



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 3, 2020

Council District 9

Zoning Commission Recommendation:
Approval as Amended to allow three units by a vote of 7-2

Opposition: no letter submitted
Support: None submitted

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

Owner / Applicant: **Alexa Peer**

Site Location: 329 Blandin Street Acreage: 0.14 ac

Proposed Use: **Four Units**

Request: From: "A-5" One-Family
To: PD/A-5 Planned Development for all uses in "A-5" One-Family plus four units on one lot, site plan waiver requested (Applicant Request); PD/A-5 Planned Development for all uses in "A-5" One-Family plus three units on one lot, site plan waiver requested (Zoning Commission recommendation)

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

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

Staff Recommendation: **Denial**

Background:

The applicant requests to rezone from "A-5" One-Family to PD/A-5 Planned Development for all uses in "A-5" One-Family plus four units; site plan waiver requested. The property was rezoned in 2009 from "B" Two-Family to "A-5" One-Family. The applicant could not prove legal nonconforming for the four units, only two units. The request is to allow for the continued use for the existing triplex and detached residential structure.

A Council-initiated rezoning in 2009 changed most of the "B" zoning to "A-5". According to the Sanborn maps from 1951, the subject property had one unit each side and a detached rear unit. The property appears to have been built back in 1940.

This is part of a Code Compliance case for four units in a single-family district. If approved the applicant would have to register for multifamily.

Staff has tried several times to reach out to the applicant to determine how many bedrooms are in the main structure and accessory structure, bathroom counts and total number of parking spaces. At the time of this report no additional information has been received.

With no additional information to determine if there is enough parking for the site is the reasoning for the Denial.

Site Information:

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
East "A-5" One-Family / single-family
South "A-5" One-Family / single-family
West "A-5" One-Family / single-family

Zoning History: ZC-09-086 Council-initiated rezoned for various properties to be rezoned in conformance with the Comprehensive Plan, effective 9/08/09, subject area.

Public Notification:

300 foot Legal Notifications were mailed on (January 22, 2020)

The following organizations were notified: (January 22, 2020)

Organizations Notified	
Riverside Alliance	Vintage Riverside NA
Carter Riverside NA	United Riverside NA
Tarrant Regional Water District	Friends of Riverside Park
Streams And Valleys Inc	Trinity Habitat for Humanity
East Fort Worth, Inc.	Riverside Business Alliance
Oakhurst Scenic Drive Inc.	Oakhurst Alliance of Neighbors
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Association
Fort Worth ISD	

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/A-5 Planned Development for all uses in "A-5" One-Family plus four units on one lot; site plan waiver requested. The surrounding land uses consist of primarily single-family with a few duplexes throughout the block.

The proposed use for an existing triplex and detached unit **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Northeast

The 2019 Comprehensive Plan designates the subject property as Single-Family residential. The requested zoning change for four units on one lot is considered multifamily and is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

However, the continued usage of these units provides alternative and affordable housing accommodations, especially within the older parts of town and in the central city. While the use of four units is not consistent with the Single Family designation of the future land use plan, it does provide affordable and accessible housing which is also a policy of the city.

Therefore, the proposed zoning **is consistent** with the Comprehensive Plan.

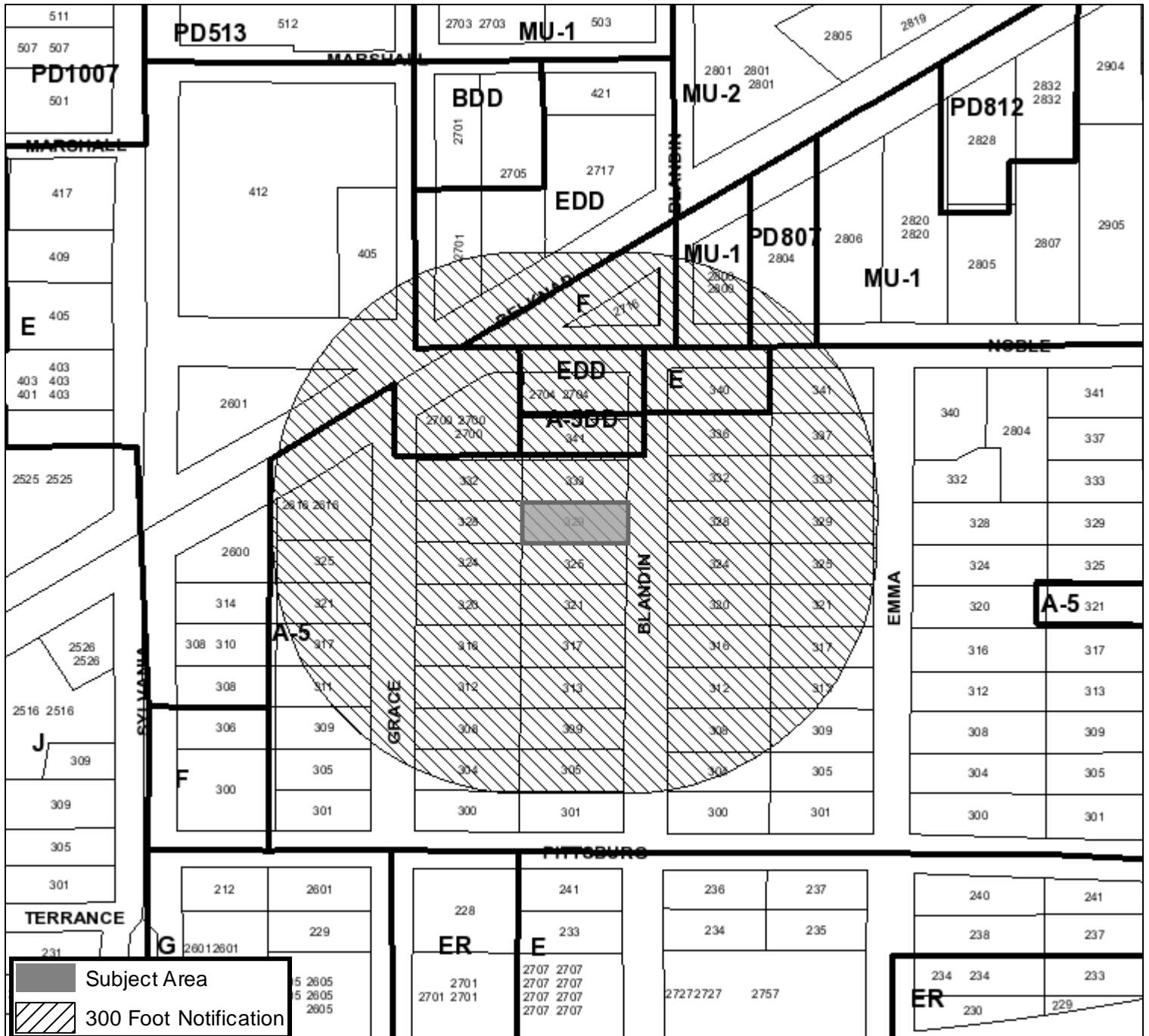
Attachments:



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

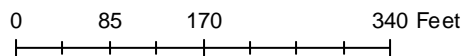


Area Zoning Map

Applicant: Alexa Peer
 Address: 329 Blandin Street
 Zoning From: A-5
 Zoning To: PD for A-5 uses plus four units on one lot
 Acres: 0.14415369
 Mapsco: 63U
 Sector/District: Northeast
 Commission Date: 2/12/2020
 Contact: 817-392-2495











 Subject Area
 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

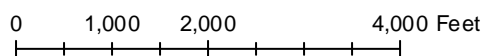
Overlay Districts

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

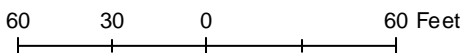
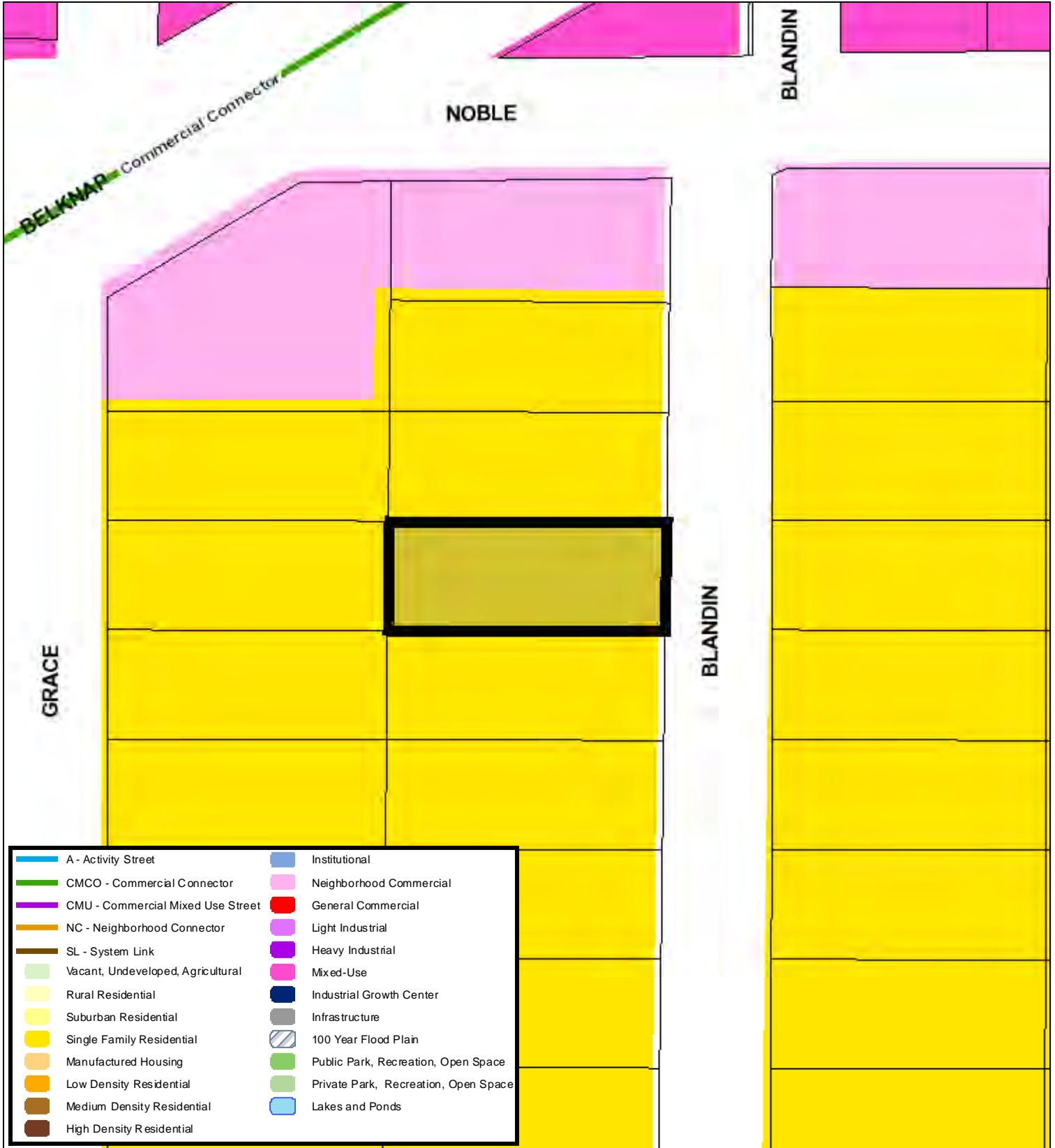
Noise Contours

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 5, 2019.



Aerial Photo Map



0 37.5 75 150 Feet

