



# Zoning Staff Report

Date: June 13, 2023

Case Number: ZC-23-051

Council District: 9

## Zoning Map Amendment

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

Owner / Applicant: GSR Construction, LLC/Peter Kavanaugh

Site Location: 2904 Stanley Avenue

Acreage: 0.13 acres

### Request

Proposed Use: Duplex/Two-family attached dwelling

Request: From: PD 822 “PD/I” Planned Development for all uses in “I” Light Industrial plus Metal stamping, dyeing, shearing or punching; planning mill or woodworking shop, mini-warehouses and permitting motors with 50 horsepower or more; site plan waived, with TCU Residential Overlay

To: “B” Two-Family/TCU Residential Overlay

### Recommendation

Land Use Compatibility: Requested change **compatible**

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency)**

Staff Recommendation: **Approval**

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

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## Project Description and Background

The property is located within the Paschal Area neighborhood and within the TCU/Westcliff area of the City, approximately 50' south of the intersection of West Lowden Street and Stanley Avenue. This property is part of a 2008 Council Initiated rezoning that changed the designation of about 8 acres of land from "I" light Industrial and "J" Medium Industrial to "PD/I" (see PD details on page 1 of this staff report).

The applicant proposes constructing a duplex; the lot is approximately 5,789 square feet or 0.13 acres, which exceeds the minimum 5,000 square foot lot area required for the "B" district. Due to the smaller lot size, the applicant could construct two (2) attached units. Additional "B" zoning standards are 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and two parking stalls per dwelling unit situated behind the front building line.

The property is within the TCU Residential Overlay District. The overlay was created in 2014 to limit occupancy by unrelated persons to existing single-family residential neighborhoods. Therefore, the overlay would not affect the subject property.

Staff contacted the applicant requesting more detailed information about this request, such as the number of rooms and perhaps a site plan. Although a site or concept plan is not required when applying to standard zoning; it could be helpful to stakeholders and elected officials better understand how the applicant intends to develop the site. By the time staff wrote this staff report, we had not received any additional information.

## Surrounding Zoning and Land Uses

North "PD/822" / single family residential  
East "UR" Urban Residential/ multifamily residential  
South "PD/822" / vacant  
West "A-5" One-Family / single family residential

## Recent Zoning History

- ZC-08-107 Council Initiated rezoned in 2008
- ZC-14-138 City Initiated to add TCU Residential Overlay District
- ZC-14-137 Zoning Text Amendment
- ZC-17-093 2801 & 2901 Stanley Ave. From: PD 822/PD/I To: "UR" Urban Residential with TCU Overlay

## Public Notification

300-foot Legal Notifications were mailed on April 25, 2023.

The following organizations were emailed on April 25, 2023

Organizations Notified	
Las Familias de Rosemont NA	Paschal NA*
South Hemphill Heights NA	Ryan Place Improvement Assn
Shaw Clarke NA	Berkeley Place NA

Streams and Valleys Inc.	Trinity Habitat
Berry Street Initiative	Fort Worth ISD

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The rezoning site is currently undeveloped. Immediate adjoining properties include single-family homes to the north and west; the property directly to the South is also vacant. To the east, across from Stanley, there is a multifamily development; further to the South, where Staley, Cleburne Road, and W. Bowie St. intercept, all uses appear to be commercial, including office spaces, a clothing store, a photography studio, and auxiliary parking. No industrial uses were observed.

Furthermore, the property is between a single-family and an urban residential district. The current industrial designation is incompatible with the surrounding land uses. A lower-density residential designation, such as a B Two-family district, would make for a more acceptable transitional use.

This rezoning request **is compatible**.

### Comprehensive Plan Consistency – TCU/Westcliff

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The 2022 Comprehensive Plan currently designates the subject property as a future Light Industrial, likely due to the property's current zoning. The proposed "B" Two-Family Residential **is not consistent** with the Future Land Use map. However, it is consistent with the following policies of the comprehensive plan:

- Separate incompatible land uses with buffers or transitional uses.
- Encourage Urban and Low-Density Residential as transitional uses between Single-Family Residential and high-density uses.

### Economic Development Plan

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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.





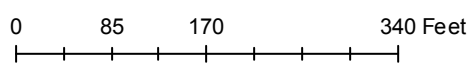
ZC-23-051

# Area Zoning Map

Applicant: GSR Construction Inc.  
 Address: 2904 Stanley Avenue  
 Zoning From: PD/I  
 Zoning To: B  
 Acres: 0.13293271  
 Mapsco: Text  
 Sector/District: TCU/Westcliff  
 Commission Date: 5/10/2023  
 Contact: null

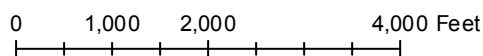
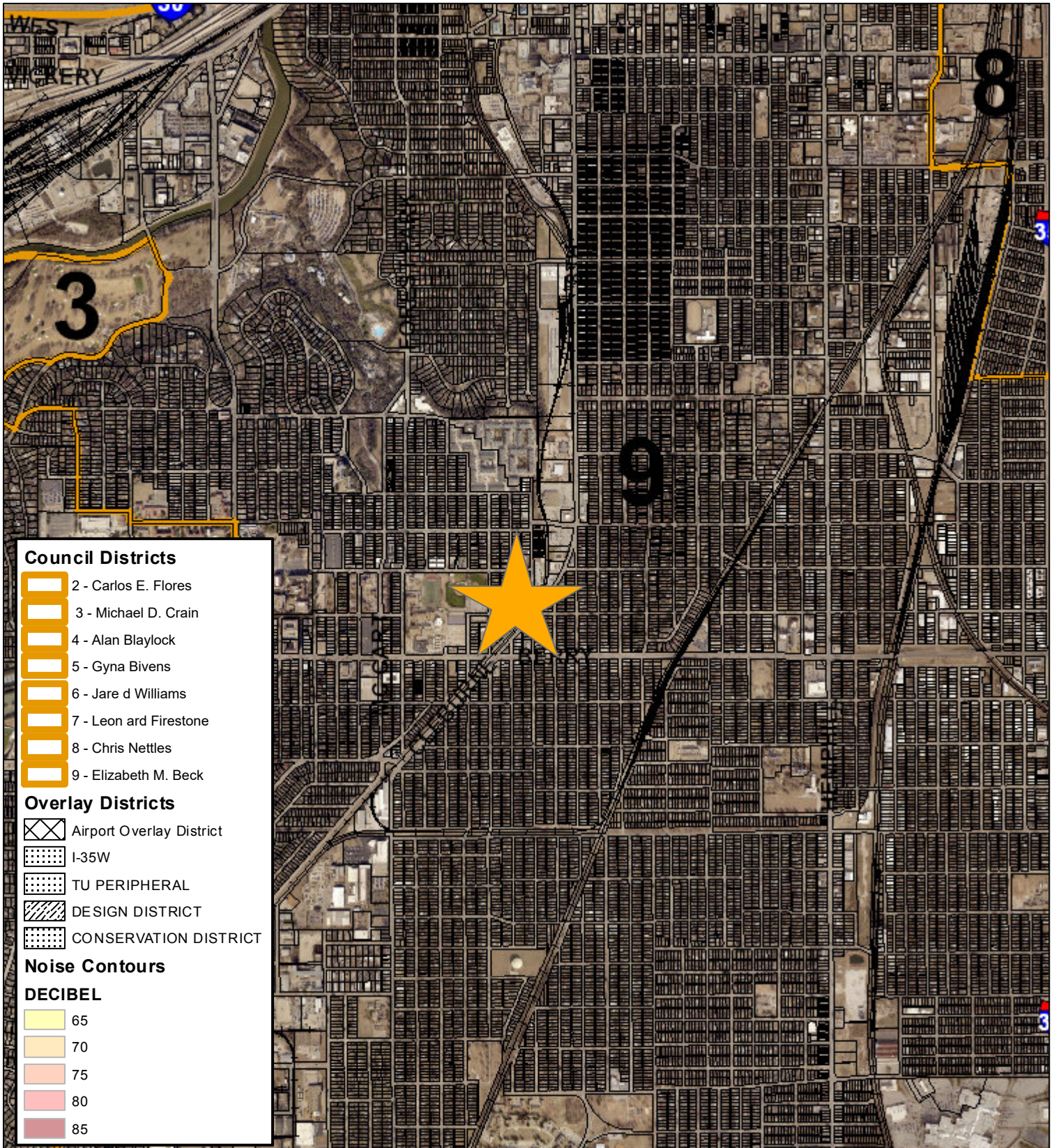


 Subject Area  
 300 Foot Notification



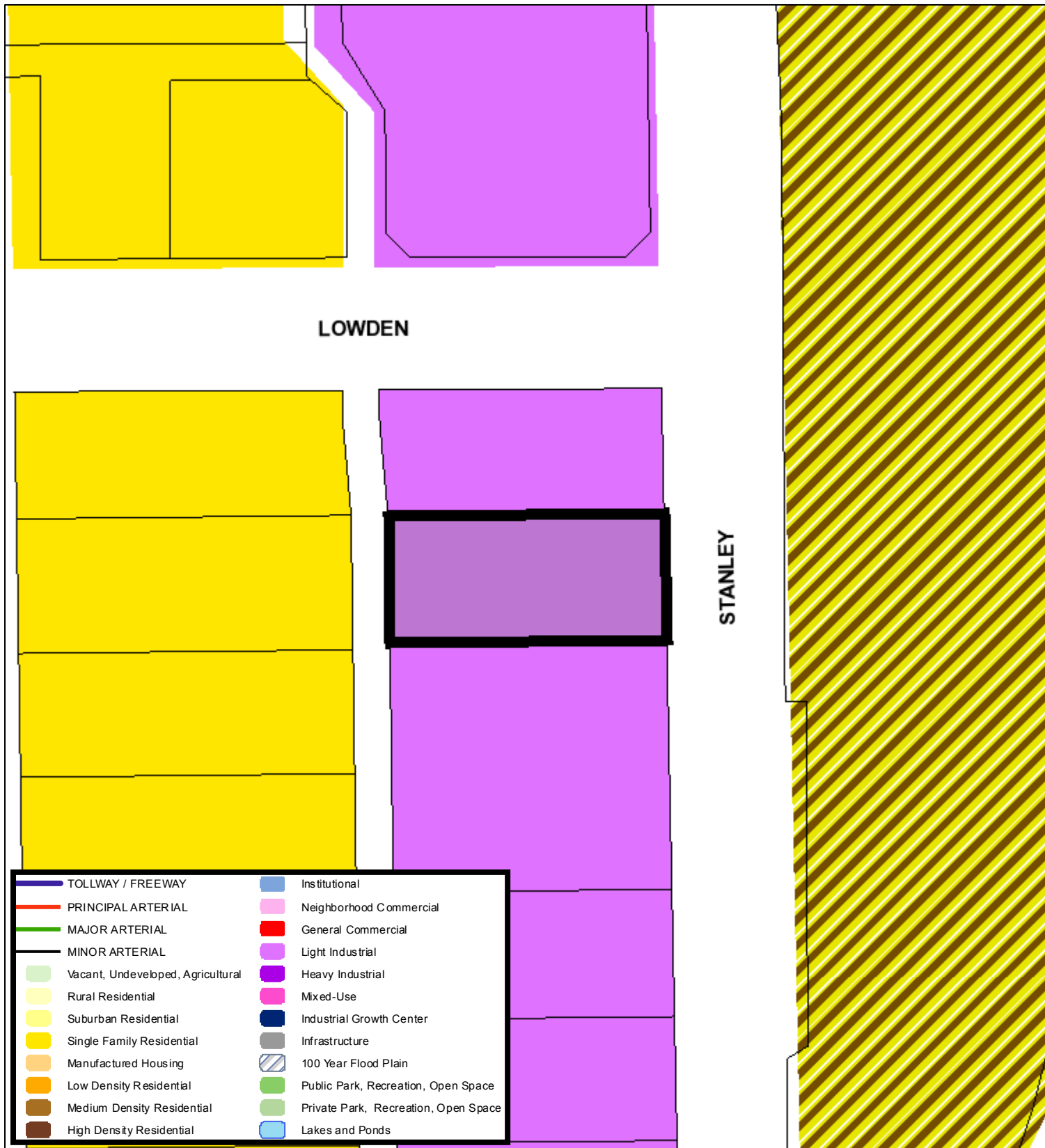


### Area Map

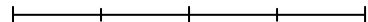




### Future Land Use



50 25 0 50 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 30 60 120 Feet

