



Zoning Staff Report

Date: April 11, 2023

Case Number: ZC-23-025

District (old/new): 8/8

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: FW Mason Heights LP/Scott Gibson

Site Location: 3670 Wichita Street

Acreage: 8.901 acres

Request

Proposed Use: Care House and Offices

Request: From: “PD915/ER” Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility nursing home with full medical services with massage therapy and spa with development standards on file and “PD913/A-5” Planned Development for residential uses with development standards on file.

To: “PD/CF” For care house/group home and offices; Site plan required.

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The site is located at the southwest corner of Grayson and Wichita street and within Neighborhood Empowerment Zone area six.

The 8.9-acre rezoning site is a portion of a 35-acre property owned by FW. Mason Heights. The site currently has split zoning, a combination of PD/ER and PD/A-5 (PDs descriptions are provided on page one of this staff report). The applicant is under contract with ACH Child and Family Services to purchase the site to develop a community facility to serve as a home for youth with behavioral needs and offices similar to the locations north of Grayson Street owned and operated by ACH as well.

The applicant is requesting to submit a site plan at a later date. In conversations with staff, the applicant explained that ACH plans to develop the property with a care home, three office buildings, and a childcare center with three classrooms for children up to five.

Exhibit A

Standards	Zoning Standards
Building Size	Proposed Uses Could Exceed Building Size
Landscaping	Enhanced landscaping along drives, buffer areas and parking areas

Surrounding Zoning and Land Uses

- North "PD 915/722" Community Facilities / care home
- East "B" Two-Family Residential / residences
- South "B" Two-Family Residential/residences
- West "PD 913" /Vacant/well site

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-19-001 From: “Add waiver to development standards for 10 ft. solid black mesh screening/security fence in the 20 ft. front yard setback; site plan waived (June 8, 2019).

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
 The following organizations were emailed on March 10, 2023:

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 uses surrounding the site are diverse. Immediately north and northwest of the site are ACH-owned and operated community facilities. Further north, just south of Berry St., there are a variety of commercial developments, including a Walmart Super Center, various restaurants, auto shops, etc.

The Masonic gas well pad site is west of the property, comprised of six active wells, a lift compressor, ten tank batteries, and two frac ponds. The uses are residential east of the property, across from Wichita St. To the south, the site abuts a residential district. Southeast, along Wichita St., has a mixture of uses, including churches and a public school which are also community-oriented uses.

The proposal would extend existing facilities that have been part of the fabric of the community for many years. Also, this type of use serves as a transitional buffer between the residential uses to the south, and the more intensive land uses to the north.

Two lines of transit run within a half a 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 – Southeast

The 2022 Comprehensive Plan designates the subject property as a future Single Family Residential. Appropriate zoning classifications for this area include “A-10”, “A-7.5”, “A-5”, or “AR” single-family residential zones, reflecting zoning that has been approved in the past.

While other types of institutions, such as schools and churches, are allowed in all zoning districts, this type of institution is strictly allowed in “CF” Zoning.

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

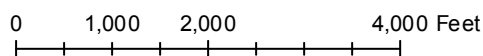
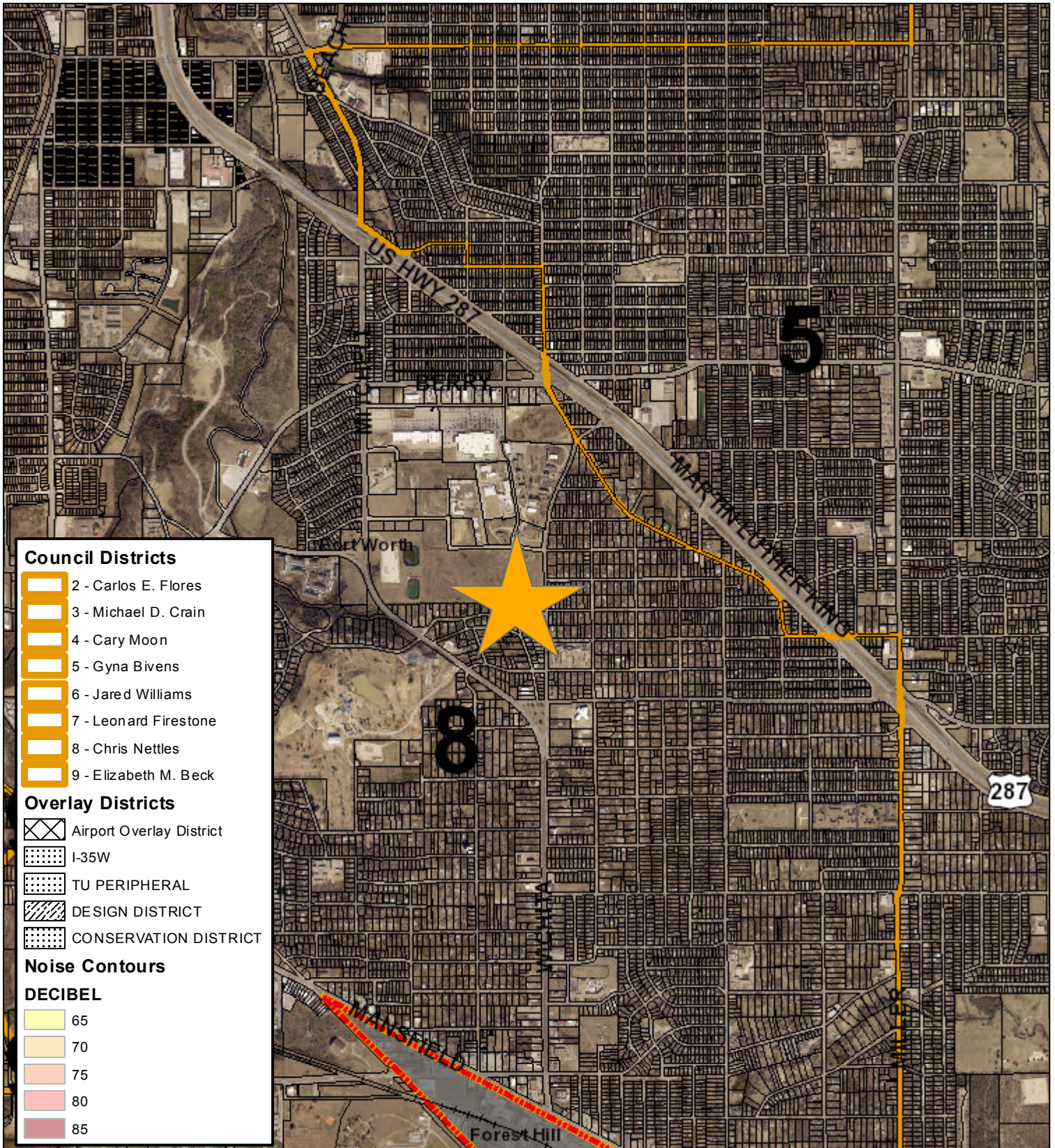
The proposed zoning of “PD/CF” **is not consistent** with the Comprehensive Plan.

Economic Development Plan

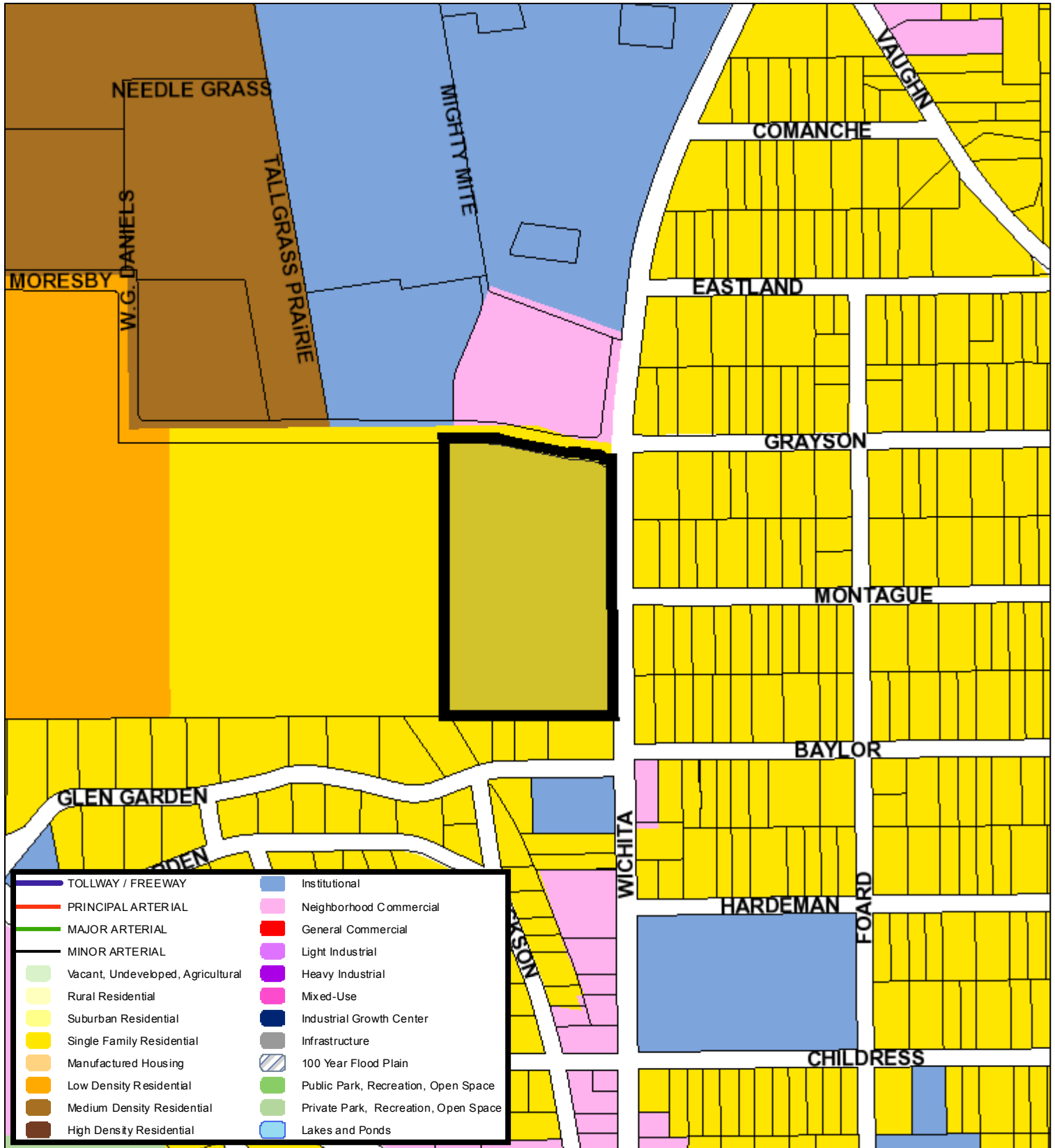
The 2022 updated Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

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.

Area Map



Future Land Use



390 195 0 390 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.



Aerial Photo Map



0 245 490 980 Feet

