



Zoning Staff Report

Date: November 12, 2024

Case Number: ZC-24-124

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Fort Worth Housing/Child Care Associates/ Mary Nell Poole

Site Location: 5033 Ramey Ave and 5105 Ramey Ave

Acreage: 2.4 acres

Request

Proposed Use: Child care

Request: To: Add Conditional Use Permit “CUP” for child care in “A-5” One-Family, site plan required / Stop Six Overlay

Recommendation

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

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

Comprehensive Plan Policy 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 property is located on the northside of Ramey Avenue near the corner of Walker Street. The applicant is seeking to Add a Conditional Use Permit “CUP” for child care in “A-5” One-Family, site plan required /Stop Six Overlay. The narrative below was provided by the applicant.

The applicant plans to develop an Early Childhood Learning Facility to expand access to infant, toddler and 3-yr old services in Stop Six. This project was awarded American Rescue Plan Act (ARPA) funds the City of Fort Worth to develop the project.

The current zoning on the properties is A5, and we are requesting a CUP for additional use as an early childcare facility. The properties are adjacent to a church, residential homes, vacant land and an elementary school.

The applicant is requesting zoning be approved for the site and allow the site plan to be presented to Zoning Commission once the concept plan has been more fully developed.

The applicant has reached out to area stakeholders including adjacent churches, homeowners associations and Councilwoman Bivens. It is the applicants intent to work with affected stakeholders to discuss setbacks, parking, drop-off/pick-up routes, signage and other aspects of the site plan prior to coming back to Zoning Commission.

The applicant has requested that the site plan be allowed to be provided at a later date due to time constraints related to funding. This means that we will hear the use aspect of the case and consider the site plan when the applicant has solidified plans. Staff is supportive of this approach for this project.

Surrounding Zoning and Land Uses

North "A-5" One-Family / single-family, vacant

East "A-5" One-Family / church

South "A-5" One-Family / single-family

West "A-5" One-Family / single-family

Recent Zoning History

None

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.

The following organizations were emailed on September 27, 2024:

Organizations Notified	
Parkside NA	Echo Heights Stop Six Env. Coalition
Historic Stop Six NA*	East Fort Worth Inc.
Historic Rosedale Park NA	Streams and Valley's
Stop Six Sunrise Edition NA	Trinity Habitat for Humanity
Stop 6/Poly Oversight	Southeast Fort Worth Inc.
FWISD	

**Located in this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding uses are primarily single-family to the north, west, and south with a church directly east of the proposed site. The applicant intends to provide a site plan at a later date. When reviewing the site plan staff will want to make sure that the proposed rezoning in is character with the existing neighborhood. The applicant will be required to meet all standards within the A-5 district (setbacks, height, parking)

The proposed CUP for childcare **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

The adopted Comprehensive Plan designates the property as *Urban Residential*. The proposed zoning **is not consistent** with the Comprehensive Plan map. However, the proposed CUP **is consistent** with the following Comprehensive Plan policies:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.