



# Zoning Staff Report

**Date:** November 12, 2024

**Case Number:** ZC-24-128

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Lynn Jordan](#)

**Owner / Applicant:** Donna VanNess, The Housing Channel/Ivan Gonzalez

**Site Location:** South of Grayson Street and west of Wichita Street

**Acreage:** 9.1 acres

### Request

**Proposed Use:** Single-Family cluster housing on a single lot

**Request:** From: “PD1374/R2” Planned Development for one-family detached, one-family attached (townhouse) and cluster housing with development standards; site plan approved.

To: “PD-R2” Planned Development for Cluster housing on a single lot, excluding the following uses: community home, country club (private), and golf course with development standards for parking, no minimum lot size and more than one dwelling unit per lot; site plan included.

### Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change **is consistent**

**Comprehensive Plan Policy Consistency:** Requested change **is consistent**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

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## Project Description and Background

The overall development is situated on 27 acres just west of Grayson St and Wichita St in southeast Fort Worth and within NEZ Area Six. The subject property consists of 1.215 acres for development of one family detached housing on a single lot, excluding certain uses. Tract 2, sw tract consists of 0.59 acres with a maximum of 8 units; Tract 1, nw tract consists of 0.623 acres with a maximum of 10 units.

The applicant is looking to unify the existing zoning district to provide housing options, price points, and livability. Standard zoning districts cannot accommodate the development due to the size of the cottage clusters needed to maintain the housing variety and affordability within the development which is the reason why they chose the planned development option.

A site plan has been provided for the layout of the one lot cluster housing in two locations of the proposed development, the applicant has provided the table below to show R2 standards vs. what they are proposing.

Standards	R-2	Proposed PD for Cluster Housing
Open Space	15%	15%
Units per acre	24	24
Maximum Façade Length	250 ft	250 ft
Front yard	None Required	None Required
Side Yard		
Interior Lot	5 feet minimum adjacent to street	5 feet minimum adjacent to street
Corner lot	10 feet minimum adjacent to both streets	10 feet minimum adjacent to both streets
Height	35 feet maximum	35 feet maximum
Bldg Separation	10 ft minimum	10 ft minimum
Parking	2 Spaces per unit	1 space per unit
One Building per lot	Yes	More than 1 dwelling unit per lot
Minimum Lot Size	3,000 sq ft	No minimum lot size

## Surrounding Zoning and Land Uses

- North “PD 915/722” Planned Development for “CF” Community Facilities and “ER” Neighborhood Commercial Restricted / care home
- East “PD1360” Planned Development for “CF” Community Facilities / vacant
- South “B” Two-Family Residential / residential uses
- West “PD 1374” Planned Development for “R2” Townhouse/Cluster for attached and detached single-family / vacant

## Recent Zoning History

- ZC-13-042 From “PD-913” Planned Development for “A-5” One-Family with development standards on file in the Planning & Development Department; site plan required.
- ZC-15-148 From “C” Medium Density Multifamily to “A-5” One-Family. Adopted in 4/21/2016
- ZC-18-099 From: PD 915 Planned Development for all uses in “ER” Neighborhood Commercial Restricted plus assisted living facility. (site and property to the north; adopted in 7/15/2018)
- ZC-23-078 From “PD 914 Planned Development for “R2” to “PD R2” for one family attached, one family detached and cluster housing with development standards. (subject area; adopted 6/2023)

## Public Notification

300-foot Legal Notifications were mailed on September 27, 2024  
The following organizations were emailed on September 27, 2024

Organizations Notified	
United Communities Association of South Fort Worth	Glen Park NA
Glencrest Civic League NA	Eastland NA
The New Mitchell Boulevard NA*	East Fort Worth, Inc.
Southeast Fort Worth Inc	Trinity Habitat for Humanity
Fort Worth ISD	

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The area surrounding the site has a variety of uses. To the north and northwest are community facilities owned and operated by ACH. To the north, near Berry Street, there are several commercial developments, such as a Walmart Super Center, restaurants, and auto shops.

The Masonic gas well pad site is located west of the property and consists of six active wells, a lift compressor, ten tank batteries, and two frac ponds. However, the proposed development is situated outside the gas well setbacks for protected uses. There are residential uses to the east of the property, across from Wichita St. To the south; the site is adjacent to a residential district, currently vacant. Southeast, along Wichita St., has a mix of uses, including churches and a public school serving the community.

The development prioritizes walkability by providing easy access to internal parks and Happy Park through trails and sidewalks. It is also just a quarter-mile walk to the new McDonald YMCA. Moreover, two transit lines run within a half-mile of the rezoning site: Bus 28 (Mansfield Hwy/Sierra Vista) and Bus 24 (Berry Street). The property is located in NEZ area six; one of the goals of the NEZs is to improve the quality of social services and education in the NEZ Areas.

The proposed land use **is compatible** with surrounding land uses

## Comprehensive Plan Consistency –

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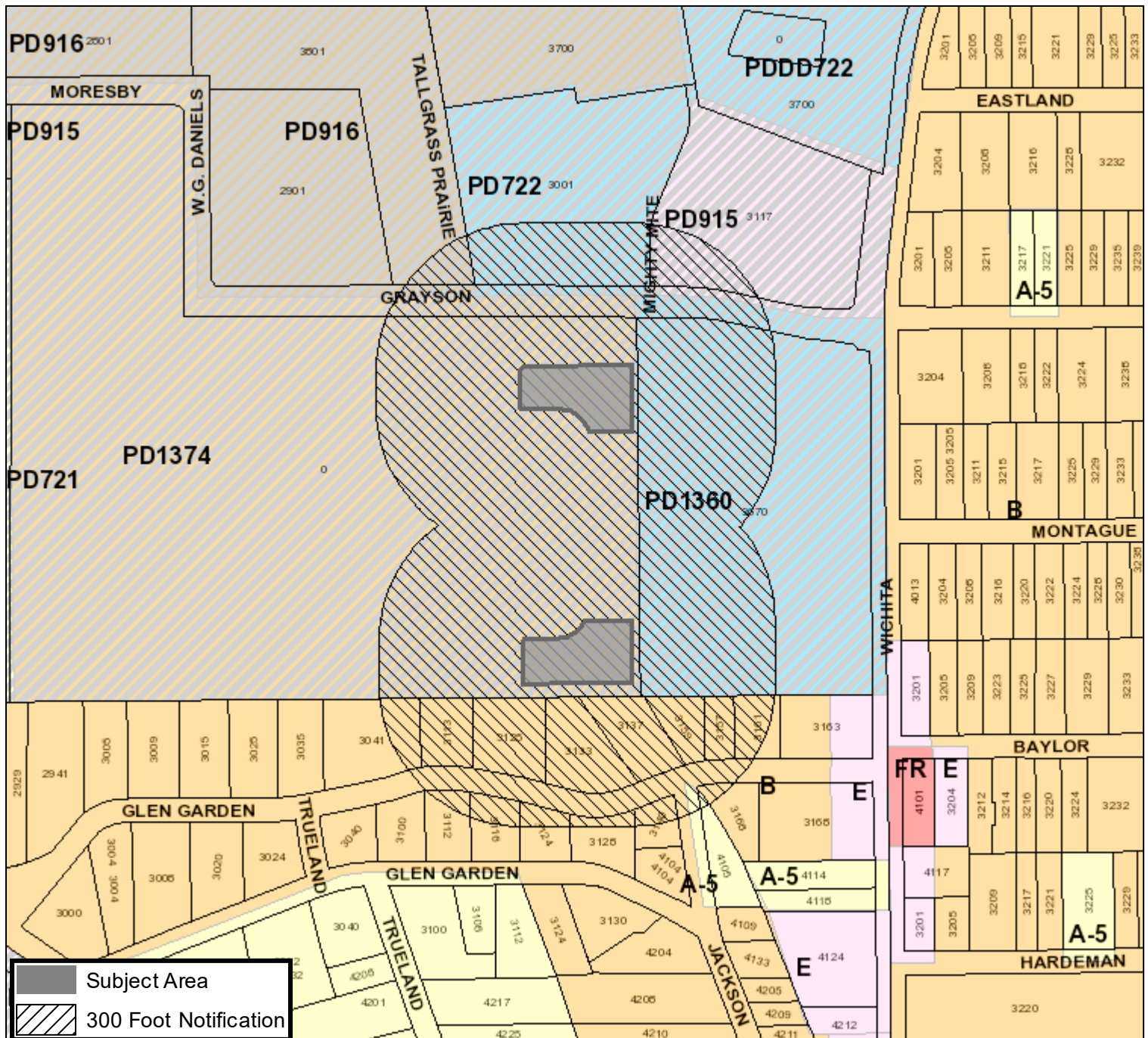
The 2023 Comprehensive Plan designates the subject property as a future Single Family Residential and Low-Density Residential, reflecting zoning that has been approved in the past.

The proposed rezoning **is consistent** with the adopted Comprehensive Plan designation, and it aligns with the following housing policies of the Comprehensive Plan.

- Promoting vibrant neighborhoods through the City's Neighborhood Empowerment Zone (NEZ) program
- The project location is within 2 miles of a major employment center, or within ¼ mile of existing or proposed rail transit stations or bus routes;
- Within an urban-village, growth center, neighborhood empowerment zone or special district;  
Promoting vibrant mixed-income and mixed-use neighborhoods in downtown, urban villages, and NEZ locations;
- The City of Fort Worth's Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing;
- Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.

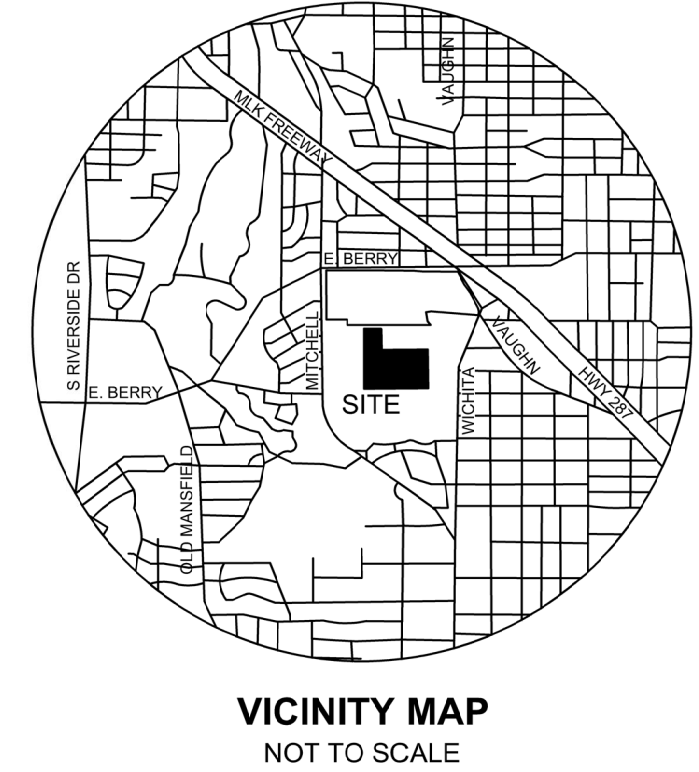
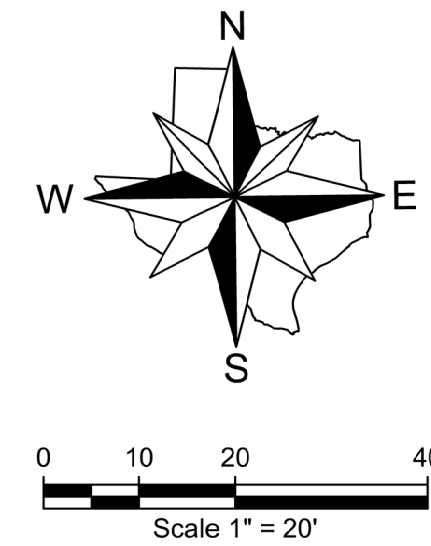
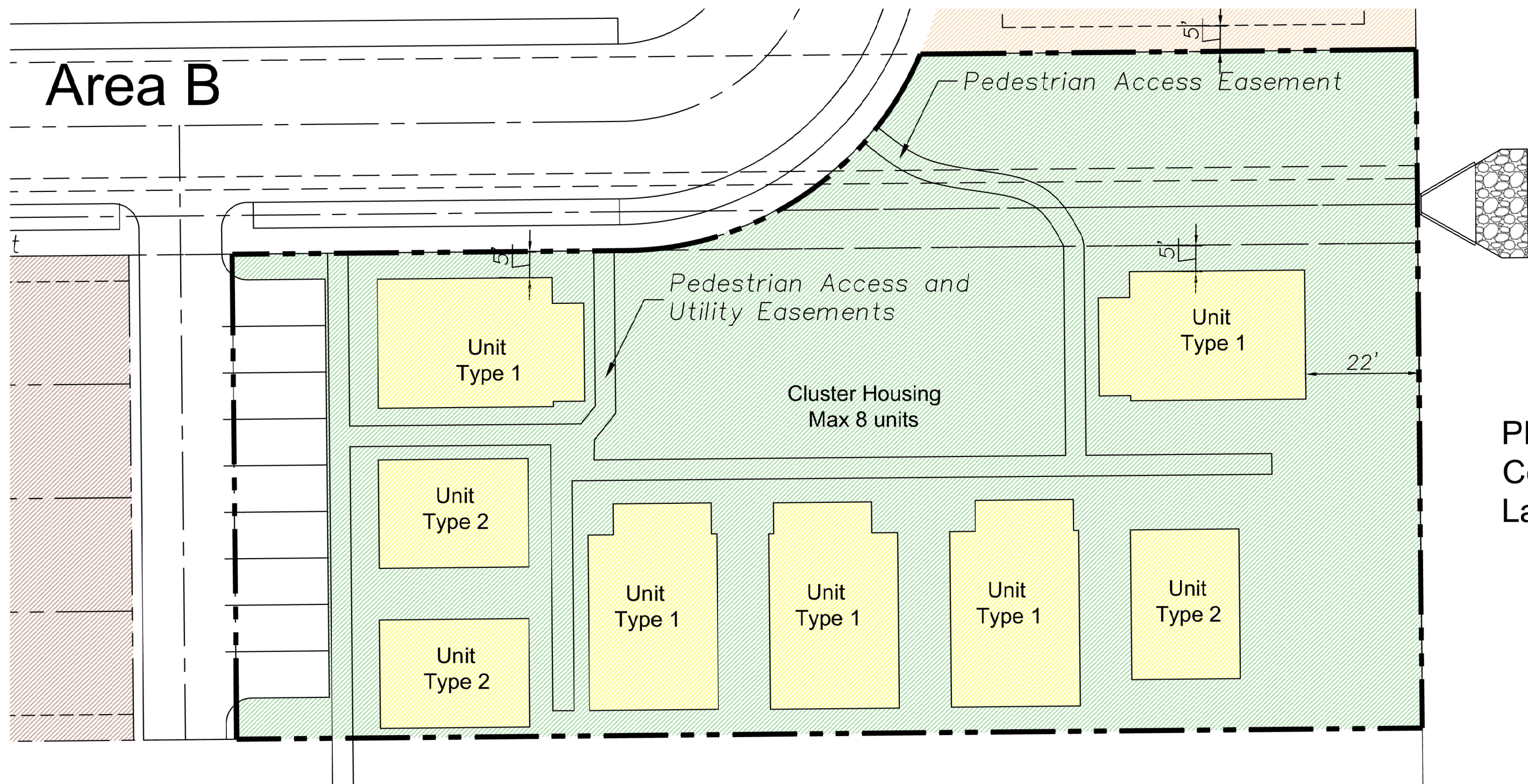
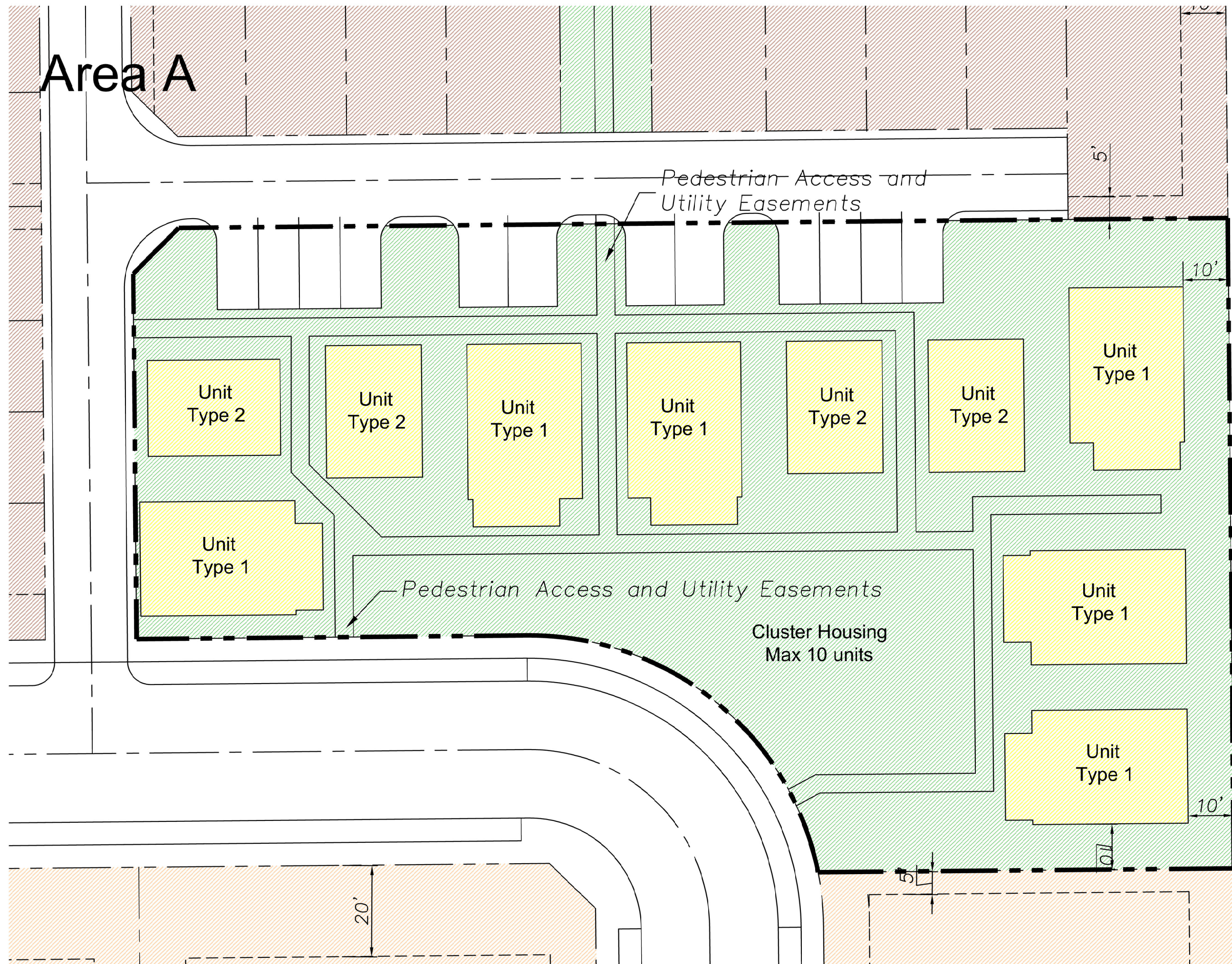


Applicant:	Housing Channel/Donna VanNess/Ivan González
Address:	null
Zoning From:	PD/R2
Zoning To:	Amend the existing PD to allow cluster housing to be sited on a single lot
Acres:	1.19560195
MapSCO:	Text
Sector/District:	Southeast
Commission Date:	10/8/2024
Contact:	817-392-7869



0      150      300      600 Feet





- Notes:
- This project will comply with Section 6.301, Landscaping.
  - This project will comply with Section 6.302, Urban Forestry, except:
  - All signage will conform to Article 4, Signs.
  - All provided lighting will conform to the Lighting Code.
  - Alleys are not intended for emergency services, all emergency access will be from public streets or open space/public access easements.
  - The applicant is requesting the following waivers to the R2 standards:
    - 1 parking space per dwelling unit located along an alley
    - Cluster housing on one lot with more than one dwelling unit per lot
    - No minimum or maximum lot size

Lot and Block Descriptions		
Area A - 0.623 ACRES	Future Lot 36	Future Block 1
Area B - 0.592 ACRES	Future Lot 45	Future Block 1

Unit Type Descriptions		
Unit Type 1	2 bed / 1 bath	850 sq ft (HVAC Area)
Unit Type 2	2 bed / 2 bath	800 sq ft (HVAC Area)

ZC 24-128

Director of Development Services

Date

**PLANNER**  
Place Strategies, Inc.  
209 W 2nd Street  
Box 180  
Fort Worth, Texas 76102  
(817) 269-1863

**DEVELOPER**  
Housing Channel  
2900 Airport Freeway  
Fort Worth, Texas 76111

ZONING SITE PLAN  
RENAISSANCE TND

BEING A TRACT OF LAND SITUATED IN THE J. JUSTICE SURVEY, ABSTRACT NO. 859, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO FW MASON HEIGHTS AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D207002863, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 1, MASON HOME AND SCHOOL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
CASE NUMBER: ZC 24-128 Renaissance Heights

ZONING SITE PLAN  
**RENAISSANCE TND COTTAGES**  
1.215 ACRES

Date : 9.30.2024  
Scale : 1" = 20'-0"  
File : ZC24-128-SP\_Cottages  
Project No. : Renaissance TND

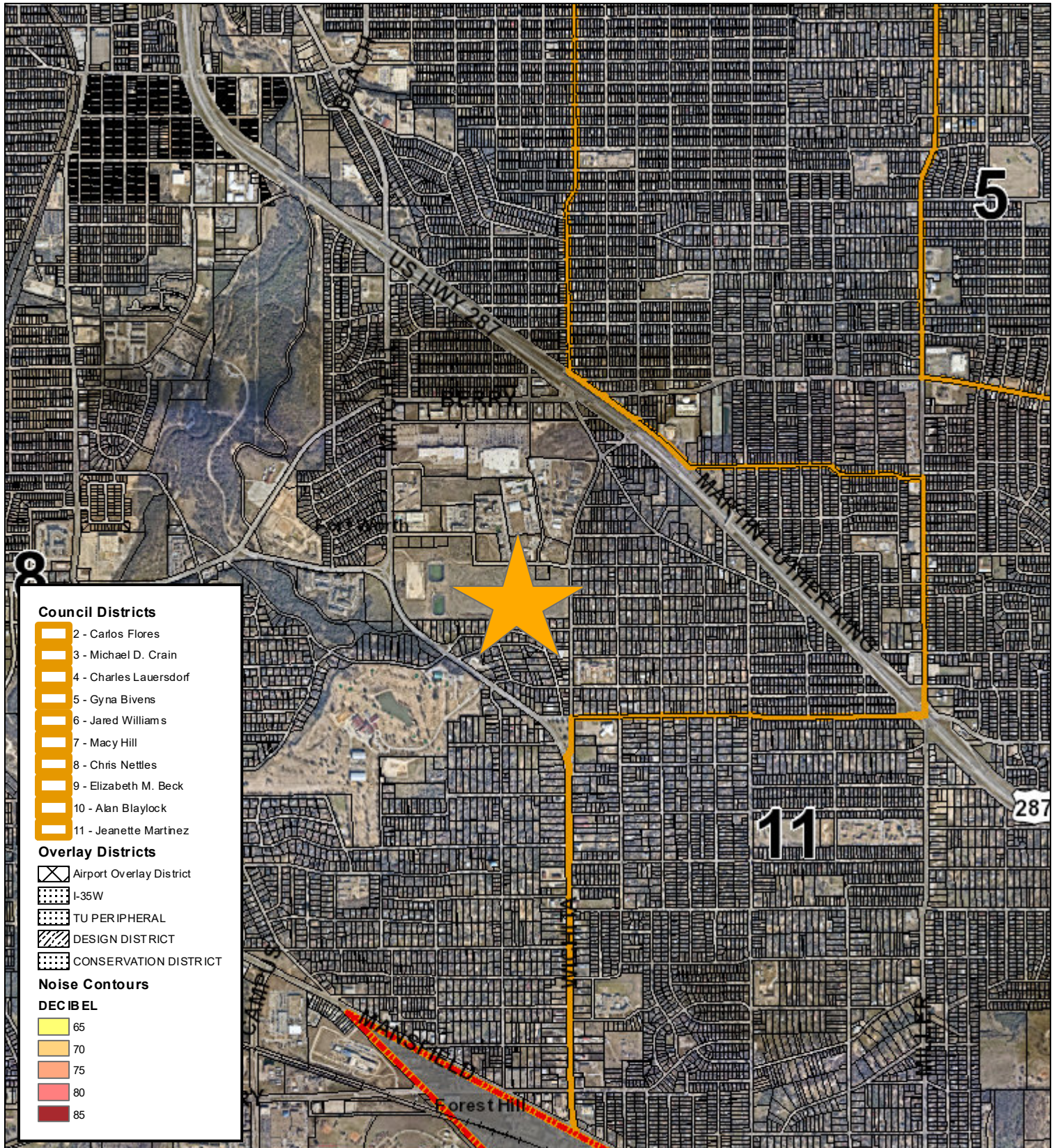
SHEET  
1  
OF  
1

J. JUSTICE SURVEY, ABSTRACT NO. 859  
CITY OFFORT WORTH, TARRANT COUNTY, TEXAS  
HOUSING CHANNEL  
2900 AIRPORT FREEWAY  
FORT WORTH, TEXAS 76111

209 W 2nd Street, Box 180, Fort Worth, Texas 76102  
(817) 269-1863



### Area Map



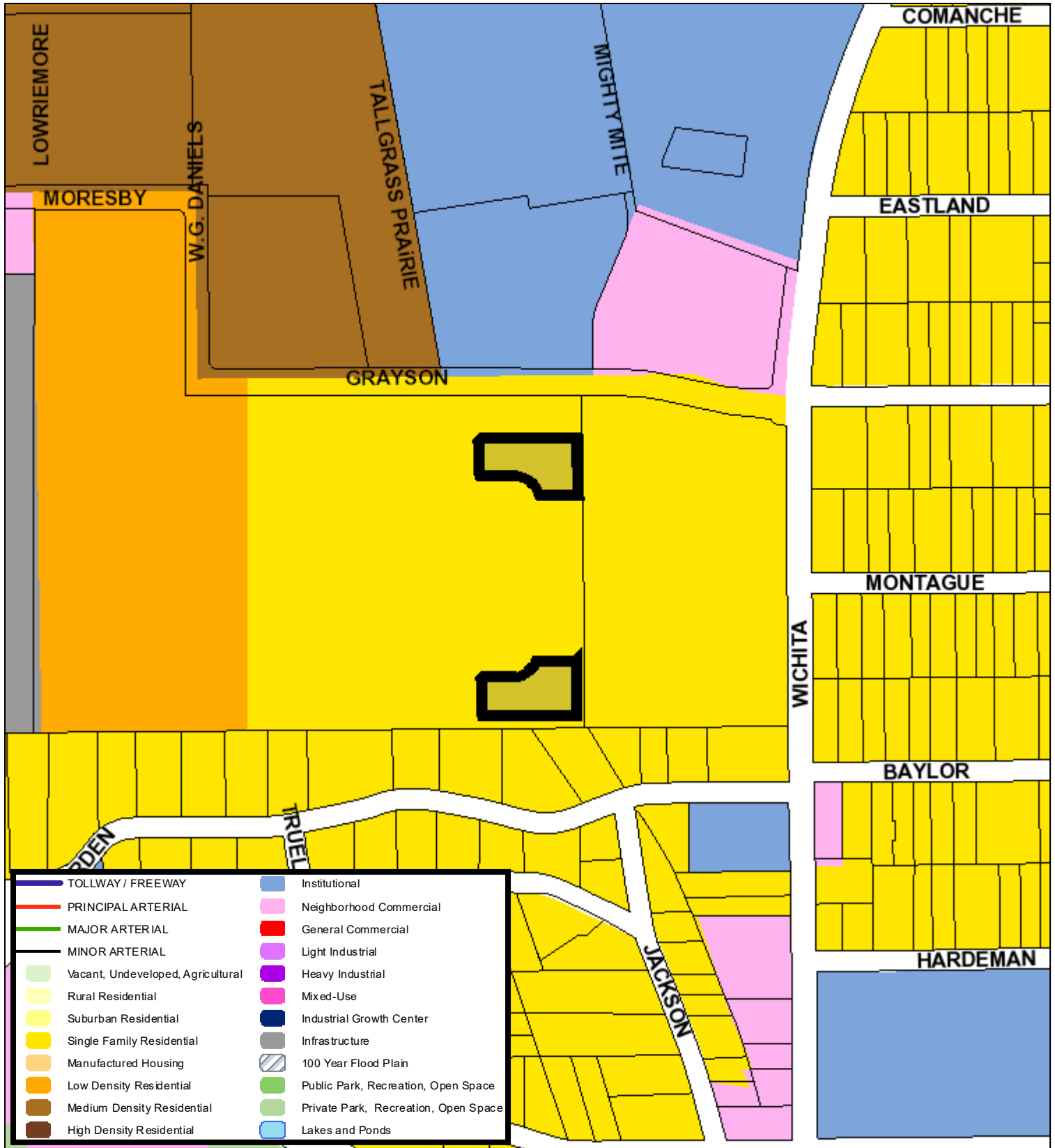
0 1,000 2,000 4,000 Feet





ZC-24-128

## Future Land Use



320 160 0 320 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.







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## Aerial Photo Map



0 200 400 800 Feet

