



Date: June 27, 2023

Case Number: ZC-23-078

Council District: 8

Zoning Map Amendment

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

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

Site Location: 3670 Wichita Street

Acreage: 27 acres

Request

Proposed Use: Care House and Offices

Request: From: “PD914/R2” Planned Development for Townhouse/ Cluster uses with development standards on file in the Planning & Development Department, site plan waived. And “PD913/A-5” Planned Development for residential uses with development standards on file.

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

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (MBA)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

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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

The applicant is looking to unify two existing zoning districts into one to provide a range of housing options, price points, and livability. Standard zoning districts cannot accommodate the development due to the size of the cottage clusters needed to maintain the housing variety and affordability within the development which is the reason why they chose the planned development option.

Per the applicant, all three housing types will be available for purchase by the first buyers, and income-qualifying families will have the option of down payment assistance.

Originally the applicant requested to have the site plan requirement waived, however after further conversation with staff they agreed to submit a site plan at a later date to give stakeholders the opportunity to review and understand how they plan to develop the site, they have provided a concept layout plan included with this application, additionally the applicant has provided the table below to show R2 standards vs. what they are proposing.

Standards	R-2	Proposed PD
Open Space	15%	15%
Units per acre	24	24
Maximum Façade Length	250 ft	250 ft
Front yard	None Required	None Required
Side Yard		
Interior Lot	5 feet minimum adjacent to street	5 feet minimum adjacent to street
Corner lot	10 feet minimum adjacent to both streets	10 feet minimum adjacent to both streets
Height	35 feet maximum	35 feet maximum
Bldg Separation	10 ft minimum	10 ft minimum
Parking	2 Spaces per unit	1 space per unit
One Building per lot	Yes	ADU Option
Minimum Lot Size	3,000 sq ft	2,500 sq ft

Surrounding Zoning and Land Uses

North "PD915/722" 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: PD915 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 March 26, 2023
 The following organizations were emailed on March 26, 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

Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The area surrounding the site has a variety of uses. To the north and northwest are community facilities owned and operated by ACH. To the north, near Berry Street, there are several commercial developments, such as a Walmart Super Center, restaurants, and auto shops.

The Masonic gas well pad site is located west of the property and consists of six active wells, a lift compressor, ten tank batteries, and two frac ponds. However, the proposed development is situated outside the gas well setbacks for protected uses. There are residential uses to the east of the property, across from Wichita St. To the south; the site is adjacent to a residential district. Southeast, along Wichita St., has a mix of uses, including churches and a public school serving the community.


The development prioritizes walkability by providing easy access to internal parks and Happy Park through trails and sidewalks. It is also just a quarter-mile walk to the new McDonald YMCA. Moreover, two transit lines run within a half-mile of the rezoning site: Bus 28 (Mansfield Hwy/Sierra Vista) and Bus 24 (Berry Street). The property is located in NEZ area six; one of the goals of the NEZs is to improve the quality of social services and education in the NEZ Areas.

The proposed land use **is compatible** with surrounding land uses

Comprehensive Plan Consistency – Southeast

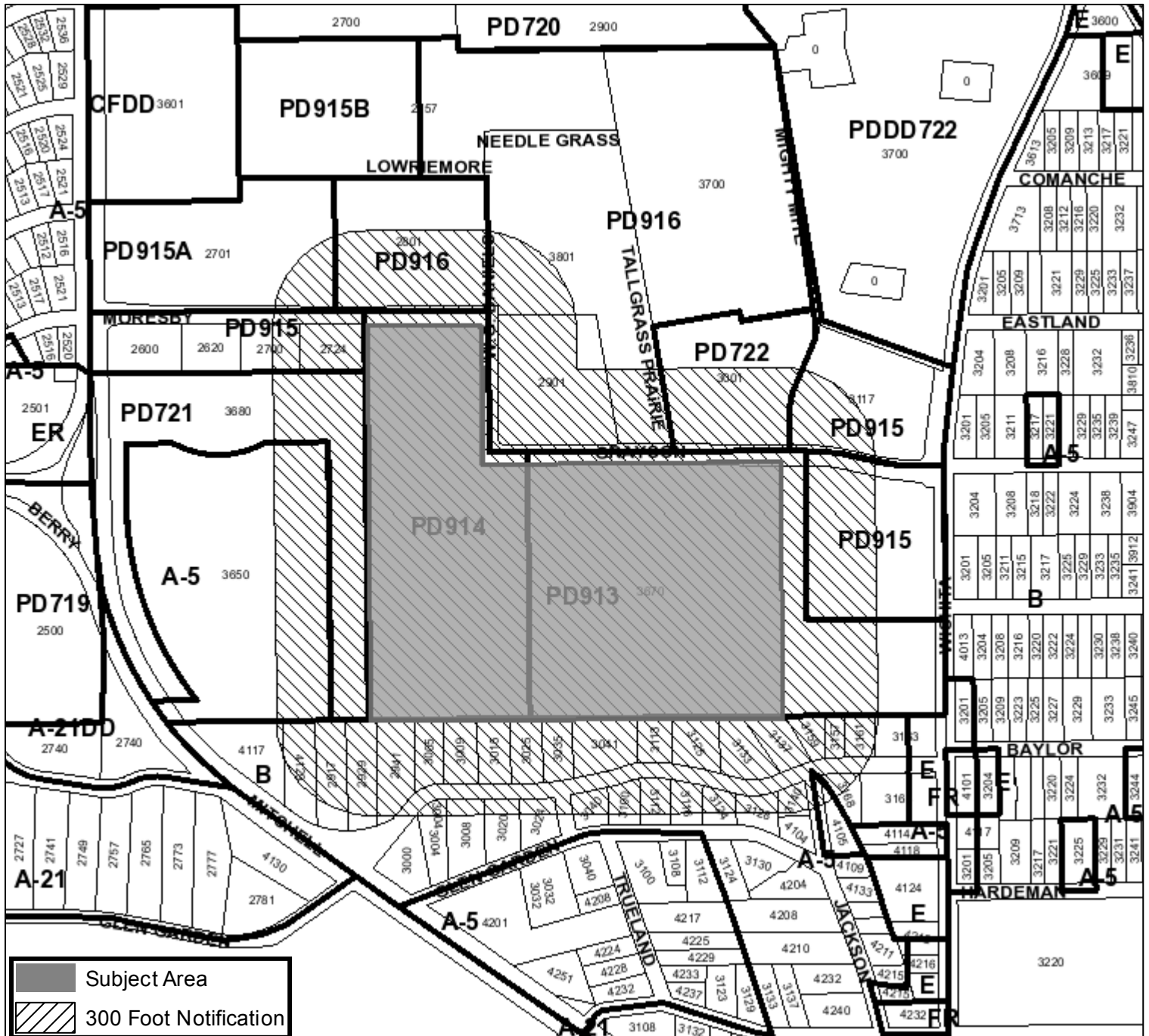
The 2022 Comprehensive Plan designates the subject property as a future Single Family Residential and Low-Density Residential, reflecting zoning that has been approved in the past.



The proposed rezoning **is consistent (minor boundary adjustment)** with the adopted Comprehensive Plan designation, and it aligns with the following housing policies of the Comprehensive Plan.

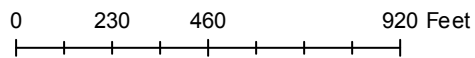
- Promoting vibrant neighborhoods through the City’s Neighborhood Empowerment Zone (NEZ) program
 - The project location is within 2 miles of a major employment center, or within ¼ mile of existing or proposed rail transit stations or bus routes;
 - Within an urban-village, growth center, neighborhood empowerment zone or special district; Promoting vibrant mixed-income and mixed-use neighborhoods in downtown, urban villages, and NEZ locations;
 - The City of Fort Worth’s Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing;
 - Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.
- 

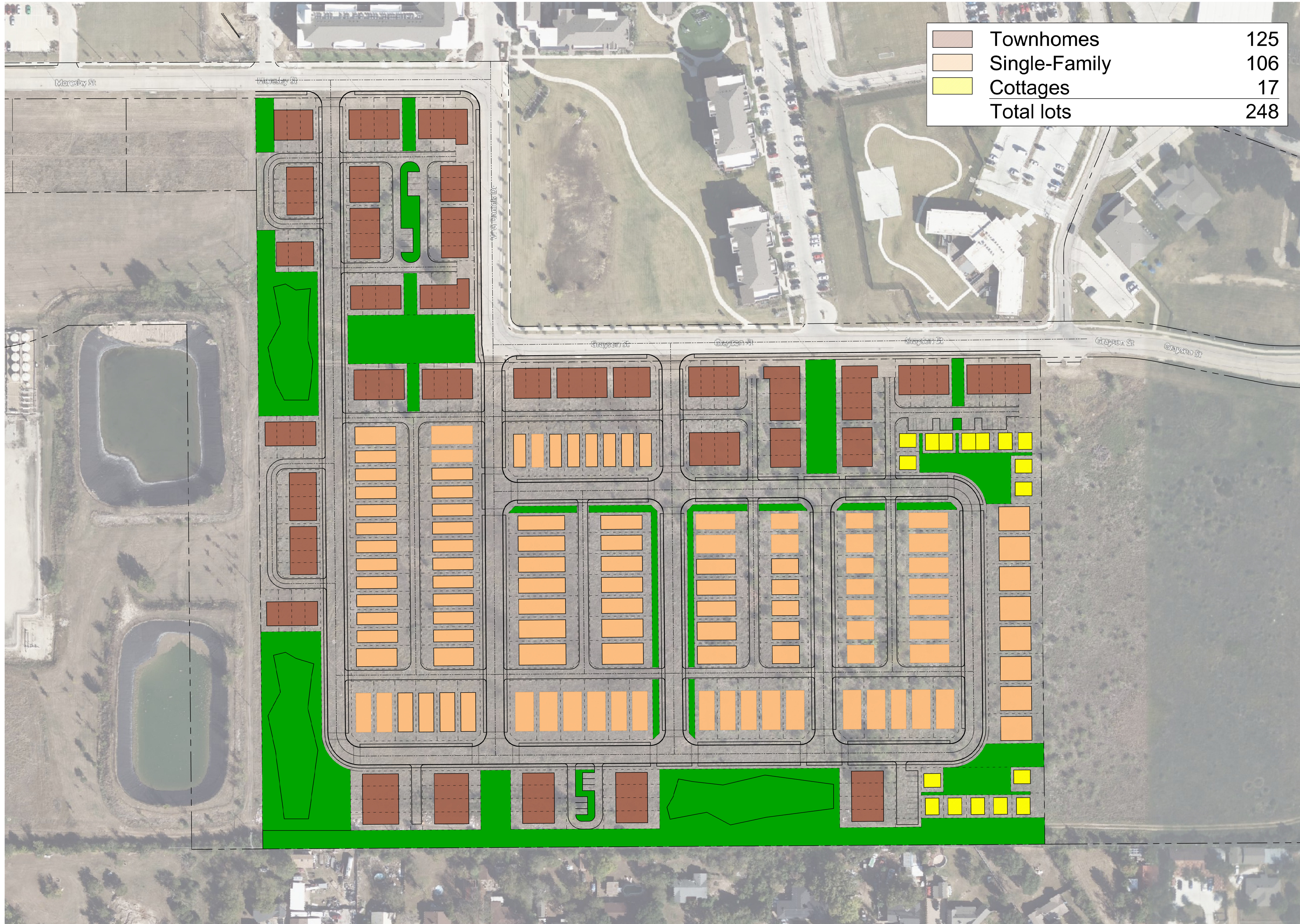
Area Zoning Map

Applicant: FW Mason Heights/Mark Trieb
 Address: 3670 Wichita St.
 Zoning From: PD
 Zoning To: PD/R2
 Acres: 27.94089733
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 6/14/2023
 Contact: null



 Subject Area
 300 Foot Notification





Townhomes	125
Single-Family	106
Cottages	17
Total lots	248

Concept Layout Plan

General Notes

No.	Revision/Issue	Date

Firm Name and Address

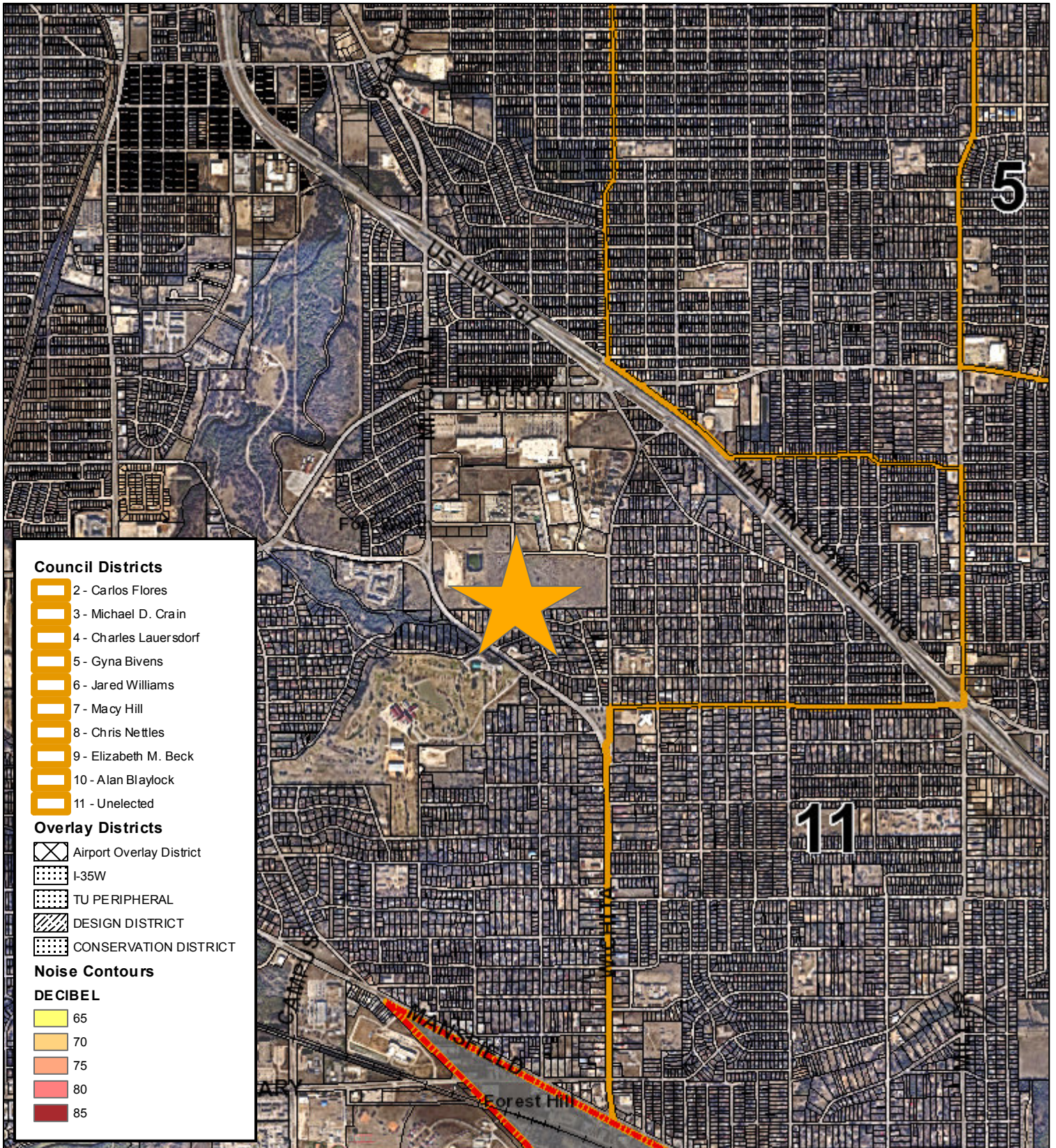
Project Name and Address

Renaissance TND
Grayson/Moresby
Southeast Fort Worth
Fort Worth, Texas

Project Renaissance TND	Sheet 00
Date 4/24/2023	
Scale 1:80	

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Units per acre		24 24
Maximum Façade Length	250 ft	250 ft
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Area Map



Council Districts






-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauerendorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Unelected

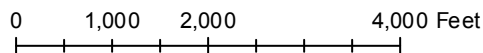
Overlay Districts

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

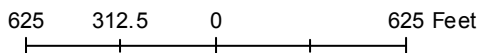
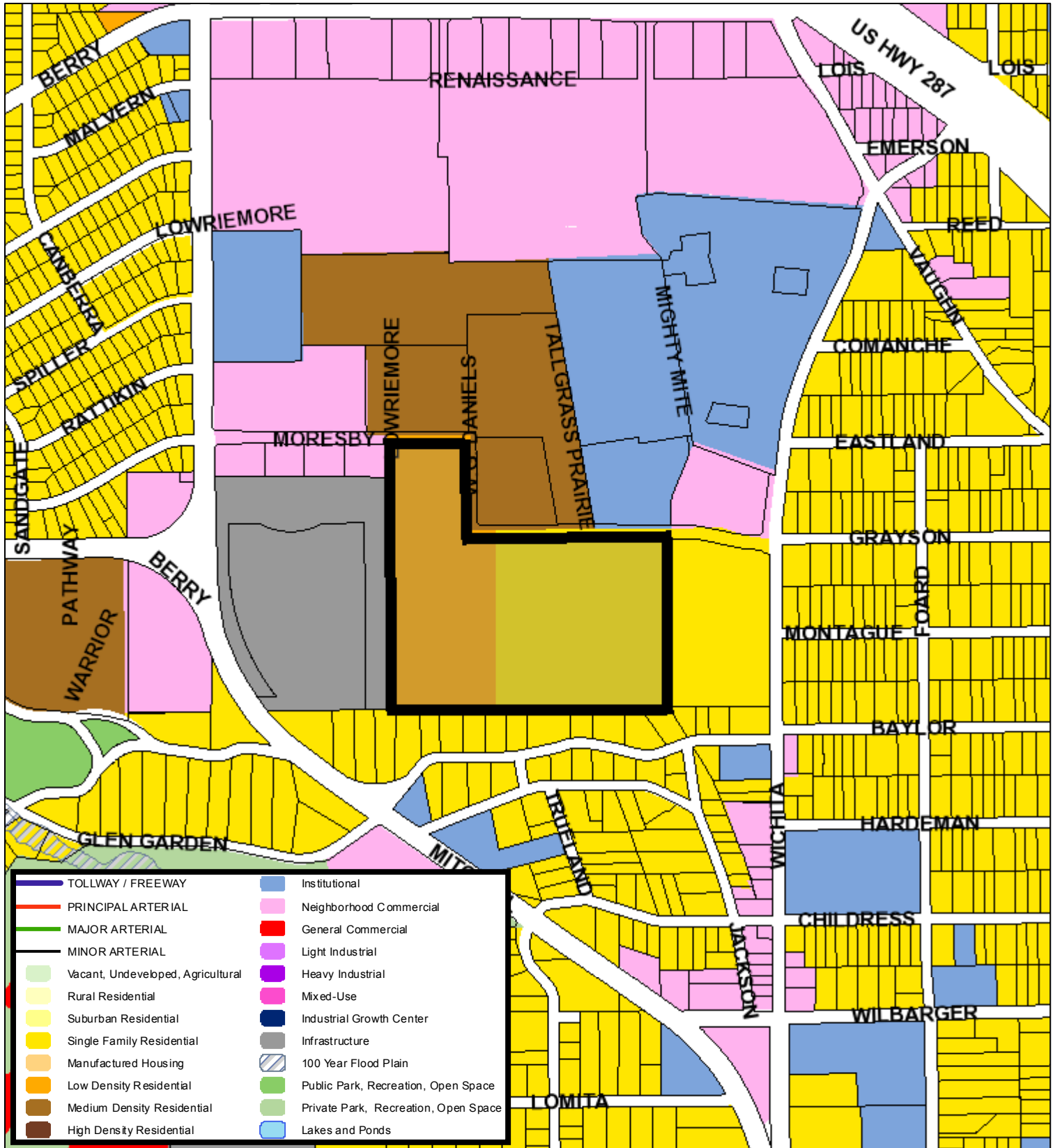
Noise Contours

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



0 395 790 1,580 Feet

