



Zoning Staff Report

Date: June 13, 2023

Case Number: ZC-23-054

Council District: 3

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Jerry Pierce / Keystone Residential

Site Location: 2820 & 2900 Olive Place

Acreage: 0.50 acres

Request

Proposed Use: Duplex/Two-family attached dwelling

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 8-0 vote**

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Project Description and Background

The property is platted as Lots 18 and 19, Block 2 Golf Hill Addition and within the Western Hills/Ridglea sector of the city. This request, if approved, 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 one (1) duplex unit containing two (2) dwelling units, attached on both lots of record (total of dwelling units). Both lots contains single-family residences; therefore, this is a future redevelopment project. The applicant proposes to construct a duplex on the property for sale or rental as stated in the submitted application.

The cumulative acreage is 0.50 or 21,780 square feet. This exceeds the minimum 5,000 square foot lot area required for the “B” district for attached units. Additional standards for “B” zoning are 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line. Figure 1 below graphically depicts the attached dwelling configuration:

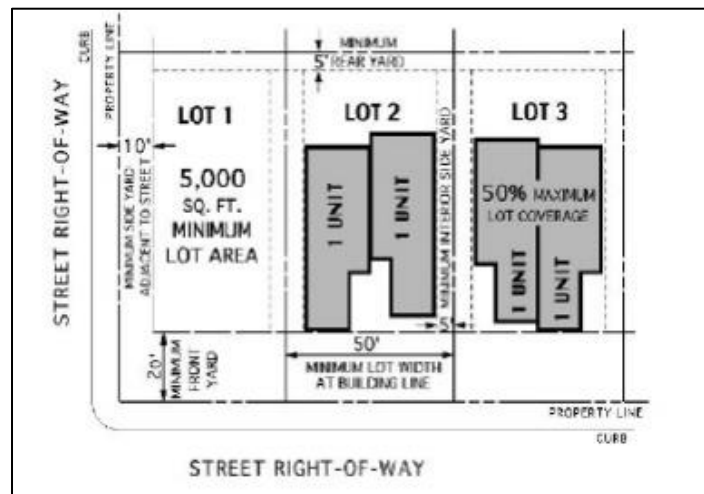


Figure 1

Surrounding Zoning and Land Uses

- North “A-5” One-Family / apartment complex parking
- East “B” Two-Family / single family residential
- South “A-5” One-Family / single family residential
- West “A-5” One-Family and “C” Medium Density Multifamily / apartments and parking

Recent Zoning History

- ZC-14-102: The subject property was included in a large acreage rezoning to be included in the NASJRB Airport Overlay.

Public Notification

300-foot Legal Notifications were mailed on April 21, 2023.
The following organizations were emailed on April 21, 2023:

Organizations Notified	
Fort Worth ISD	NAS Fort Worth JRB RCC*
Ridglea Area Neighborhood Alliance	Ridglea North NA
Ridgmar NA	Streams and Valleys Inc*
Trinity Habitat for Humanity*	White Settlement ISD

**Located within these registered Neighborhood Redevelopment Organizations*

Development Impact Analysis

Land Use Compatibility

This request appears compatible with adjacent land uses. There is a large group of properties to the south and east that are zoned “B”. Although these lots appear to be more single-family in use, the “B” district does allow for redevelopment to duplex as is the case with this application. There is also multi-family uses adjacent to this property and commercial located west along Sappington Place.

Staff is supportive of this request based on the mix of uses within the vicinity of the subject property. The use of duplex appears appropriate at this location and therefore this rezoning request **is compatible**.

Comprehensive Plan Consistency – Western Hills/Ridglea

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 intense uses than commercial or industrial zoning. Although the zoning change **is not consistent** with the Comprehensive Plan Future Land Use designation, it is in alignment with the following policies of the Western Hills/Ridglea sector:

- Promote compatibility of infill housing with existing residential uses.
- Promote buffers and other compatible uses between multifamily and single-family residential.

The request is also in alignment with the following land use policies of the Comprehensive Plan:

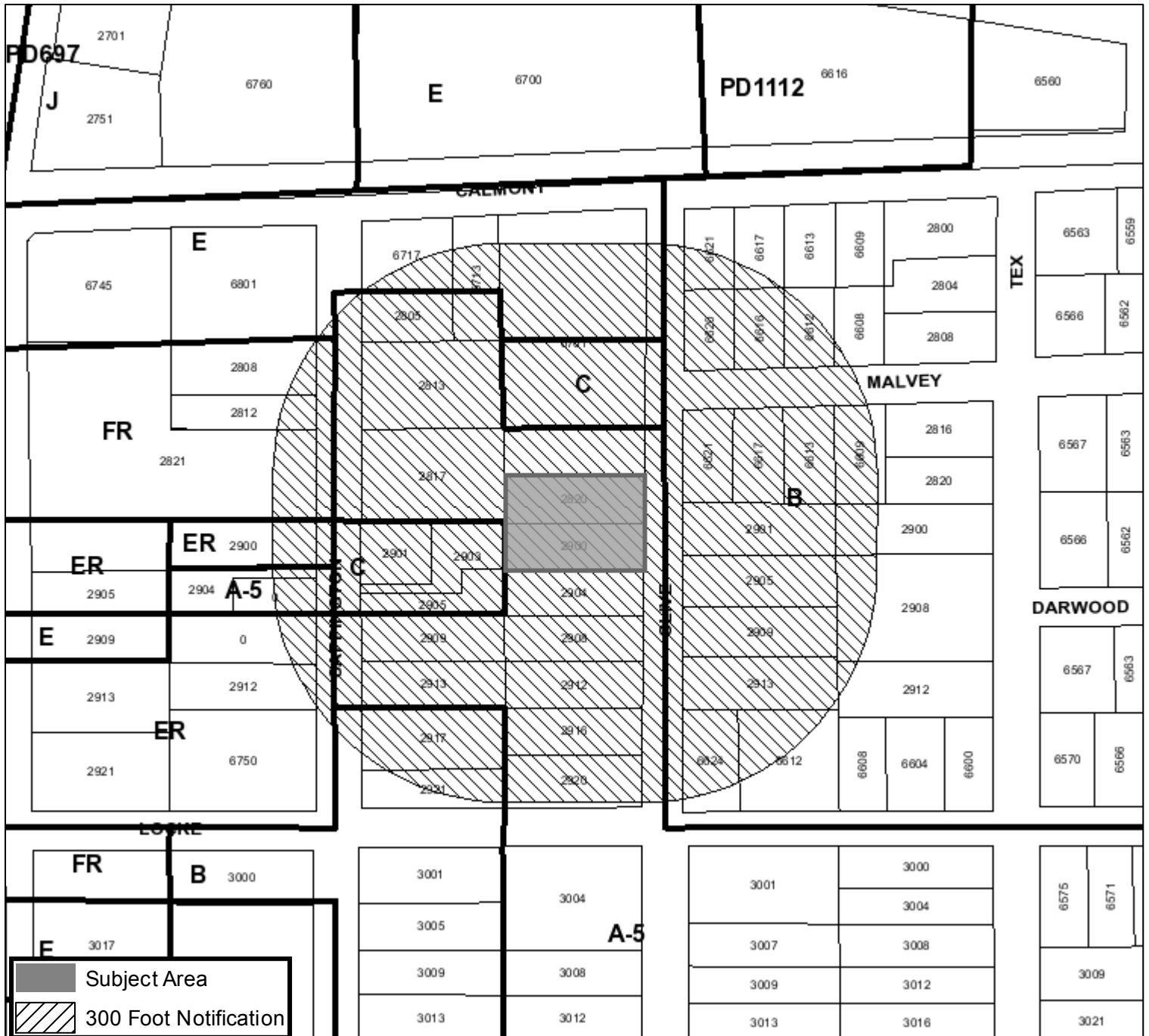
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.



Economic Development Plan

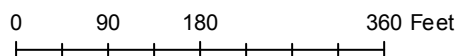
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.

Area Zoning Map

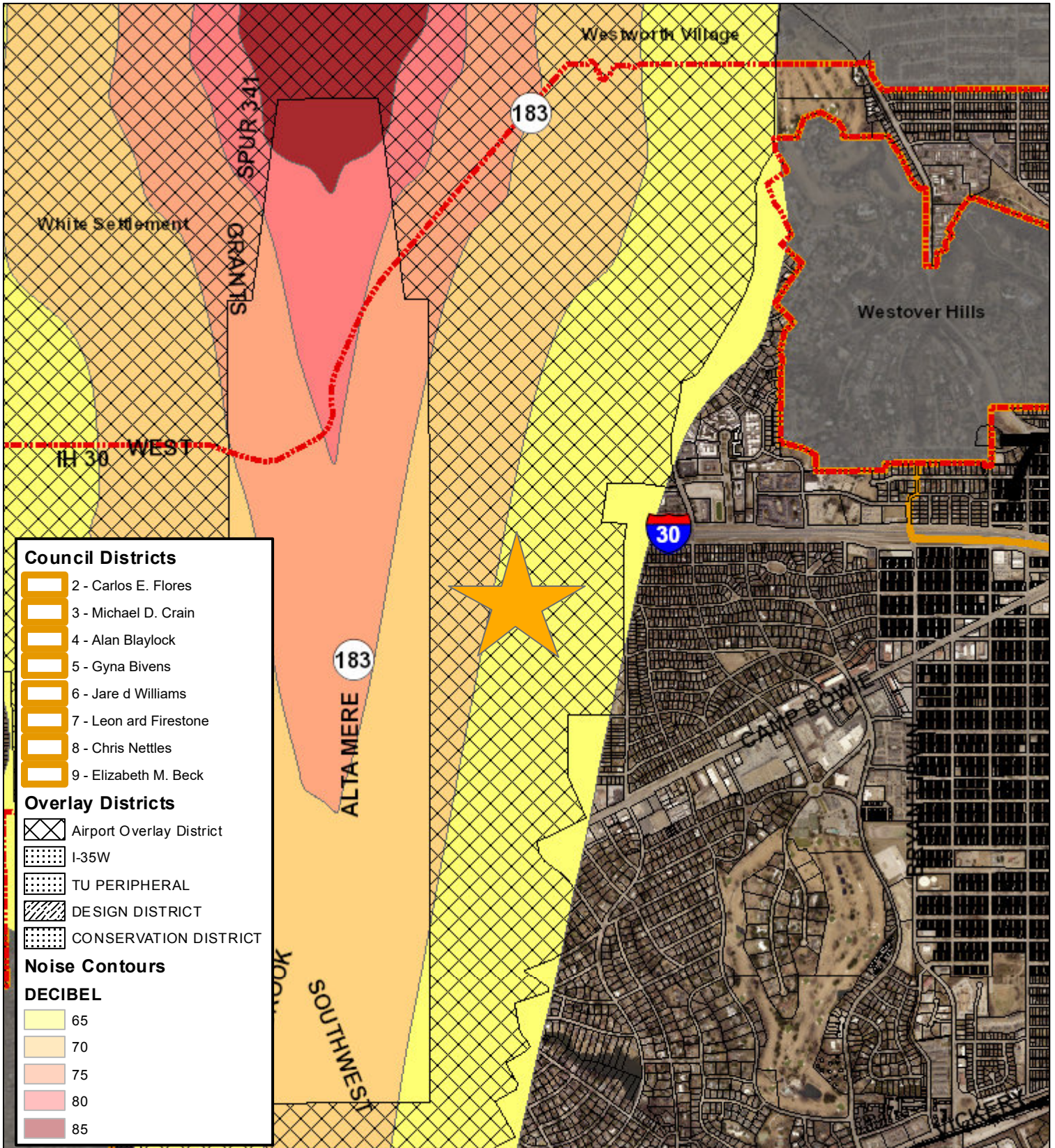
Applicant: Keystone Residential
 Address: 2820 & 2900 Olive Place
 Zoning From: A-5
 Zoning To: B
 Acres: 0.50717054
 Mapsco: Text
 Sector/District: Westerhills/Ridglea
 Commission Date: 5/10/2023
 Contact: null











	Subject Area
	300 Foot Notification








Area Map



Council Districts






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

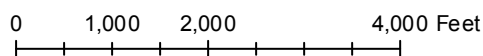
Overlay Districts

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

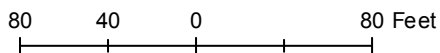
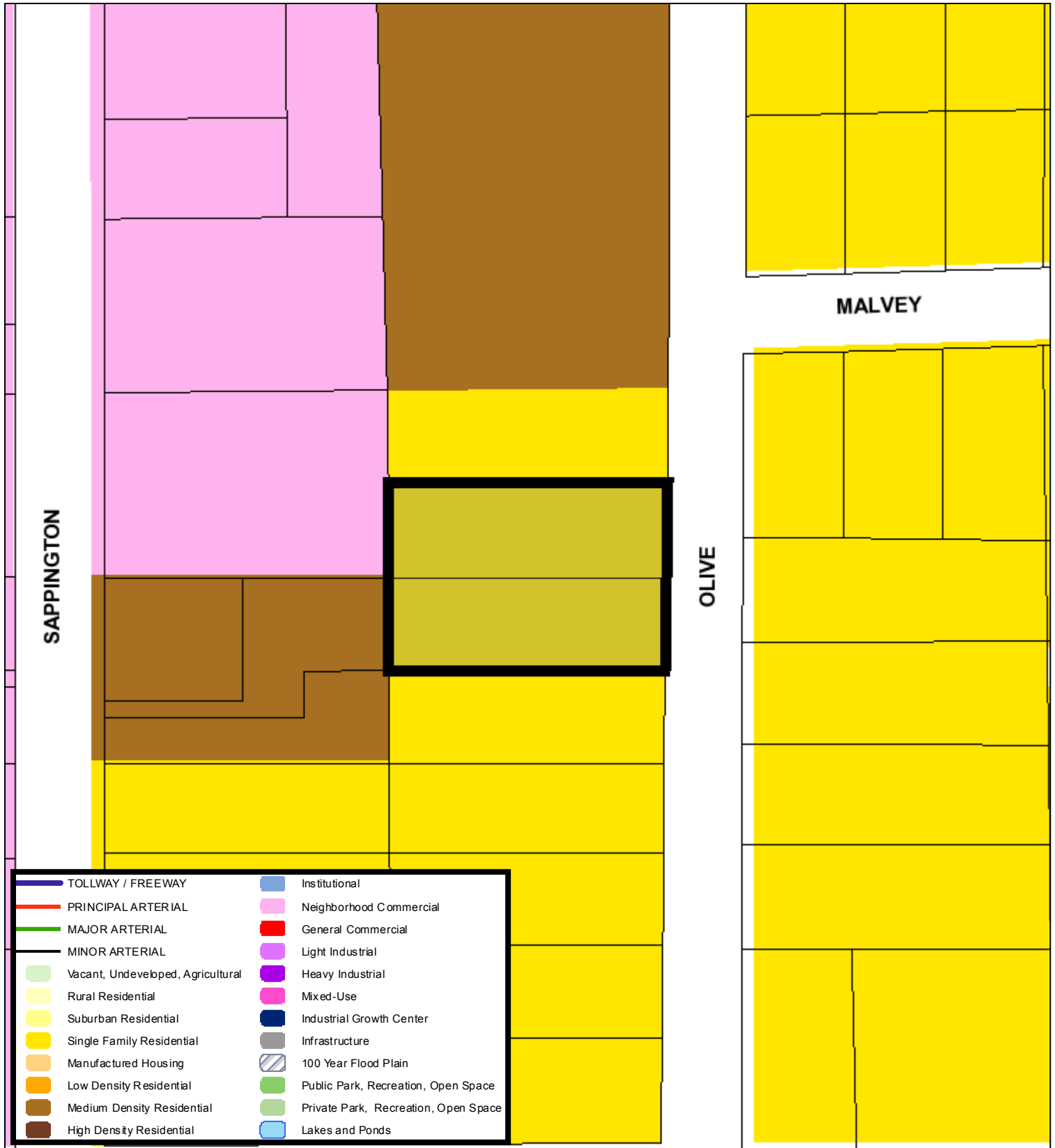
Noise Contours

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 55 110 220 Feet

