



Zoning Commission

Date: February 8, 2022

Case Number: ZC-21-239

Council District 8

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Rain Financial Group/ Alpha Family Group – James Walker

Site Location: 1711, 1713 Logan St and 1712 McCurdy

Acreage: .3692 acres

Request

Proposed Use: Apartment Complex

Request: From: “B” Two Family

To: “UR” Urban Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The applicant is proposing to change the zoning from a mix of districts to ‘UR’ – Urban Residential to build an Apartment Complex. This is a companion case to ZC - 21 - 180. At the time of the surrounding rezoning these lots were not owned by the developer. The developer has since purchased these lots and would like to incorporate them into the project.

Surrounding Zoning and Land Uses

North ‘I’ Light Industrial / Auto Sales

East Highway 287

South ‘I’ Light Industrial and ‘B’ Two – Family / Single Family Residential

West ‘A-5’ One Family and ‘B’ Two Family Residential/ Single Family and Vacant land

Recent Zoning History

- ZC-13-099 City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. This property was rezoned from ‘B’ two-family to ‘A-5’ one- family.

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.

The following organizations were notified: (emailed December 30, 2021)

Organizations Notified	
United Communities Association of South Fort Worth	Belmont NA*
The New Mitchell Boulevard NA	Parker Essex Boaz NA
Historic Southside NA	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 registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The surrounding land uses are single family residents with an auto sales lot and outdoor storage. There is a large amount of vacant land in the area. Recently the surrounding lots were rezoned to “UR”

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

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as Single Family.

The proposed zoning is not consistent with the land use designations for this area, and fails align with the following policies of the Comprehensive Plan:

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.





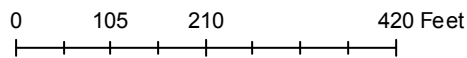
ZC-21-239

Area Zoning Map

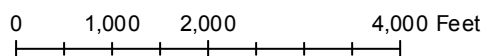
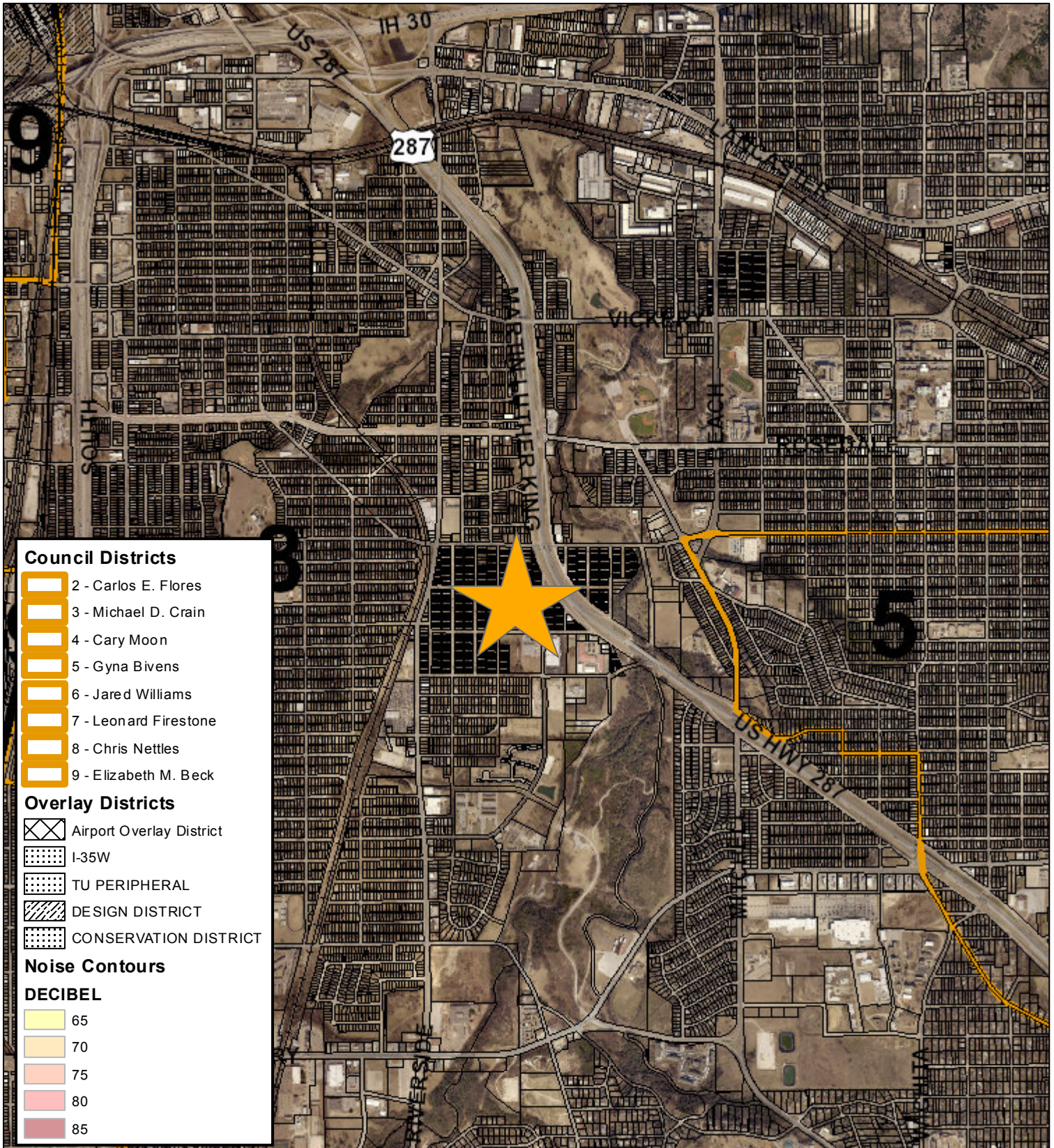
Applicant: James Walker
 Address: 1711, 1713 Logan St. and 1712 McCurdy
 Zoning From: B
 Zoning To: UR
 Acres: 0.3792
 Mapsco: 77R
 Sector/District: Southside
 Commission Date: 1/12/2022
 Contact: 817-443-7545



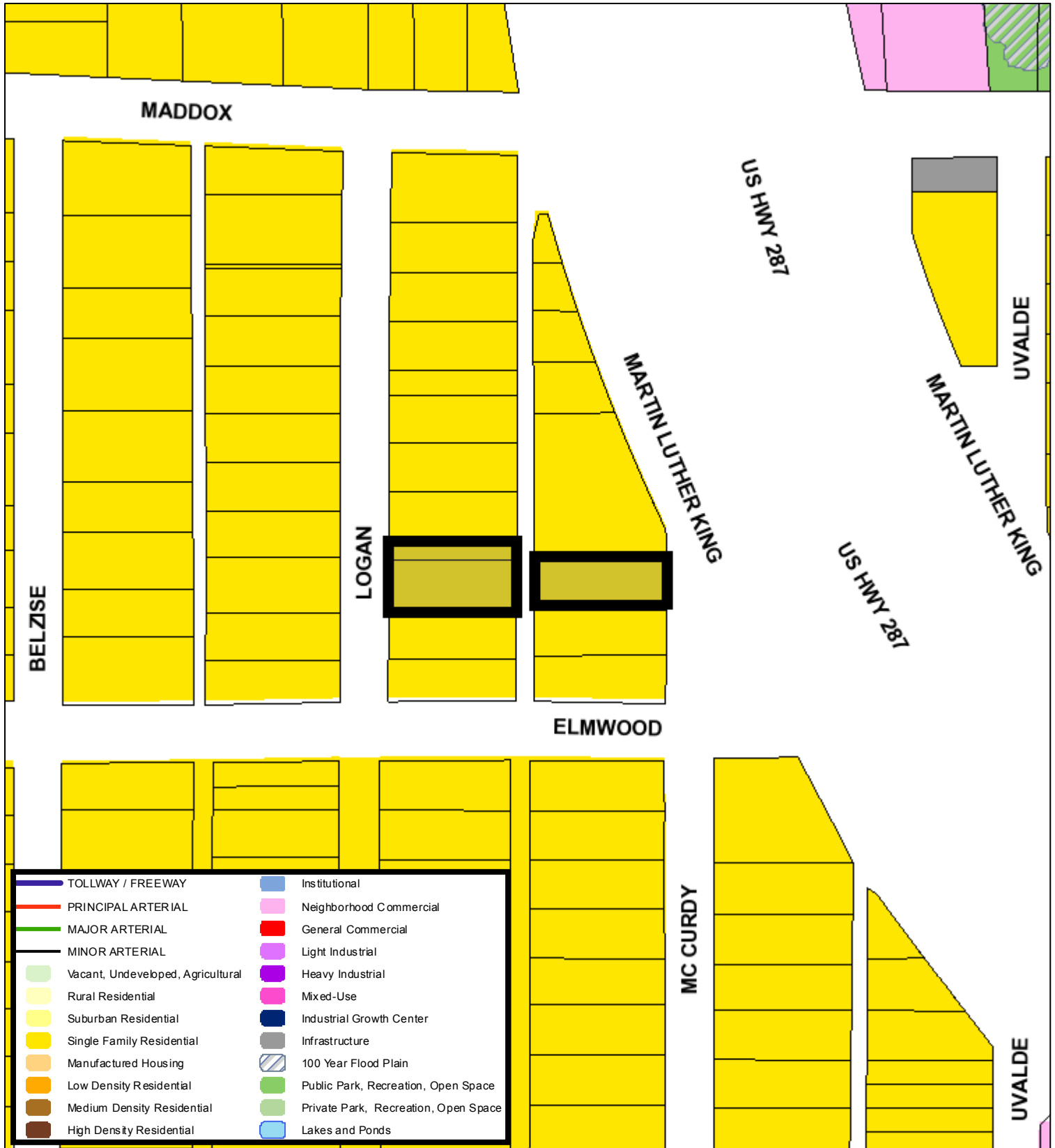
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



130 65 0 130 Feet

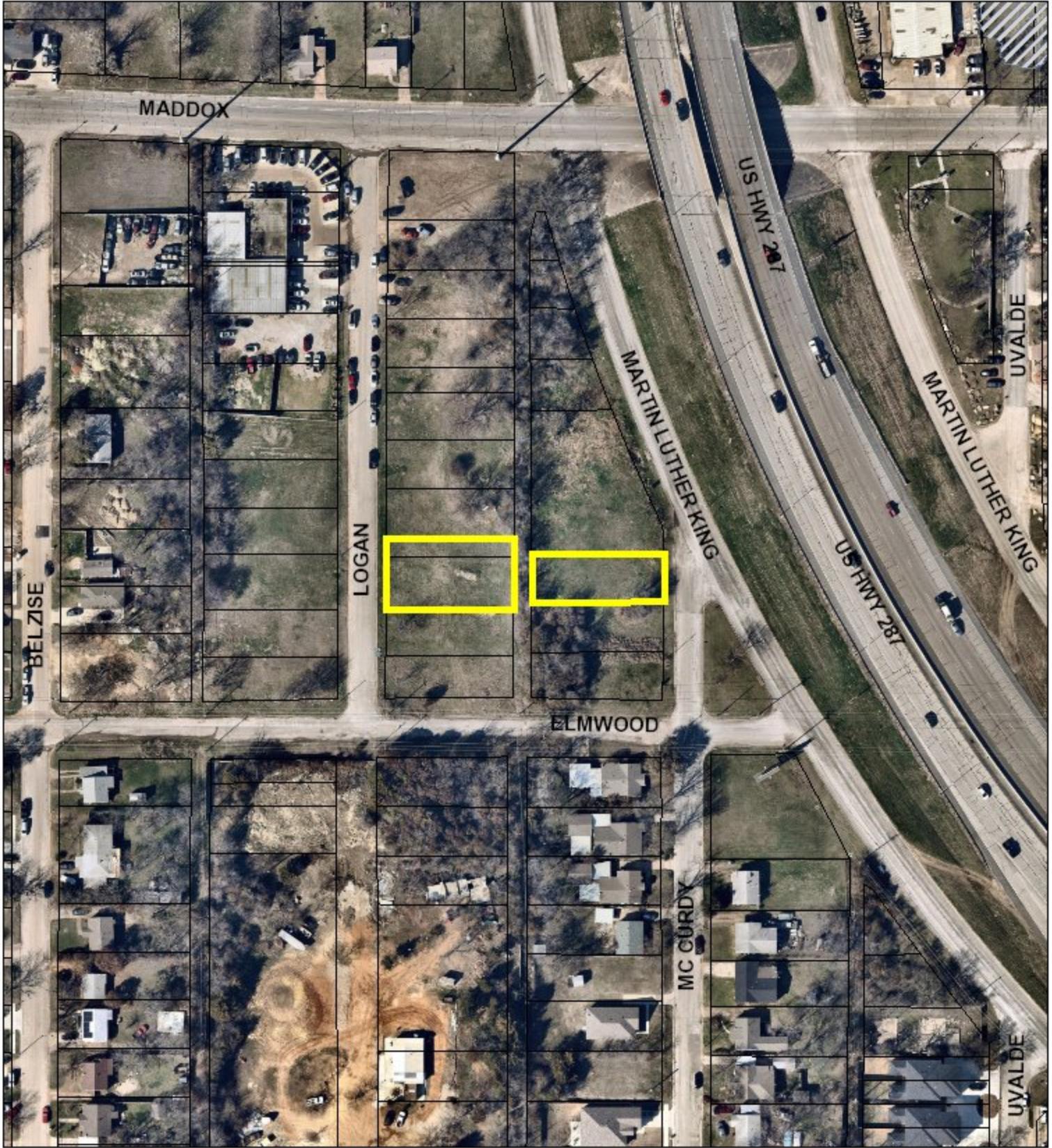
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-21-239

Aerial Photo Map



0 85 170 340 Feet

