



Zoning Staff Report

Date: February 14, 2023

Case Number: ZC-22-161

District (old/new): 8/8

Zoning Map Amendment

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

Owner / Applicant: Vernon L. McCoy / Christopher Bonilla, Bonilla Group

Site Location: 4826 Wichita Street

Acreage: 0.87 acres

Request

Proposed Use: Commercial

Request: From: “A-7.5” One Family Residential

To: “PD/E” Planned Development with a base of "E" Neighborhood Commercial, excluding uses (see docket packet) with development standards for supplemental building setback; site plan included

Recommendation

Land Use Compatibility: Requested change **is not compatible**

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

Staff Recommendation: **Denial**

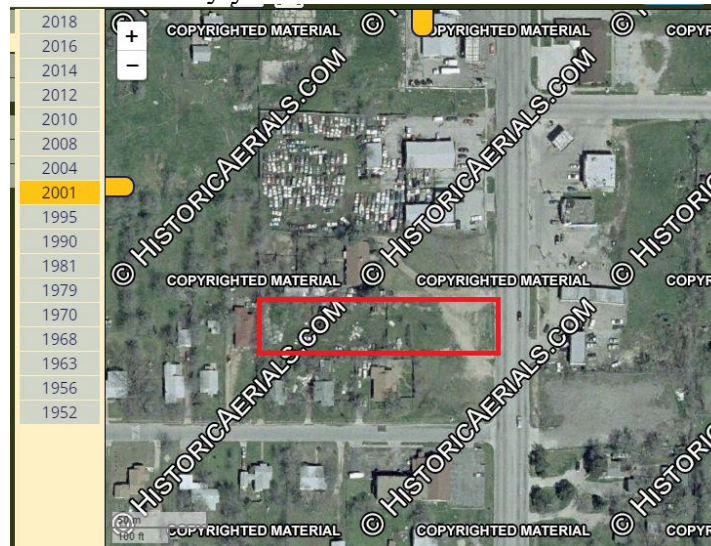
Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The subject property is located at 4826 Wichita Street, Neighborhood Empowerment Zone (NEZ) Area Six. The applicant requests to rezone from “A-7.5” excluding uses (see docket packet) with development standards for supplemental building setback; for a multi-tenant office building. After reviewing the historical aerials look like the land has been vacant for over twenty years.



- Update - I spoke to the applicant on October 31. and he explained that he had attended some of the community meetings and talked and answered some of the stakeholder questions.
- **Update – after the November 14 Zoning Commission, the zoning change request was updated to PD-E, excluding certain uses per an agreement between Glencrest Civil League Neighborhood Association and the applicant.**

Here is a list of the uses excluded:

“E” Neighborhood Commercial Uses Not Permitted at 4826 Wichita Street

- | | |
|--|---|
| 1. Ambulance Dispatch Center | 10. Commercial Swimming Pool |
| 2. Massage Therapy or Spa | 11. Movie Theater or Auditorium |
| 3. Golf Course | 12. Short Term Rental |
| 4. Gas Lift Compressor Station | 13. Feed Store / No Processing or Milling |
| 5. Stealth Communication Tower | 14. Liquor or Package Store |
| 6. Telecommunications Antenna or Structure | 15. Gasoline Sales |
| 7. Utility Transmission or Distribution Line | 16. Parking Area or Commercial Garage Storage |
| 8. Indoor Amusement Center | 17. Day Care Facility |
| 9. Event Center or Rental Hall | |

The applicant is also requested a waiver from the projected front yard requirement.

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / residential
 East “E” Neighborhood Commercial / drive-thru restaurant
 South “PD-720” Planned Development–Neighborhood Commercial / drive thru-restaurants & auto parts retailer
 West “A-5” One Family Residential / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
 The following organizations were emailed on September 30, 2022:

Organizations Notified	
United Communities Association of South F.W.	Glencrest Civic League NA
Trinity Habitat for Humanity	Streams and Valleys Inc
Glen Park NA	Fort Worth ISD
Southeast Fort Worth Inc	

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Properties directly to the north, west and south of the subject site are single family zoned residential. The property to the east is zoned commercial and developed with an auto repair shop.

Wichita Street is a major arterial road and Trinity Bus Route number 28 (Wichita & Rodeo) runs north and southbound. The portion of the block where the site is located is comprised by a mixture of residential and commercial uses which include auto-repair, mini-marts, all factors that could support a more intense use than the currently zoned A-5. However, because the site is located between two residential uses, the type of commercial business is still unclear, and to avoid what could be construed as spot zoning, the proposed zoning **is not compatible** with surrounding land uses.



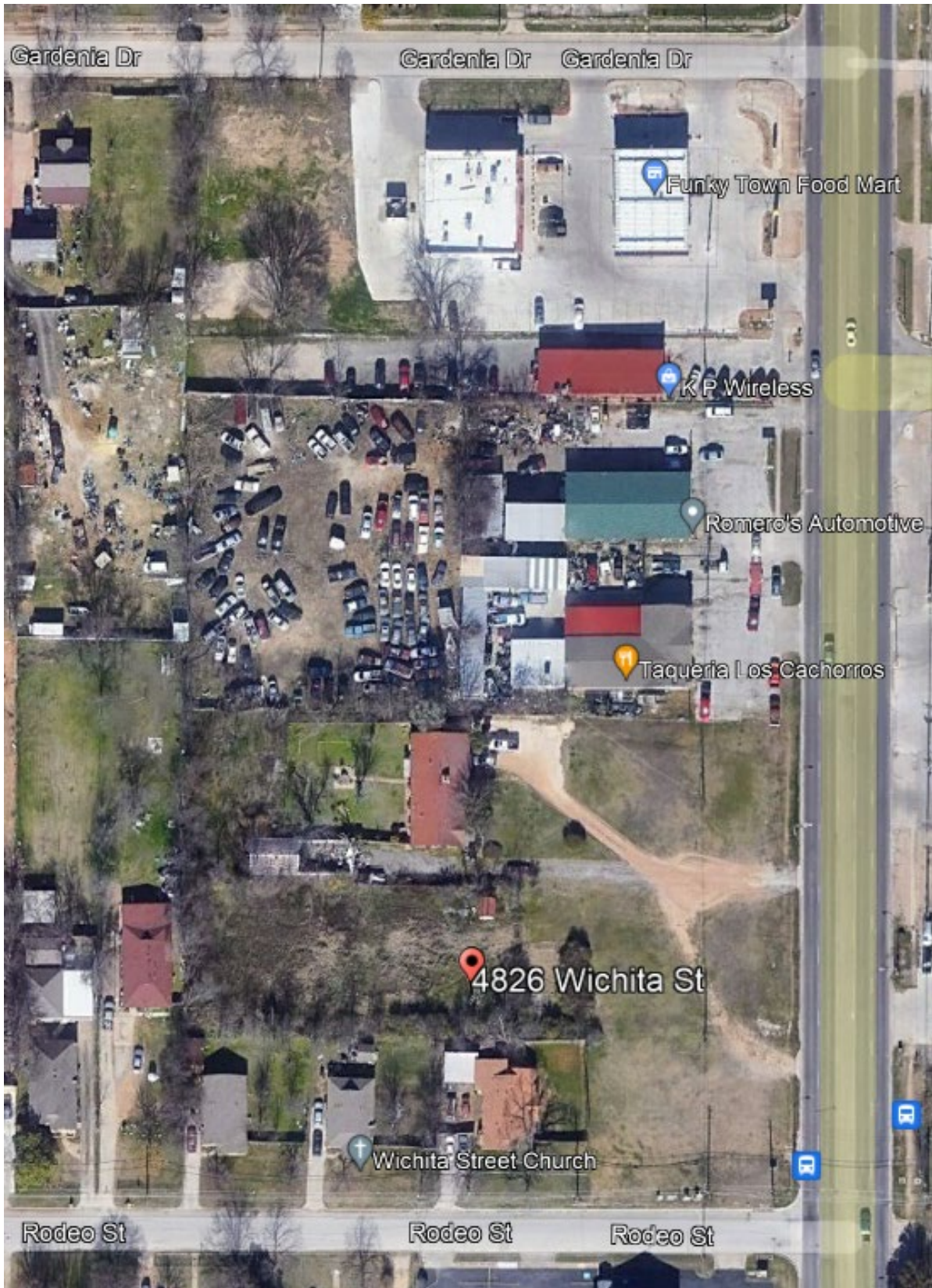


Figure 1- Aerial View



Figure 3-Frontal View of the Property



Figure 1-View to the North



Figure 2-View to the South

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. The proposed rezoning conflicts with at least one of the stated sector land use policies applied explicitly to the Southeast planning area.

- Protect residential areas from commercial encroachment

Per the policy number cited above, the City should endeavor to protect residential areas from commercial encroachment. If this zoning change is approved, it has the potential to create a domino effect, allowing more commercial development to intrude further into an established residential area.

The current zoning of “A-5” is consistent with the Comprehensive Plan’s future land use designation. The proposed zoning of “PD/E” **is not consistent** with the Comprehensive Plan.

Economic Development Plan

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.

Site Plan Comments

Zoning

Fire

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

Hose lay must be provided to all exterior portions of the building within 150', from the edge of a marked fire lane or public street in a 5' wide unobstructed path. Fire lanes may need to be marked within the parking lot to meet this requirement.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.1 Buildings and Facilities

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 that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

Applied by Dept

Fire Staff

Applied by User

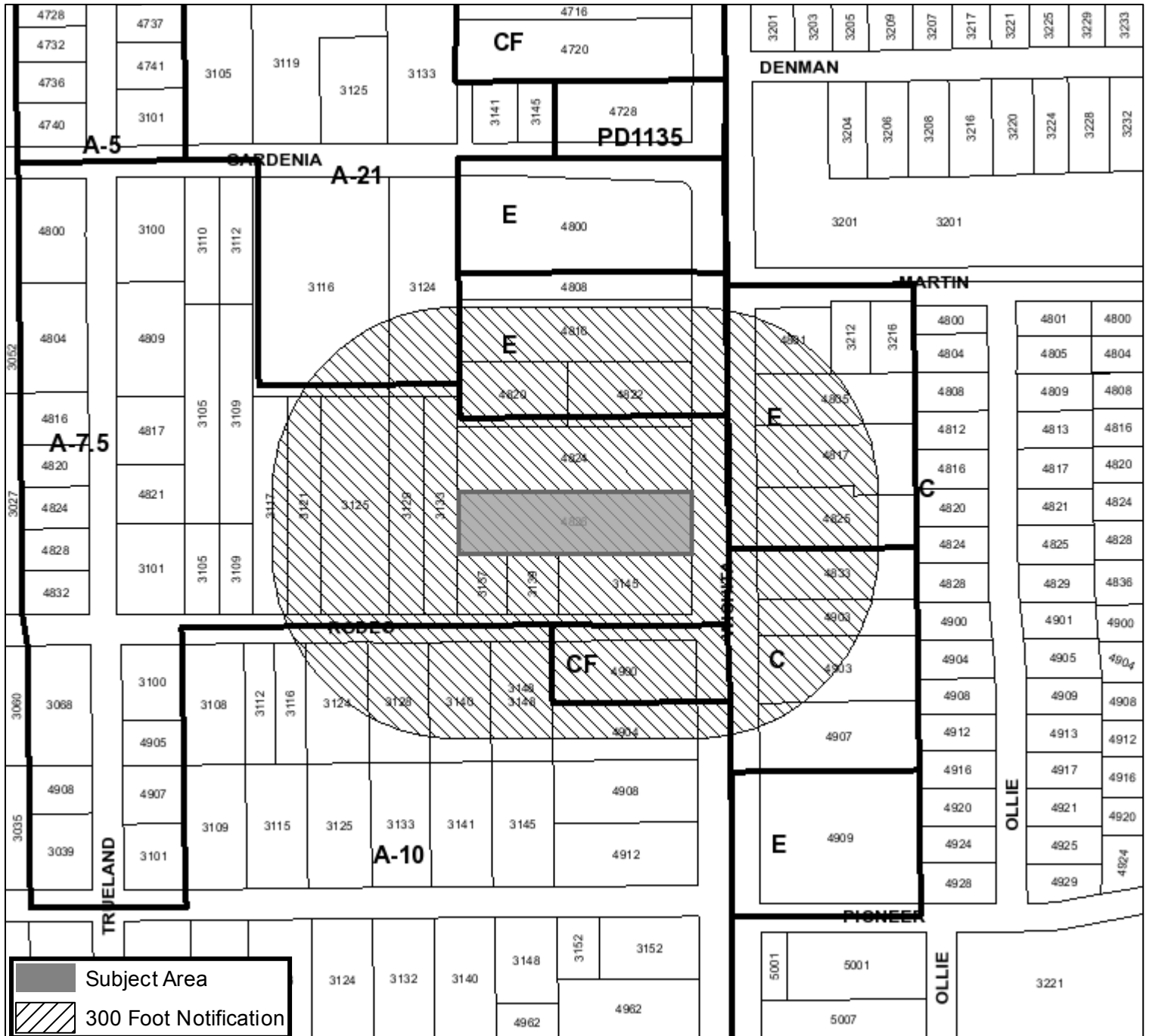
Donna York



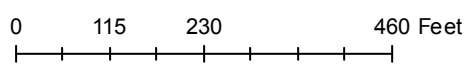


Area Zoning Map

Applicant: Vernon L. McCoy
 Address: 4826 Wichita Street
 Zoning From: A-7.5
 Zoning To: E
 Acres: 0.8719546
 Mapsco: 92F
 Sector/District: Southeast
 Commission Date: 10/12/2022
 Contact: null



Subject Area
 300 Foot Notification

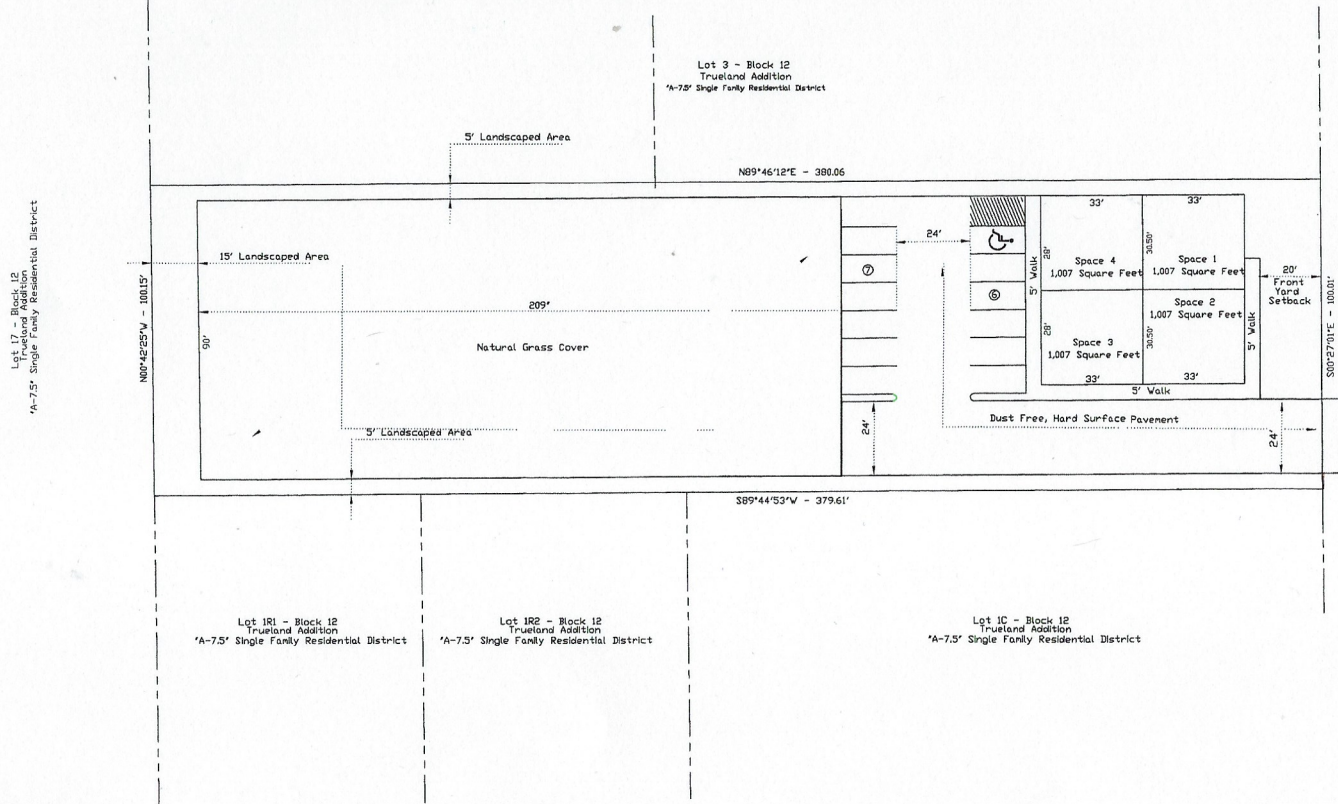


"E" Neighborhood Commercial Uses Not Permitted at 4826 Wichita Street

- | | |
|--|---|
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| 3. Golf Course | 12. Short Term Rental |
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| 5. Stealth Communication Tower | 14. Liquor or Package Store |
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Site Specific Facts

1. Proposed 3,696 Sq. Ft. One Story Building
2. Site = 0.87 Acres Total
3. - 0.51 Acres To Remain Undeveloped With Natural Grass Covering
4. Four Lease Spaces Available For "E" Commercial Uses
5. Alcohol Sales Prohibited
6. Lighting Will Conform To. Lighting Code
7. Signage Will Conform To. Article 4 Signs
8. Project Will Comply With Section 6.301 Landscaping
9. Project Will Comply With Section 6.302 Urban Forestry



Wichita Street

Requested Variance

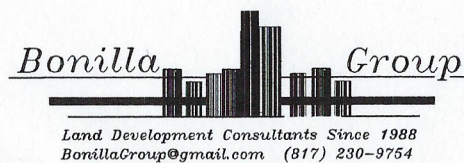
1. Request Variance To Have A 20 Foot Front Yard Setback Instead Of The 216 Foot Established Front Yard Setback.

**ZC-22-161
PD**

Planned Development
For
"E" Neighborhood Commercial

4826 Wichita Street
Fort Worth, Texas
Lot 2 and Part Closed Street, Block 12
Trueland Addition
0.8723 Acres of Land

December 5, 2022



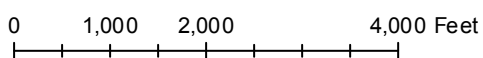
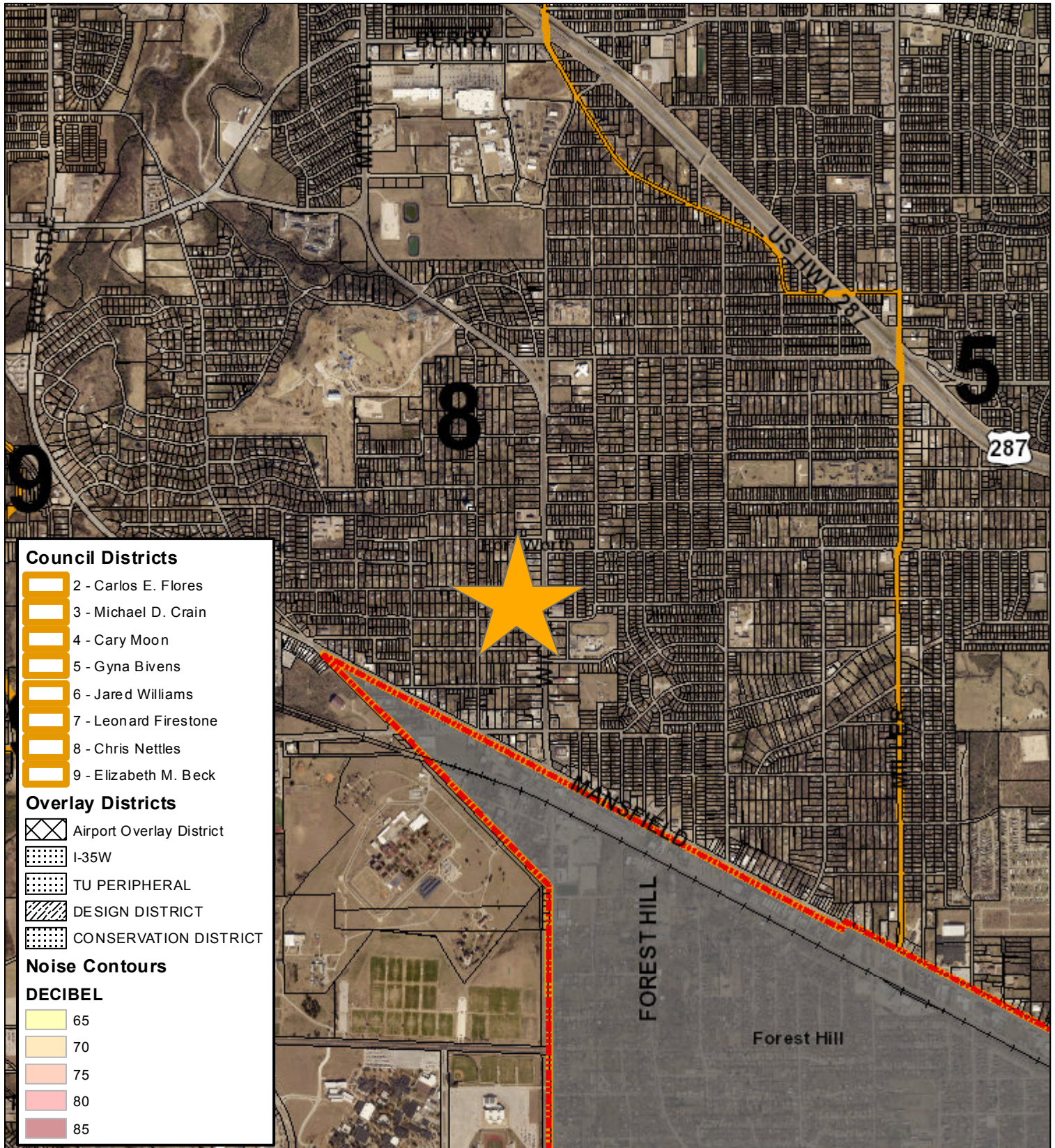
OWNER / DEVELOPER

Vernon L McCoy
2317 Fairway Drive
Fort Worth, TX. 76119-4513
(817) 706-0976

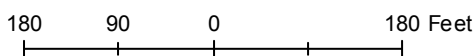
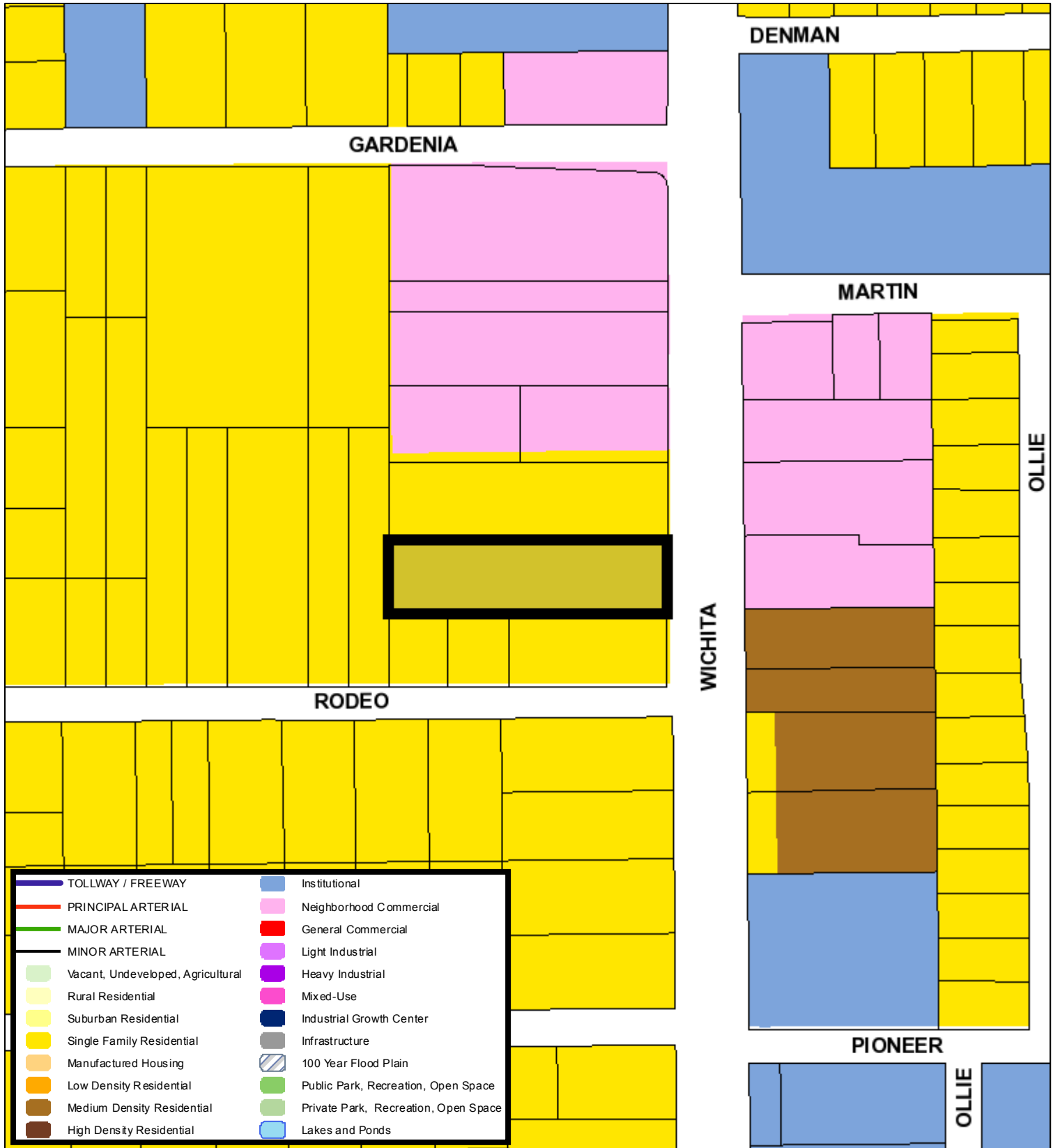
“E” Neighborhood Commercial Uses
Not Permitted at 4826 Wichita Street
ZC-22-161

- **Ambulance Dispatch Center**
- **Massage Therapy or Spa**
- **Golf Course**
- **Gas Lift Compressor Station**
- **Stealth Communications Tower**
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- **Indoor Amusement Center**
- **Event Center or Rental Hall**
- **Commercial Swimming Pool**
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- **Short Term Rental**
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- **Daycare Facility**

Area Map



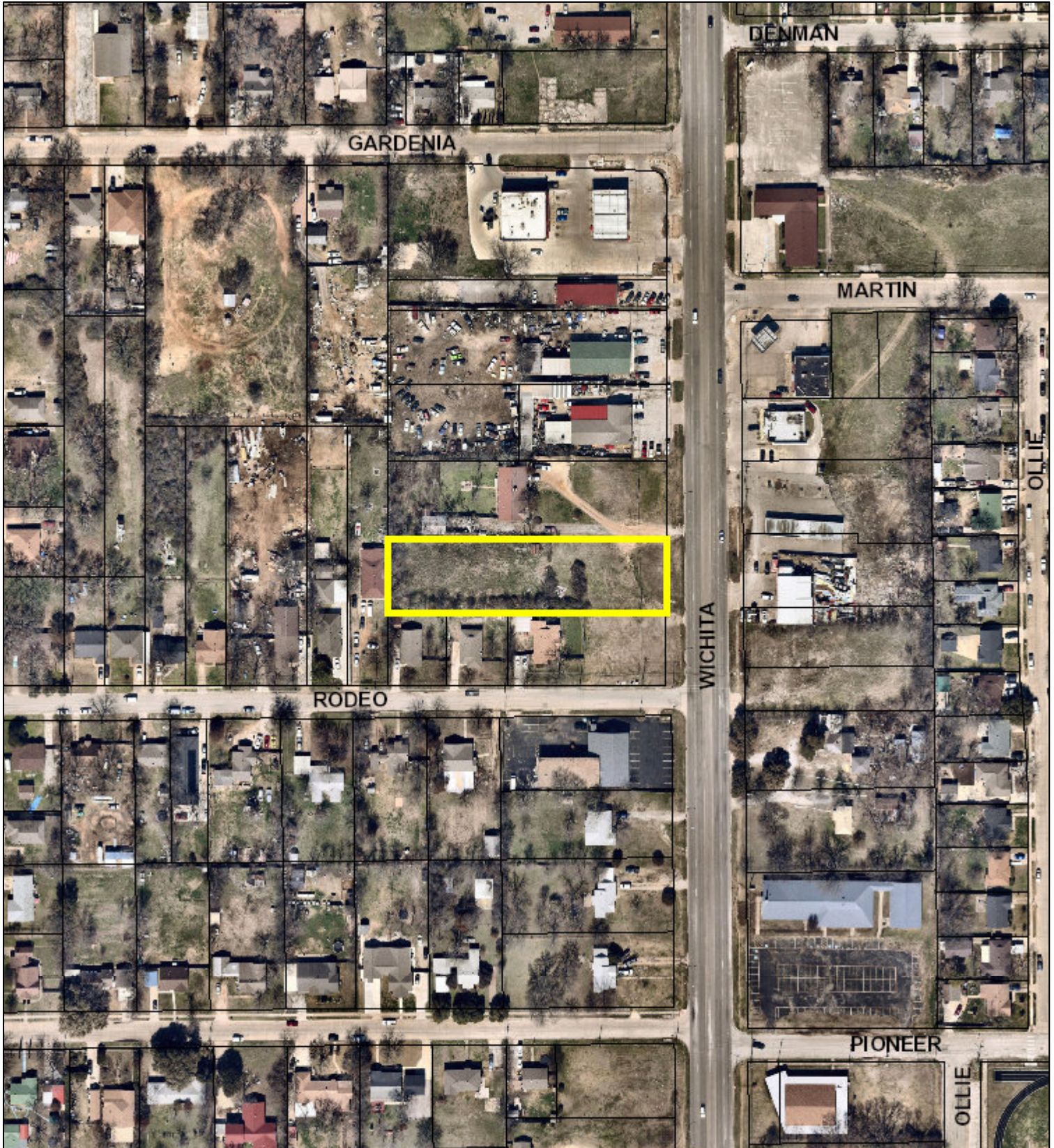
Future Land Use



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



0 115 230 460 Feet

