



Staff Report

Development Services Department
Planning Division – Zoning Section

To: City of Fort Worth City Council

From: Randy Hutcheson –
Interim Assistant Director

Date: April 7, 2020

Re: Zoning Change and Map Amendment – **ZC-20-022**

Zoning Commission Recommendation:

Approval for “B” by a vote of 7-0

Opposition: None

Support: None

Property Address: 705 East Jefferson Avenue
Future Land Use: Single Family – Southside Sector
Current Zoning: (“J”) - Medium Industrial
Requested Zoning: (“A-5”) - Single Family
Council District: District 8 – Councilmember Kelly Allen Gray

REQUEST: Design Works Pro LLC, is seeking approval to rezone the property from (“J”) Medium Industrial to (“A-5”) Single Family. Design Works Pro, LLC is requesting rezoning of this property so they can add an addition to the home and bring the property into legal conforming status. Since the home is currently zoned (“J”), it is in legal non-conforming status and as single family residence Chapter 7 of the Zoning Ordinance allows for additions. The property is currently occupied by a single family home constructed in 1925.

- The Zoning Commission’s role is to provide a recommendation to the City Council, who will make the final decision on the requested zoning map amendment.

RECOMMENDATION: Based on the analysis and findings in this staff report, planning staff finds that the requested zoning change is in conformance with the City of Fort Worth Comprehensive Plan. Based on immediate site context and analysis of alternative zoning, planning staff recommends that the Zoning Commission forward a **positive recommendation** to the City Council to change the zoning **from (“J”) – Medium Industrial to (“B”) Two – Family Zoning**. Because staff issued public notices as (“B”) Two-Family, the Zoning Commission can consider (“A-5”) without additional notification.

ATTACHMENTS:

- A. Area Zoning Map
- B. Property Photos
- C. Site Plan & Elevations
- D. Analysis of Policy and Plans

E. Public Comments and Notification

PROJECT DESCRIPTION:

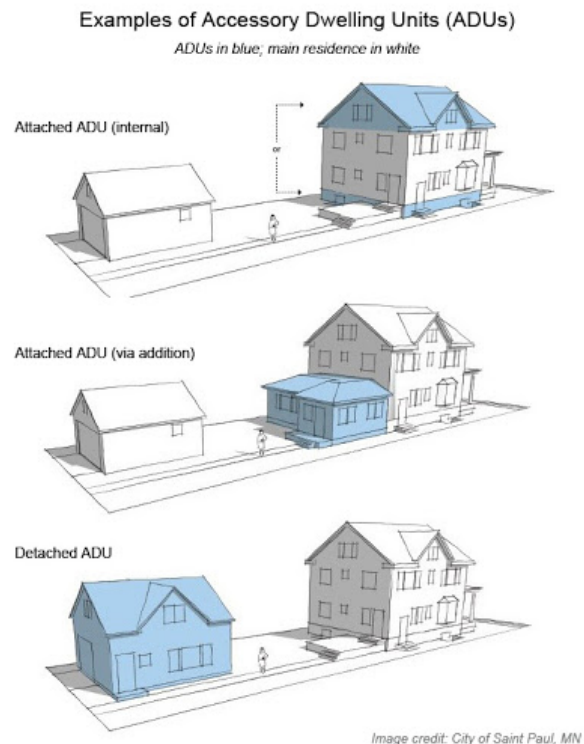
Design Works Pro, LLC is requesting rezoning of this single family home (circa 1925) so they can add an addition. Since the home is currently zoned “J”, it is in legal non-conforming status. Although, the applicant can build the addition, it would remain legal non-conforming without an approval of this zoning change.

AREA CONTEXT AND DEVELOPMENT PATTERN:

The subject property is located between a Union Pacific rail yard and I-35 (South Freeway). Typically, this would be an ideal location for industrial. Based on Sanborn maps, this particular area has been single family and two family neighborhood since it first developed in the early 20th Century. After I-35 sliced through the neighborhood, decades of disinvestment occurred. However, new single family homes are being built in the neighborhood.

ANALYSIS OF ALTERNATIVE ZONING:

1. (“B”) Two – Family Zoning:
 - a. Planning staff analyzed and considered alternative zoning options for the property. Because (“B”) Two – Family zoning exist next door and the development history of the area indicates the use of accessory units and duplexes, (“B”) Two – Family appears appropriate.
 - b. The use of (“B”) Two – Family opens up significantly more possibilities for affordable housing options. Between 2011 and 2018 housing prices rose 66% higher than household income in Fort Worth.
 - c. The draft 2020 City of Fort Worth Comprehensive Plan (Scheduled for adoption at Council on March 3, 2020) identifies missing middle housing as a focus area. Missing middle housing is a range of multi-unit or clustered housing types compatible in scale with detached single family homes that can help meet a growing demand for this type of housing (see diagram on page 3).
 - d. In a 2019 Survey, AARP found that 1 in 3 individuals would consider building an accessory dwelling unit (AUD) in the future to help care for or house a loved one, lower housing costs, or have someone living close by. However, only 7% of adults have an ADU.
 - e. Most new single family construction is located on lots so small, it is difficult to accommodate an ADU. However, many older infill lots are large enough to support an ADU.
 - f. Due west, across the rail yard, large sections of Fairmount, Rosemount, and surrounding



pockets of residential areas are zoned (“B”) Two – Family and (“C”) Medium Density. This zoning allows garage apartments, duplexes, and accessory dwelling units.

- g. The future land use policy for this area does not support (“B”) Two – Family zoning but the use of (“B”) Two – Family zoning appears appropriate.
- h. The applicant agreed that (“B”) Two – Family zoning would support more opportunities. Based on the discussion with the applicant, staff issued public notices for (“B”) Two – Family zoning.



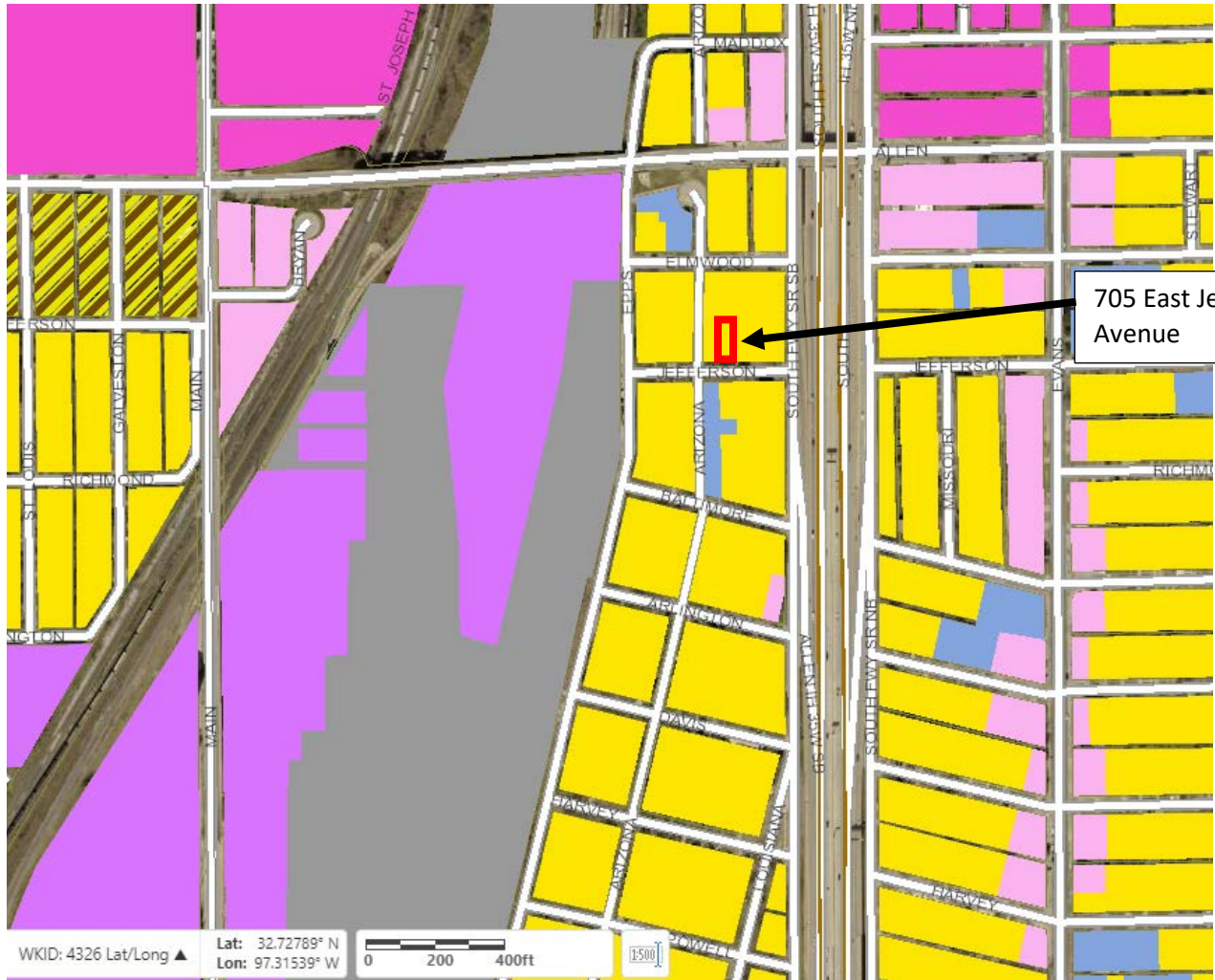
ADJACENT LAND USES AND ZONING:

North and East: Properties to the North and due East are Zoning “J” – Medium Industrial.
South and West: Properties are primarily zoned “A-5” Single Family.

ATTACHMENT A - AREA ZONING MAP:



ATTACHMENT B – FUTURE LAND USE:



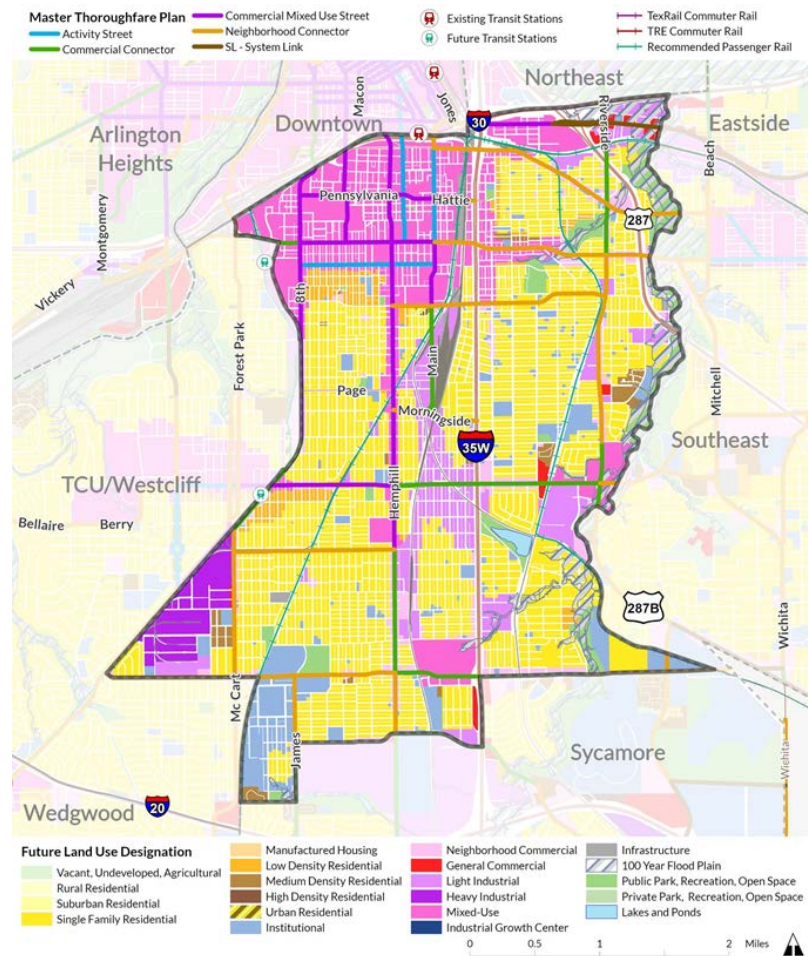
Future Land Use Designation							
	Vacant, Undeveloped, Agricultural		Manufactured Housing		Neighborhood Commercial		Infrastructure
	Rural Residential		Low Density Residential		General Commercial		100 Year Flood Plain
	Suburban Residential		Medium Density Residential		Light Industrial		Public Park, Recreation, Open Space
	Single Family Residential		High Density Residential		Heavy Industrial		Private Park, Recreation, Open Space
			Urban Residential		Mixed-Use		Lakes and Ponds
			Institutional		Industrial Growth Center		

ATTACHMENT B – FUTURE LAND USE:

SOUTHSIDE SECTOR

Sector Land Use Policies

1. Promote transit-oriented development (TOD) around the planned Medical Center and TCU/Berry TEX Rail stations.
2. Encourage redevelopment of the South Main, Hemphill/Berry, Evans & Rosedale, Berry/Riverside, and Near East Side Urban Villages consistent with their urban village plans.
3. Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
4. Promote a desirable combination of compatible residential, office, retail, and commercial uses in a mixed-use or form-based zoning district in Magnolia Village, Evans and Rosedale Village, Hemphill/Berry Urban Village, Berry/Riverside Urban Village, Near East Side Urban Village, and South Main Urban Village.
5. **Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.**
6. Seek to expand West Berry Street urban design initiatives to other commercial districts within the sector.
7. **Encourage infill of compatible housing.**
8. Attract high quality freeway commercial development along the interstate highways.
9. Promote adaptive re-use of older buildings and the renovation of existing multifamily units.
10. Encourage the enhancement of the educational training complex at Morningside and Briscoe schools.
11. Reinforce medical institutions by providing opportunities for expansion.
12. Encourage office and high density residential uses which will support area commercial uses.
13. Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.



ATTACHMENT C – SITE PHOTOS:

705 East Jefferson Avenue



Looking East toward I-35



ATTACHMENT C – SITE PHOTOS:


Looking West toward Union Pacific Yard



Looking South



ATTACHMENT D – ANALYSIS OF POLICIES AND PLANS:

Policy	Finding	Rationale
Is the proposed zoning change consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents?	Generally	<ul style="list-style-type: none"> • The 2020 draft City of Fort Worth Comprehensive Plan has missing middle housing as a focus area. • Missing middle housing is a range of housing choices to meet market demand for smaller scale housing within neighborhood areas. Single family is only one option. • Significant portions of the city, including central city neighborhoods, do not have future land use policy to support this option. • This neighborhood has a future land use policy of single family.
Does the zone change further specific purpose statements of the zoning ordinance?	Yes	<ul style="list-style-type: none"> • The purpose and intent of the one – family (“A-5”) district is to provide a specific zone with a minimum lot size of 5,000 square feet for the development of a one – family dwelling on each lot and accessory uses. • It is the purpose and intent of the two-family (“B”) district to provide a specific zone for the development of a maximum of two dwelling units upon a single lot and such uses accessory thereto.
Is the proposed map amendment consistent with future land use policy, existing development based on recent trends in development?	Yes	<ul style="list-style-type: none"> • All new housing in this neighborhood is single family.
Are public facilities and services intended to serve the subject property adequate?	Generally	<ul style="list-style-type: none"> • Some streets in the neighborhood are in poor condition. • Below is an example of a street in poor condition. 

ATTACHMENT E: DEPARTMENT REVIEW COMMENTS

The following comments from other reviewing departments were submitted in relation to the proposal:

PLATTING REVIEW

- Comments are not provided for cases where a site plan is not required.

WATER ENGINEERING REVIEW

- Comments are not provided for cases where a site plan is not required.

PACS REVIEW

- Comments are not provided for cases where a site plan is not required.

FIRE REVIEW

- Comments are not provided for cases where a site plan is not required.

BUILDING PLAN REVIEW

- Comments are not provided for cases where a site plan is not required.

TPW STORM WATER REVIEW

- Comments are not provided for cases where a site plan is not required.

TPW ENGINEERING REVIEW

- Comments are not provided for cases where a site plan is not required.

ATTACHMENT E – PUBLIC NOTIFICATION:

Public Notice, Meeting, Comments:

Courtesy Notice:

- Courtesy notices were sent on February 14, 2020.
- As of February 19, 2020, staff had not received comments on this case.

Public Notices

- Public hearing notice mailed on February 19, 2020 to all property owners within 300 feet of the site.
- The agenda was posted at city hall and our website on February 28, 2020.

Courtesy Zoning Notification of Public Hearing:

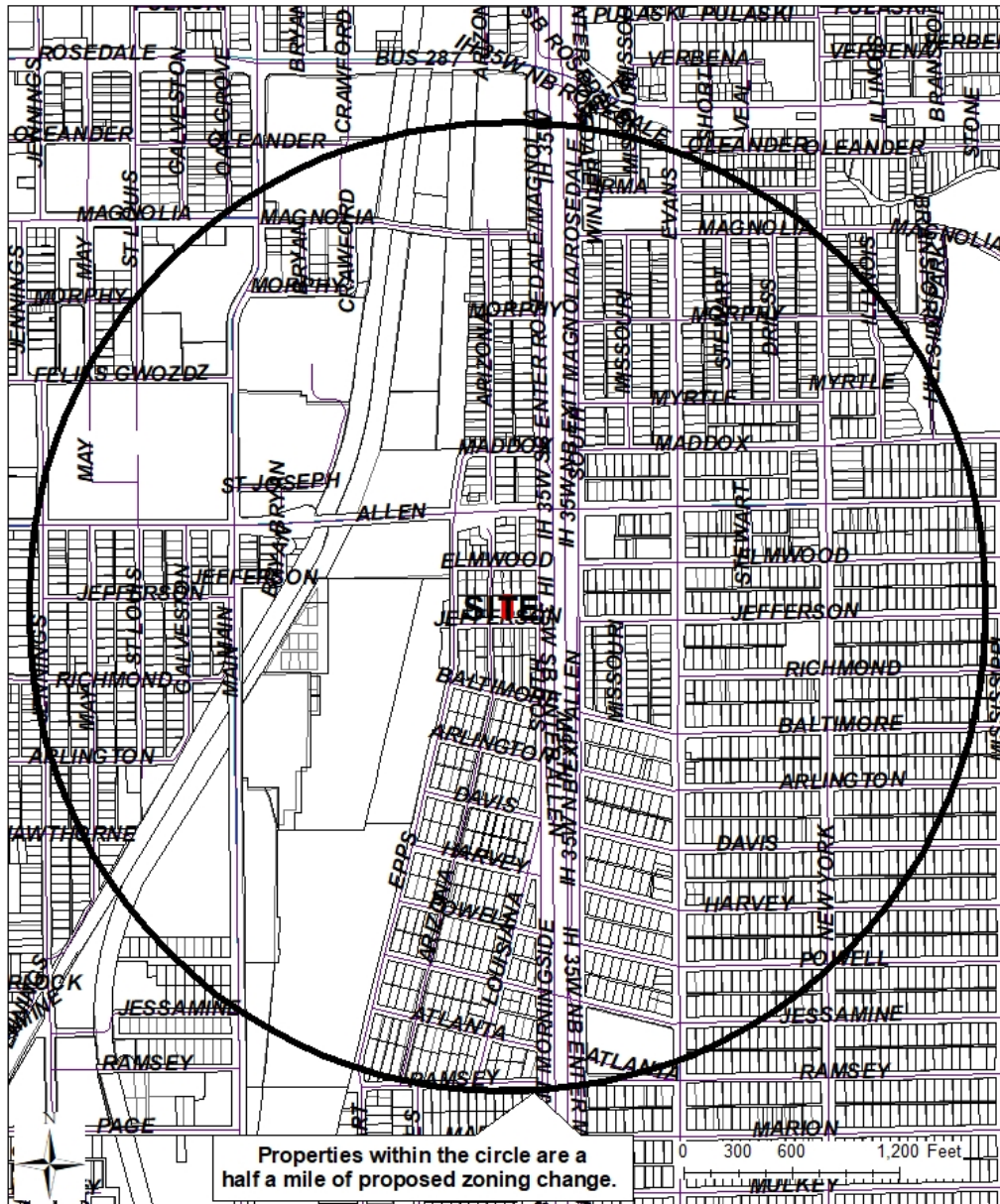
ZC-20-022	
Organizations Notified within a ½ mile radius	
United Communities Association of South Fort Worth	Morningside NA
Streams And Valleys Inc.	Trinity Habitat for Humanity
NUP-Neighborhood Unification Project	Southeast Fort Worth Inc.
Fort Worth South Inc.	Fort Worth ISD

- As of February 19, 2020, no public comments were submitted for this proposal from any neighboring property owners or residents.

ATTACHMENT E – PUBLIC NOTIFICATION:

Courtesy Zoning Notification of Public Hearing Area

ZC-20-022



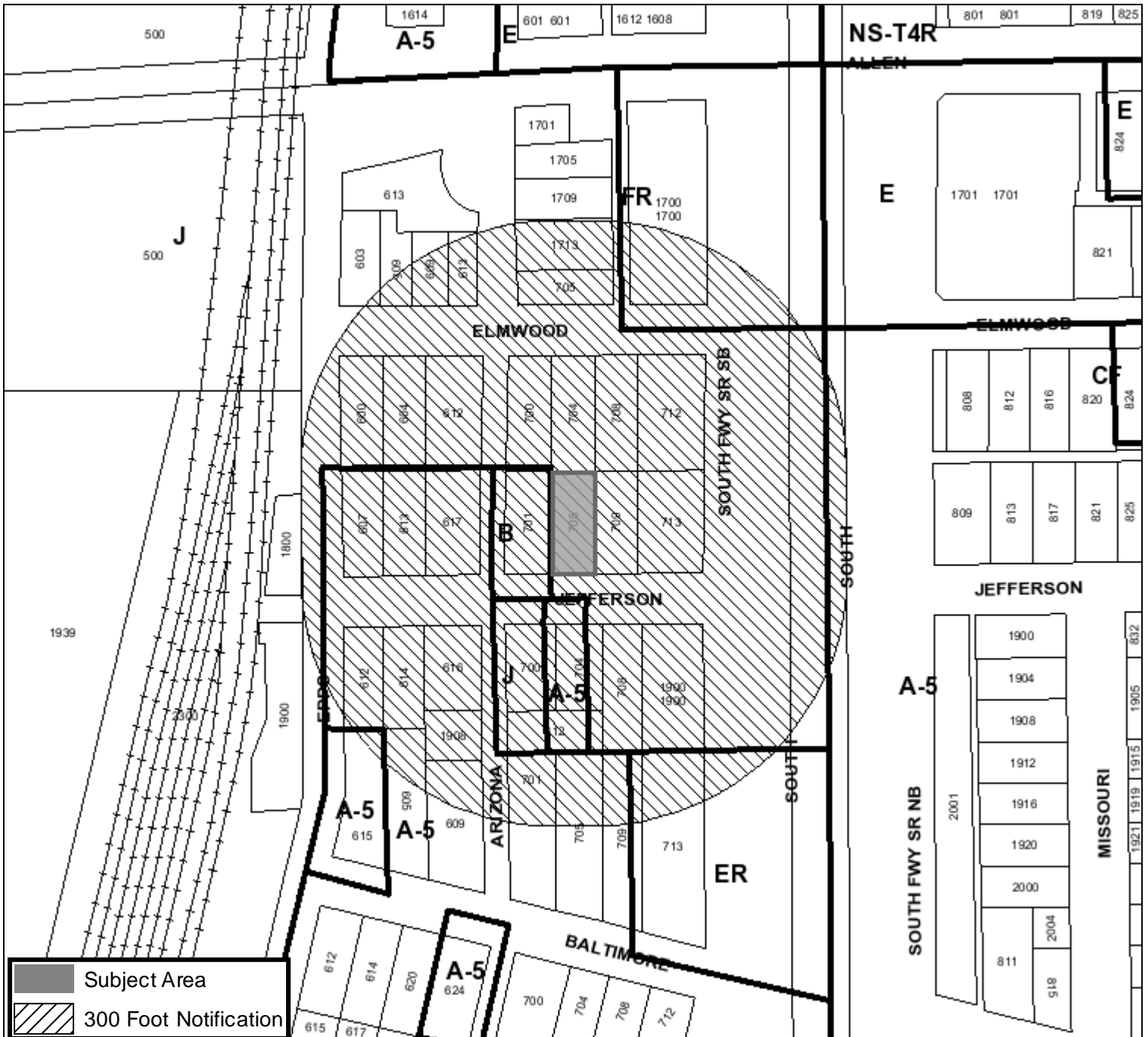
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ZC-20-022

Area Zoning Map

Applicant: Design Works Pro LLC
 Address: 705 E Jefferson Avenue
 Zoning From: J
 Zoning To: B
 Acres: 0.1455464
 Mapsco: 77P
 Sector/District: Southside
 Commission Date: 3/4/2020
 Contact: 817-392-8008



 Subject Area
 300 Foot Notification

0 85 170 340 Feet