



Zoning Commission

Date: December 14, 2021

Case Number: ZC-21-180

Council District 8

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Rain Financial Group/ Alpha Family Group – James Walker

Site Location: 1700 blocks Logan & McCurdy Streets **Acreage:** 3.163 acres

Request

Proposed Use: Apartment Complex

Request: From: “A-5, B, I” One family/Two family/ Light Industrial

To: “UR” Urban Residential

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 7-0**

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Project Description and Background

The applicant is proposing to change the zoning from a mix of districts to ‘UR’ – Urban Residential to build an Apartment Complex.

Surrounding Zoning and Land Uses

North ‘I’ Light Industrial / Auto Sales

East Highway 287

South ‘I’ Light Industrial and ‘B’ Two – Family / Single Family Residential

West ‘A-5’ One Family and ‘B’ Two Family Residential/ Single Family and Vacant land

Recent Zoning History

- ZC-13-099 City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. This property was rezoned from ‘B’ two-family to ‘A-5’ one-family.

Public Notification

300-foot Legal Notifications were mailed on October 22, 2021.

The following organizations were notified: (emailed October 25, 2021)

Organizations Notified	
United Communities Association of South Fort Worth	Belmont NA*
The New Mitchell Boulevard NA	Parker Essex Boaz NA
Historic Southside NA	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The surrounding land uses are single family residents with an auto sales lot and outdoor storage. There is a large amount of vacant land in the area.

The proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as Single Family.

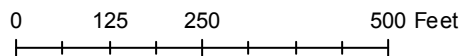
The proposed zoning is not consistent with the land use designations for this area, and fails align with the following policies of the Comprehensive Plan:

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.

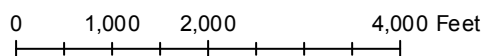
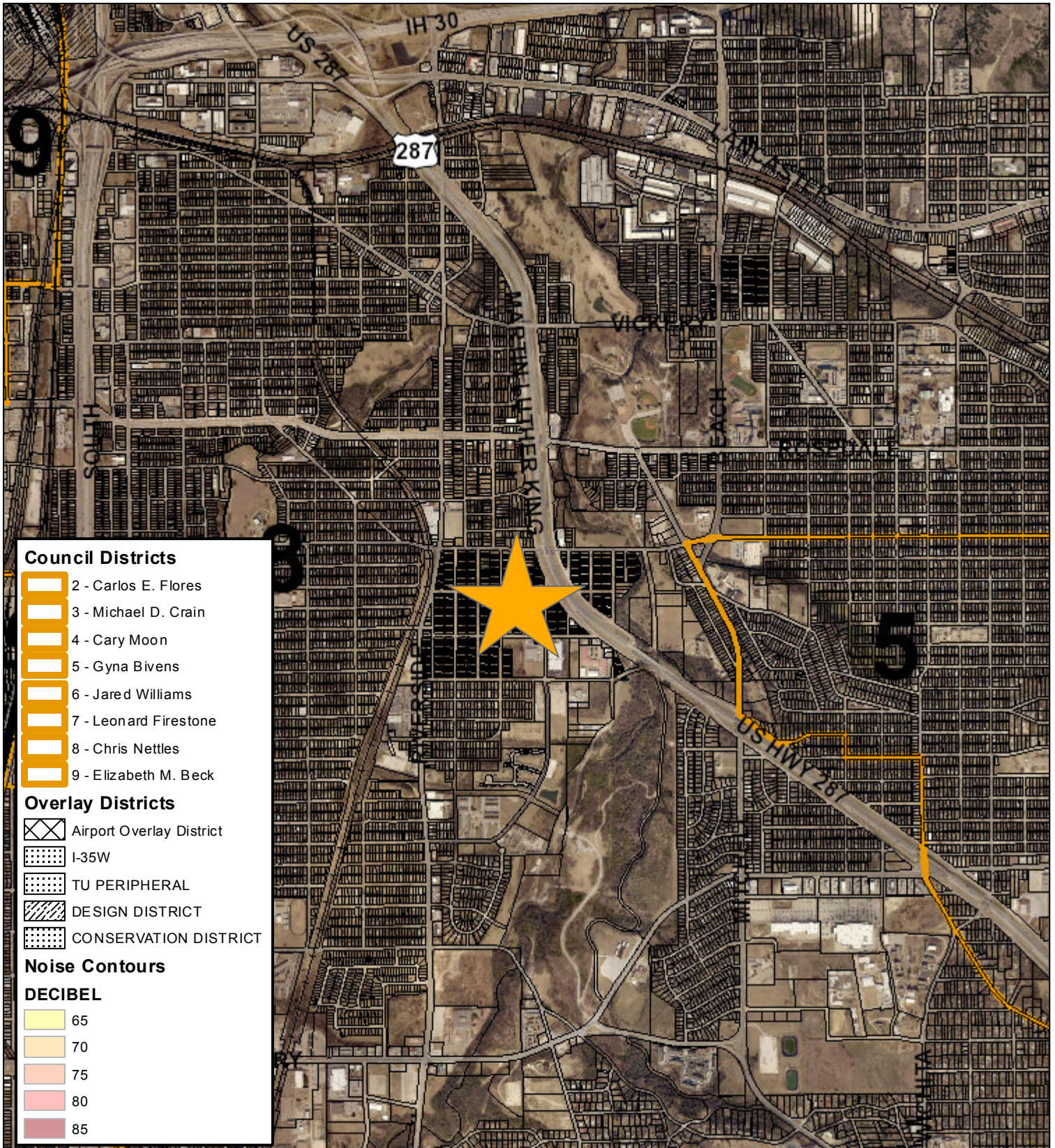
Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

Area Zoning Map

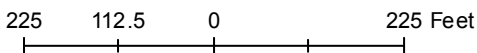
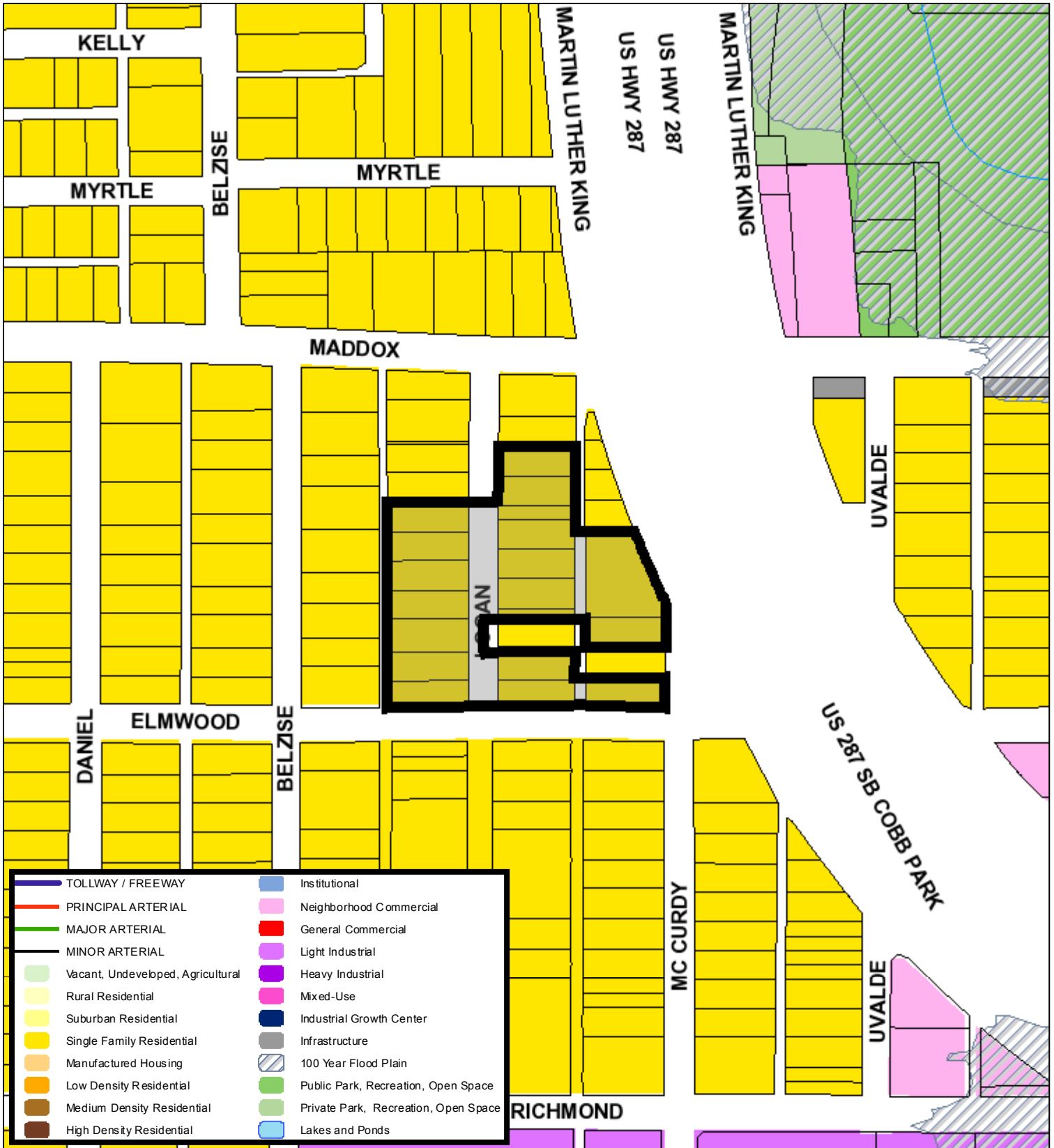
Applicant: Rain Financial Services, Inc.
 Address: 1700 blocks Logan & McCurdy Streets
 Zoning From: A-5, B, I
 Zoning To: UR
 Acres: 3.38274381
 Mapsco: 77R
 Sector/District: Southside
 Commission Date: 11/10/2021
 Contact: 817-392-8012



Area Map



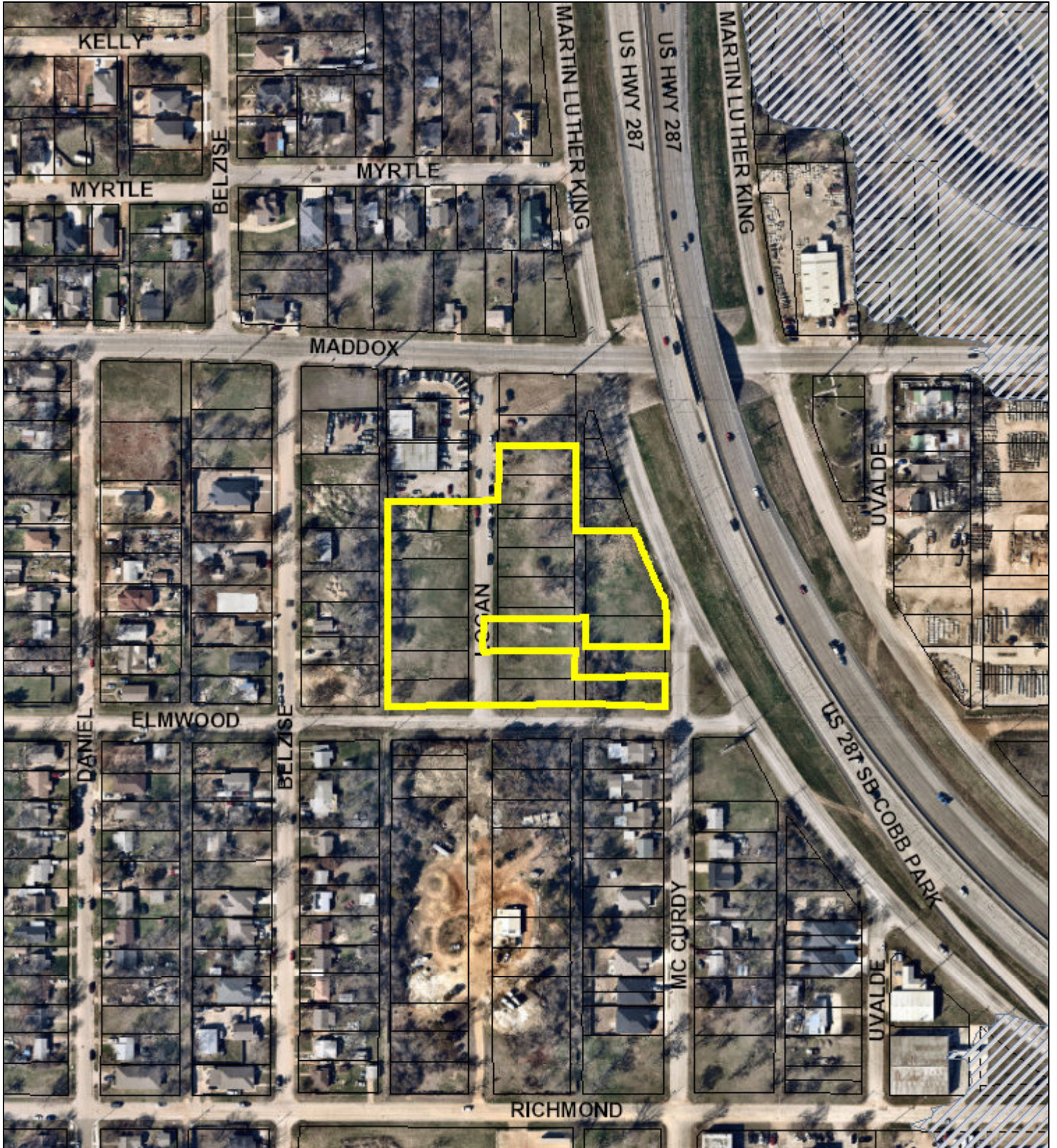
Future Land Use



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



0 140 280 560 Feet

