



Zoning Staff Report

Date: December 12, 2023

Case Number: SP-23-009

Council District: 8

Site Plan

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

Owner / Applicant: Mark Trieb / Donna VanNess, The Housing Chanel

Site Location: 3670 Wichita Street

Acres: 27 acres

Request

Proposed Use: Residential

Request: To: Add site plan to “PD-R2” Planned Development for one-family detached, one-family attached (townhouse) and Cluster housing with development standards; Site plan required.

Recommendation

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval by a vote of 9-0

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Project Description and Background

The subject property is situated on 27 acres just west of Grayson St and Wichita St in southeast Fort Worth and within NEZ Area Six

Per the PD, the site will be developed with three housing types: R-1 Cluster/zero lot line, no parking/driveway, R-1 single-family detached home and R2 attached townhomes, lot size minimum 2500 and 1 car garage option.

Surrounding Zoning and Land Uses

North "PD 915/722" Community Facilities / care home
East "B" Two-Family Residential / residences
South "B" Two-Family Residential/residences
West "PD 913" /Vacant/well site

Recent Zoning History

- ZC-13-042 From "PD-913" Planned Development for "A-5" One-Family with development standards on file in the Planning & Development Department; site plan required.
- ZC-15-148 From "C" Medium Density Multifamily to "A-5" One-Family. Adopted in 4/21/2016
- ZC-18-099 From: PD 915 Planned Development for all uses in "ER" Neighborhood Commercial Restricted plus assisted living facility. (site and property to the north; adopted in 7/15/2018)
- ZC-19-001 From: "Add waiver to development standards for 10 ft. solid black mesh screening/security fence in the 20 ft. front yard setback; site plan waived (June 8, 2019).

Public Notification

300-foot Legal Notifications were mailed on October 28, 2023.

The following organizations were notified: (emailed October 28, 2023)

Organizations Notified	
United Communities Association of South Fort Worth	Glen Park NA
Glencrest Civic League NA	Eastland NA
The New Mitchell Boulevard NA	East Fort Worth, Inc.
Southeast Fort Worth Inc	Trinity Habitat for Humanity

* *Not located within a registered Neighborhood Association*

Site Plan Comments

Zoning & Land Use

The site plan as submitted is consistent with the approved PD.

General Comments

1. Please include development waivers to the site plan
2. Please include number of R2 units per acre on the site plan
3. Building face shall not exceed a maximum of 250 feet for attached townhomes
4. Although the PD has a one parking space minimum development standards, the applicant has opted to provide two spaces per unit

Fire

Comments

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplating@fortworthtexas.gov)

Streets within this subdivision will need to be named on the final plat/s. All street names in the City of Fort Worth must be approved by the Fire Department. Instructions will be provided for submitting street names on Final Plat comments.

Hose lay must be provided to all exterior portions the building within 150', measured along a 5' wide unobstructed path. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system. Hose lay appears to be met unless obstructions, such as fencing is present. Fencing obstructions may be accommodated by installing 5' wide walk gates having Knox Locks.

Section 503.1.1 Buildings and Facilities

Section 503.6 Security Gates

Fire lanes/Fire Access Roads: Not all access roads are marked for width. There are two marked at 15' and are not compliant unless access/frontage is taken from other streets (these are double frontage).

Minimum of 20' wide if each dwelling unit has its own driveway or garage.

Minimum of 26' wide if no driveway or garage is provided for each dwelling unit.

Minimum fire lane turn radius for 26' wide fire lanes is 25' inside and 51' outside.

Minimum fire lane turn radius for 20' wide fire lanes is 25' inside and 45' outside.

Alleys are not considered for dwelling frontage unless the alley is constructed to fire lane standards and assigned a street name for addressing.

Section 503 Fire Lane Specifications

Additional hydrants will be required to accommodate the following:

Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and

Maximum of 500 ft. hose lay distance to all points of building.

Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:

? 150 ft. for a standpipe system, and/or a sprinkler system.

Sections 507.5.1 (2) and (3)

Fire allows Cottage Units to be stacked no more than 2 deep from a fire lane/fire access road.

Two units located at the northeast corner that are separated from the fire lane by open space are not compliant unless there is an access road along the east side that will be available for addressing and access.

Five units located at the southeast corner are separated from the fire lane by open space and other cottage units.

Developments of one- or two-family dwellings having more than 30 units must be provided with two separate and approved fire apparatus access roads. This number may be increased to 40 if an additional access point is provided that will connect with a future development.

Section 503.1.2 Secondary Access

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

Platting

All lots less than 50 ft. in width shall have rear entry access. A Preliminary Plat will be required when you start the platting process.

If being developed in phases a phasing plan will be required.

Development Transportation

Each Lot is required to have direct access to a road or easement.

Stormwater

DS-23-0121 Accepted at preliminary platting. Site layout matches preliminary drainage study. Final drainage study acceptance required prior to IPRC, CG, FP, and PB issuance.

Water

- Ensure Water Installation Policy and Design Criteria is met.

<https://www.fortworthtexas.gov/files/assets/public/government/documents/fw-water-installation-policy-design-criteria.pdf>

- Re-route 20-inch water main bisecting middle of property.

- No permanent Structures over, under, encroaching lines and their easements - also applies to trees, signs, light poles, retaining walls, etc.

- Retain all easements

-WATER:

12" water main in Grayson St., W.G. Daniela, and Moresby St.

20" water main bisecting middle of property; No direct tap connections allowed.

-SEWER:

8" Sanitary Sewer Main on bisecting west side of property and running in Grayson St.

- FFC due on 8"sewer main

