



Zoning Staff Report

Date: January 10, 2023

Case Number: ZC-22-189

Council District: 8

Zoning Map Amendment

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

Owner / Applicant: Ameritex Homes

Site Location: 1208 Daggett Ave.

Acres: .12 acres

Request

Proposed Use: Single-Family Residential

Request: From: “J” Medium Industrial

To: “A-5” One-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property is located at 1208 Daggett Avenue within the Neighborhood Empowerment Zone 6 and the Vickery Boulevard Arterial Scenic Corridor.

This site, as well as all immediately adjacent land, is currently vacant. The current zone is “J” Medium Industrial; the property directly to the east is zoned “A-5” One-family residential and was rezoned in 2017 from “J” Medium Industrial to “A-5” One-family. All other surrounding properties are zoned J, but are undeveloped.

The applicant requests to rezone the site to “A-5” One-family residential. Here is an excerpt of the application providing more background information.

We purpose to rezone 1208 E Daggett Ave from medium industrial to single family residential (A-5). This is in line with Fort Worth's future land use for the area current use of streets around the area. The vacant lot on 1214 E Dagget Ave also shows to have been rezoned to A-5 as well. The allowance of this application would result in a new affordable home to be built in the area, and would open up the possibility for Ameritex to continue to try and purchase more land in the area to continue the same process.

A formal Site Plan is not required for rezoning to "A-5" staff asked the applicant for a site plan or a concept plan to give staff and City officials an idea of how the applicant envisions the layout and functionality of the site, but have not received a response.

Surrounding Zoning and Land Uses

North “J” Medium Industrial / vacant
East “A-5” One-Family / vacant
South “J” Medium Industrial / vacant
West “J” Medium / vacant

Recent Zoning History

- ZC-17-179 City of Fort Worth/Surplus from: “J” Medium Industrial to “A-5” One-family. Approved by Council on 1/9/2018.

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
The following organizations were notified: (emailed December 2, 2022)

Organizations Notified	
United Communities Association of South Fort Worth	Glenwood Triangle NA

Near East Side NA	Historic Southside NA
Near Southside, Inc.	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

The subject property is not located within a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone the subject property from “J” Medium Industrial to “A-5” One-Family. All surrounding properties are vacant. The property owner intends to develop the land for single-family residential and potentially purchase other lots and develop them as single-family homes.

The site located within a Neighborhood Empowerment Zone, NEZs promotes housing, economic development and quality services in central Fort Worth.

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

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as “Single-Family Residential” on the Future Land Use Map. “A-5” One-Family is listed as an appropriate zoning district within this designation.

RESIDENTIAL		ZONING DISTRICT
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

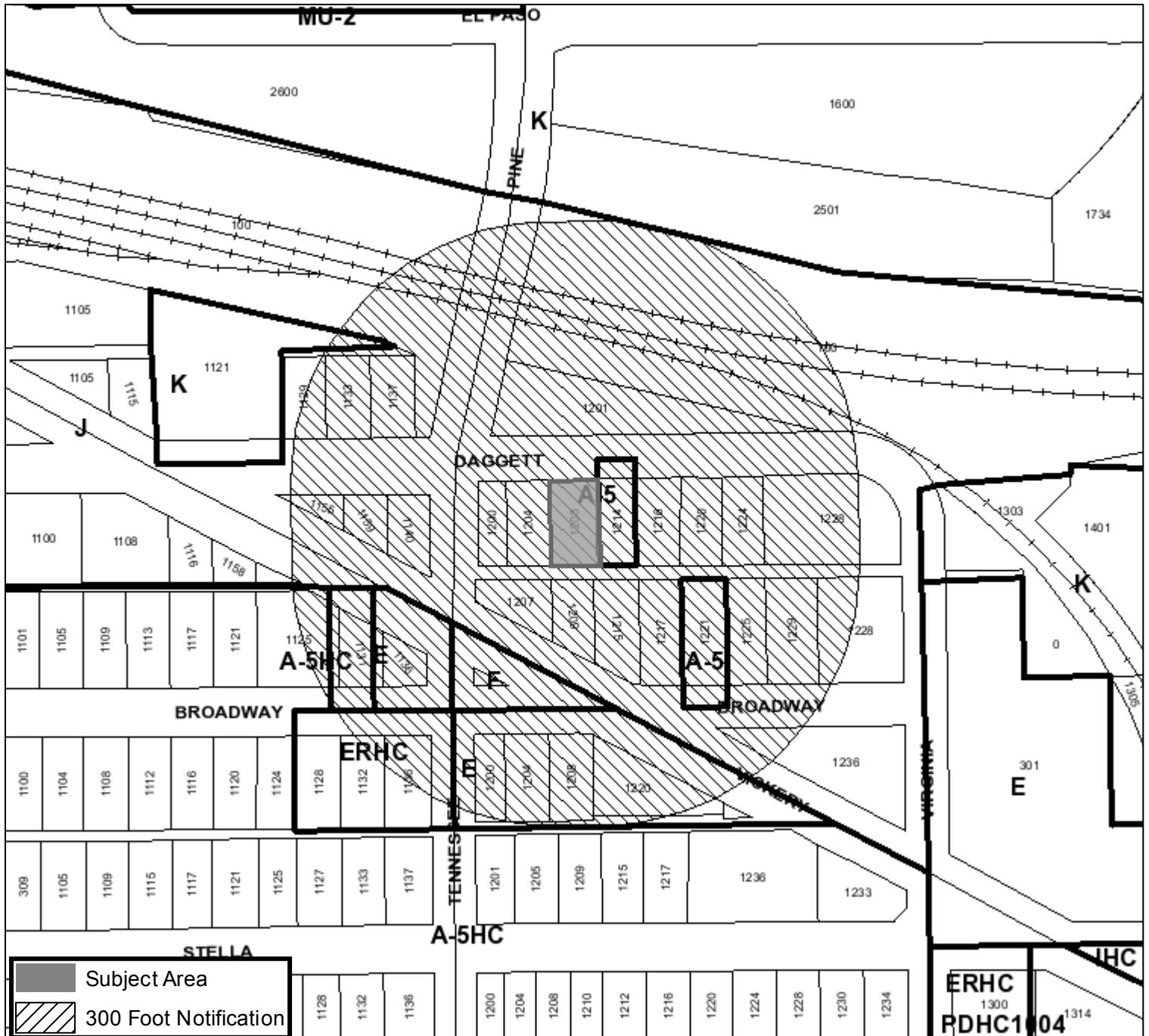
The adopted Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.





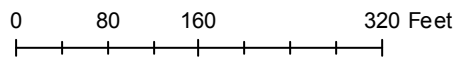
ZC-22-189

Area Zoning Map

Applicant: Ameritex Homes, LLC
 Address: 1208 Daggett Ave.
 Zoning From: J
 Zoning To: A-5
 Acres: 0.12878257
 Mapsco: 077G
 Sector/District: Southside
 Commission Date: 12/14/2022
 Contact: 817-392-2495

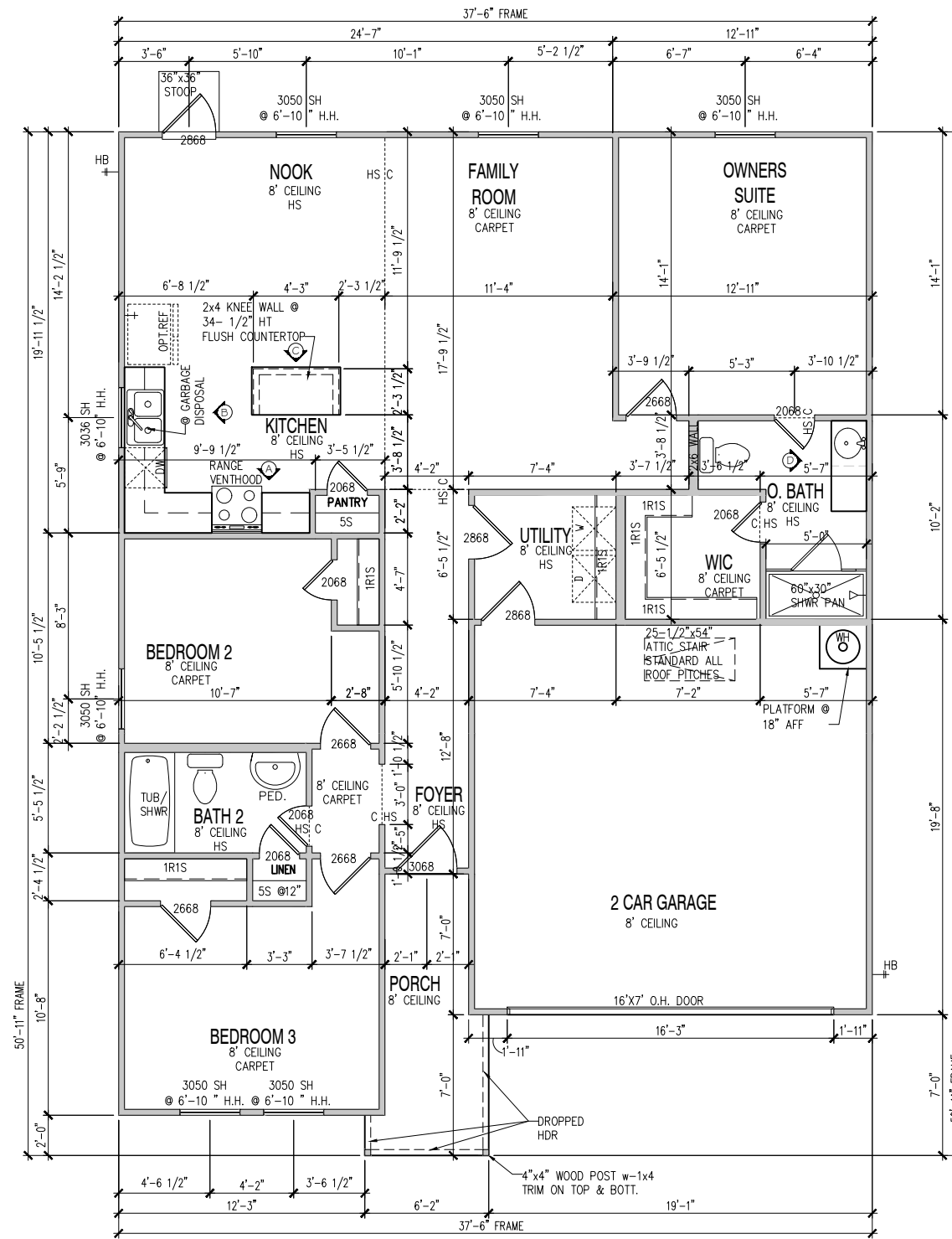


 Subject Area
 300 Foot Notification



DOOR SCHEDULE		
#	DOOR SIZE	REMARKS
4	2068	INTERIOR
1	DBL 2068	INTERIOR
1	DBL 2668	INTERIOR
3	2668	INTERIOR
2	2868	EXTERIOR SOLID CORE
1	3068	EXTERIOR SOLID CORE
1	16'x7'	GARAGE OVERHEAD DOOR

*NOTE: APPLIES TO BASE PLAN ONLY. CAN VARY w-OPT'S



FIRST FLOOR PLAN - "D"

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

SQUARE FOOTAGE NOTES	
OUTSIDE OF FRAME	
LIVING AREAS	SQ. FT.
.FIRST FLOOR- OUTSIDE FRAME	1298 SF
	1298 SF
ADDITIONAL FOUNDATION SQUARE FOOTAGE NOTES	
SLAB AREAS	SQ. FT.
.GARAGE	385 SF
ELEV C PORCH	129 SF
	514 SF
ADDITIONAL S.F. NOTES @ OPTIONS	
OPTIONS	S.F.
N/A	N/A

2021 IRC COMPLIANT



Ameritex Homes

Business Operations
14643 Dallas Parkway
Suite 1050
Dallas, TX 75254
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BASE FLOOR PLAN

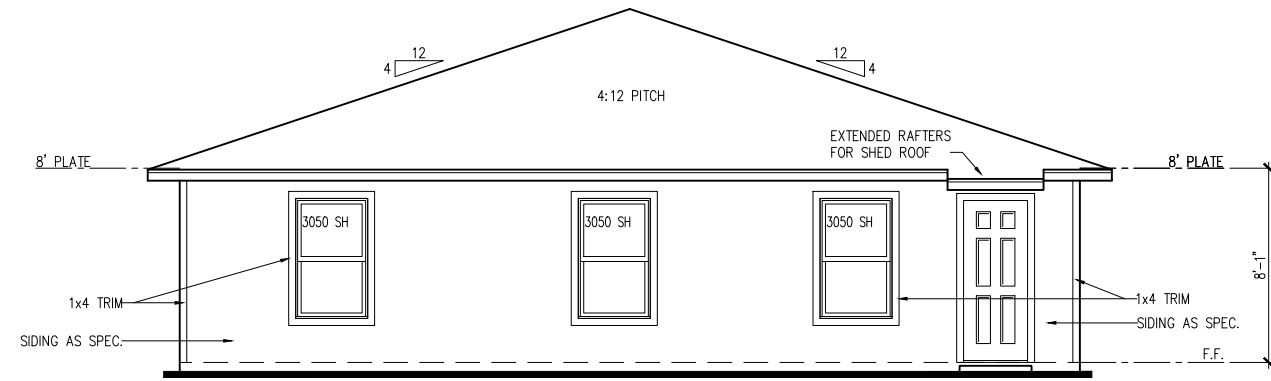
1298 - 101322
SUBDIVISION: TARRANT
ADDRESS: 1208 E DAGGETT
LOT: 3 BLOCK: 36

DRAWN BY: MDS-RB
INT. DATE: 03-04-2020
JOB NUMBER: 1298-101322

PLAN #
1298

SHEET #
A1.1-D

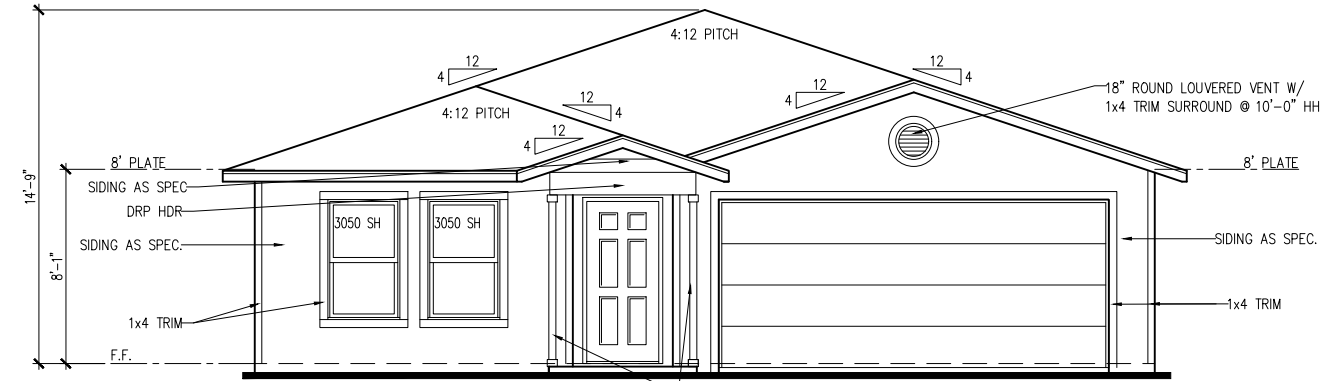
1298-101322



REAR ELEVATION - ALL ELEVATIONS

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

(BASE PLAN)



ELEVATION "D-4"

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

(BASE PLAN)

ELEVATION "D"

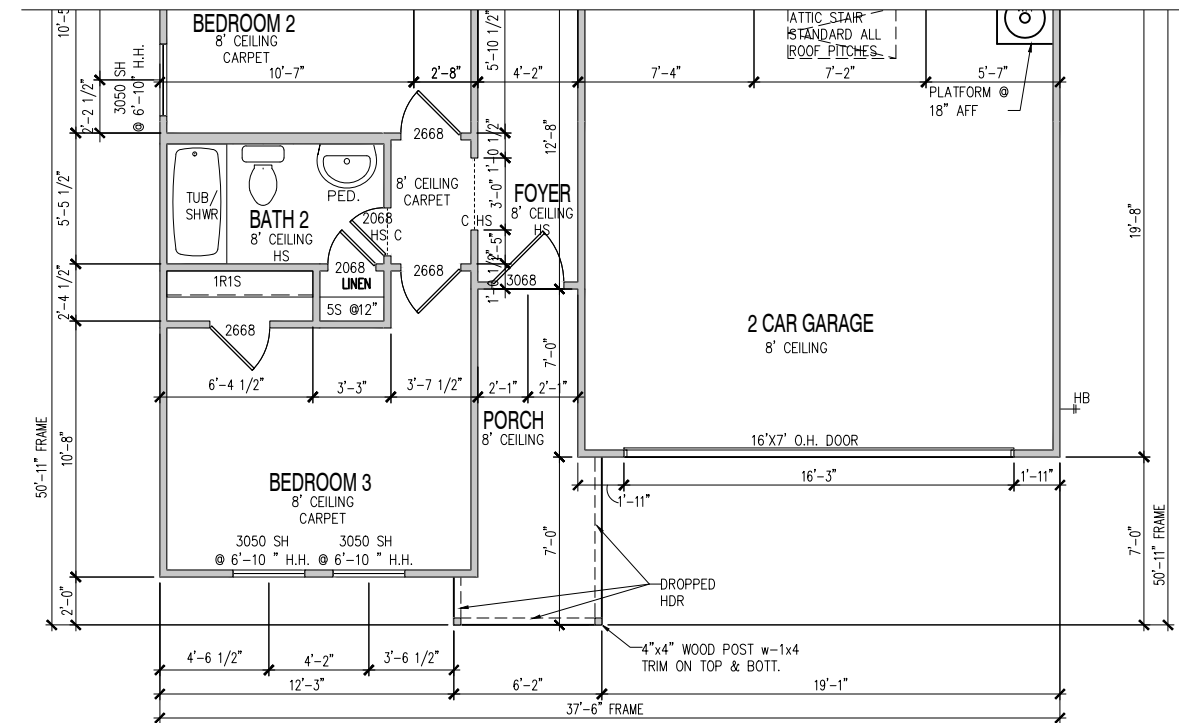
WINDOW SCHEDULE		
#	WINDOW SIZE	REMARKS
6	3050 SH	
1	3036 SH	

*NOTE: APPLIES TO BASE ELEV. ONLY. CAN VARY W-OPT'S

ELEVATION "D"

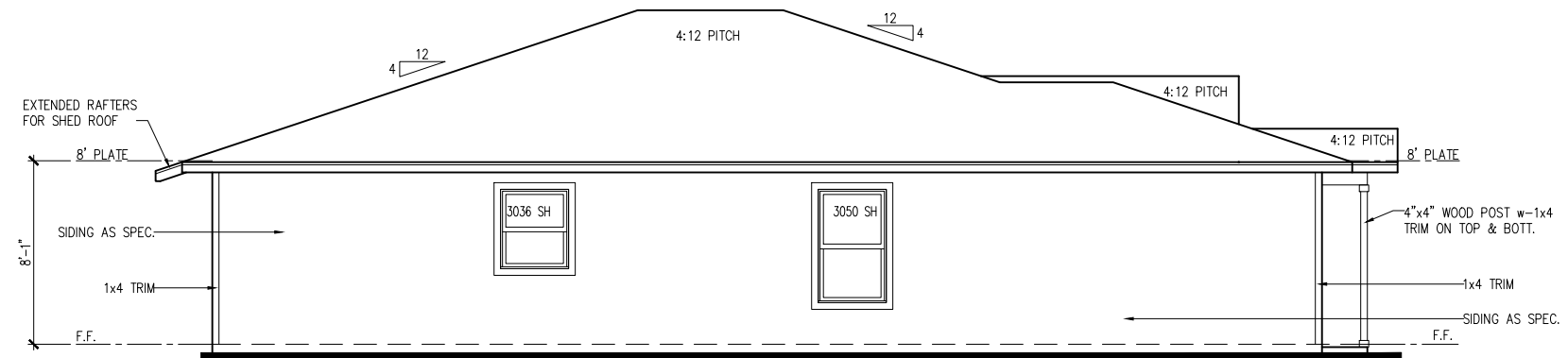
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LIVING AREAS	SQ. FT.
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	1298 SF
ADDITIONAL FOUNDATION SQUARE FOOTAGE NOTES	
SLAB AREAS	SQ. FT.
GARAGE	385 SF
ELEV D PORCH	67 SF
	453 SF
ADDITIONAL S.F. NOTES @ OPTIONS	
OPTIONS	S.F.
N/A	N/A

2021 IRC COMPLIANT



FIRST FLOOR PLAN - "D"

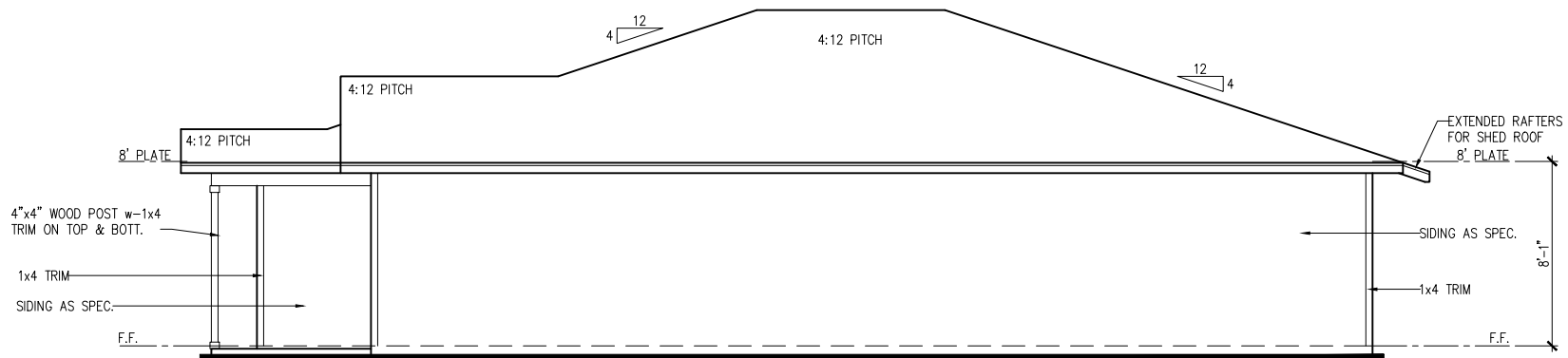
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT SIDE ELEVATION - "D-4"

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

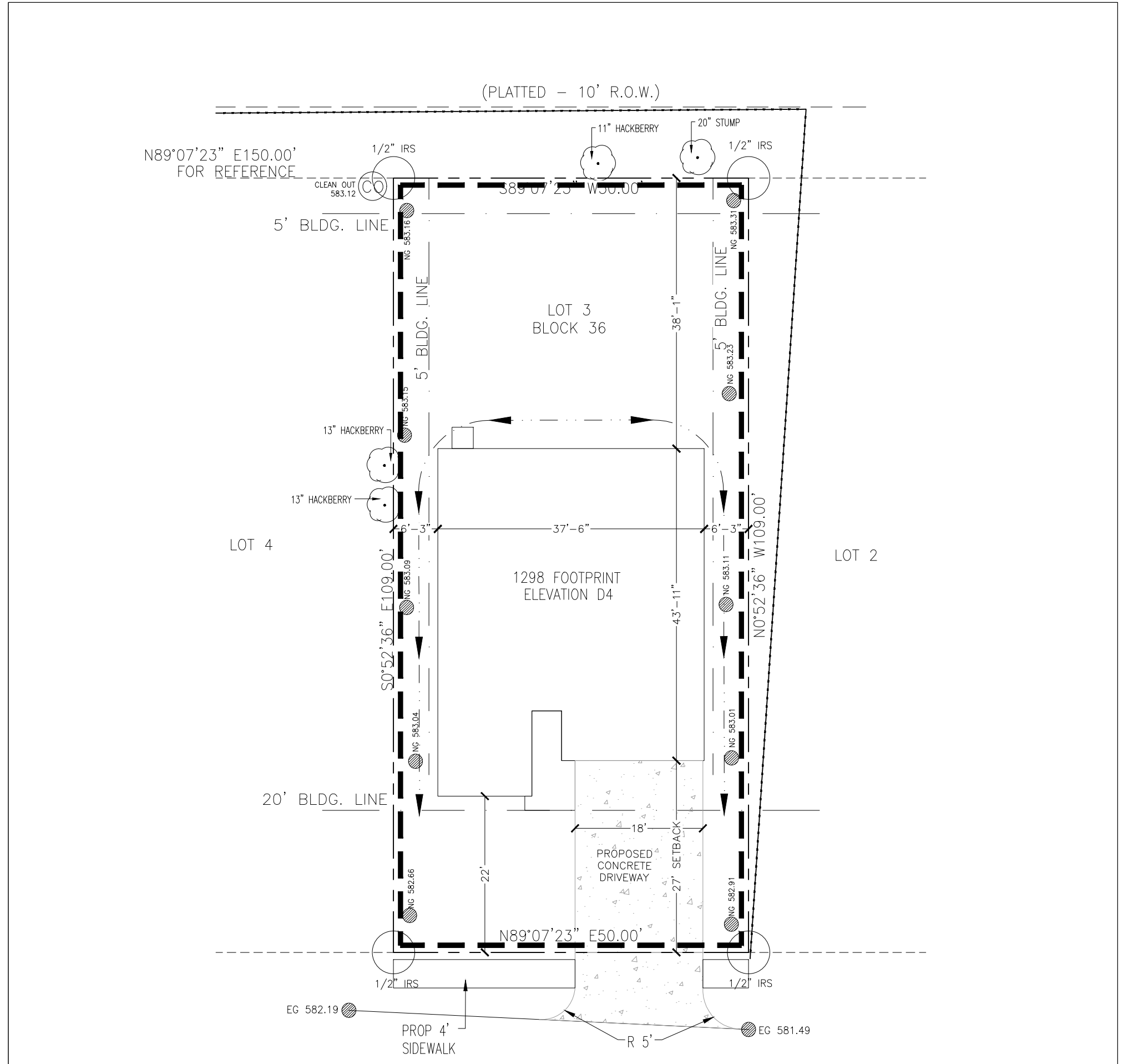
[BASE PLAN]



RIGHT SIDE ELEVATION "D-4"

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

[BASE PLAN]



1208 E DAGGETT AVENUE
(GRAVEL - 60' R.O.W.)

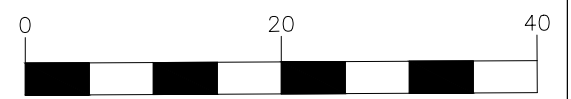
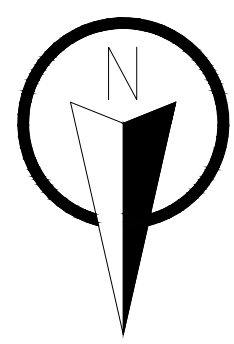
- Note:
- REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED.
 - SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE
 - BACKFILL AROUND THE FOUNDATION SHALL BE COHESIVE SOIL.

Legend:

	Proposed Fence
	Property Line
	Building Lines
	Easements
	Drainage
	Silt Fence
	Existing Grade
	Proposed Grade

Lot Coverage Calculations

Slab	1684	SF
Patio/Stoop	83	SF
Drive	486	SF
Private Walk	0	SF
Total Flatwork	697	SF
Lot Area	5450	SF
Lot Coverage	44	%
Driveway Apron	193	SF
Public Walk	128	SF
Total Sod	1264	SF
Fence	0	LF



Note:
• BEARINGS AND ELEVATIONS ARE FOR SURVEY AND BASED ON GPS OBSERVATIONS.

- General Notes:
- The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plot.
 - Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
 - Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
 - Site plan made with the benefit survey performed by ELD.

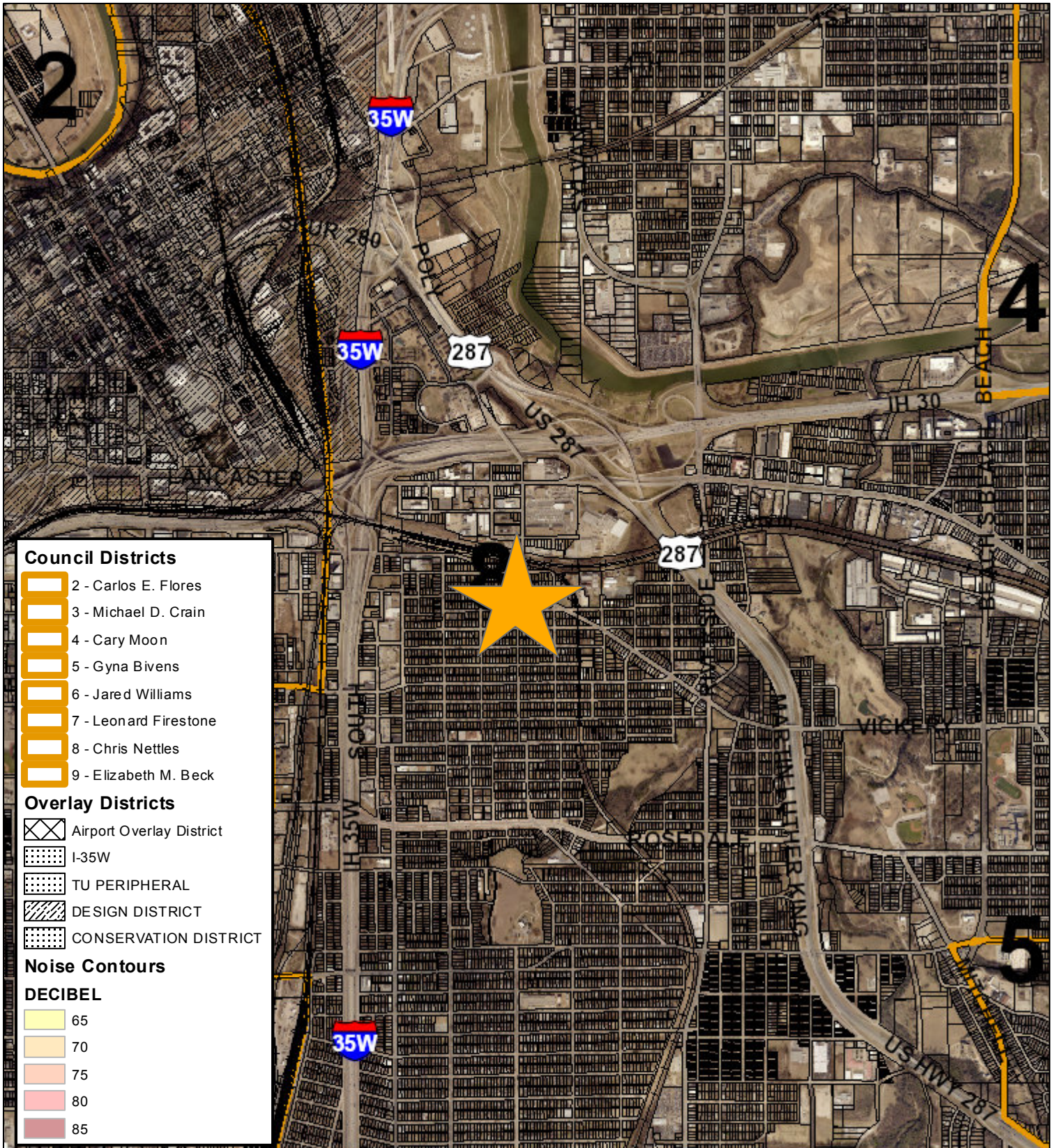
ADDITION: Tarrant	PLAN: 1298	ELEVATION: D4
ADDRESS: 1208 E Daggett	DRAWN BY: A. Cuevas	
LOT: 3	BLOCK: 36	
CITY: Ft. Worth	SCALE: 1"=15'	
DATE: 11.21.2022		

SITE PLAN

14643 DALLAS PARKWAY
SUITE 1050
DALLAS, TX 75254
972.853.9191

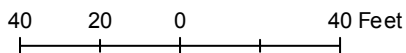
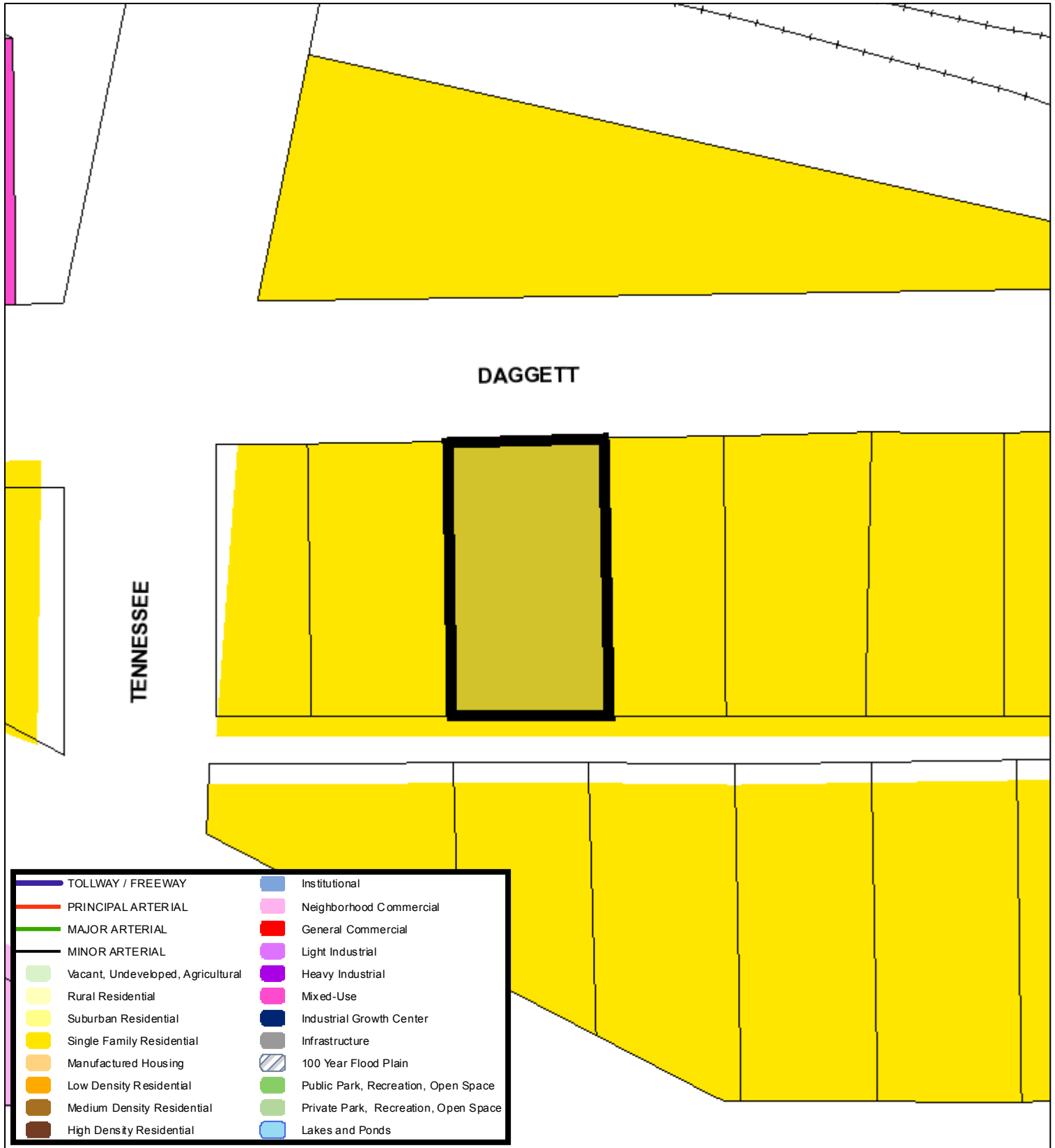
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Area Map



0 1,000 2,000 4,000 Feet

Future Land Use



Aerial Photo Map



0 30 60 120 Feet

