



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-159

Council District: 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Sorany Marulanda & Orbin Portillo / Jocelyn Cruz

Site Location: 5336 Ramey Avenue

Acreage: 0.1086 acres

Request

Proposed Use: Single Family Residential

Request: From: "E/SS" Neighborhood Commercial with Stop Six Overlay

To: "AR/SS" One-Family Restricted with Stop Six Overlay

Recommendation

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

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

Staff Recommendation: **Denial**

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

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Project Description and Background

The property is within the Whitmore Courts Addition and NEZ Area Six. The present owner is listed as the intended developer of the property on the application. The proposal to rezone this lot would change the current “E” Neighborhood Commercial zoning to “AR” One Family Restricted zoning, granting an allowance for one (1) single family dwelling unit to be built on the lot. The lot is slightly less than 5,000 square feet, and does not meet the criteria for “A-5” zoning, so “AR” makes sense as the next closest residential zoning category for lots of this size. The setbacks for a house would be based on a combination of the “AR” zoning requirements and plat requirements. The plat shows a 25’ building setback line along Willspoint Court. The zoning requires 5’ minimum rear yard building setback, and a 10’ side building setback facing Ramey Avenue. The interior lot line would have a 0’ building setback, but may need to inquire about establishing a maintenance easement if a building is proposed to be built this close to the property line.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / vacant
East “E” Neighborhood Commercial / retail strip center
South “E” Neighborhood Commercial / undeveloped
West “E” Neighborhood Commercial / undeveloped

Recent Zoning History

- ZC-19-116 approved September 10, 2019 to add Stop Six Design Overlay,

Public Notification

300-foot Legal Notifications were mailed on September 24, 2021.
The following organizations were emailed on September 24, 2021:

Organizations Notified	
Parkside NA	Stop 6/Poly Oversight
Historic Stop Six NA	East Fort Worth, Inc
Historic Rosedale Park NA	Trinity Habitat for Humanity
Historic Carver Heights NA	Streams and Valleys Inc
Stop Six Sunrise Edition NA*	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. If a house is built on this site, it should face Willspoint Court, which is a residential street, rather than Ramey Avenue. Ramey functions more as a neighborhood collector street, and contains transit lanes and the #9 Trinity Metro bus route which is not conducive to curb cuts and driveways.

The Stop Six Overlay contains the following requirements for new single-family construction:

ELEMENT	STANDARD
Building Materials	At least 70% of all sides of a new residential structure shall be masonry: stone, brick, terra cotta, patterned pre-cast concrete, cement board siding, cast stone or prefabricated brick panels
Garages	A 2-car garage is required. Garages facing the street shall be located at or behind the front wall and shall not project in front of the front wall. All required parking spaces above 2 shall be behind the front wall.
Building Design and Architectural Features	<ul style="list-style-type: none"><input type="checkbox"/> Homes shall have an entry feature such as a porch or stoop that faces the street.<input type="checkbox"/> Open porches can extend up to 10 feet into the minimum front yard to encourage larger porches. If a porch is provided, it shall be a minimum 6 feet in depth.<input type="checkbox"/> Homes shall have a minimum of one 8 square foot window on all sides of the house. The front wall shall have a minimum total window area of 16 square feet.<input type="checkbox"/> Front doors shall face the public street and shall be visible from the public street. Front door openings shall not be recessed more than 6 feet from the front wall of the home.
Landscaping	Landscaping shall be kept to allow visibility to and from street-facing doors and windows. A variety of landscape plants and materials in the front yard is highly encouraged.

The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. The zoning types that would support this vision are Multifamily Residential (“C”, “CR”, or “D”), Neighborhood

Commercial (“ER” or “E”), and Mixed-Use (“MU-1”). The proposed One Family Restricted “AR” zoning does not support the growth of future commercial.

The segment of Ramey Avenue between Dillard Street on the west and Stalcup Road on the east is largely zoned and classified under the Comprehensive Plan as a commercial node. There are no houses adjacent to Ramey Avenue in this four (4) block segment. Beyond Dillard Street and Stalcup Road, Ramey Avenue does transition to a more residential character, however this particular street segment seems to be historically more of a commercial center for the community. There should be some consideration for preserving existing commercially zoned sites to support future commercial development as the area continues to grow with infill residential development.

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

Economic Development Plan

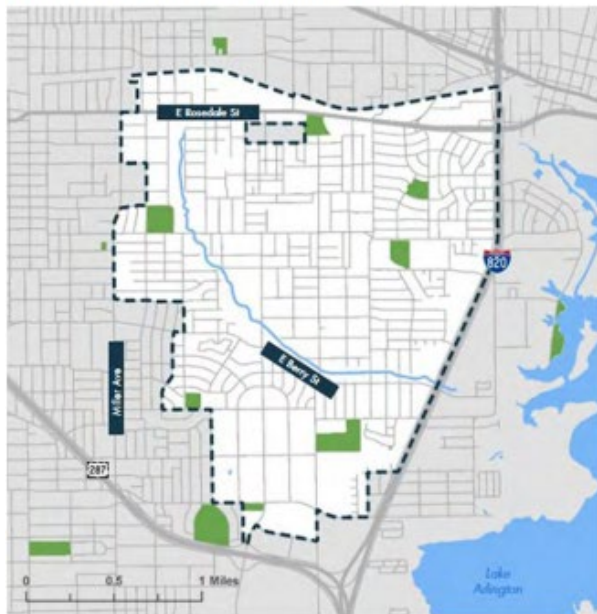
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations apply to this project:

Stop Six Target Area

“Housing investment and reinvestment are the most important strategies for this area to raise the level of appeal to existing and future residents as well as businesses.”

TARGET AREA: STOP SIX

FIGURE 9. STOP SIX SNAPSHOT



INDICATOR	VALUE
Total area (acres)	2,638
Dominant zoning district: single family A-5	55%
DEMOGRAPHICS & COMMUTING	
Total residents	13,321
Median household income	\$27,772
Inbound commuters (work in area)	1,552
Outbound commuters (live in area)	4,844
PROJECTED EMPLOYMENT INCREASE BY 2040	
NCTCOG forecast (jobs added)	3,575
FA growth target (jobs added)	3,575
INCENTIVES IN STUDY AREA	
Urban Villages Plan	Yes
Neighborhood Empowerment Zone	Yes
PID District	No
TIF District	No

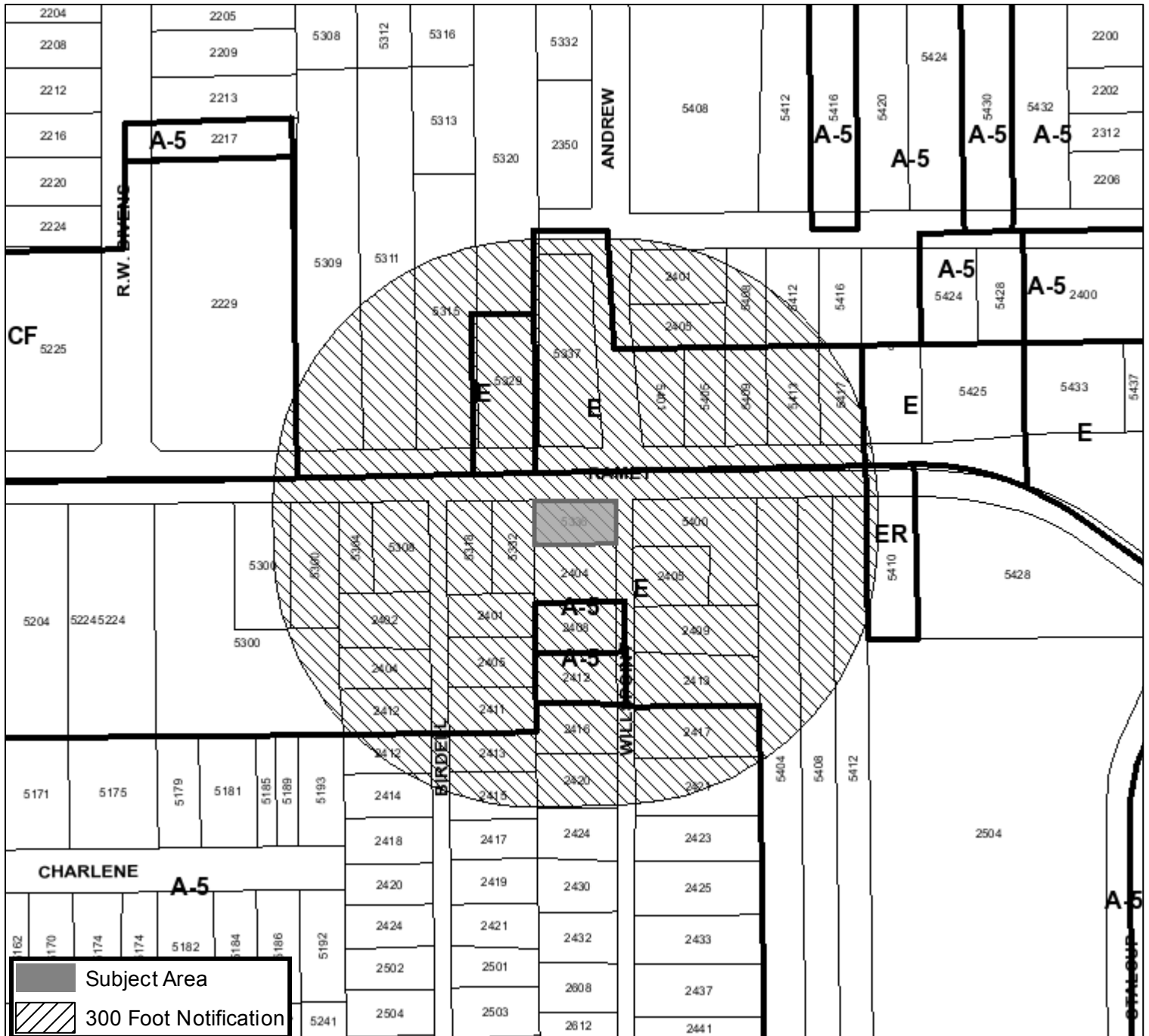
Sources: City of Fort Worth (map, acreage, land use, zoning, and incentives); U.S. Census Bureau ACS, 2015 5-year estimates (population and income); US Census Bureau, Local Employment Dynamics (commuting); FA Envision Tomorrow analysis (FA Employment Growth); NCTCOG 2040 regional growth forecast (NCTCOG employment growth forecast).



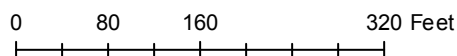
ZC-21-159

Area Zoning Map

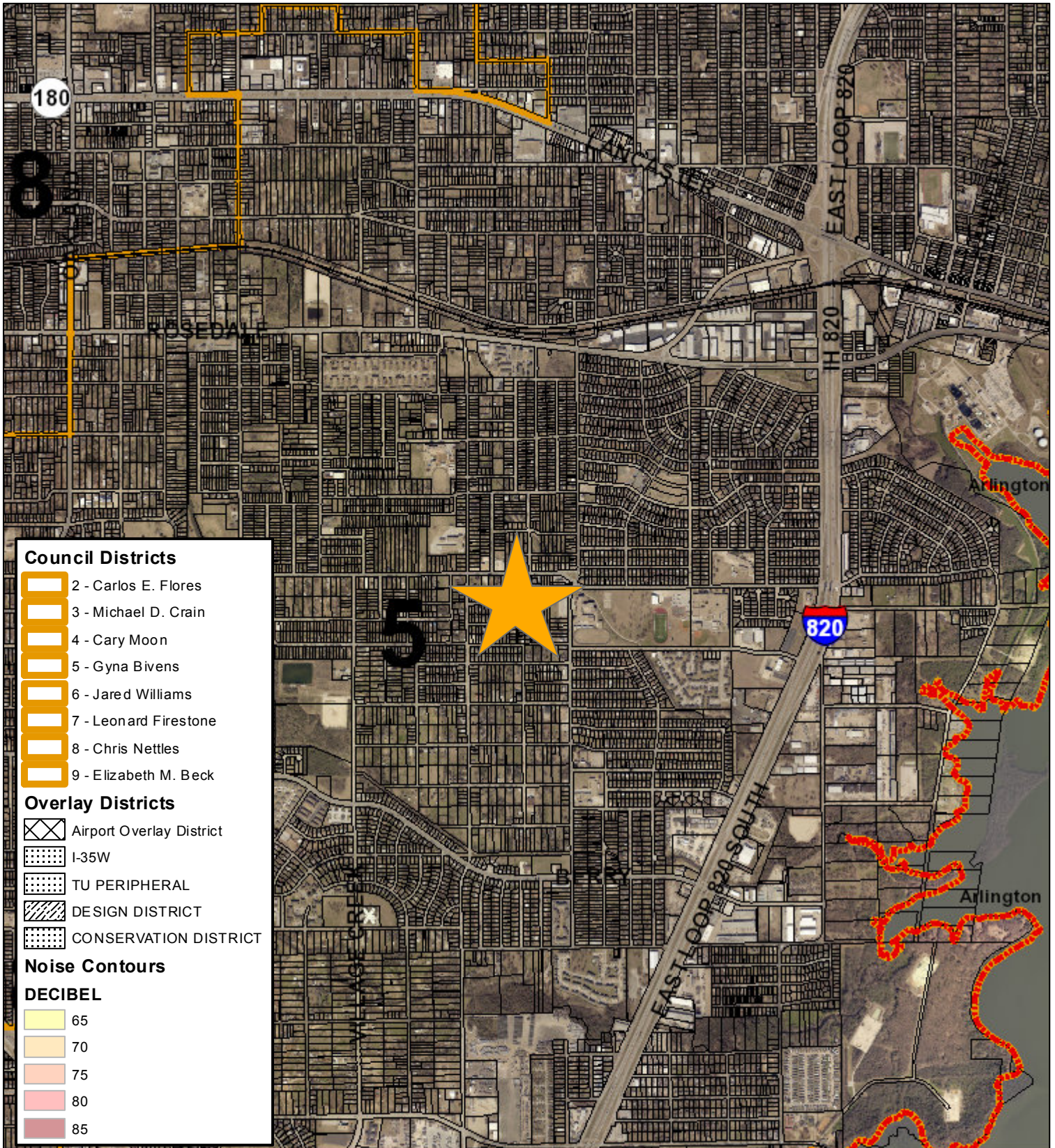
Applicant: Sorany Marulanda & Orbin Portillo
 Address: 5336 Ramey Avenue
 Zoning From: E
 Zoning To: AR
 Acres: 0.10861131
 Mapsco: 79Q
 Sector/District: Southeast
 Commission Date: 10/13/2021
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

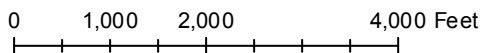
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

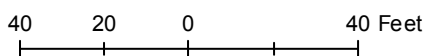
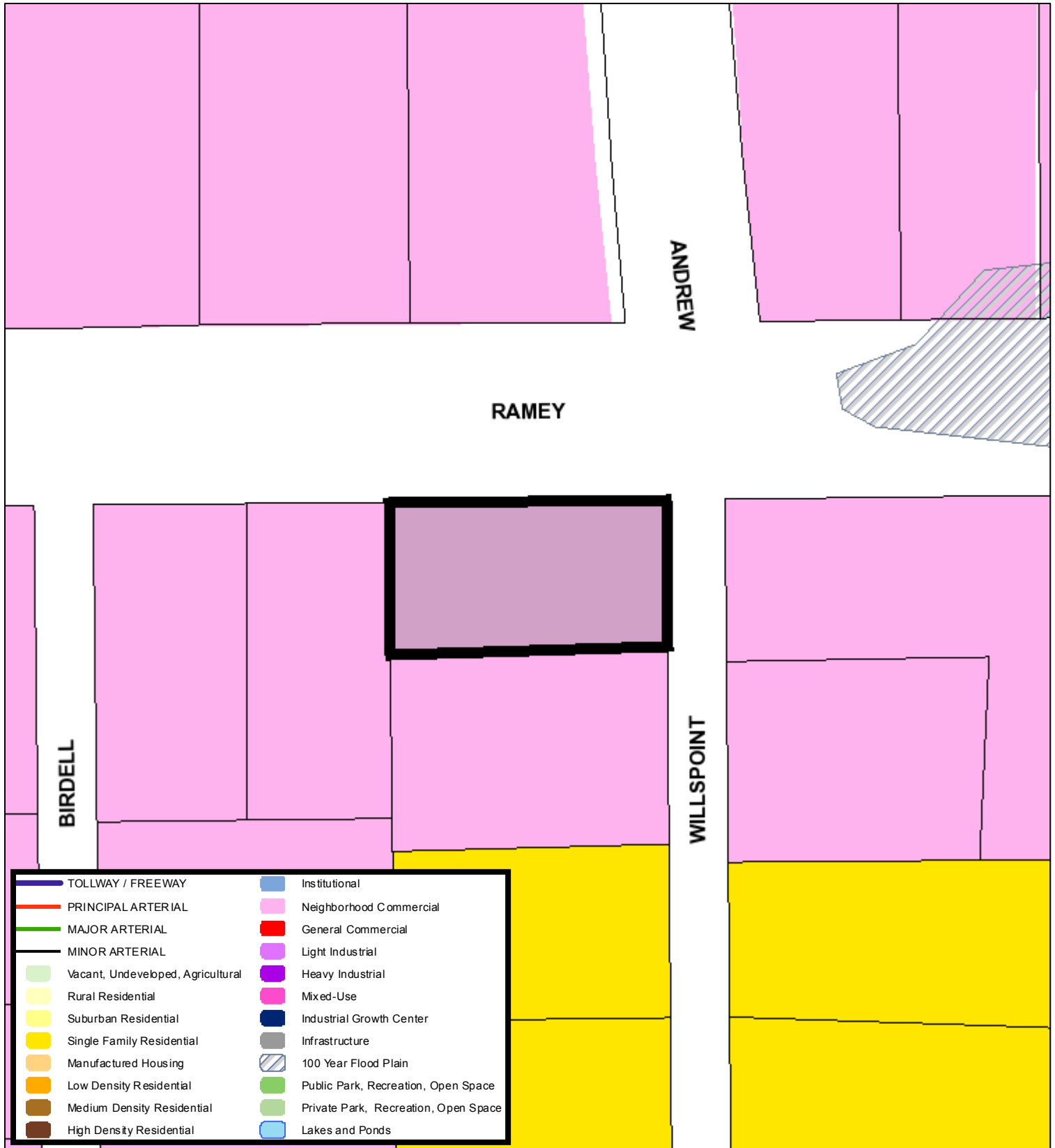
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



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 25 50 100 Feet

