



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2020

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Rivera Custom Homes, LLC**

Site Location: 1712 - 1724 (evens) Vincennes Street Acreage: 0.66

Proposed Use: **Single Family**

Request: From: "UR" Urban Residential / "SSO" Stop Six Design Overlay
To: "A-5" One Family / "SSO" Stop Six Design Overlay

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

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

Staff Recommendation: **Approval**

Background:

The property is located just south of Calumet St in between Vera Ave. and Vincennes St. The applicant is proposing a zoning change from "UR" Urban Residential to "A-5" One-Family. The applicant intends construct four single family homes. The site was rezoned from "A-5" to UR in 2016, as part of the Cavile Place Neighborhood Transformation Plan.

In 2011, the Fort Worth Housing Authority (FWHA) and City of Fort Worth Housing Finance Corporation hired a consultant team, to develop a comprehensive plan (Cavile Place Neighborhood Transformation Plan) for the Cavile Place apartments and the surrounding neighborhood. The Cavile Place Neighborhood Transformation Plan proposes the replacement of the 300-unit Cavile Place apartments that were built in 1954 with mixed-income housing as the foundation for the creation of a vibrant, sustainable community with new neighborhood retail and business services, and programs that address education, job training, small business development, and healthy lifestyles of residents. The Cavile Place Neighborhood Transformation Plan includes a preliminary financial plan phased over a fifteen year period. The City Council adopted the plan in 2014. The plan calls for new residential infill development for these blocks.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family / undeveloped
- East "A-5" One Family; "CF" Community Facilities / undeveloped
- South "A-5" One Family / undeveloped

West "A-5" One Family; "CF" Community Facilities / undeveloped

Zoning History: ZC-15-156 from A-5 to UR; effective 3/10/16; subject site

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2020.
The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
East Fort Worth Neighborhoods Coalition	Neighborhoods of East Fort Worth
Stop Six Sunrise Edition NA	Stop 6/Poly Oversight*
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 Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to "A-5" One Family for a single family development. Surrounding uses consist of primarily undeveloped lots.

The proposed single family **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Stop Six

The 2019 Comprehensive Plan designates the subject property as Urban Residential. The single family development meets the below policies within the following Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

3. Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

TARGET AREAS

Fregonese Associates (FA) identified and analyzed six different target areas in Fort Worth one of them was Stop Six.

Stop Six, along with East Lancaster, is one of the most challenged of all the target areas. It's primarily Black and Latino residents earn just above half of the city median income. The City has already made strides toward improving this target area. Stop Six is included in a unique program designed to improve the health of a community's residents, the Blue Zones Program, which has shown progress in the area. The area is also fully covered by the Stop Six Empowerment Zone, which offers incentives for redevelopment. Part of Stop Six is also covered by the Berry/Stalcup Urban Village. In March 2017, Fort Worth announced an investment of \$2.56 million dollars into beautification, code enforcement, public improvements, and maintenance of Stop Six as the first Neighborhood Improvement Strategy target area. The area has several major barriers to economic development including some of the city's highest pockets of poverty, crime, and vacant housing stock. Stop Six also does not benefit from proximity to downtown and the city's thriving urban core in the same way as

other target areas such as Evans & Rosedale, the Near Northside, and the western segment of East Lancaster.

Attachments:

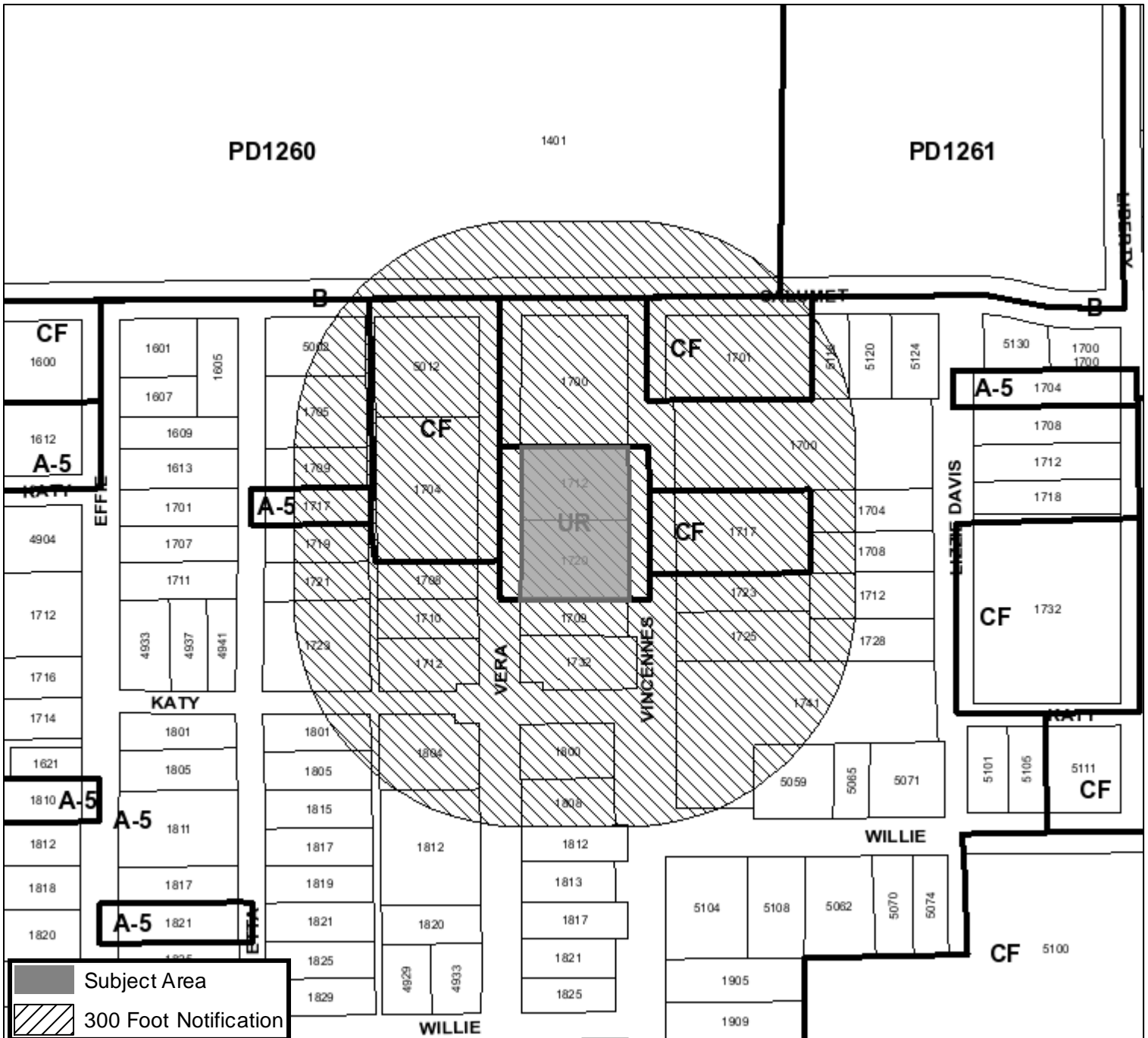
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



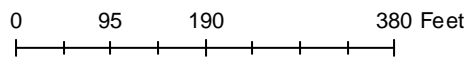
ZC-20-038

Area Zoning Map

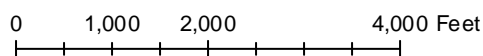
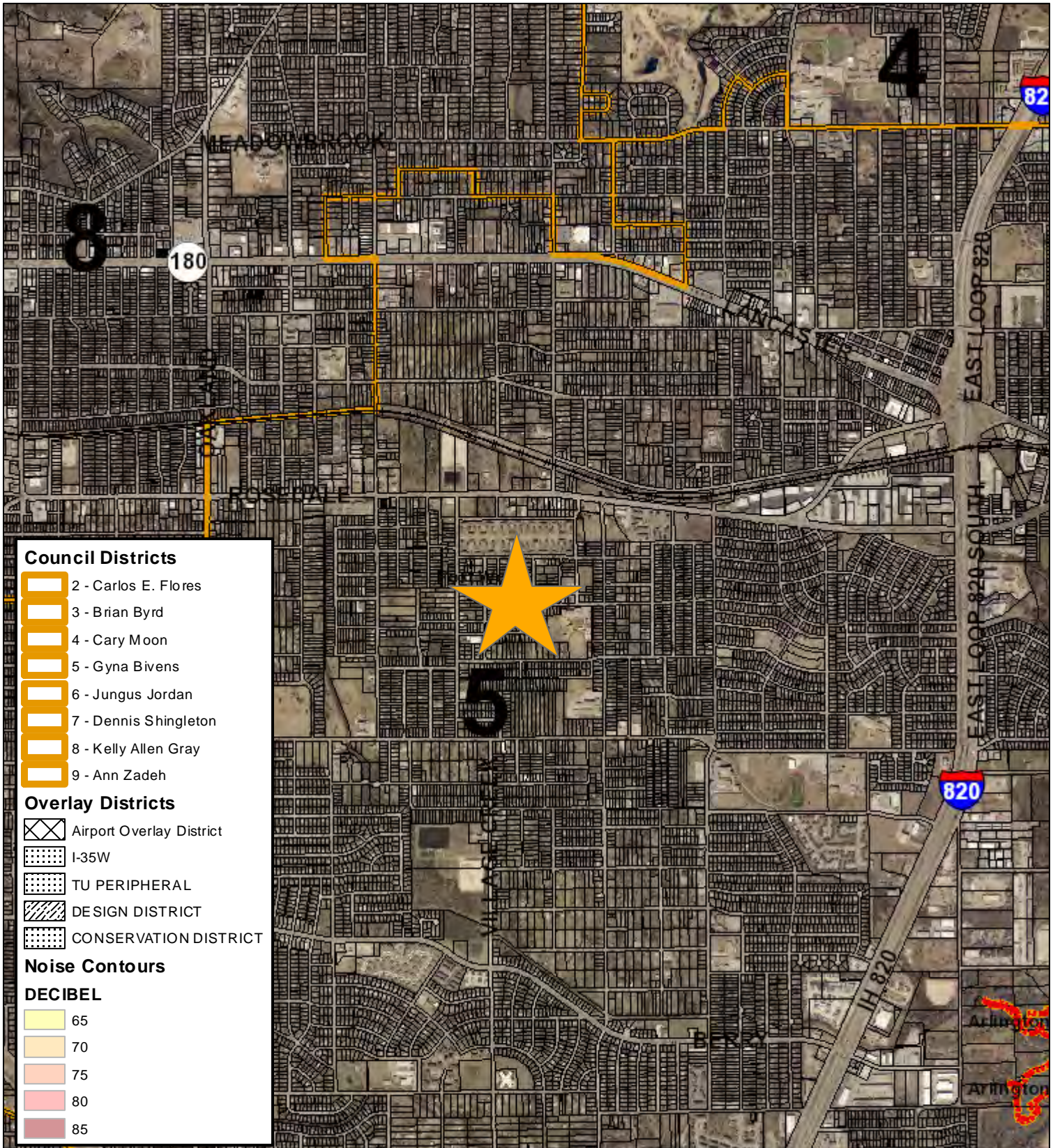
Applicant: Rivera Custom Homes, LLC
 Address: 1712 - 1724 (evens) Vincennes Street
 Zoning From: UR
 Zoning To: A-5
 Acres: 0.6592098
 Mapsco: 79P
 Sector/District: Southeast
 Commission Date: 5/13/2020
 Contact: 817-392-8043



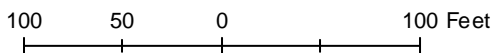
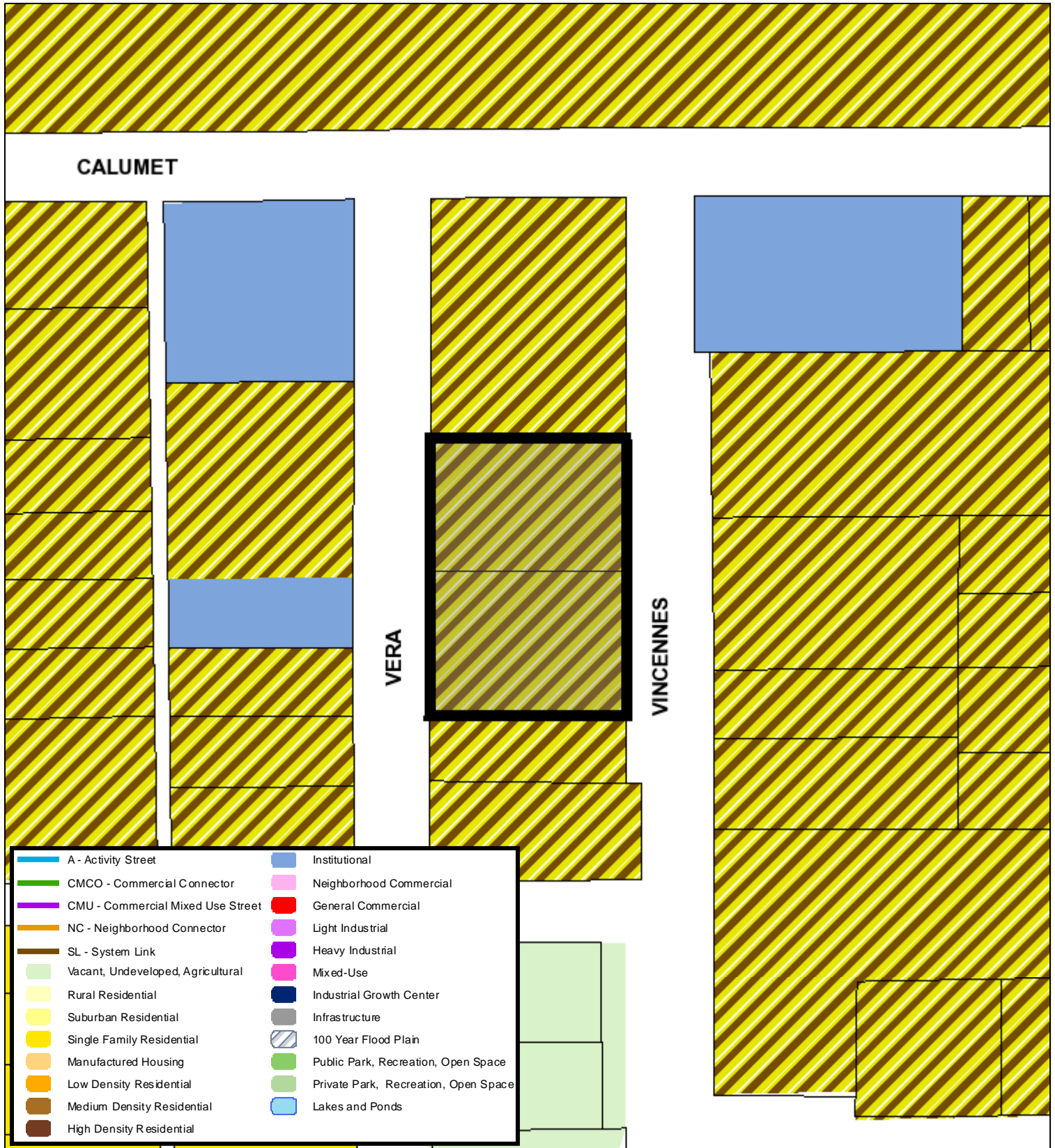
Subject Area
 300 Foot Notification



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 5, 2019.



Aerial Photo Map



0 60 120 240 Feet

