



Zoning Staff Report

Date: April 11, 2023

Case Number: ZC-23-013

District: (old/new): 8 / 8

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Rene and Luz C. Calvillo / Nicteloi Cadena

Site Location: 2808 Strong Avenue

Acreage: 0.3213 acres

Request

Proposed Use: Two-family detached

Request: From: "A-5" One-Family

To: "B" Two-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not 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 Burchill Addition and NEZ Area Six. The proposal to rezone this lot would change the current “A-5” zoning to “B” zoning, going from an allowance for one (1) single family dwelling unit to an allowance for two-family dwellings, detached. The property contains a single-family residence with a subordinate accessory building located at the southeast portion of the property and to the rear of the single-family structure. This request, if approved, would allow for both structures to function as independent dwelling units on a single lot of record. The attached application contains a narrative from the applicant.

The lot is approximately 14,681 square feet which exceeds the minimum 5,000 square foot lot area required for the “B” district; however, access to both structures is provided through a shared, unpaved driveway. Per Section 6.502, Zoning Ordinance, *“Ingress and egress shall be made available to both dwelling units located upon the lot or site by paved driveways operating in such a fashion that independent access shall be provided each unit through the installation of separate driveways. If one unit is to the rear of the lot behind a second unit, a back-up turn-around shall be provided. A parking space shall be provided adjacent to each unit.”*

Additional standards for “B” zoning are 50% maximum building coverage on the lot, 20-foot front yard setback (along Strong Avenue), 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Neighborhood Empowerment Zones (NEZ's) promote housing and economic development in central city neighborhoods of Fort Worth. Municipal property tax abatements, fee waivers, and release of city liens are available to property owners who build or rehabilitate property within NEZ's. These incentives are designed to promote affordable housing, economic development and expanded services.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single family residential
East “A-5” One-Family / single family residential
South “A-5” One-Family / single family residential
West “A-5” One-Family / single family residential

Recent Zoning History

- The subject property was included in an approximate 274 acre rezoning in 2011 from a mix of districts A-5, B, C/DD, CF, E, FR, PD 361 to A-5, B, R1, CF, CF/DD, ER, E (Z-11-074). This property and adjoining properties are zoned “A-5” for several blocks. Refer to attached zoning map.

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were emailed on March 10, 2023:

Organizations Notified	
The New Mitchell Boulevard*	Southeast Fort Worth Inc.
United Communities Association	Fort Worth ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity
Eastland NA	East Fort Worth, Inc

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning of “A-5” allows the use of the existing one (1) single family dwelling unit. The proposed zoning of “B” Two-Family would allow for the concurrent use of the existing single-family residence and accessory structure as two (2) independent dwellings on a single lot of record.

The predominant use in this vicinity are single family residential, contained within the intersections of Mitchell Blvd, Berry Street and Hwy 287.

It appears this requested change would be **compatible** in this area. The property will maintain a single-family appearance being that it will maintain the detached primary structure and accessory dwelling. This particular zoning could blend in well with the single-family character of the neighborhood.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This land use designation includes zoning districts “A-5”, “A-7.5”, “A-10”, and “AR”. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single family residence, but both would be less intensive uses than commercial or industrial zoning.

The proposed zoning is not strictly consistent with the land use designation for this area, however the proposed zoning would be in alignment with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices

While the proposed use is in conformance with the policy stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation.

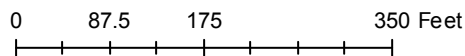
Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.



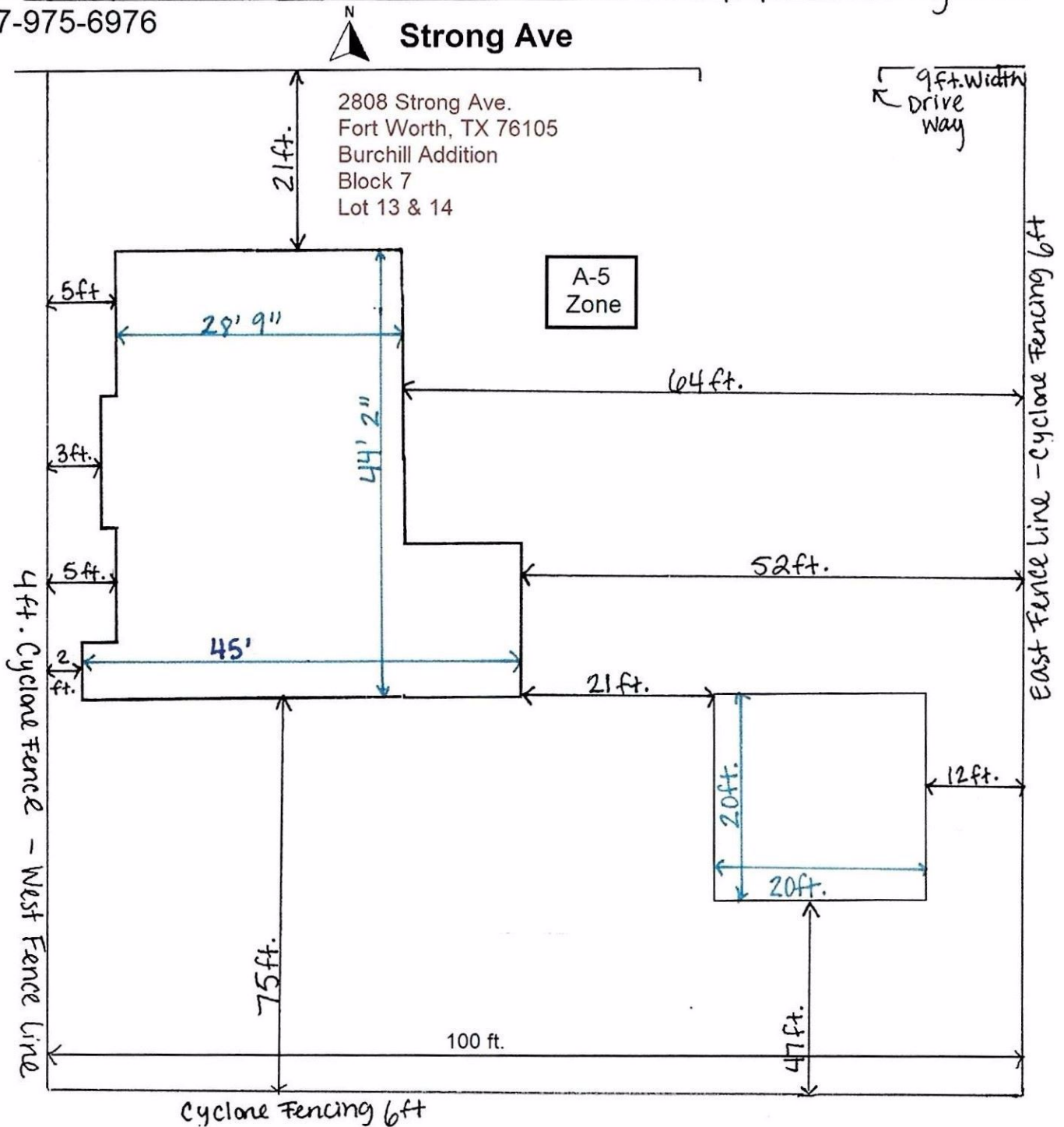
Area Zoning Map

Applicant: Rene & Luz Calvillo
 Address: 2808 Strong Avenue
 Zoning From: A-5
 Zoning To: null
 Acres: 0.33695666
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 3/8/2023
 Contact: null



Nicteloi Cadena
 4916 Parrish Rd.
 Fort Worth, TX 76117
 817-975-6976

Prepared: January 18, 2023



Director of Development Services

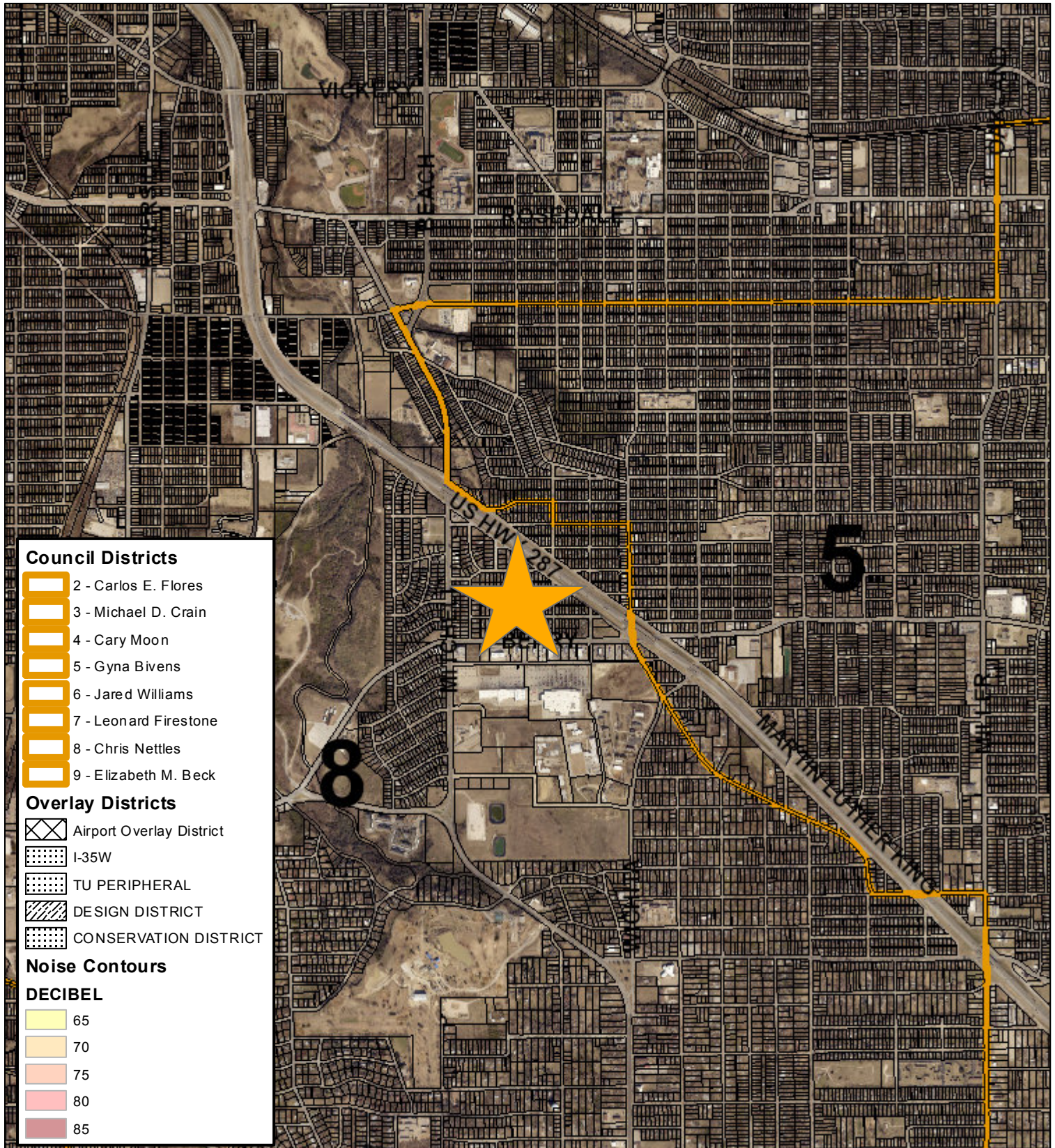
Date

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.









2808 Strong A-5 to B

Zoning Case Number: _____






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

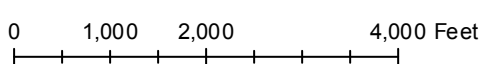
Overlay Districts

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

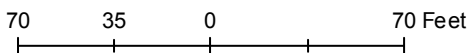
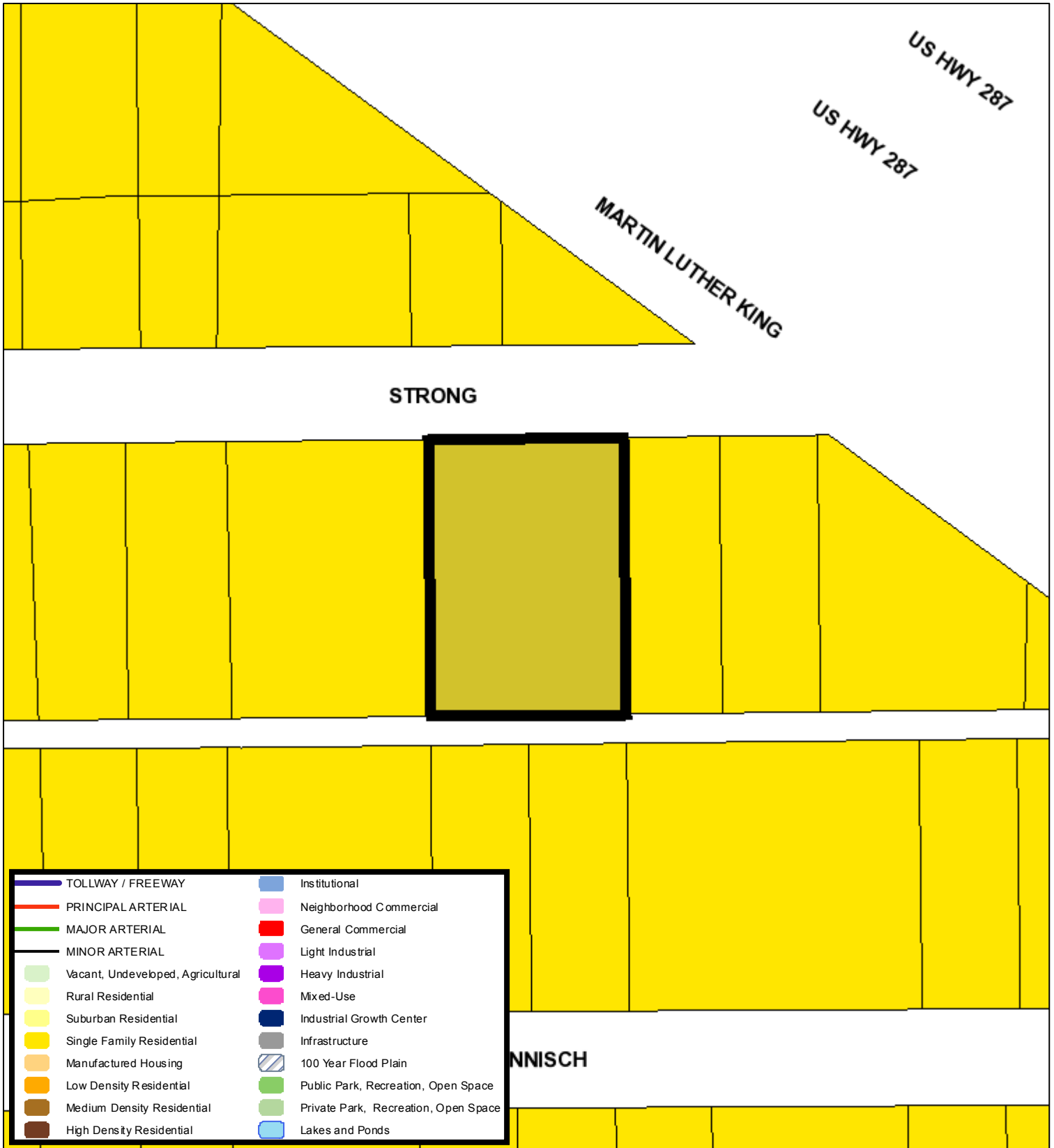
Noise Contours

DECIBEL

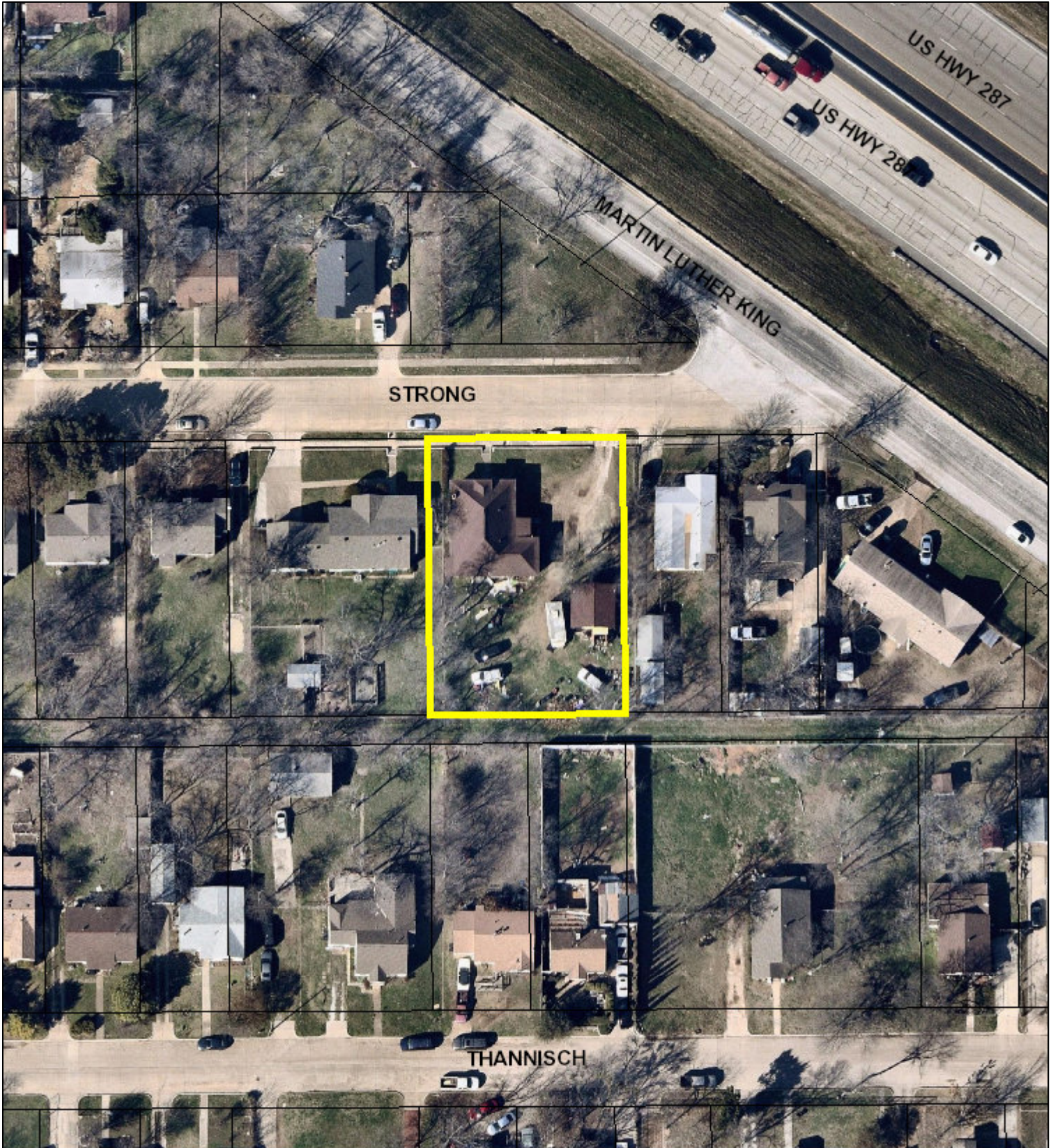
-  65
-  70
-  75
-  80
-  85



Future Land Use



Aerial Photo Map



0 40 80 160 Feet

