



Zoning Staff Report

Date: October 11, 2022

Case Number: ZC-22-125

Council District: 9

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Jango Construction Inc./ Shamim M. Naem

Site Location: 4200-4228 Townsend Dr.

Acreage: 1.3 acres

Request

Proposed Use: Duplex

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 (technical inconsistency)**

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property is located at the southwest corner of Flint Street and Townsend Drive, adjacent to a BNSF Railroad line, and is currently eight vacant residential parcels. No structures were noted on lots in the historical aerials and no issued building permits were found since 2001, reflecting a lack of development interest in the site.

The proposal to rezone this lot would change the current “A-5” zoning allowing one (1) single family dwelling unit to “B” zoning allowing one (1) duplex unit containing two (2) dwelling units. The lots are approximately 7,100 square feet each and can be developed with two (2) attached units. Neither site is large enough to build two (2) detached units. Other “B” standards are 50% maximum building coverage on the lots, approximately 30-foot front yard setback matching setbacks north of the site, 35-foot maximum height, and 2 parking stalls per dwelling unit behind the front building line.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family residences
East “A-5” One-Family / parking lot and railroad line
South “PD 211” Planned Development / single-family residence w/ commercial uses
West “A-5” One-Family / single-family residences

Recent Zoning History

- No zoning cases in vicinity for the last 10 years.

Public Notification

300-foot Legal Notifications were mailed on July 27, 2022.
The following organizations were notified: (emailed July 2, 2022)

Organizations Notified	
Las Familias de Rosemont NA *	Streams and Valleys Inc
South Hills NA	Trinity Habitat for Humanity
Fort Worth ISD	

* *Located within this registered Neighborhood Association*

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “A-5” One-Family District to “B” Two-Family, which would allow for attached duplexes, based on the lots’ dimensions. Although most homes in this area are single family residential, the property is directly adjacent to a property zoned “PD-211” Planned Development for “E” commercial uses plus single-family residences. To the east, are railroad right-of-way and a vacant lot that is used as a parking lot. To the west are single family homes. Additionally, two (2) transit lines run within a block or two of these sites (Trinity Metro bus routes 6, & 29), which supports slightly more intensive development than the current “A-5” One-Family zoning.



The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential. This classification is comparable to “A-10”, “A-7.5”, “A-5”, or “AR” zoning. “B” Two-Family zoning for duplexes would be classified as Low Density Residential on the Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is minimal in this location as both have a residential character. duplexes would be slightly more intense than single family residences, but both would be less intensive uses than the multifamily 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 appropriate infill development of vacant lots within developed areas.
- Promote a variety of housing choices

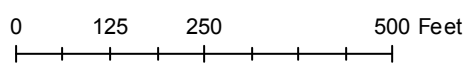
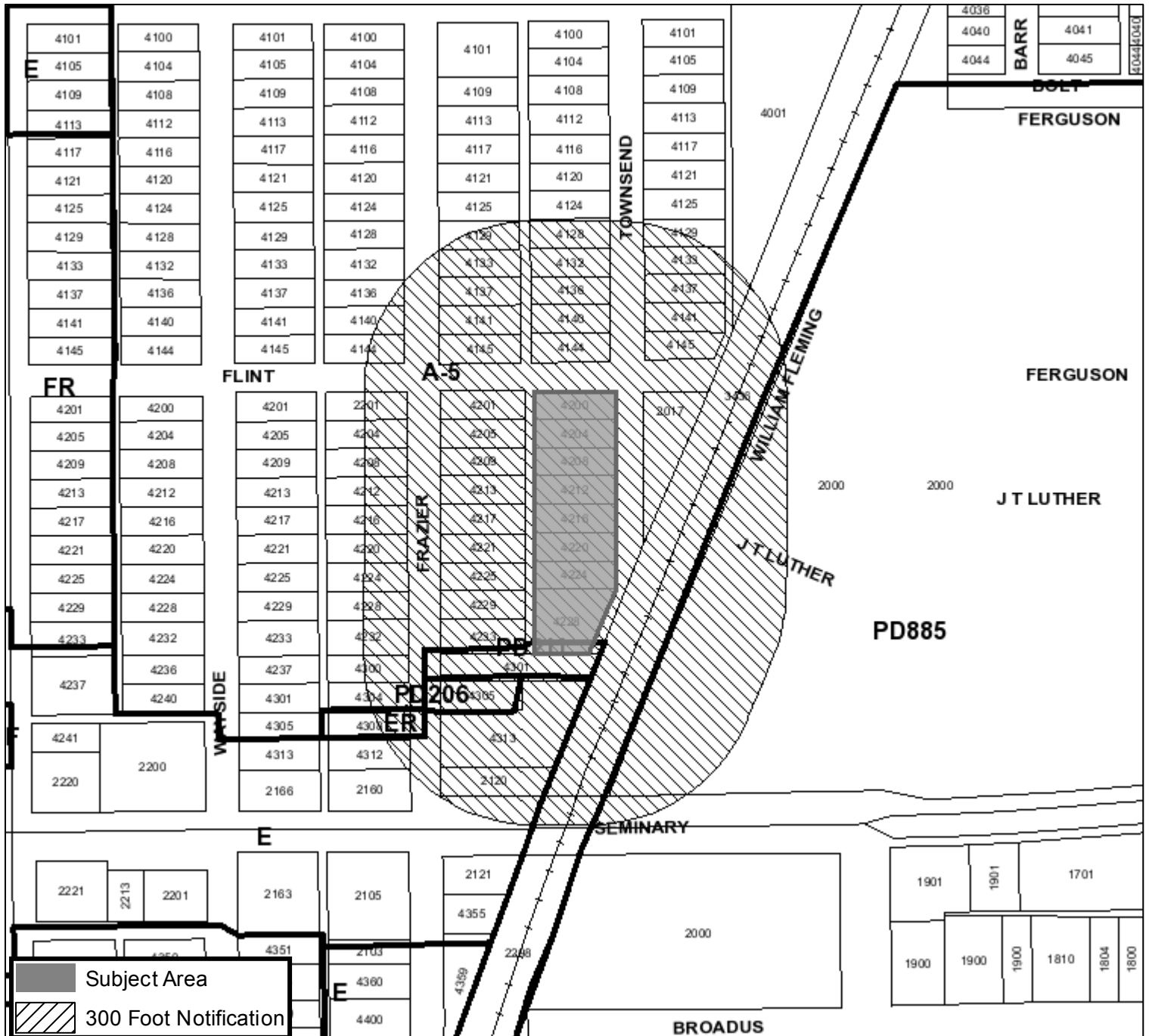
While the proposed zoning is **not consistent** (technical inconsistency) with the Future Land Use designation, it is in conformance with the Comprehensive Plan policies stated above. Therefore, if this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.



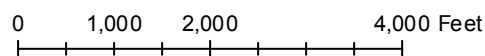
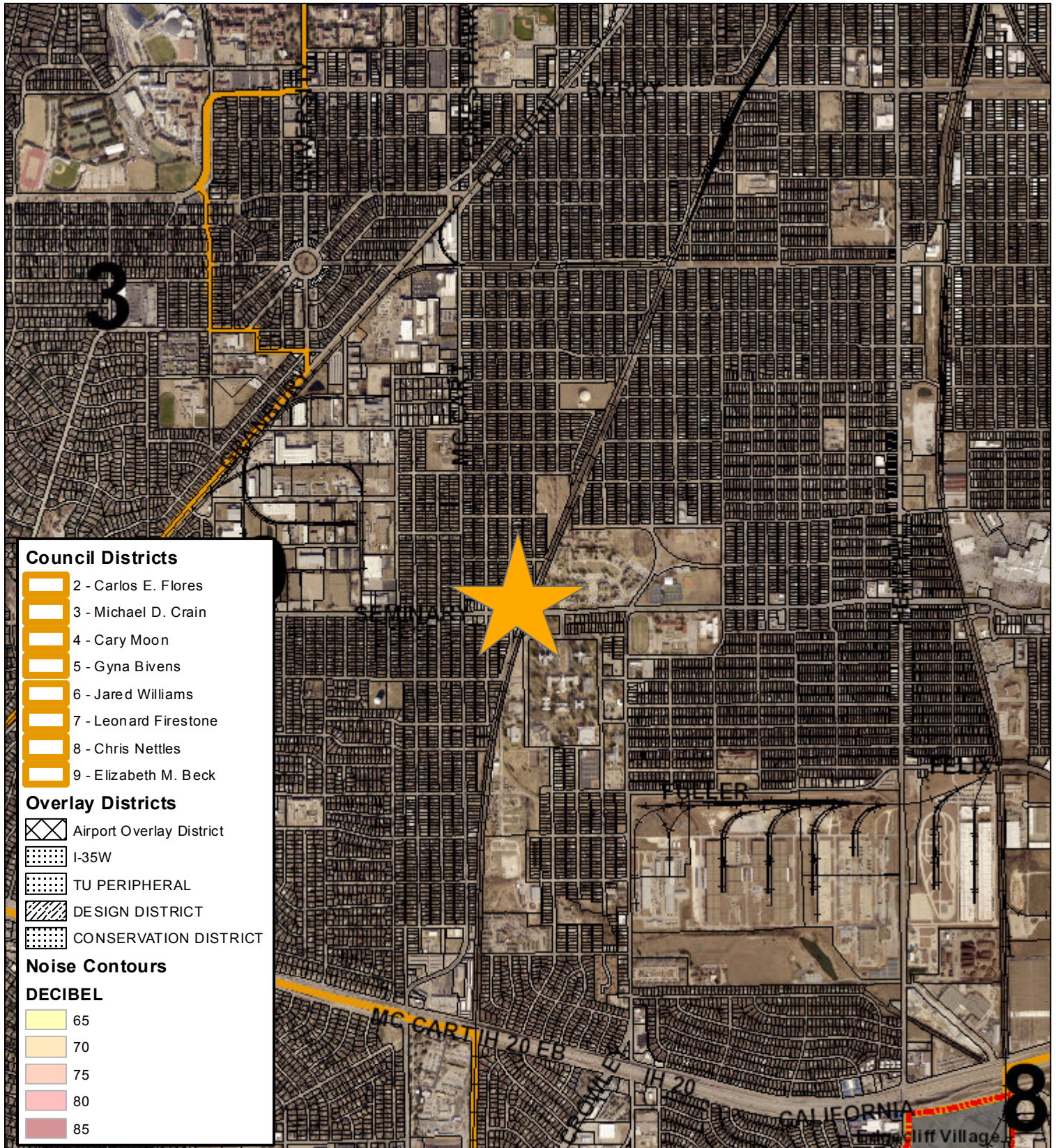


Area Zoning Map

Applicant: Jango Construction Inc.
 Address: 4200 - 4228 Townsend Drive
 Zoning From: A-5
 Zoning To: B
 Acres: 1.44605553
 Mapsco: 90G
 Sector/District: Southside
 Commission Date: 8/10/2022
 Contact: null



Area Map



Future Land Use



220 110 0 220 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.



Aerial Photo Map



0 140 280 560 Feet

