



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-165

Council District: 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Pedraza Property Group / Jesus Guzman

Site Location: 1928 Amanda Avenue

Acreage: 0.178 acres

Request

Proposed Use: Single Family Residential

Request: From: "E/SS" Neighborhood Commercial with Stop Six Overlay

To: "AR/SS" One-Family Restricted with Stop Six Overlay

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The property is within the WR Howard Addition and NEZ Area Six. The present owner is listed as the intended developer of the property on the application. The proposal to rezone this lot would change the current “E” Neighborhood Commercial zoning to “AR” One Family Restricted zoning, allowing construction of one (1) single family dwelling unit. There would be a 20’ building setback along Amanda Avenue, 10’ building setback along Chapman Street, and a 5’ building setback along the rear property line. The lot is approximately 7,800 square feet, and meets the “AR” zoning minimum requirements.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / undeveloped
East “E” Neighborhood Commercial / vacant
South “A-5” One-Family / residential
West “A-5” One-Family / undeveloped

Recent Zoning History

- ZC-19-116 approved September 10, 2019 to add Stop Six Design Overlay

Public Notification

300-foot Legal Notifications were mailed on September 24, 2021.
The following organizations were emailed on September 24, 2021:

Organizations Notified	
Historic Stop Six NA*	Trinity Habitat for Humanity
Stop Six Sunrise Edition NA	Southeast Fort Worth Inc
Stop 6/Poly Oversight	East Fort Worth Business Association
East Fort Worth, Inc	Fort Worth ISD
Streams and Valleys Inc	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The proposed zoning of “AR” One-Family restricted would allow construction of one (1) dwelling unit, which aligns with the applicant’s intentions.

The Cavile Place Neighborhood Transformation Plan sheds light on the history of Amanda Avenue as a commercial center for the neighborhood. Amanda is the traditional “main street” of the neighborhood that, in the past, supported both residential and local serving retail commercial uses. The Cavile Place Neighborhood Transformation Plan envisions the creation of a vibrant, sustainable community over the next 10–15 years. Amanda Street is proposed to be upgraded with new paving and pedestrian amenities. New mixed-use development incorporating local neighborhood serving businesses is proposed along the improved street, along with possible roundabouts and a landscaped median to re-establish it as a desirable address for neighborhood retail and services.

The Stop Six Overlay contains the following requirements for new single-family construction:

ELEMENT	STANDARD
Building Materials	At least 70% of all sides of a new residential structure shall be masonry: stone, brick, terra cotta, patterned pre-cast concrete, cement board siding, cast stone or prefabricated brick panels
Garages	A 2-car garage is required. Garages facing the street shall be located at or behind the front wall and shall not project in front of the front wall. All required parking spaces above 2 shall be behind the front wall.
Building Design and Architectural Features	<ul style="list-style-type: none"><input type="checkbox"/> Homes shall have an entry feature such as a porch or stoop that faces the street.<input type="checkbox"/> Open porches can extend up to 10 feet into the minimum front yard to encourage larger porches. If a porch is provided, it shall be a minimum 6 feet in depth.<input type="checkbox"/> Homes shall have a minimum of one 8 square foot window on all sides of the house. The front wall shall have a minimum total window area of 16 square feet.<input type="checkbox"/> Front doors shall face the public street and shall be visible from the public street. Front door openings shall not be recessed more than 6 feet from the front wall of the home.
Landscaping	Landscaping shall be kept to allow visibility to and from street-facing doors and windows. A variety of landscape plants and materials in the front yard is highly encouraged.

The site appears to be conducive to residential infill development and compatible with the Cavile Place Neighborhood Transformation Plan as adopted. As such, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as Mixed-Use. The proposed zoning of “AR” One-Family Restricted is compatible with the future land use designation of the adopted Comprehensive Plan.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Southeast Planning Sector:

11. Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
14. Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.

The proposed zoning **is consistent** with the Comprehensive Plan future land use designation.

Economic Development Plan

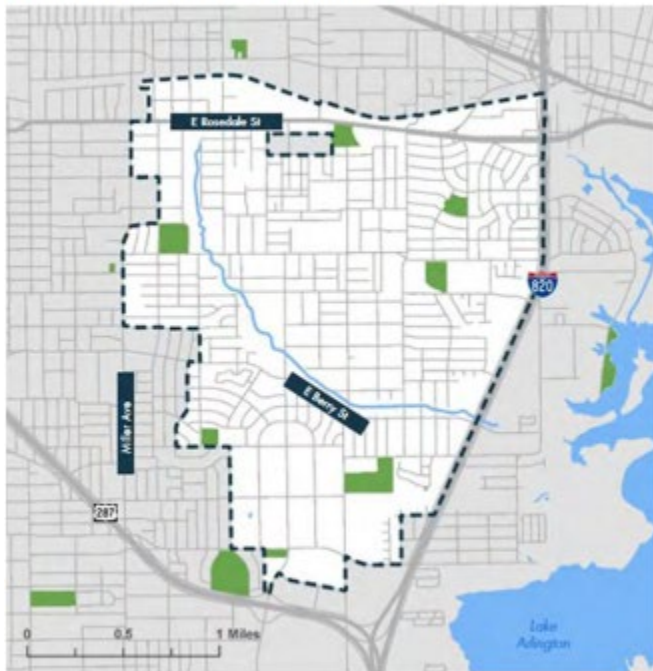
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations apply to this project:

Stop Six Target Area

“Housing investment and reinvestment are the most important strategies for this area to raise the level of appeal to existing and future residents as well as businesses.”

TARGET AREA: STOP SIX

FIGURE 9. STOP SIX SNAPSHOT



INDICATOR	VALUE
Total area (acres)	2,638
Dominant zoning district: single family A-5	55%
DEMOGRAPHICS & COMMUTING	
Total residents	13,321
Median household income	\$27,772
Inbound commuters (work in area)	1,552
Outbound commuters (live in area)	4,844
PROJECTED EMPLOYMENT INCREASE BY 2040	
NCTCOG forecast (jobs added)	3,575
FA growth target (jobs added)	3,575
INCENTIVES IN STUDY AREA	
Urban Villages Plan	Yes
Neighborhood Empowerment Zone	Yes
PID District	No
TIF District	No

Sources: City of Fort Worth (map, acreage, land use, zoning, and incentives); U.S. Census Bureau ACS, 2015 5-year estimates (population and income); US Census Bureau, Local Employment Dynamics (commuting); FA Envision Tomorrow analysis (FA Employment Growth); NCTCOG 2040 regional growth forecast (NCTCOG employment growth forecast).

OVERVIEW

Stop Six, along with East Lancaster, is one of the most challenged of all the target areas. Its 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.

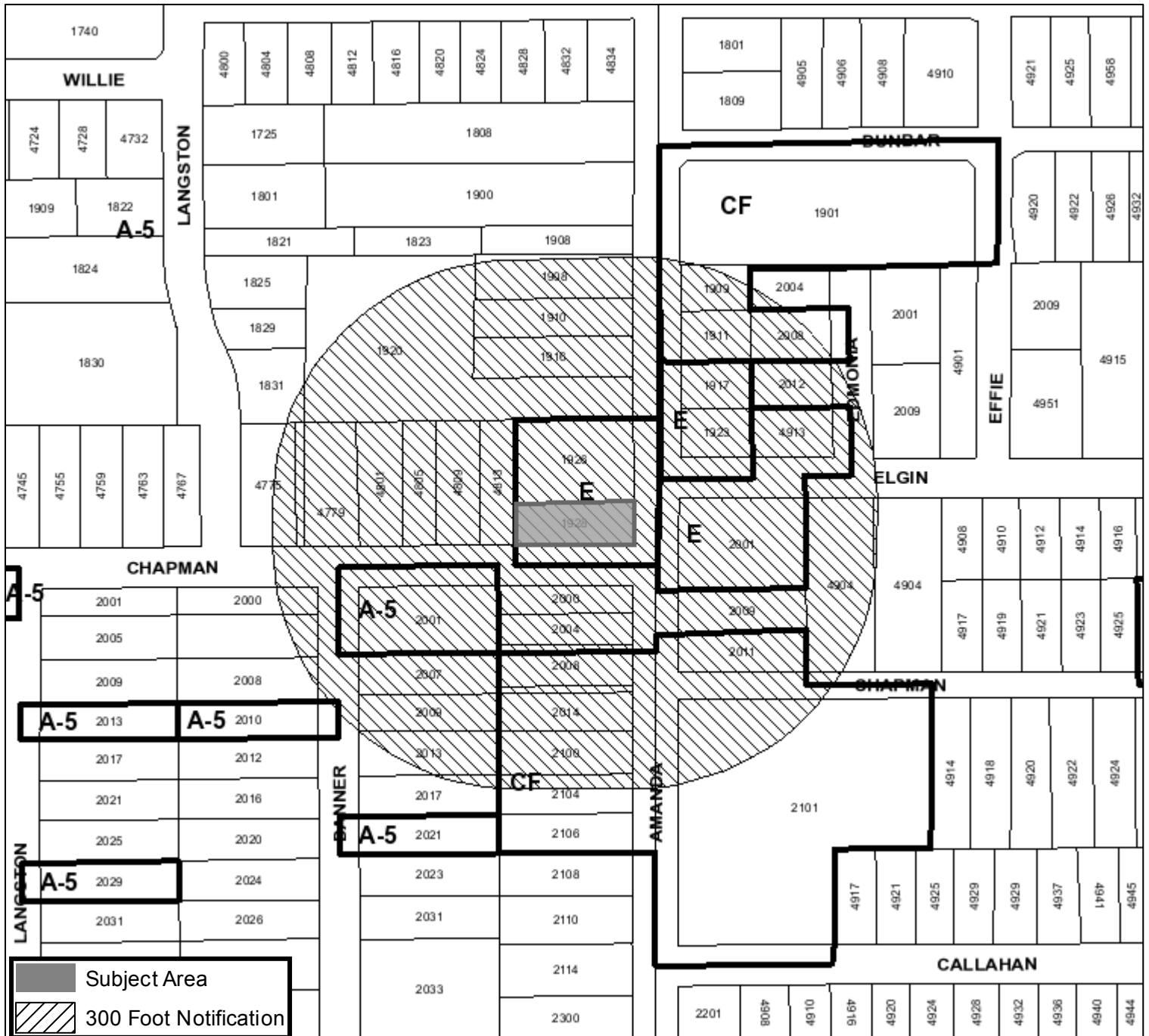
PRIMARY CONSIDERATIONS



- Housing investment and reinvestment are the most important strategies for this area to raise the level of appeal to existing and future residents as well as businesses.
- Strategic City investments should be focused along corridors and nodes of existing activity. New and existing business should be supported, and mixed-use projects should be targeted for the area.
- Transportation and infrastructure also needs to be addressed, with a focus on connecting key locations within Stop Six to employment centers in surrounding cities and educational and training opportunities.

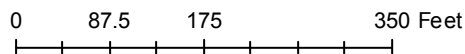


Area Zoning Map

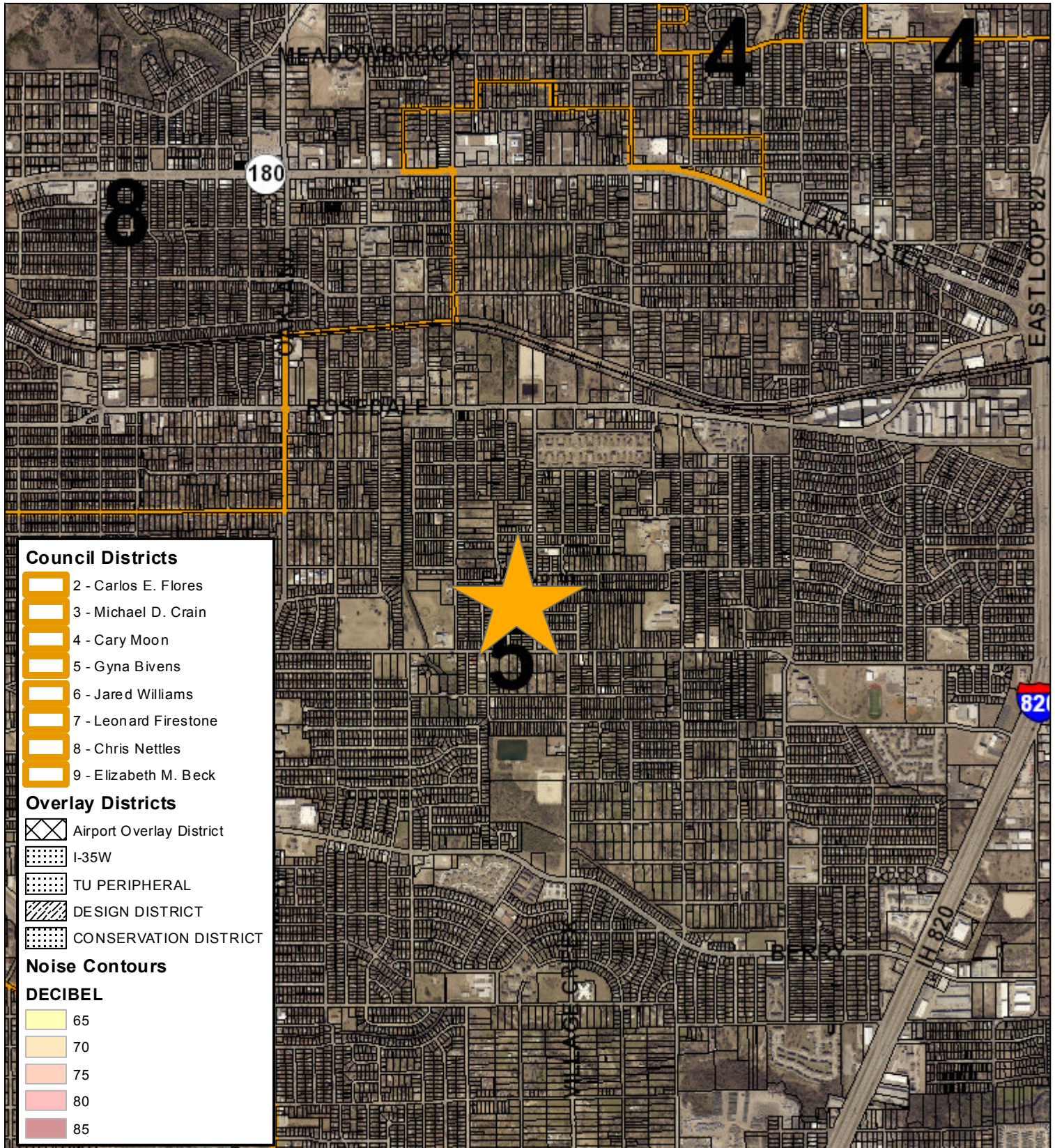
Applicant: Pedraza Property Group
 Address: 1928 Amanda Avenue
 Zoning From: E in the Stop Six Overlay
 Zoning To: AR in the Stop Six Overlay
 Acres: 0.17799086
 Mapsco: 79P
 Sector/District: Southeast
 Commission Date: 10/13/2021
 Contact: 817-392-8043











 Subject Area
 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

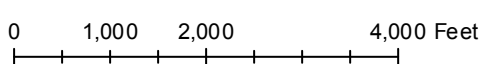
Overlay Districts

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

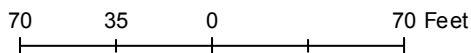
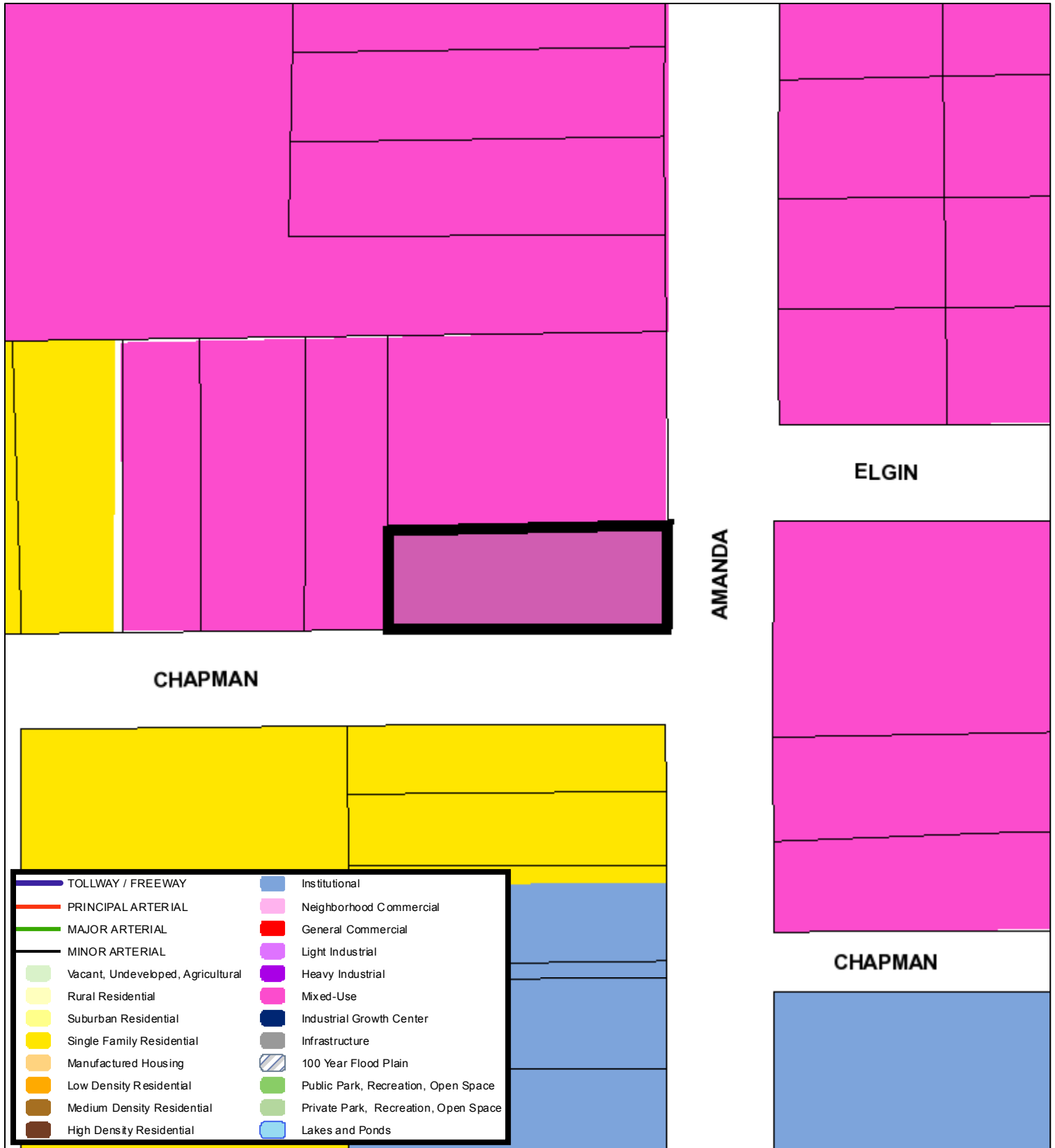
Noise Contours

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 40 80 160 Feet

