



# Zoning Staff Report

**Date:** Sept. 17, 2024

**Case Number:** ZC-23-200

**Council District:** 9

## Zoning Map Amendment & Site Plan

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Trinity Habitat for Humanity

**Site Location:** 5250 Wonder Drive and 5240 Wooten Drive

**Acreage:** 3.5

### Request

**Proposed Use:** Detached Multifamily

**Request:** From: "PD 900" "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use, with a limit to three stories on the western frontage and a limit to two stories on the eastern lot lines as measured at the grade of the adjacent single or two-family residential properties; site plan required.

To: "PD/C" Planned Development for all uses in "C" Medium Density multifamily plus detached multifamily with the following development standards: parking, open space, setbacks, and fencing, site plan included.

### 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 9-1**

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## Project Description and Background

The subject property, encompassing 3.5 acres, is currently a vacant lot situated within an “PD 900” "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use, with a limit to three stories on the western frontage and a limit to two stories on the eastern lot lines as measured at the grade of the adjacent single or two-family residential properties; site plan required district. To the east of the property are parcels zoned as “B” Two-Family Districts, primarily consisting of duplex and single-family residential homes. The vicinity to the north south and east feature commercial and mixed-use zoning with existing commercial buildings

The applicant proposes to construct a detached multifamily cottage community development, as stated in the zoning application. This development could serve as a catalyst for further residential mixed-use projects in the area. The description below was provided by the applicant:

*This is a proposed detached single-family development along Wonder Drive in southwestern Fort Worth in Council District 9. The single-family units are clustered around common green spaces. This is representative of a pocket neighborhood style of development which is not directly addressed by the current City of Fort Worth Zoning Ordinance. This detached single-family development shares characteristics of a cottage court and a single-family neighborhood but is considered to be a hybrid of the two.*

*The proposed development is a mixed housing Senior's Cottage Community. This pocket neighborhood will include eight (8) 900 SF to 1,030 SF single family homes and five (5) 400 SF to 500 SF cottages. There are 2 parking spaces per single family home and 1.83 parking spaces per cottage, totaling 80 spaces. Clustered mailboxes and central trash corrals are provided for the cottages. The development will include common green spaces for all residents. 2.00*

*Modifications to the current zoning ordinance shown below are needed to allow for the PD (C) classification.*

- 1. Request a 20' setback rather than a minimum setback of 30' when adjacent to one- or two-family residential. (Ord. 4.711.c.2)*
- 2. Request a 15' front yard setback rather than the projected 30' setback. ( Ord. 6.101)*
- 3. Request 2 parking spots per unit outside of town home unit parked on driveway under a carport rather than 2 spaces located within a garage. (Ord. 4.711.c.2)*

The waivers (or ‘development standards’) for the proposed PD-C are provided in the table below. The waivers are only for aspects that fall short of the “C” standards. All other “C” standards not listed will be met or exceed the standards.

Standard	C Zoning	Proposed PD/C
Setback	Projected front yard setback, 20 ft setback	Development Standard required (15 ft provided)
Fencing	Not allowed in front of building line	Development Standard Required (Fence located in front of the building)
Parking	1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less	Development Standard Required (See parking table on site plan. Staff supports this request due to

	laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage.	the proposed unit types that differ from standard multifamily)
Setback	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum	Development Standard Required (Staff supports because units are more single-family in nature)

## Surrounding Zoning and Land Uses

North	“PD 978” “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use with Use with a height transitional plane beginning at 2 stories or 35 feet, no “freeway” signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waived. Site Plan required / undeveloped
East	“B” Two-Family / Residential, duplex
South	“PD 900” “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use, with a limit to three stories on the western frontage and a limit to two stories on the eastern lot lines as measured at the grade of the adjacent single or two-family residential properties; site plan required / Automotive, office
West	“PD 978” “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use with Use with a height transitional plane beginning at 2 stories or 35 feet, no “freeway” signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waived. Site Plan required / undeveloped / Commercial

## Recent Zoning History

- N/A

## Public Notification

300-foot Legal Notifications were mailed on August 2, 2024.  
The following organizations were notified: (August 2, 2024)

Organizations Notified	
Overton South NA	Wedgwood Square NA
Foster Park NA	Wedgwood East NA
South Hills NA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
FWISD	

\* Located within a registered Neighborhood Organization

# Development Impact Analysis

## Land Use Compatibility

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The surrounding land uses vary with vacant land to the north, residential/duplex just east, and commercial to the south and west. The applicant seeks to rezone the property to build a cottage community/detached multifamily., the adjacent properties are zoned “B” Two-Family, and the nearest one-family zoning district is further away.

The proposed zoning is **compatible** with surrounding land uses. The proximity to commercial and presence of an established neighborhood with single-family and duplex uses in the immediate vicinity make the proposed multifamily compatible with the surrounding area.

## Comprehensive Plan Consistency- FLU Map and Policies

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The adopted Comprehensive Plan currently designates the subject property as “Mixed-Use” on the Future Land Use Map. The proposed property's designation does not align with this category.

However, the following land use policies below are supported by the rezoning request:

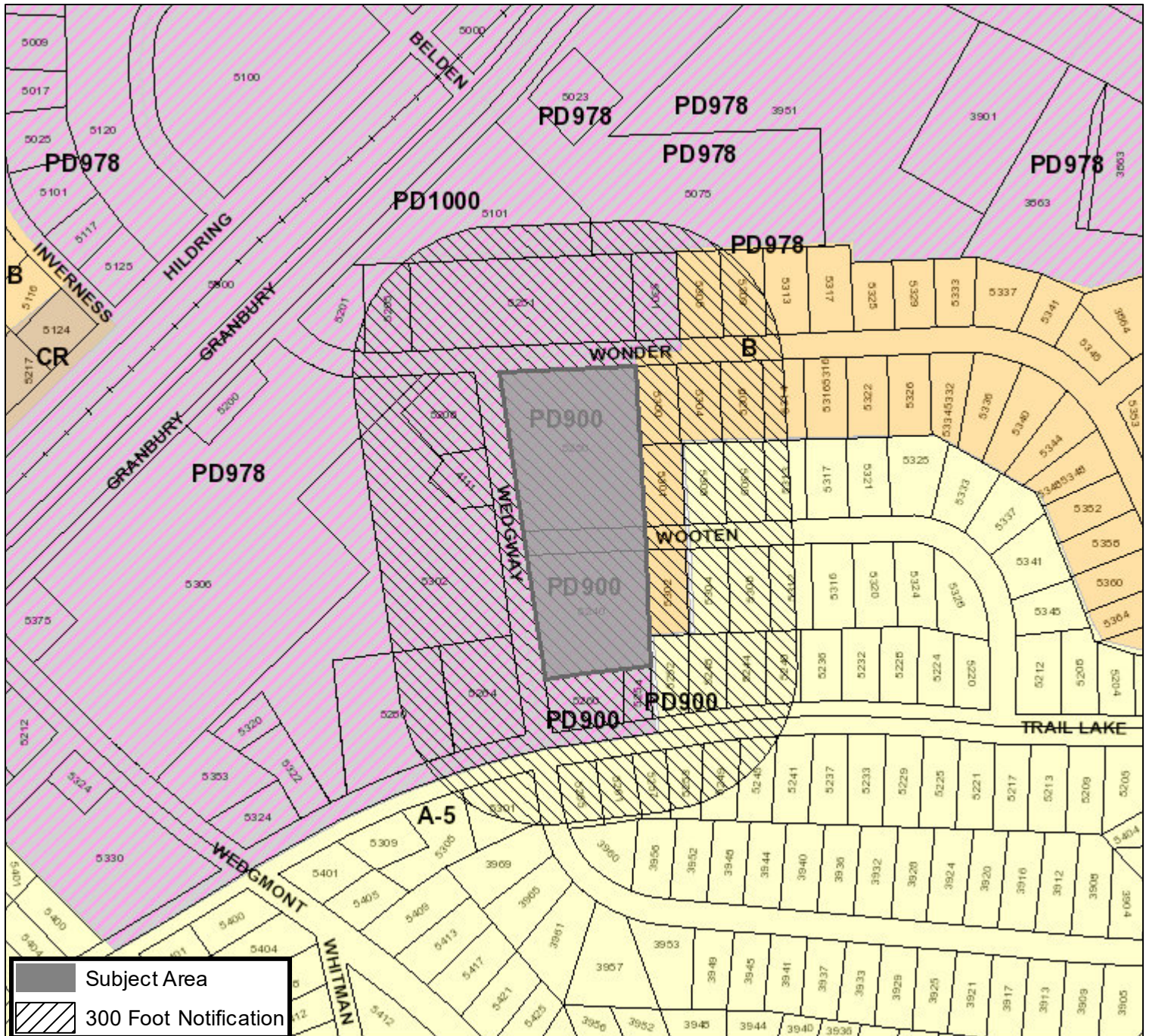
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.



Furthermore, such a rezoning effort underscores the City's commitment to promoting stable, family-oriented neighborhoods, which can attract residents seeking a suburban lifestyle within the urban framework. This approach supports sustainable development by ensuring that land use decisions are made in harmony with the overarching planning strategy, ultimately enhancing the quality of life for residents and fostering a sense of community. As a result, the proposed rezoning to “PD-C” is consistent with the Comprehensive Plan policies.

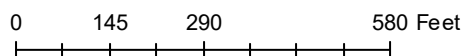


### Area Zoning Map

Applicant: Trinity Habitat For Humanity  
 Address: 5250 Wonder Drive and 5240 Wooten Drive  
 Zoning From: PD/MU  
 Zoning To: PD/UR  
 Acres: 3.57892828  
 Mapsco: Text  
 Sector/District: Wedgwood  
 Commission Date: 8/14/2024  
 Contact: null



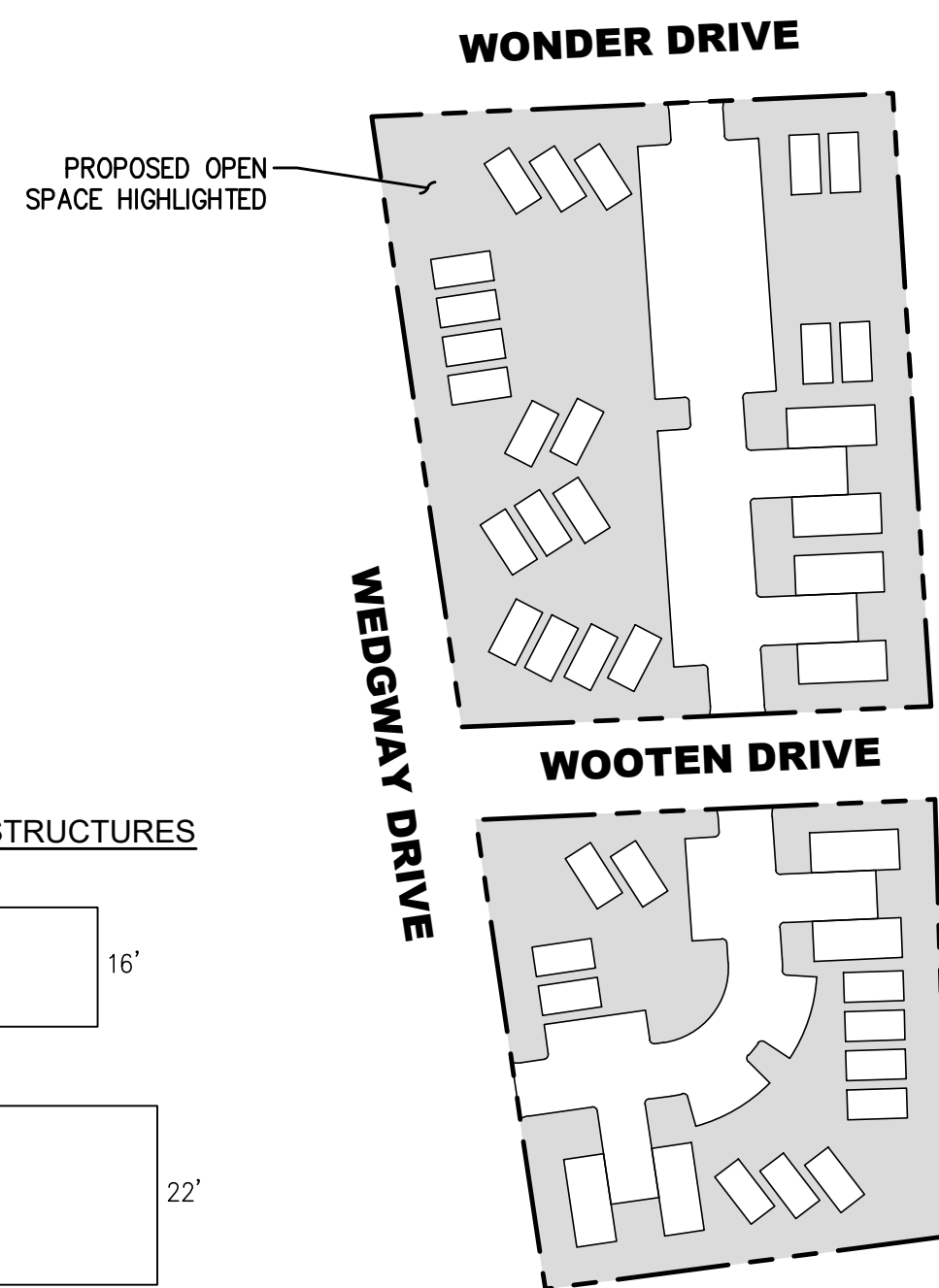
	Subject Area
	300 Foot Notification



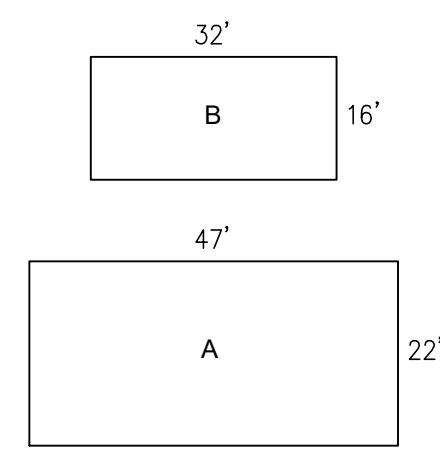


OPEN SPACE TABLE	
TOTAL AREA	3.34 ACRES (145,490 SF)
TOTAL OPEN SPACE	2.00 ACRES (87,120 SF)
PERCENT OPEN SPACE	60%

OPEN SPACE DIAGRAM

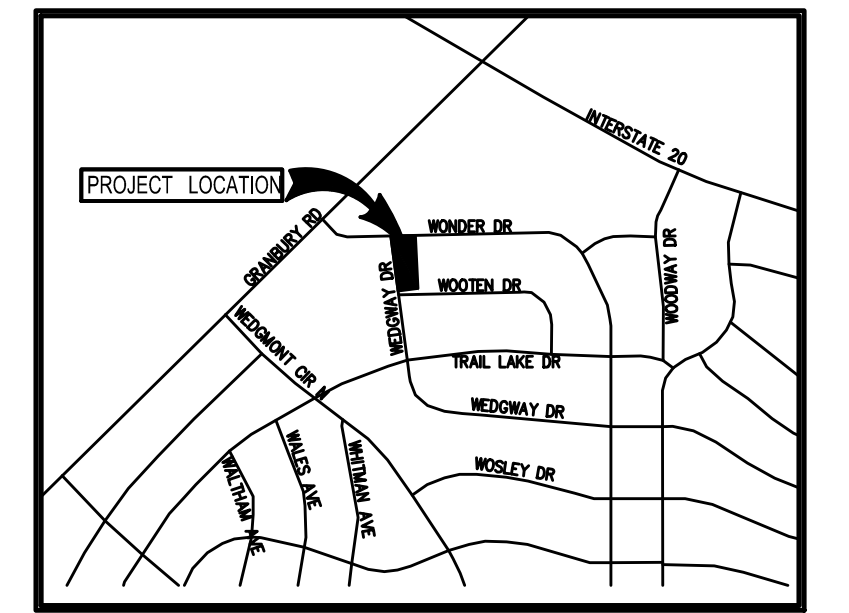
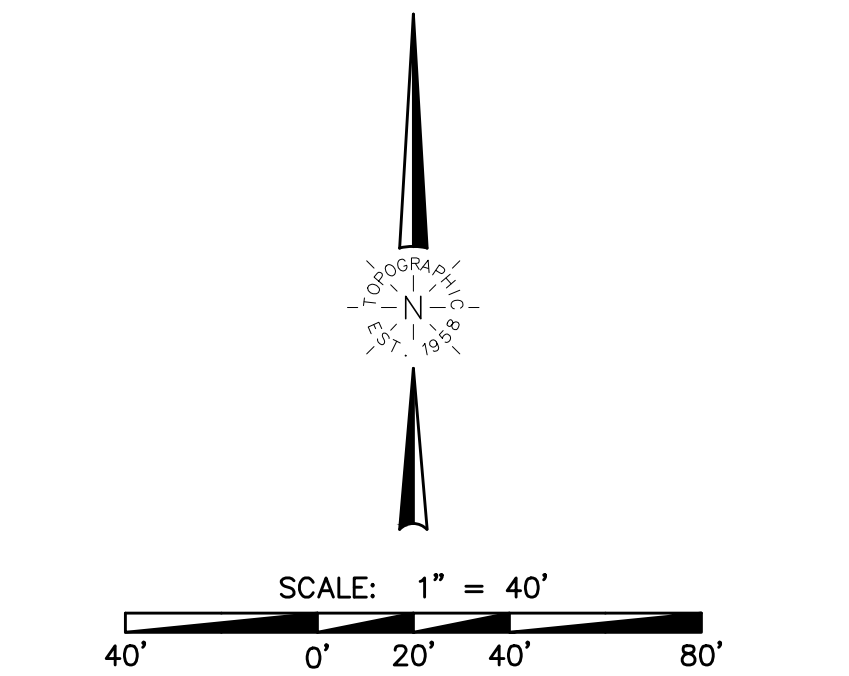
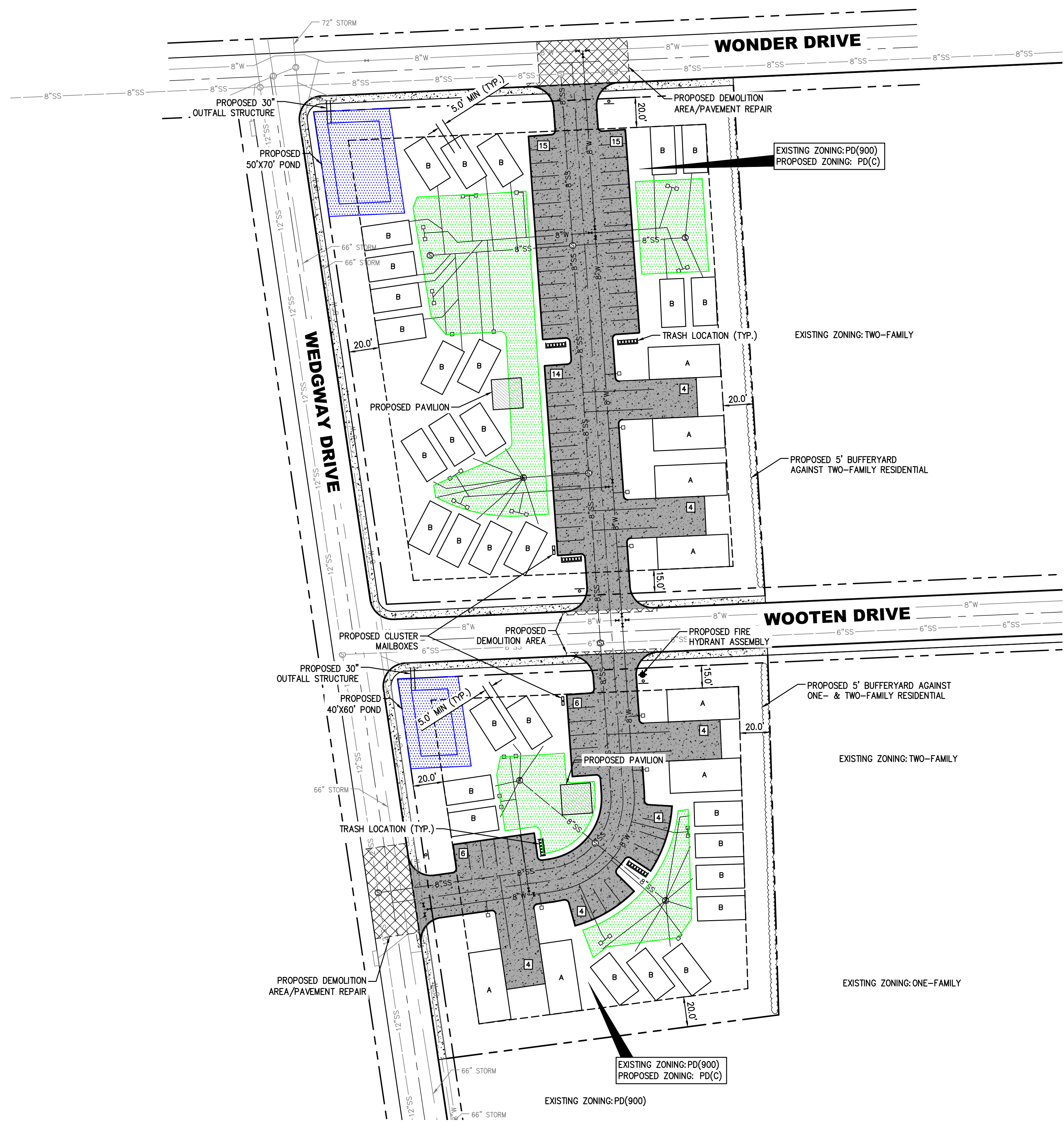


PROPOSED STRUCTURES



SITE PLAN TABLE	
TOTAL PROPOSED UNITS (MATERIAL BY ZONING)	UNIT A, 8 UNIT B, 31
TOTAL DENSITY PER ACRE (39 UNITS/3.34 ACRE)	11.7 UNITS/ACRE
TOTAL PARKING COUNT	80 STANDARD PARKING SPOTS

SITE DATA-OPTION C	
2.01 ACRES (5250 WONDER DR)	
1.33 ACRES (5240 WOOTEN DR)	
3.34 ACRES TOTAL	
4 HOMES (WONDER)	
4 HOMES (WOOTEN)	
8 HOMES TOTAL	
20 COTTAGES (WONDER)	
11 COTTAGES (WOOTEN)	
31 COTTAGES TOTAL	
39 UNITS TOTAL	
11.7 UNITS/ACRE	
8 PRIVATE PARKING (WONDER)	
44 OPEN PARKING (WONDER)	
8 PRIVATE PARKING (WOOTEN)	
20 OPEN PARKING (WOOTEN)	
80 PARKING TOTAL	
2.00 SPACES/HOME	
2.00 SPACES/COTTAGES	



VICINITY MAP (NOT TO SCALE)

LEGEND

--- SUBJECT PROPERTY LINE	--- WOOD FENCE
--- ADJONER LINE	--- CHAIN LINK FENCE
--- EASEMENT	--- BURIED CABLE
--- OVERHEAD ELECTRIC	--- BURIED WATER
--- ASPHALT PAVEMENT	--- GAS
--- BURIED GAS	--- BURIED ELECTRIC
--- EDGE OF GRAVEL	--- BURIED SEWER LINE
--- BARBED WIRE FENCE	--- UTILITY POLE
--- GUY WIRE	--- WATER METER
--- TELEPHONE VAULT	--- WATER VALVE
--- FIBER OPTIC VAULT	--- WATER VALVE
--- TELEPHONE PEDESTAL	--- GAS METER
--- GAS VALVE	--- GAS VALVE
4 PROPOSED PARKING COUNT	
PROPOSED GREEN SPACE	PROPOSED PAVILION
PROPOSED PAVING	DEMOLITION AREA
POSSIBLE 5' PUBLIC SIDEWALK	PROPOSED DETENTION POND

## SITE PLAN

- GENERAL NOTES:
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
  - THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.
  - ALL SURFACE MATERIALS NOT SPECIFIED IN LEGEND ARE TO BE STANDARD ESTABLISHED GRASS.

**HABITAT FOR HUMANITY  
WEDGWOOD SENIOR  
COTTAGES**

5240 WOOTEN DR, FORT WORTH, TX  
5250 WONDER DR, FORT WORTH, TX

FORT WORTH AREA HABITAT FOR HUMANITY  
INSTRUMENT # D 223198666 (5240 WOOTEN DR)  
INSTRUMENT # D 223198667 (5250 WONDER DR)

ZC #: 23-200  
DATE PREPARED: 6/18/2024  
DATE OF REVISION #1: 7/31/2024  
DIRECTOR OF DEVELOPMENT SERVICES  
X \_\_\_\_\_ DATE: \_\_\_\_\_

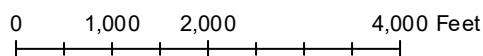
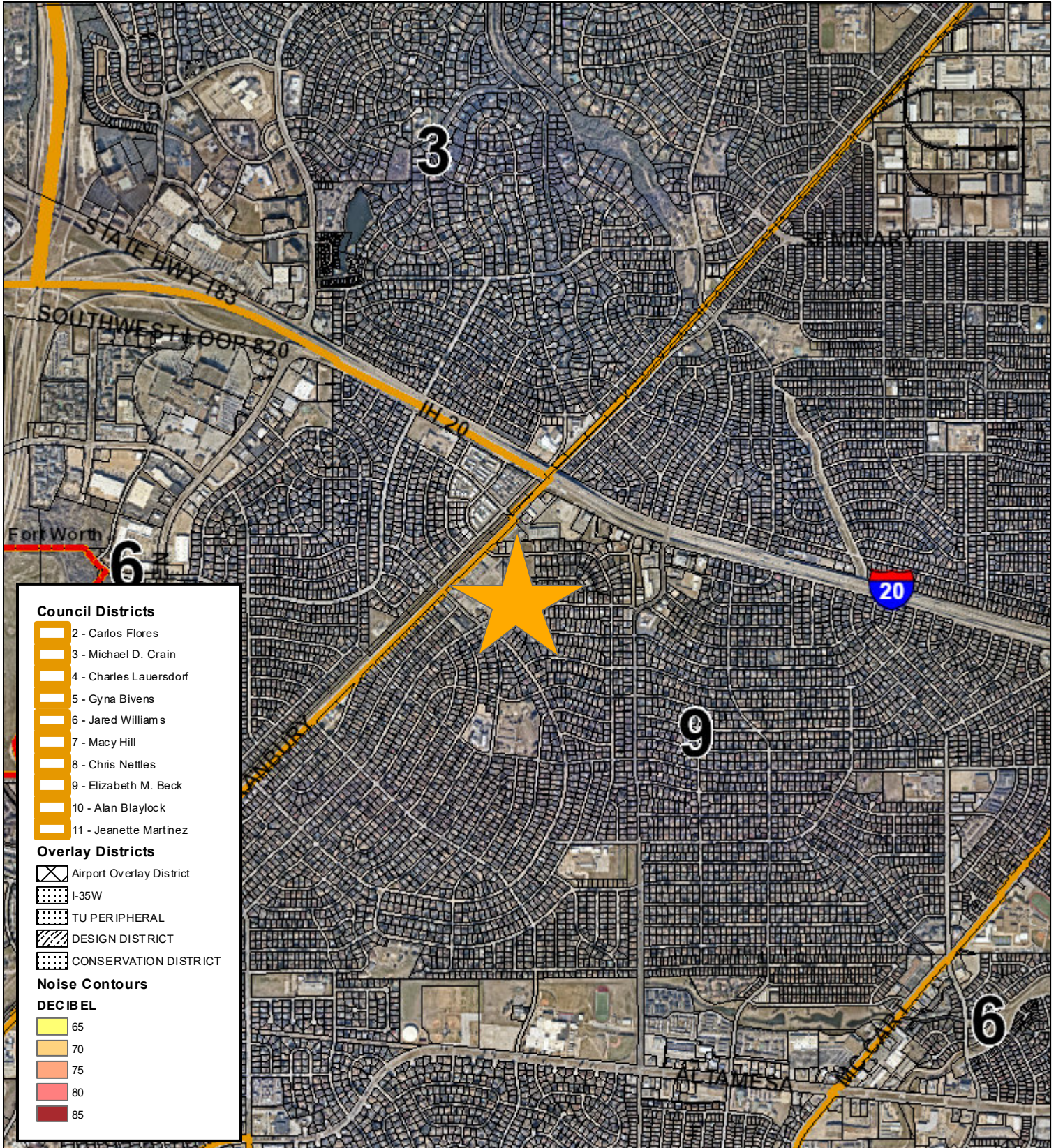
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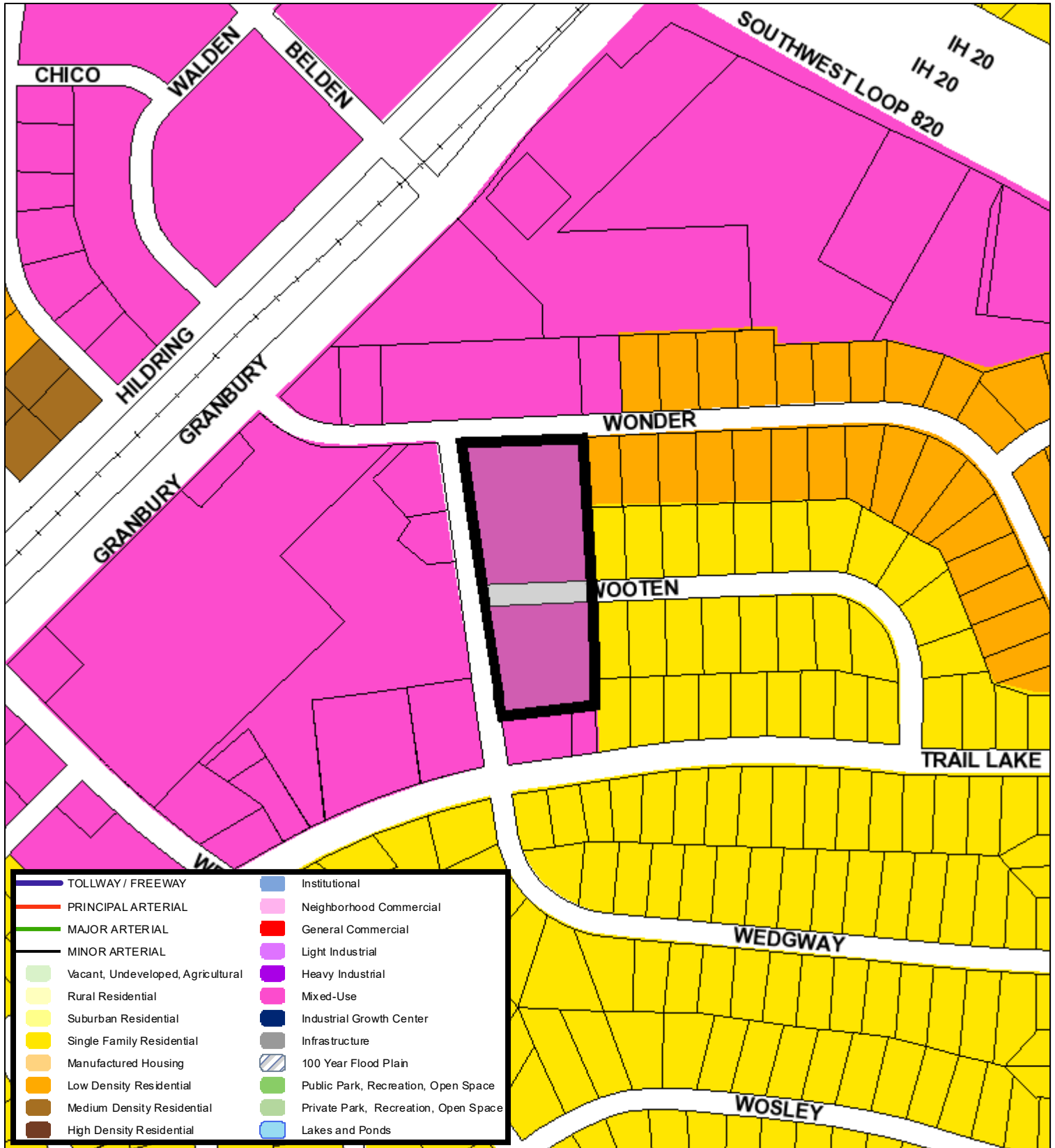


### Area Map

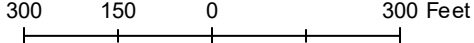




### Future Land Use



300 150 0 300 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.





## Aerial Photo Map



0 195 390 780 Feet

