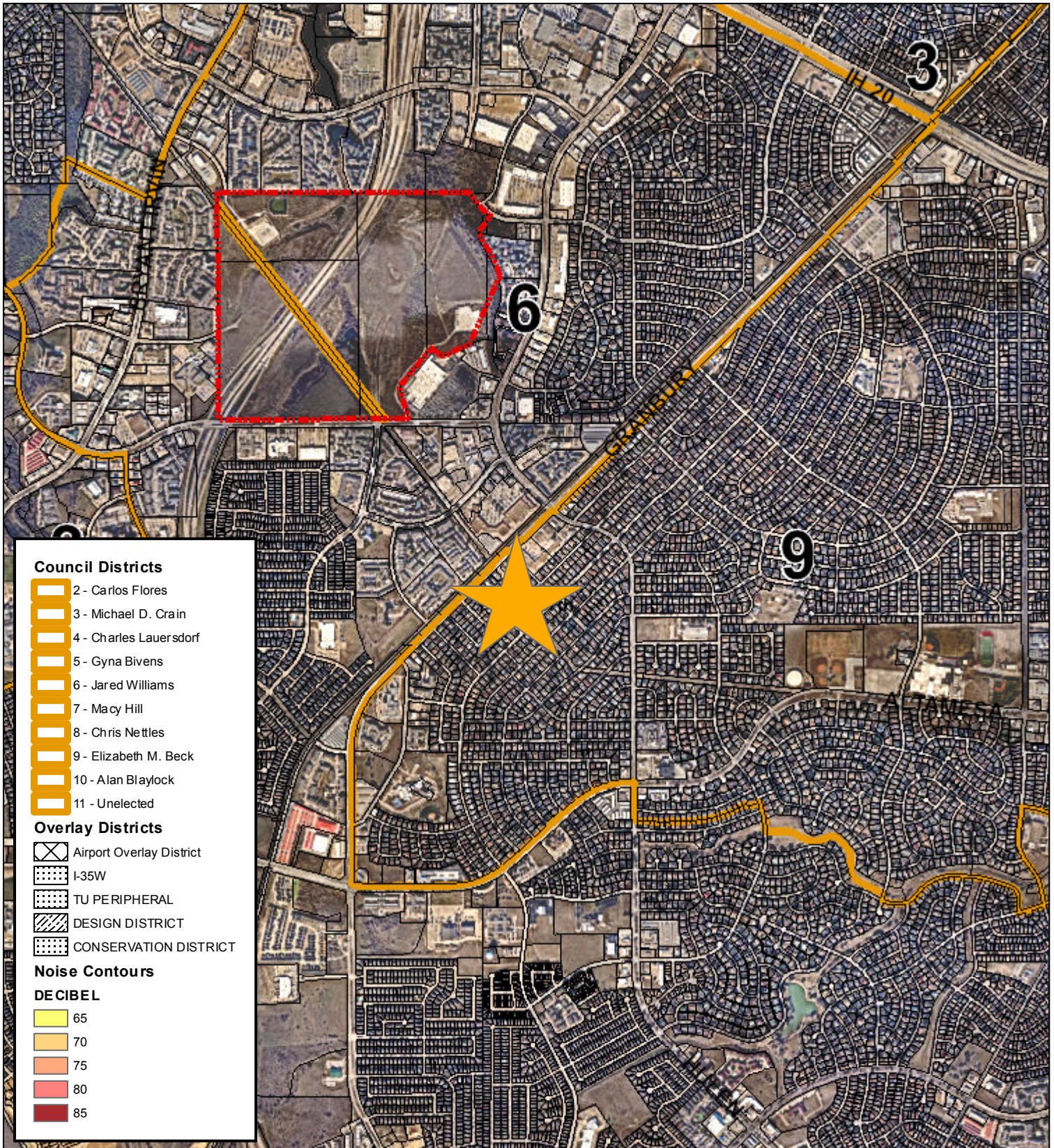


PROJECT NO. 230502


TBPELS FIRM# 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667
Info@americanmeridianllc.com

PREPARED FOR
SARAM HOLDING LLC - SERIES D
SURVEY PLAT OF
LOT 3, BLOCK 109,
WEDGWOOD ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
VOLUME 388-13, PAGE 70, P.R.T.C.T.






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

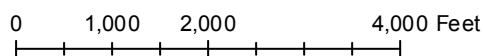
Overlay Districts

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

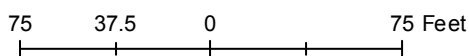
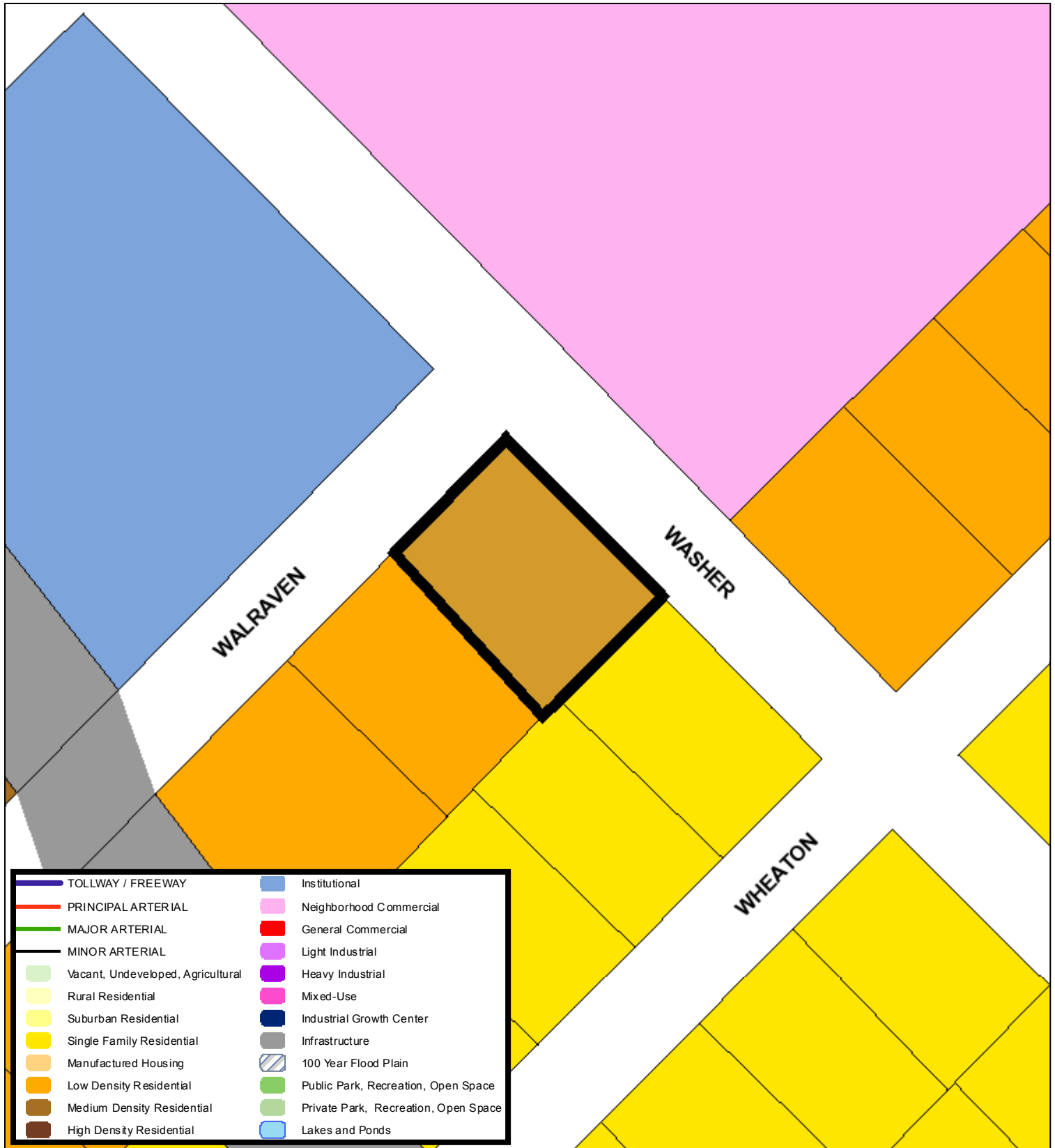
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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 45 90 180 Feet

