



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 23, 2020

Council District 9

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

Opposition: One letter submitted
Support: Hemphill Corridor Task Force,
Jennings-May-St. Louis NA

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: LanCarte Properties, Inc.

Site Location: 2820 May Street Acreage: 0.17 ac

Proposed Use: Three Units on One Lot

Request: From: "B" Two-Family
To: PD/B Planned Development for all uses in "B" Two-Family plus three units on one lot, site plan waiver requested

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

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

Staff Recommendation: **Approval**

Background:

The site is located west of May Street and north of W. Lowden Street. The applicant is requesting to rezone from "B" Two-Family to PD/B Planned Development for all uses in "B" Two-Family plus three units on one lot; site plan waiver requested. The general area has always been zoned "B" Two-Family. The applicant could not prove legal nonconforming for the three units, only two units.

According to Tarrant Appraisal District records the structure was built back in 1919. The Sanborne Maps from January of 1936 indicates three units, one dwelling in the primary structure, one detached unit with accessory garage and two detached dwellings at the rear of the property. The structure is two story with three dwelling units.

According to the applicant in September of 2019 he purchased the property as a triplex, doesn't know when it was converted and was doing interior remodeling to each unit when he was cited by Code. Two units are currently being rented out.

Size of individual units:

- Unit 1 – 550 sq. ft. – 1 bedroom, 1 kitchen, 1 bath
- Unit 2 - 1,169 sq. ft. - 3 bedrooms, 1 kitchen, 1 bath
- Unit 3 – 704 sq. ft. – 2 bedrooms, 1 kitchen, 1 bath
- The property has one electric and one water meter

The applicant mentioned there are six parking spaces.

If approved the applicant would have to register for multifamily.

This is part of a Code Compliance case #20-545912. If approved the applicant would have to register for multifamily.

Site Information:

Surrounding Zoning and Land Uses:

- North "B" Two-Family / single-family
- East "B" Two-Family / vacant structure
- South "B" Two-Family / single-family
- West "B" Two-Family / single-family

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on (May 18, 2020)

The following organizations were notified: (May 18, 2020)

Organizations Notified	
Worth Heights NA	South Hemphill Heights NA
Ryan Place Improvement Assn.	Southeast Fort Worth Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Hemphill Corridor Task Force	Berry Street Initiative
Jennings May St Louis NA*	Fort Worth ISD

*Located within this registered Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing to change the zoning to PD/B Planned Development for all uses in "B" Two-Family plus three units on one; site plan waiver requested. The surrounding land uses consist of primarily single-family with a few duplexes throughout the block face.

The proposed use for three units on one lot **is compatible** with surrounding uses.

2. **Comprehensive Plan Consistency – Southside**

The 2020 Comprehensive Plan designates the subject property as Single-Family residential. The requested zoning change for three units on one lot is considered multifamily and is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

However, the continued usage of these units provides alternative and affordable housing accommodations, especially within the older parts of town and in the central city. While the use of three units is not consistent with the Single Family designation of the future land use plan, it does provide affordable and accessible housing which is also a policy of the city.

Therefore, the proposed zoning **is consistent** with the Comprehensive Plan.

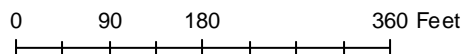
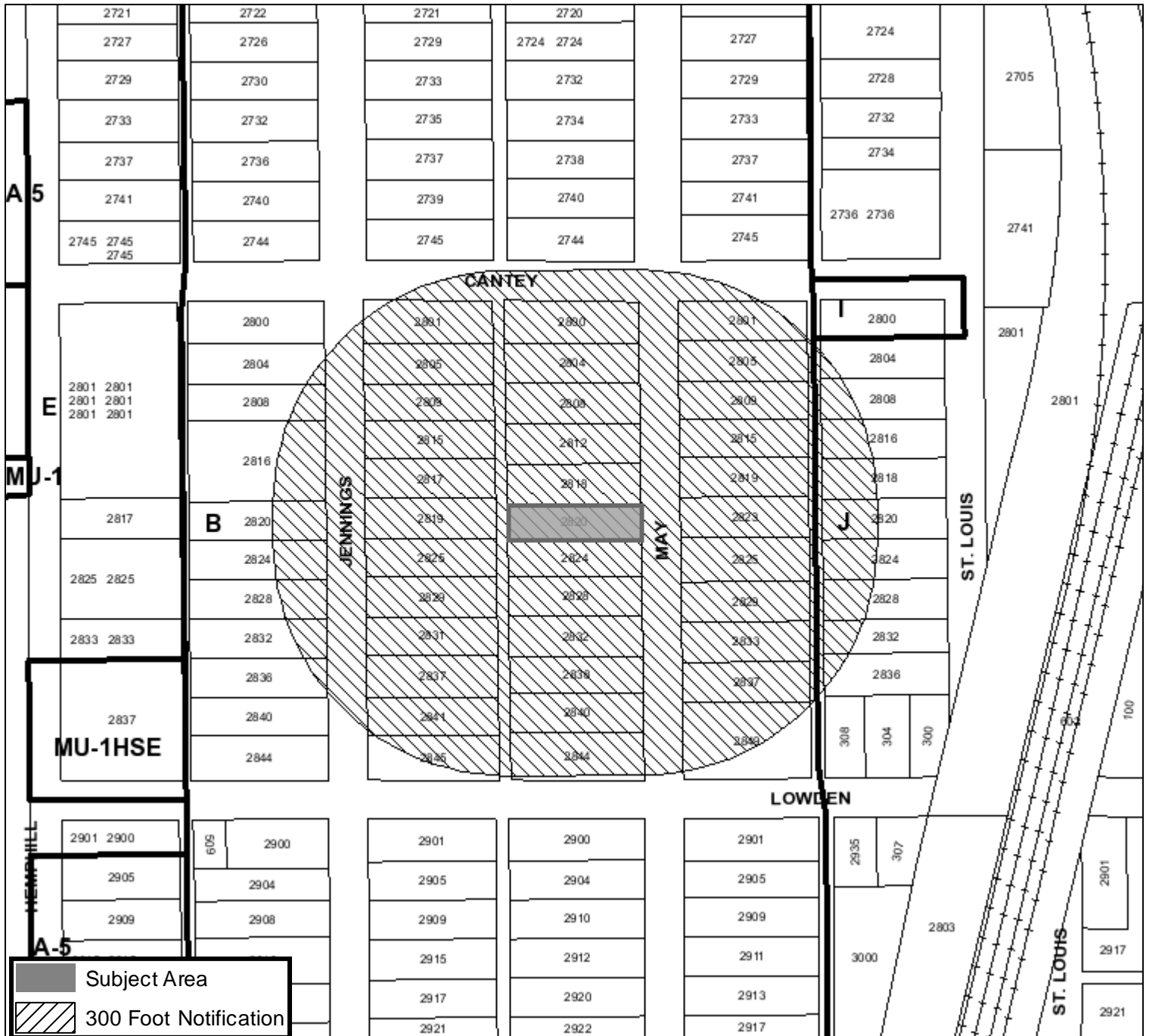
Attachments:

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

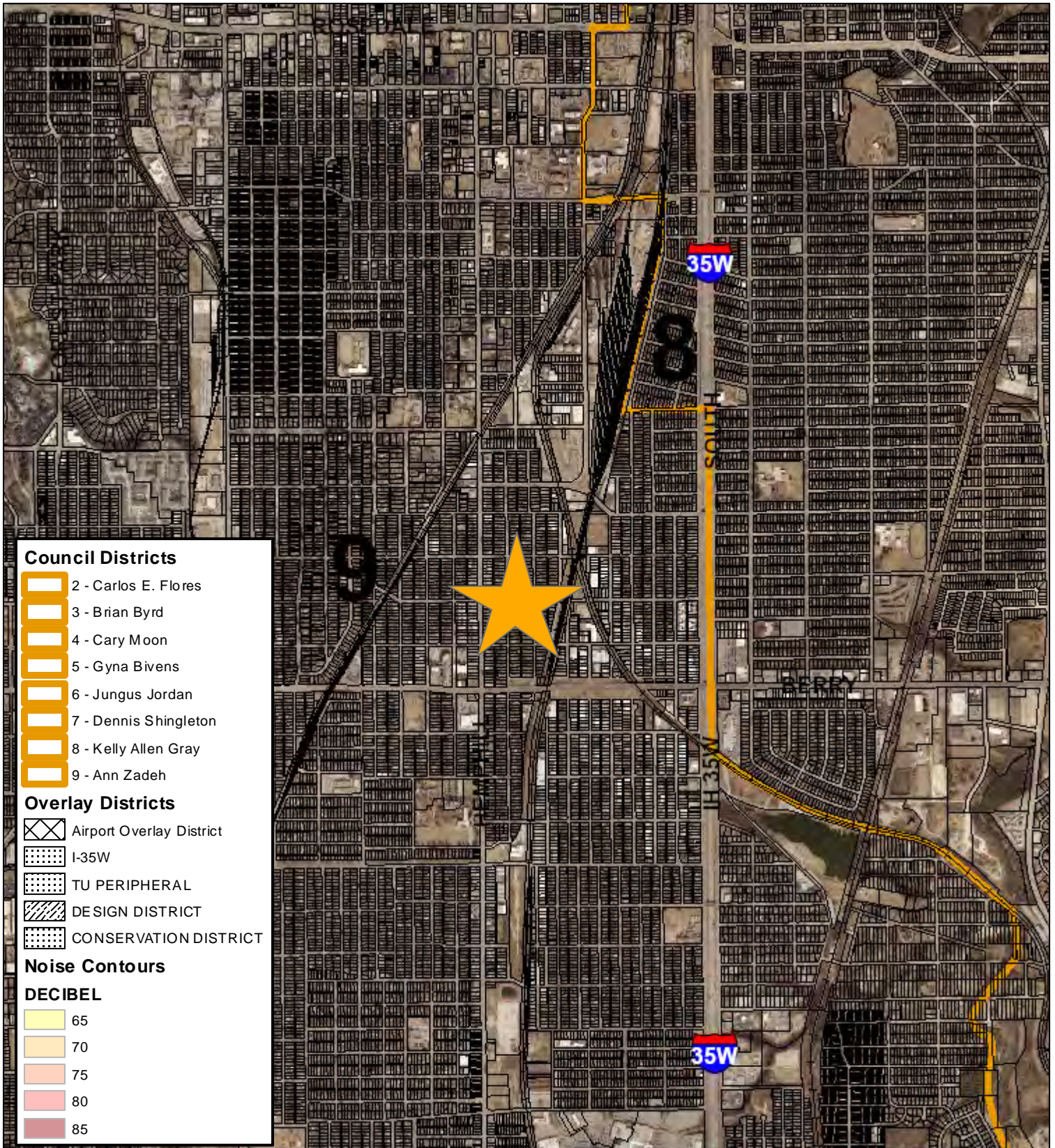


Area Zoning Map

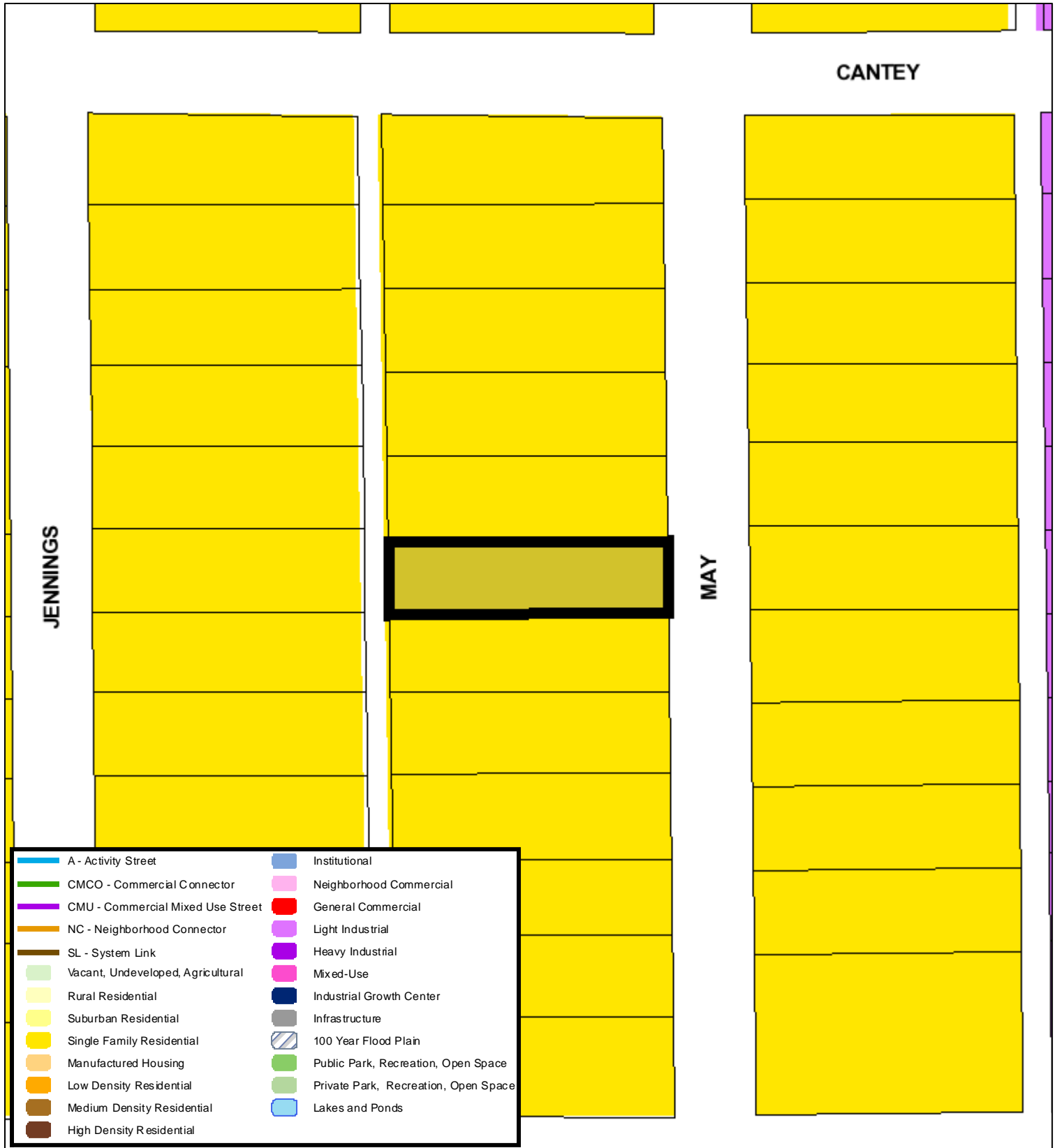
Applicant: LanCarte Properties, Inc.
 Address: 2820 May Street
 Zoning From: B
 Zoning To: PD for B uses plus a triplex
 Acres: 0.17274195
 Mapsco: 77W
 Sector/District: Southside
 Commission Date: 6/10/2020
 Contact: 817-392-2495



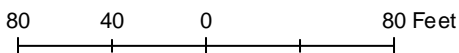
Area Map



Future Land Use



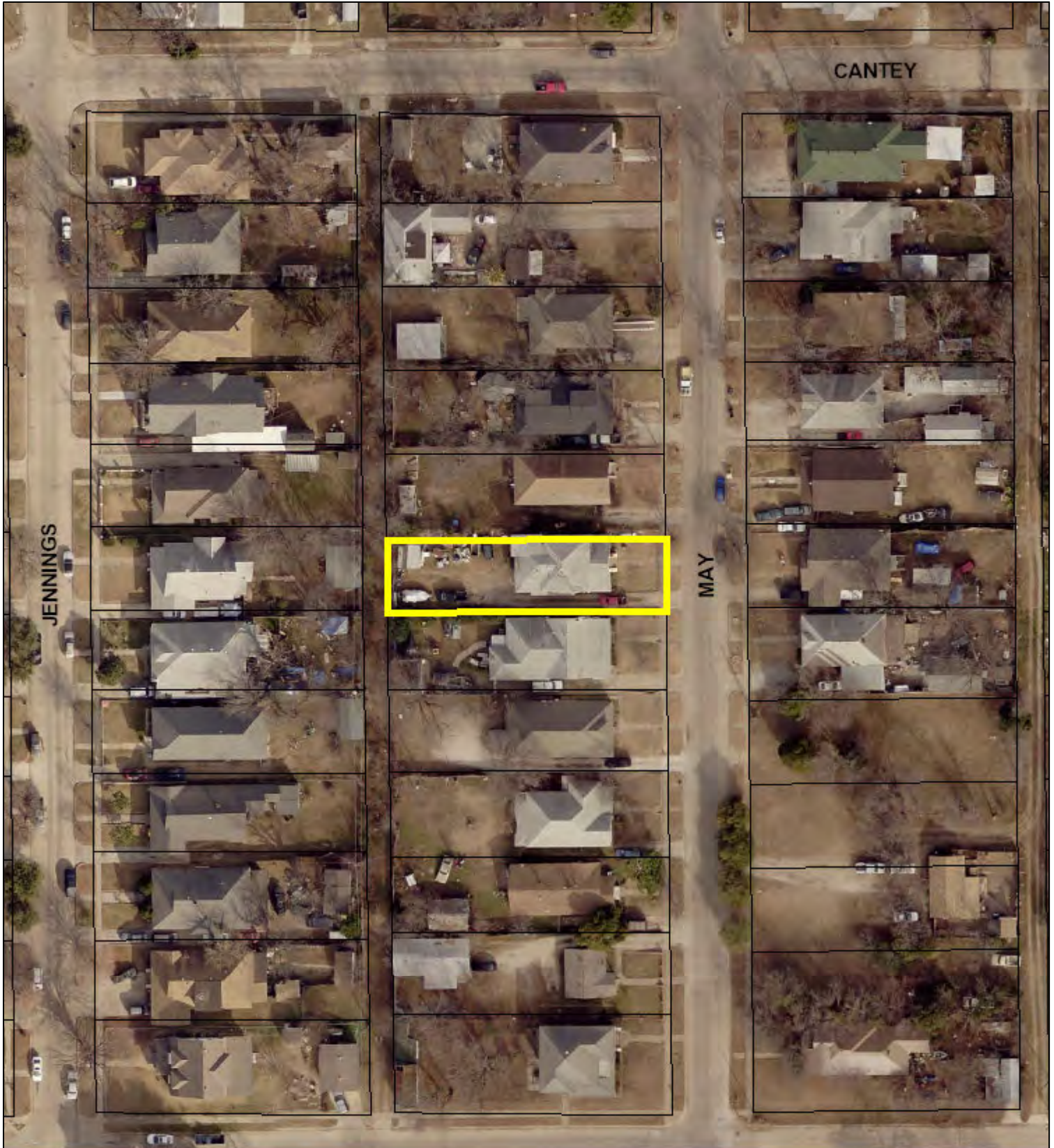
 A - Activity Street	 Institutional
 CMCO - Commercial Connector	 Neighborhood Commercial
 CMU - Commercial Mixed Use Street	 General Commercial
 NC - Neighborhood Connector	 Light Industrial
 SL - System Link	 Heavy Industrial
 Vacant, Undeveloped, Agricultural	 Mixed-Use
 Rural Residential	 Industrial Growth Center
 Suburban Residential	 Infrastructure
 Single Family Residential	 100 Year Flood Plain
 Manufactured Housing	 Public Park, Recreation, Open Space
 Low Density Residential	 Private Park, Recreation, Open Space
 Medium Density Residential	 Lakes and Ponds
 High Density Residential	



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 5, 2019.



Aerial Photo Map



0 50 100 200 Feet

