



Zoning Staff Report

Date: May 9, 2023

Case Number: ZC-23-041

District (old/new): 9 /11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Rosemont Holding /National Veterans Outreach Program Inc. / The Berm Consultant Group

Site Location: 4041 Ryan Ave

Acreage: 1.95 acres

Request

Proposed Use: Apartments

Request: From: “A-5” One Family Residential

To: “D” High Density Multifamily

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial**

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Project Description and Background

The subject site is located on the south side of Fort Worth, situated at the intersection of Bolt Street & Ryan Avenue. The site is currently a vacant church. The applicant is requesting to rezone this property from “A-5” One Family Residential to “D” High Density Multifamily. The applicant would like to redo the inside of the building to create housing for veterans. Below is an excerpt of their proposal.

The American GI Forum National Veterans Outreach Program (NVOP), a 501 C3 Charitable Organization, proposes to rezone the current Church on 4041 Ryan Avenue, listed as "A-5" one-family to Multi Family "D" High density.

The purpose of this zoning change is to convert the current church and 2-acre lot into a Veteran living community that offers Transitional and Permanent Housing with supporting services. An exceptionally effective model that combines independent living with supportive services, targeting transitioning and vulnerable Veteran populations. This intervention combines affordable housing assistance with services to ensure that residents live a more stable and productive life. NVOP ensures the greatest impact within its housing programs by being very responsive, using trauma-informed care, working diligently to link clients to many community partners, and providing in-house supports such as clothing closets, food banks, and transportation.

Consistent with a recent surge of Veterans moving into Tarrant County, the housing program will ensure immediate housing for Veterans transitioning from military service. Complimentary resources will include wrap-around services like employment assistance, wellness services, transportation, disability assistance as needed to set the condition for a successful community transition. The site will have a combination of single room transitional quarters while they receive transitioning services, and studio apartments for permanent housing upon transition. The NVOP uses this very effective two-step process to ensure Veterans receive the services and skills needed to complete the transition successfully.

Skilled, on-site, case managers and administrative staff will guide the residents in maximizing their income through employment (job search assistance & work-related items) and/or by facilitating access to benefits that they qualify for (VA benefits, State assistance); establishing permanent housing (funds or deposits, rental assistance, household goods, beds); and securing needed services (medical, dental, legal, education/training, wellness services) by providing that assistance or by linking the residents to a network of community partners. NVOP expects this program to thrive greatly in this welcoming and dynamic city.

Benefits to the community include providing affordable housing in otherwise unaffordable housing markets. NVOP has both Federal and State grants that provide funding for housing, employment and a myriad of complimentary services. A decreased use of shelters, hospitals, emergency rooms, jails/prisons and an economic stimulus, and improved safety of neighborhoods. Additionally, NVOP seeks to contribute to Tarrant County through beautification/rehabilitation of the facility, career opportunities and hiring of local vendors (NVOP is especially eager to work with small businesses including those that hire Veterans.)

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / single-family
East “A-5” One Family Residential / single-family
South “A-5” One Family Residential / Rosemont Park
West “A-5” One Family Residential / single family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 30, 2023.
The following organizations were emailed on March 30, 2023:

Organizations Notified	
Las Familias de Rosemont NA*	Trinity Habitat for Humanity
South Hills NA	FWISD
Streams and Valleys	

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding land uses are primarily single-family with Rosemont Park across Bolt Street. The applicant intends to use the existing building, which will lessen the impact to the surrounding neighborhood. They will need to bring the building up to Code and ensure they are meeting “D” requirements for parking, setbacks, open space etc. The proposed use would also promote the public interest by providing housing for veterans in need.

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

Comprehensive Plan Consistency – Southside

The adopted Comprehensive Plan designates the subject property as future community facilities. In order to accommodate the current development and rezoning proposal, a designation of High Density Residential would be required in order to accommodate a rezoning to “D” High Density Multifamily.

The proposed zoning **is not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

Economic Development Plan

The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high quality housing with a range of types and price points. The apartment community proposed would fit into this objective.

3.2.2. Encourage substantial new housing investment and development in the city's under-served neighborhoods.

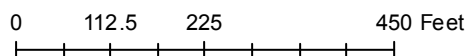
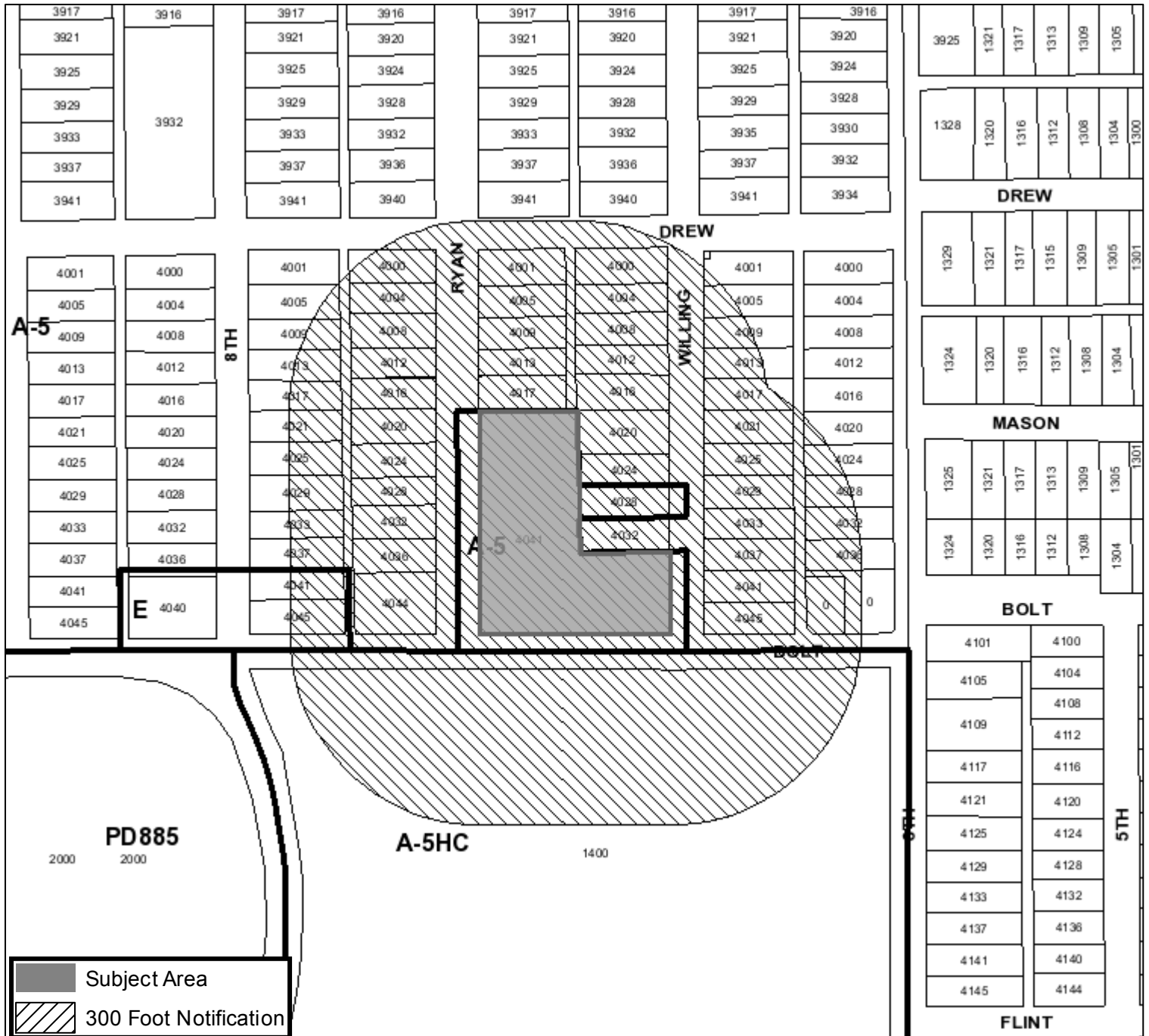
3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.



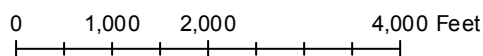
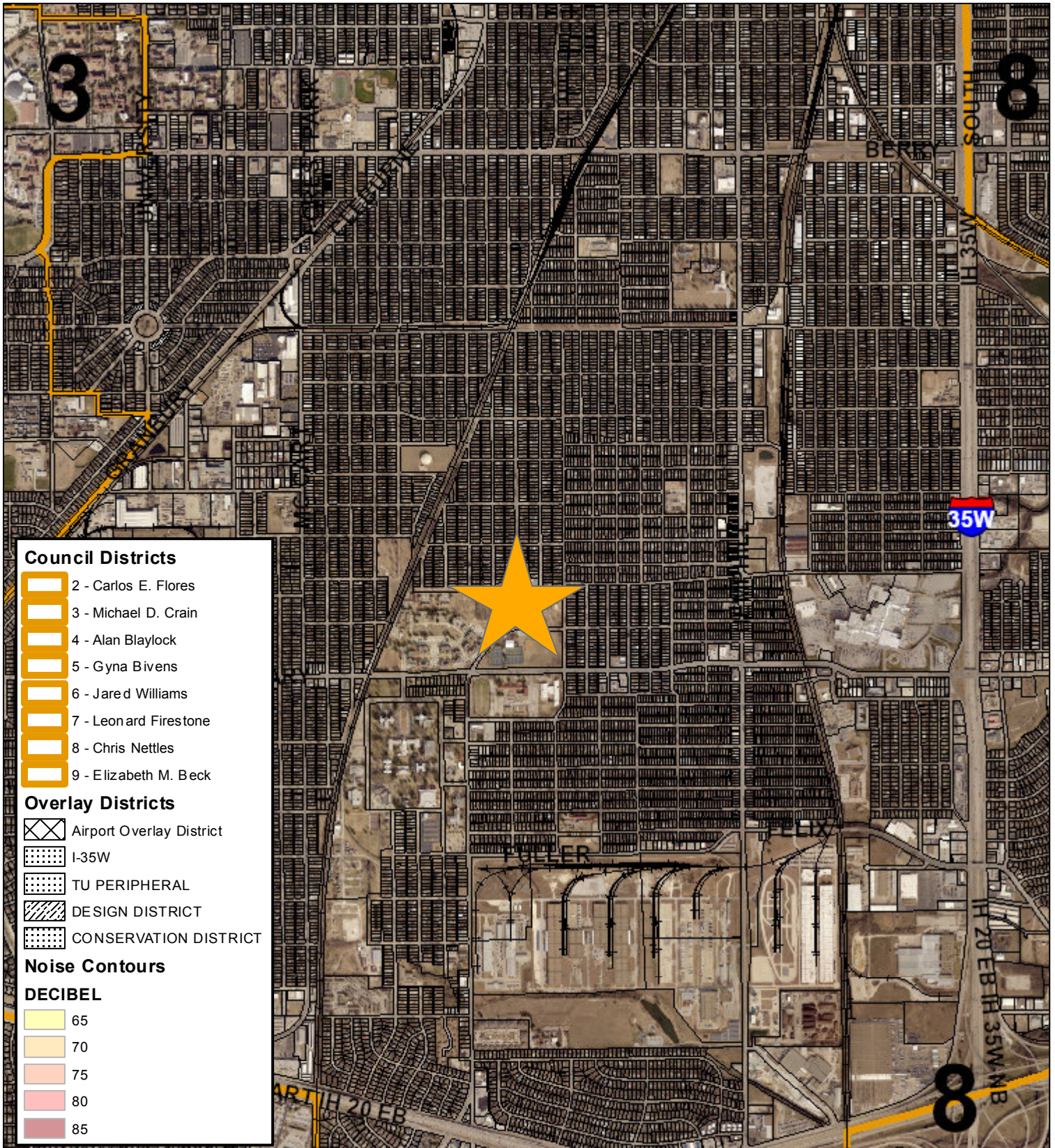
ZC-23-041

Area Zoning Map

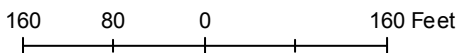
Applicant: Rosemont Holding/NVOP
 Address: 4041 Ryan Avenue
 Zoning From: A-5
 Zoning To: D
 Acres: 1.68734022
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 4/12/2023
 Contact: 817-392-8028



Area Map



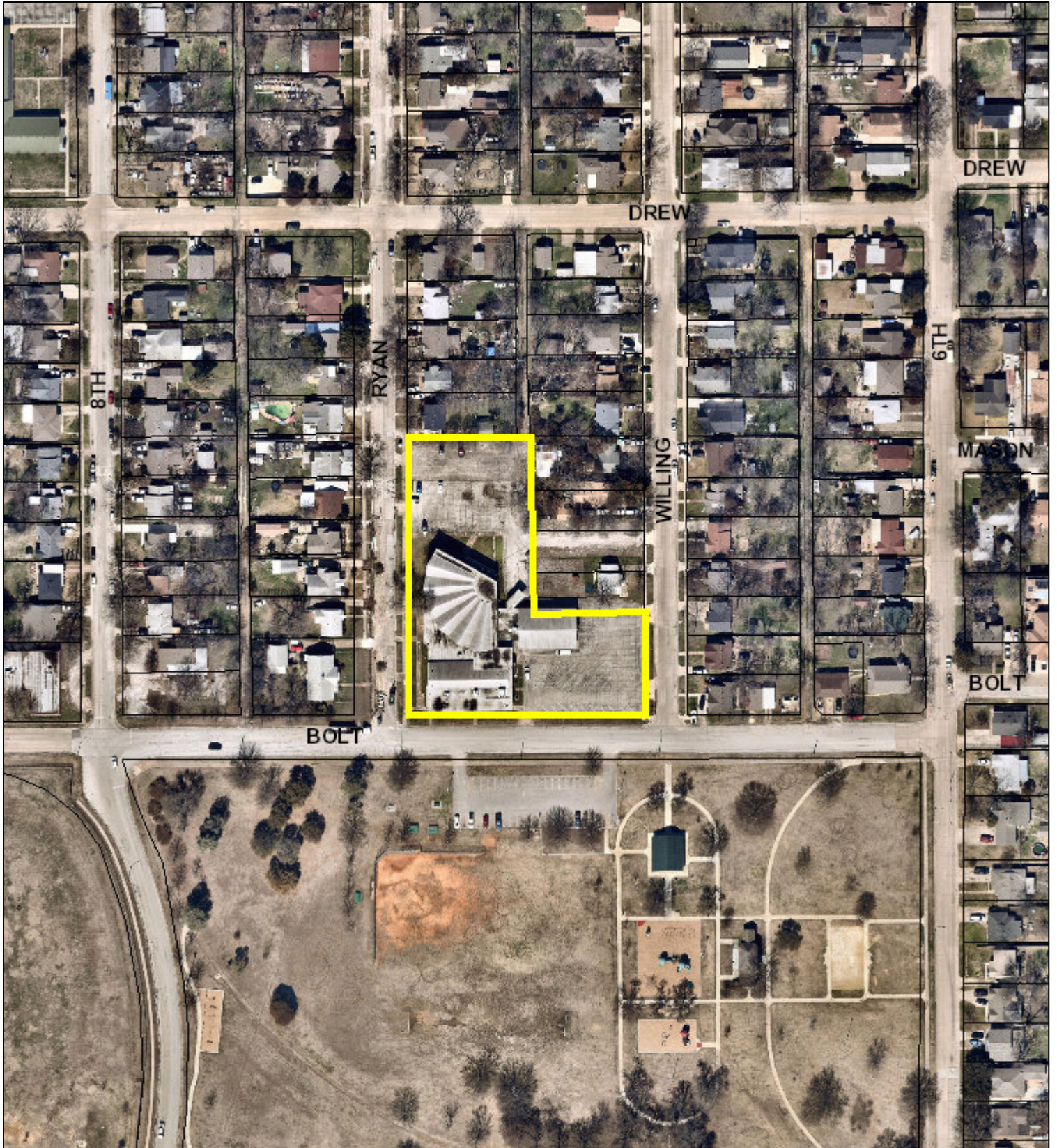
Future Land Use



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



0 105 210 420 Feet

