



Case Number **ZC-21-020**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting
Date: April 13, 2021

Council District: 5

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: None submitted

Support: None submitted

Continued	Yes ____ No <u>X</u>
Case Manager	<u>Sarah Bergman</u>
Council Initiated	Yes ____ No <u>X</u>

Owner / Applicant: JST Rentals, LLC / Billy Thomas

Site Location: 2412 Willspoint Court Acreage 0.12

Proposed Use: Single Family Residence

Request: From: "E/SSO" Neighborhood Commercial/Stop Six Design Overlay

To: "A-5/SSO" One-Family/Stop Six Design Overlay

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

Comprehensive Plan Consistency: Requested change **is consistent (map amendment underway).**

Staff Recommendation: **Approval**

Background:

The proposed site is located along the west side of Willspoint Court, just south of its intersection with Ramey Avenue. The subject property is currently vacant and the applicant is proposing to change the zoning from "E" Neighborhood Commercial to "A-5" One-Family to allow construction of a new single-family dwelling. The subject property falls within the Stop Six Overlay and the proposed residence will need to conform to overlay district standards.

There are several existing single-family residences on this block and in the surrounding area. An amendment to the City's Future Land Use Map has been proposed for this lot and several surrounding properties on Willspoint Court. This amendment will change the Future Land Use designation from "Neighborhood Commercial" to "Single Family Residential."

Surrounding Zoning and Land Uses:

North	"A-5" One-Family / redeveloping as single-family
East	"E" Neighborhood Commercial / single-family
South	"A-5" One-Family / single-family
West	"E" Neighborhood Commercial / church

Recent Relevant Zoning History:

- ZC-19-116: Creation of the Stop Six Overlay, approved by Council 09/10/19
- ZC-20-050: Zoning change from “E” Neighborhood Commercial to “A-5” One-Family on property located immediately north of the subject property (2408 Willspoint Court)

Public Notification:

300-foot Legal Notifications were mailed on February 24, 2021.

The following organizations were notified: (emailed February 18, 2021)

Organizations Notified	
East Fort Worth Neighborhoods Coalition	Parkside NA
Historic Stop Six NA	Historic Rosedale Park NA
Historic Carver Heights NA	Stop Six Sunrise Edition NA*
Stop 6/Poly Oversight	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from “E” Neighborhood Commercial to “A-5” One-Family to allow development of a new single-family residence. Properties to the north, east, and south are all developed or are redeveloping with single-family residences, and property to the west is the location of a church.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Southeast Sector

The 2020 Comprehensive Plan currently designates the subject property as Neighborhood Commercial. However, an amendment to the Future Land Use Map has been proposed to change this designation to Single Family Residential on the subject property and several surrounding lots. Once this amendment is complete, the proposed zoning will be consistent with the land use designation of the Comprehensive Plan and will align with the following policies:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Preserve the character of rural and suburban residential neighborhoods.
- Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (**map amendment underway**). Staff recommends designating this area on the Future Land Use Map as Single Family Residential, which is a change currently in process.

3. 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, including Stop Six. The following was listed as a primary consideration for the Stop Six district:

- 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.

Attachments:

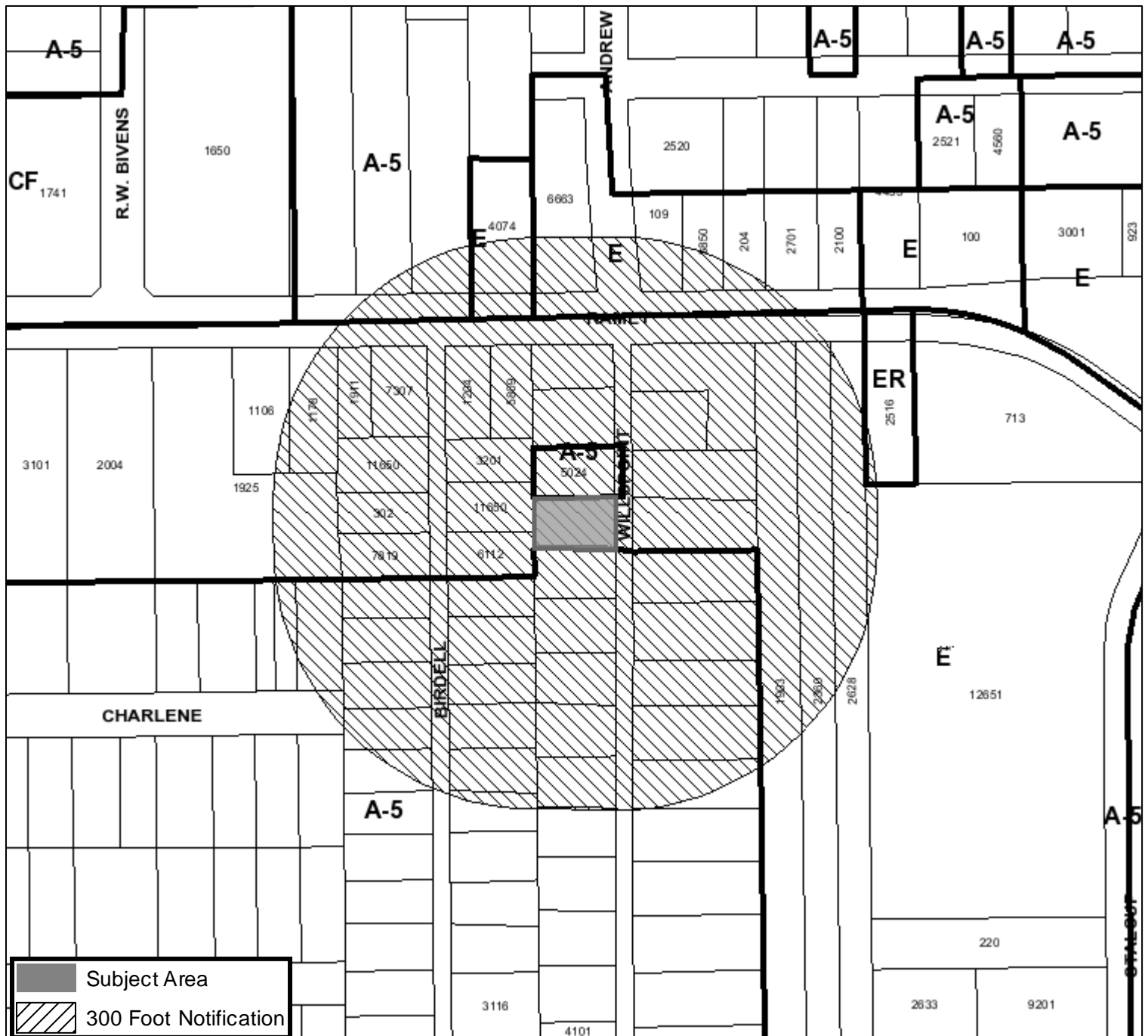
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



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Area Zoning Map

Applicant: JST Rentals LLC
Address: 2412 Willspoint Court
Zoning From: E / "SS" Stop Six Residential Overlay
Zoning To: A-5 / "SS" Stop Six Residential Overlay
Acres: 0.12426704
Mapsc0: 79Q
Sector/District: Southeast
Commission Date: 3/10/2021
Contact: 817-392-8026



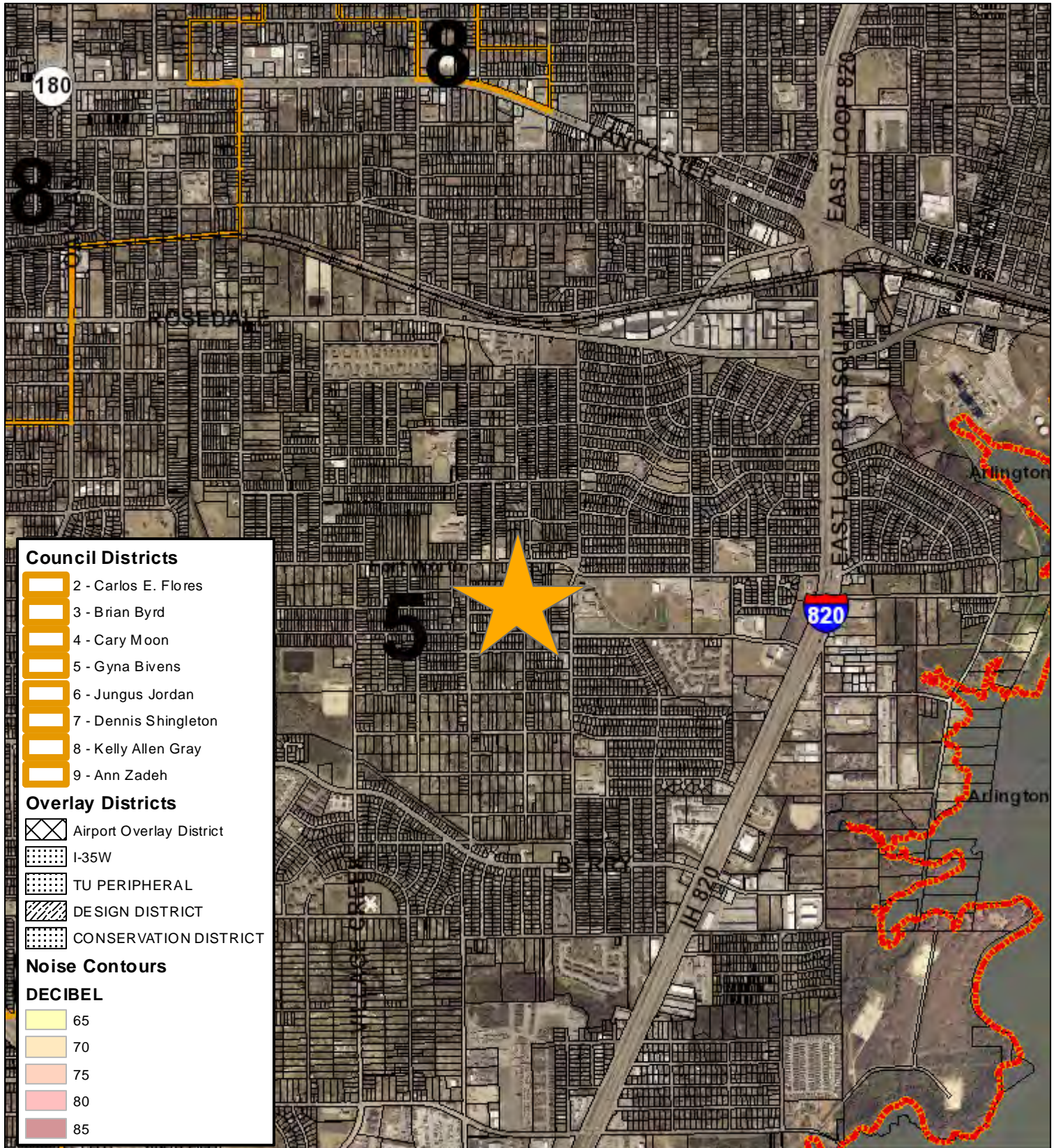
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Created: 2/17/2021 10:12:45 AM



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Area Map

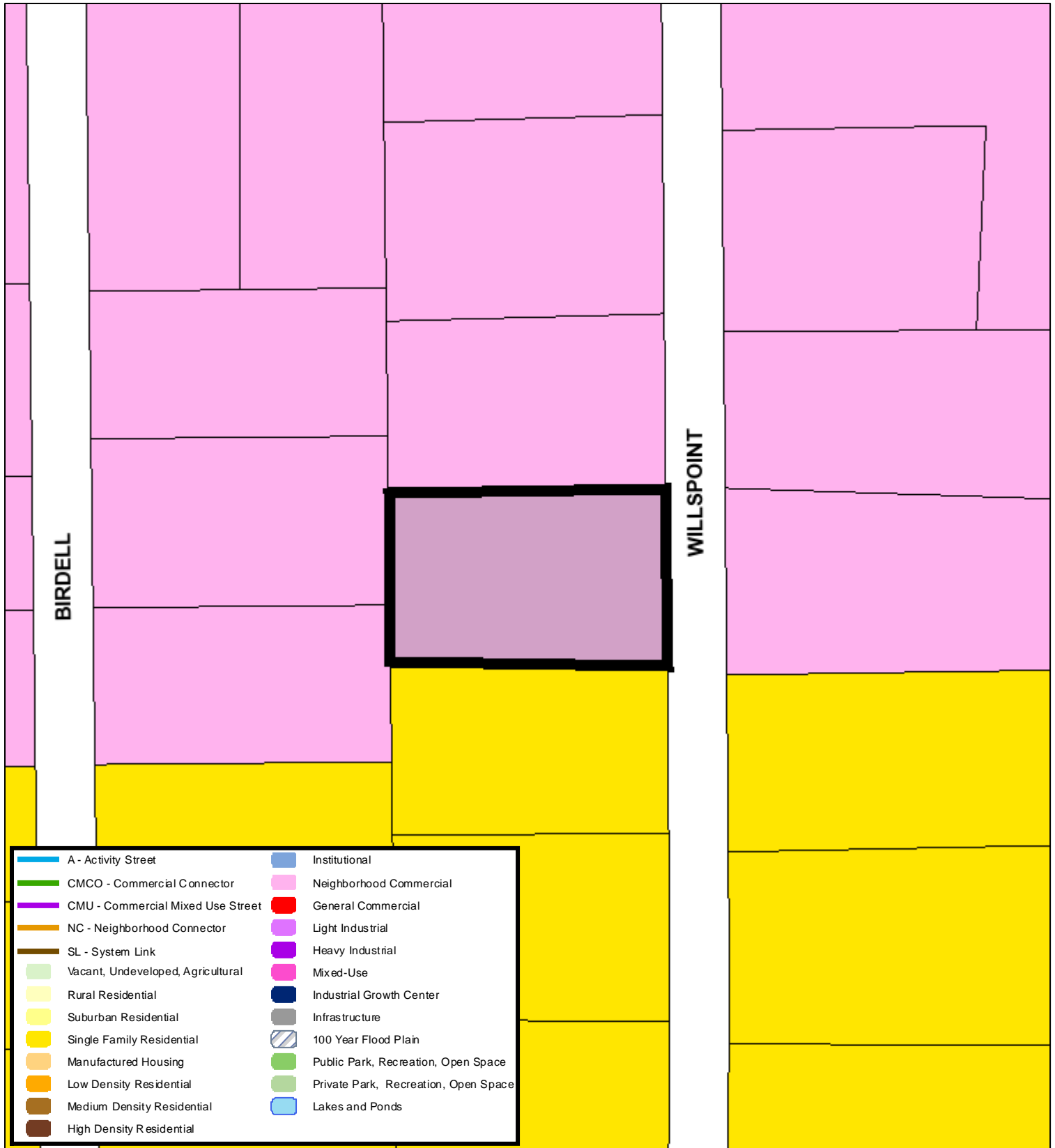


0 1,000 2,000 4,000 Feet



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Future Land Use



40 20 0 40 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.





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Aerial Photo Map



0 25 50 100 Feet

