



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 15, 2019

Council District 5

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

Opposition: Two people spoke
Support: None submitted

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

Owner / Applicant: Allure Agency LLC

Site Location: 2928 – 2932 (evens) Haynie Street Acreage: 0.44

Proposed Use: Multifamily

Request: From: PD 1196

To: Amend PD 1196 to reduce the overall parking requirement of 20 spaces to 16 spaces; site plan waiver recommended

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

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

Staff Recommendation: **Approval**

Background:

The applicant is requesting to amend PD 1196 to reduce the overall parking count for the two fourplexes, one is being remodeled and the other has not been built. The property is located west of Haynie Street, two blocks north of Lancaster in the Handley area. With the approval of the original PD the parking requirement for each fourplex was 10 parking spaces for a total of 20 spaces.

The structure is in poor condition with documented security issues and is currently going through a remodeling permit to bring the structure up to code. The area is primarily a single family area across the street from Jean McClung middle school.

The property includes an existing triplex, detached storage shed built in 1930 per the Tarrant Appraisal District. According to the Sanborne maps from 1950, two duplex units, one story and a detached garage apartment were on the two lots. According to the 2017 aerials, adequate parking spaces do not appear to be provided based on bedroom counts.

The table below breaks down the current and proposed uses:

Address	2932 Haynie (Lot E)	2932 Haynie (Lot F)
Existing Use	Multifamily structure with garage apartment	Vacant

Proposed Use	Multifamily structure with 4 units Rear structure with one unit Rear unit appears to overlap onto Lot D	New Fourplex (4 units)
Lot Acreage/ Density	0.16/3 units	0.16/3 units
Bedroom Count	9 bdrm/unit=9 spaces Garage/1 bdrm=1 space	6 bdrm/unit=6
Units	4 units/Garage 1 unit	4 units
Parking Spaces Required (one per bedroom)/ Provided	10 spaces required for this lot 6 spaces provided Spaces will be paved; and striped to provide proper dimensions (Waiver required for 4 spaces)	6 spaces required/ 6 to be provided with new construction
Projected setback	Complies	2 parking spaces within the 25 ft. building line (Waiver required for encroachment in setback)

Surrounding Zoning and Land Uses:

- North "B" Two-Family / single-family
- East "A-5" One-Family / middle school
- South "A-5" One-Family / single-family
- West "B" Two-Family / duplex, single-family

Recent Relevant Zoning and Platting History:

Zoning History: PD 1196 Planned Development for all uses in "C" Medium Density Multifamily for one fourplex each on two lots; site plan waived, effective 07/19/18 subject property

Public Notification:

300 foot Legal Notifications were mailed on August 22, 2019.

The following organizations were notified: (emailed August 20, 2019)

Organizations Notified	
East Fort Worth Business Assoc.	Neighborhoods of East Fort Worth
East Fort Worth Neighborhood Coalition	Carver Heights East NA
Historic Carver Heights NA	Handley NA*
Historic Handley Development Corporation	Streams and Valleys Inc.
Trinity Habitat for Humanity	Eastside Sector Alliance
East Fort Worth, Inc.	Southeast Fort Worth Inc.
	Fort Worth ISD

**Located within this registered neighborhood association*

Development Impact Analysis

1. Land Use Compatibility

The applicant is proposing to amend the PD to reduce the overall parking count for both structures. Surrounding land uses consist of single-family and duplex to the north, middle school to the east, single-family to the south and duplex, single-family to the west.

The proposed amendment to the zoning to reduce the parking count by 4 spaces on this site **is compatible** at this location.

2. Comprehensive Plan Consistency Eastside

The 2019 Comprehensive Plan designates the subject property as Medium Density Residential. The requested amendment to PD 1196 is consistent with the Comprehensive Plan. The proposed site is consistent with the following Comprehensive Plan policies:

- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation. (pg. 38).
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents. (pg. 38)

Based on conformance with the future land use map, and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

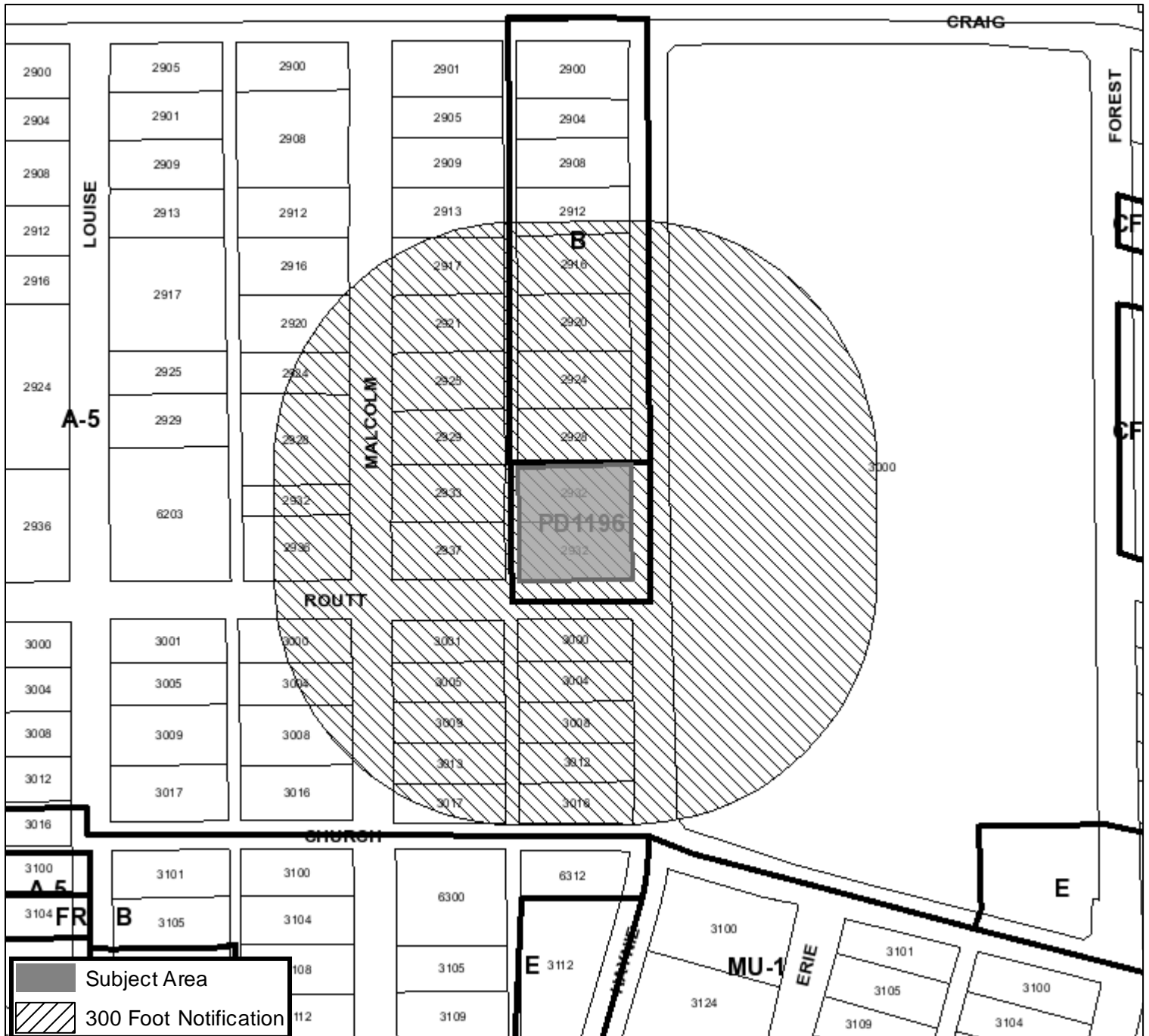
Attachments:



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

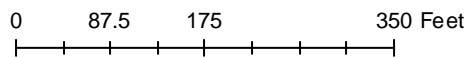


Area Zoning Map

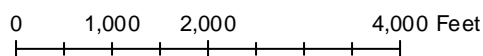
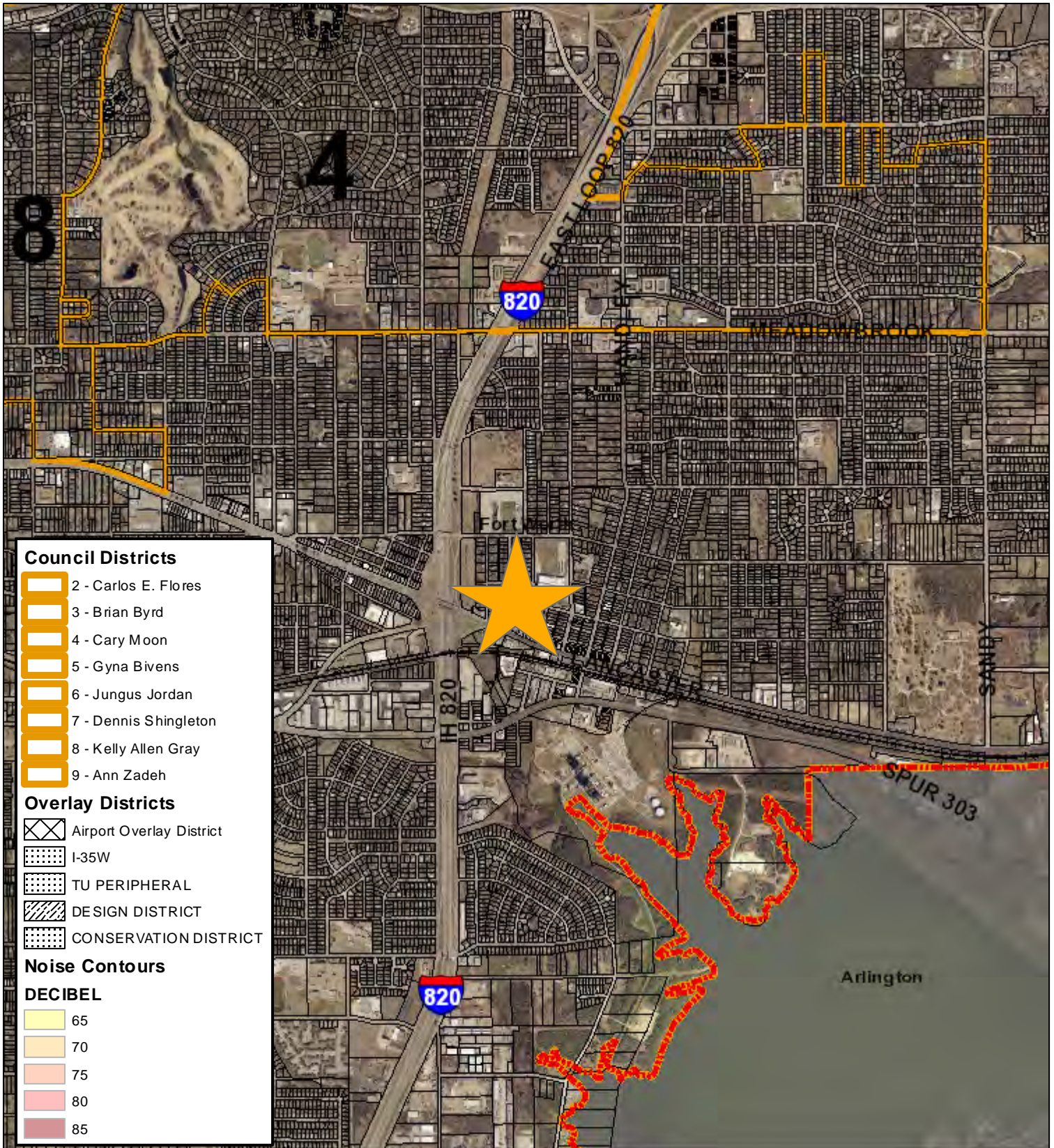
Applicant: Allure Agency LLC
 Address: 2928 - 2932 (evens) Haynie Street
 Zoning From: PD 1196 for quadrapluxes
 Zoning To: Amend PD 1196 to reduce parking spaces
 Acres: 0.44659015
 Mapsco: 80J
 Sector/District: Eastside
 Commission Date: 9/11/2019
 Contact: 817-392-2495



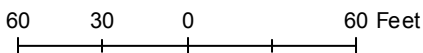
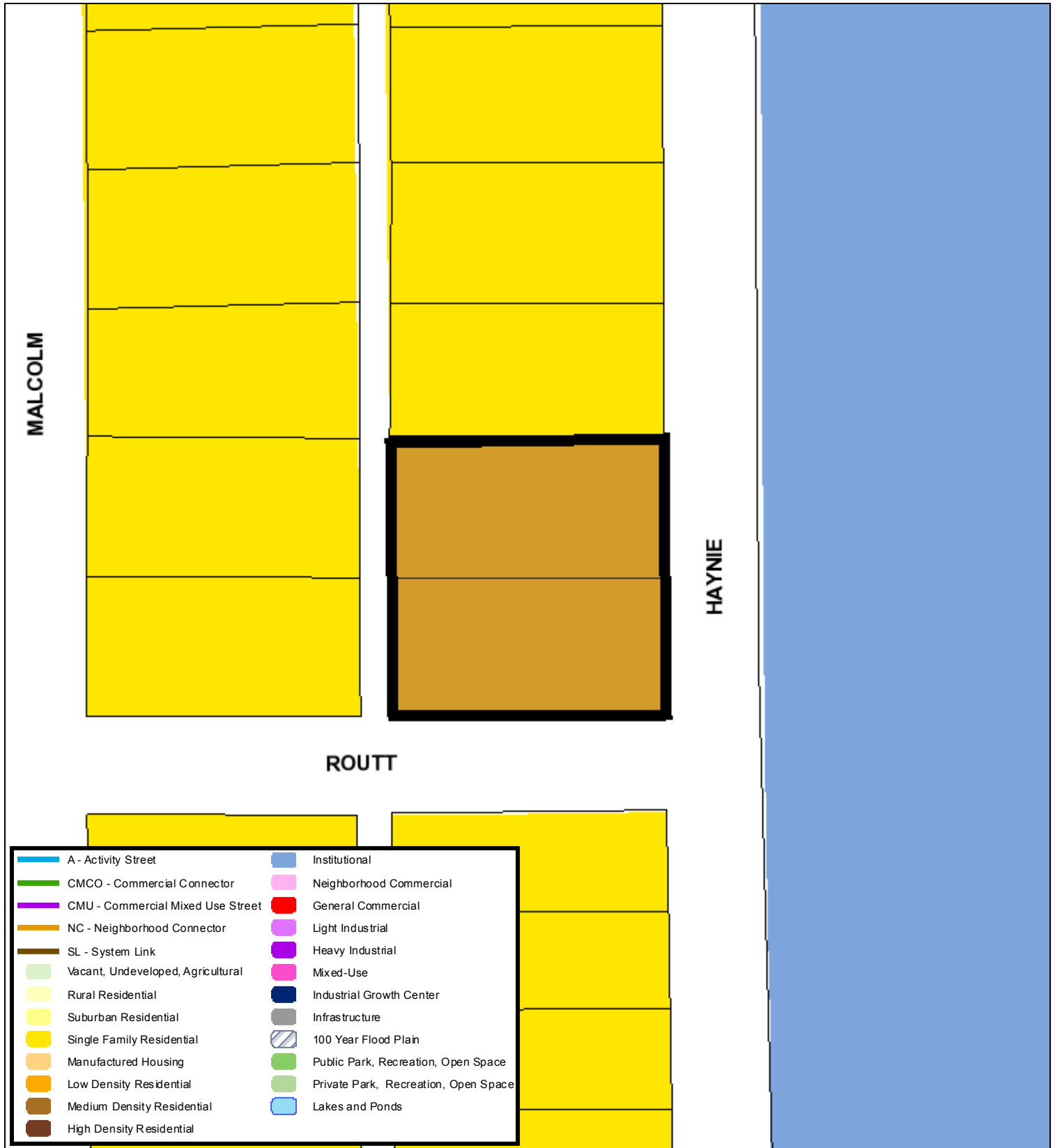
 Subject Area
 300 Foot Notification



Area Map



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 5, 2019.



Aerial Photo Map



0 40 80 160 Feet

