



Zoning Staff Report

Date: January 11, 2022

Case Number: ZC-21-209

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Todd Boone II

Site Location: 1819 Dillard St

Acreage: 0.16 acres

Request

Proposed Use: Duplex

Request: From: “A-5” One-Family Residential with Stop Six Overlay

To: “B” Two-Family with Stop Six Overlay

Recommendation

Land Use Compatibility: Requested change **is not compatible**

Comprehensive Plan Consistency: Requested change **is not consistent (Significant Deviation)**

Staff Recommendation: **Denial**

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

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Project Description and Background

This site is located in the middle of a residential area, with single-family being the predominant land use within the blockface. The neighborhood was rezoning through a Council Initiated Rezoning in 2008. The origins of this City Council action were driven by neighborhood concerns. The district Councilmember at the time was able to spearhead a process to gather neighborhood feedback and brought a consensus for these changes. The practical effect of this zoning change stopped the development of duplexes in the area, which had been more prevalent prior to the rezoning.

The site is also located within the Stop Six Overlay. The purpose this district is to provide high quality detached single family dwellings that will retain their value over time. The site is earmarked for single-family residential future land use in the latest adopted Comprehensive Plan. City staff would recommend the application to rezone be denied, keeping with the adopted Comprehensive Plan and retaining the current "A-5" zoning, which would allow only single-family development.

Surrounding Zoning and Land Uses

North "A-5" One-Family / vacant
East "CF" Community Facilities / church
South "A-5" One-Family / duplex
West "A-5" One-Family / single-family

Recent Zoning History

- ZC-08-128, From "B" Two-Family to "A-5" One-Family, Council Initiated Rezoning (subject property)

Public Notification

300-foot Legal Notifications were mailed on November 24, 2021.
The following organizations were emailed on November 22, 2021:

Organizations Notified	
Neighborhoods of East Fort Worth	Historic Stop Six NA*
Historic Rosedale Park NA	Stop Six Sunrise Edition NA
Stop 6/Poly Oversight	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “A-5” One-Family Residential to “B” Two-Family Residential change the existing home into a duplex. The majority of the blockface is developed as single-family residences. There is a duplex built on a lot south of the proposed lot. However, this duplex is considered legal-nonconforming and would not be allowed to be built today based on the neighborhood rezoning that took place in 2008.

A duplex is considered a residential dwelling unit and is similar to a single-family residence, accommodating two (2) households instead of one (1). As such, the amount of activity and use generated by a duplex is more intense than a single-family dwelling based on the increased occupancy. Based on the 2008 City Council initiated rezoning, the proposed "B" Two-Family zoning is **not compatible** at this location.

Comprehensive Plan Consistency – Far South

The 2021 Comprehensive Plan designates the subject property as Single-Family Residential. The proposed “B” Two-Family zoning does not align with the intended future land use.

- Townhouse, duplex, and similar residential zoning classifications are usually acceptable in appropriate locations on the periphery of the mixed-use core

Based on the site being on the interior of a neighborhood rather than on the periphery of a mixed-use core area, the proposed zoning is **not consistent (Significant Deviation)** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

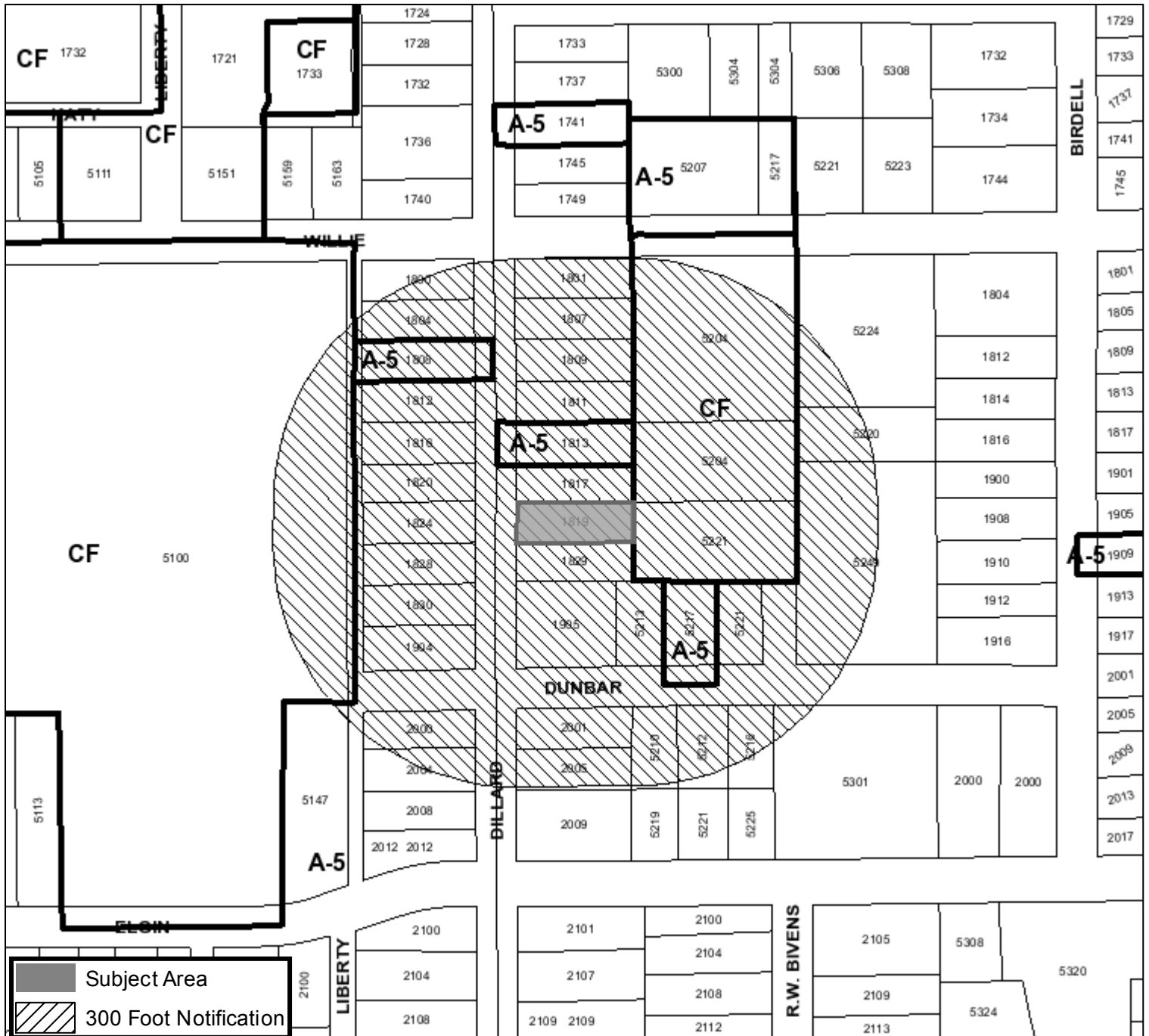
Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.



3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

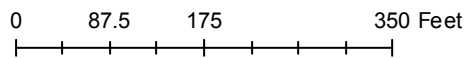


Area Zoning Map

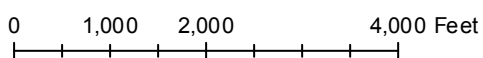
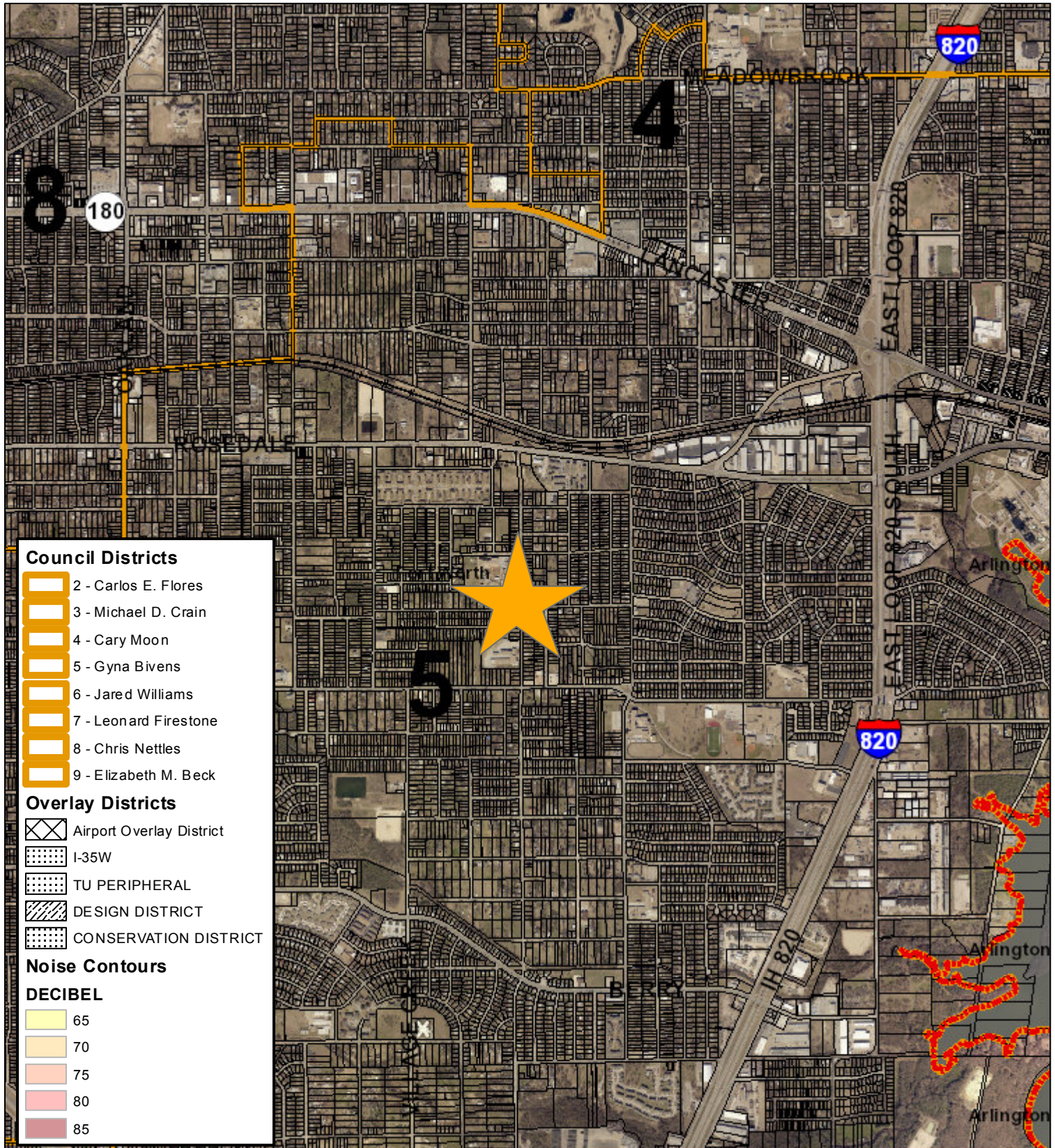
Applicant: Todd Boone II
 Address: 1819 Dillard Street
 Zoning From: A-5
 Zoning To: B
 Acres: 0.16188162
 Mapsco: 79P
 Sector/District: Far South
 Commission Date: 12/8/2021
 Contact: 817-392-6329



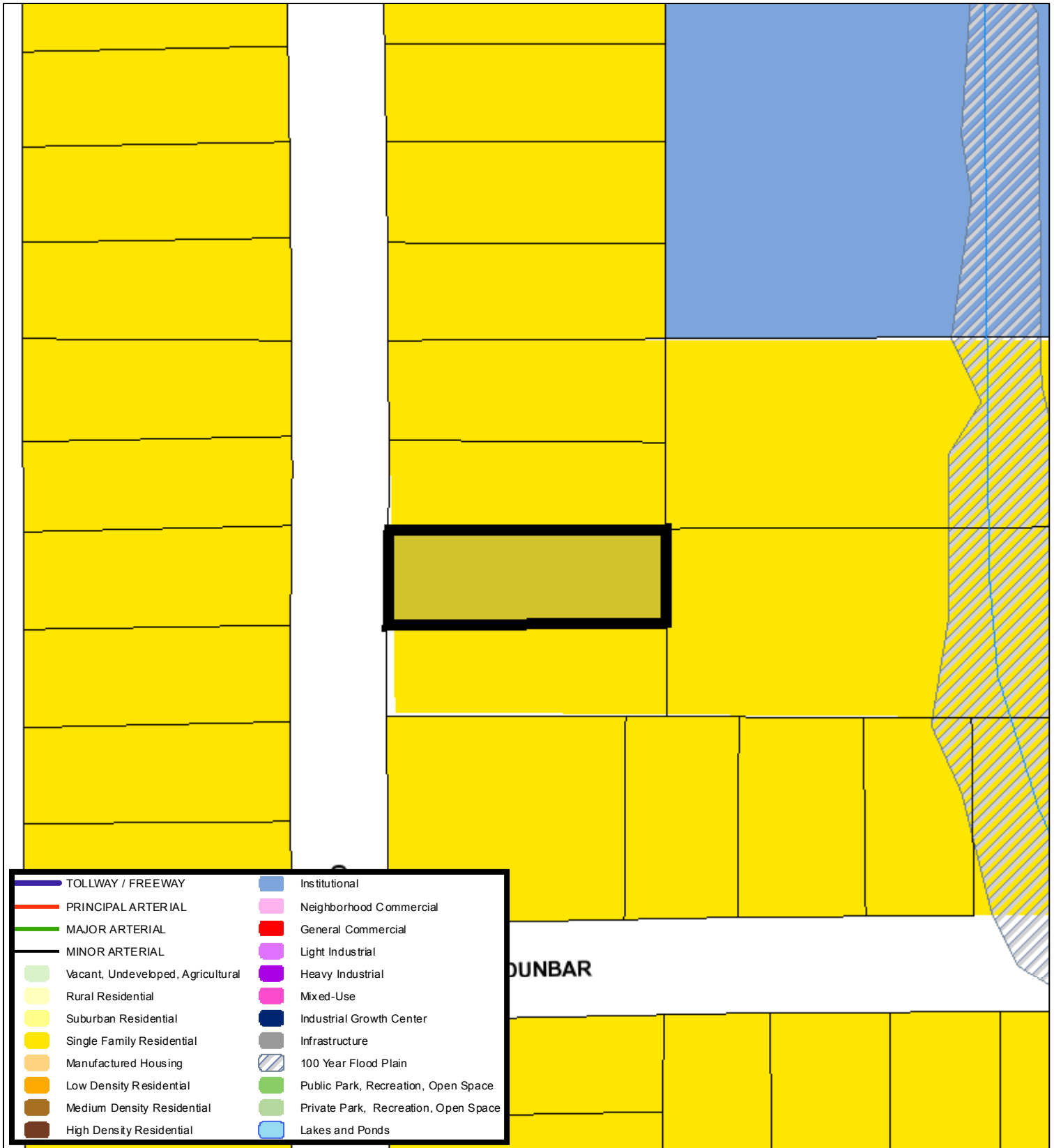
 Subject Area
 300 Foot Notification



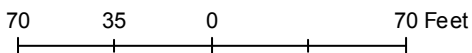
Area Map



Future Land Use



DUNBAR



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 40 80 160 Feet

