



# Zoning Staff Report

**Date:** December 12, 2023

**Case Number:** ZC-23-159

**Council District:** 9

## Zoning Map Amendment

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

**Owner / Applicant:** Ruth & Randall LLC. / Jay McKiever

**Site Location:** 2017 May Street

**Acreage:** 0.11 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**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 9-0**

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## Project Description and Background

The proposed site is currently vacant and located on May Street near the corner of Hawthorne Ave, and within Neighborhood Empowerment Zone (NEZ) Area Six.

This property was previously rezoned in 2014 by the City of Fort Worth as a surplus property to be offered for sale. Now, the current owner is looking to change the zoning from A-5 to B two family zoning change, if approved, would allow the construction of an attached duplex, which is composed of two dwelling units, with a shared wall. The lot is approximately 5000 square feet. Other “B” standards 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.

While a site or concept plan is not mandatory when applying for standard zoning, it may prove beneficial for stakeholders and elected officials to gain a better understanding of how the applicant intends to develop the site. The applicant has submitted some elevations and a site plan to present to the Zoning Commission.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / single-family home  
East “I” Light Industrial / office/warehouse  
South “I” Light Industrial / single-family home  
West “B” Two-Family / single family residential

## Recent Zoning History

- ZC-14-075, City initiated rezoning from “I” Light Industrial “A-5” One-Family

## Public Notification

300-foot Legal Notifications were mailed on October 27, 2023.

The following organizations were emailed on October 27, 2023:

Organizations Notified	
United Communities Association of South Fort Worth	Hillside NA
Jennings May St Louis NA	South Hemphill Heights NA
Ryan Place Improvement Assn	Near Southside, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Hemphill Corridor Task Force	Southeast Fort Worth Inc
Fort Worth ISD	

*Not located within a registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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Although the properties in the east block of May Street between Hawthorne and Arlington are zoned “I” Light Industrial, they are primarily developed with single-family residential homes. To the west, across May, the property is zoned “B” Two-family residential and developed primarily with single-family homes. The property also abuts Industrial zoning to the west, developed with an office/warehouse.

The proposed rezoning is compatible with its surroundings and would not significantly change the area. Approving this rezoning request to “B” would align with the established pattern of allowing additional housing density in the vicinity. The proposed rezoning **is compatible** with its surroundings.

### Comprehensive Plan Consistency – Southside

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The 2023 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This is analogous to but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zones. 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 intensive uses than commercial or industrial 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:

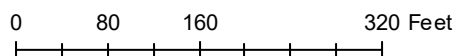
- Promote a variety of housing choices
- Encourage infill of compatible housing

While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.



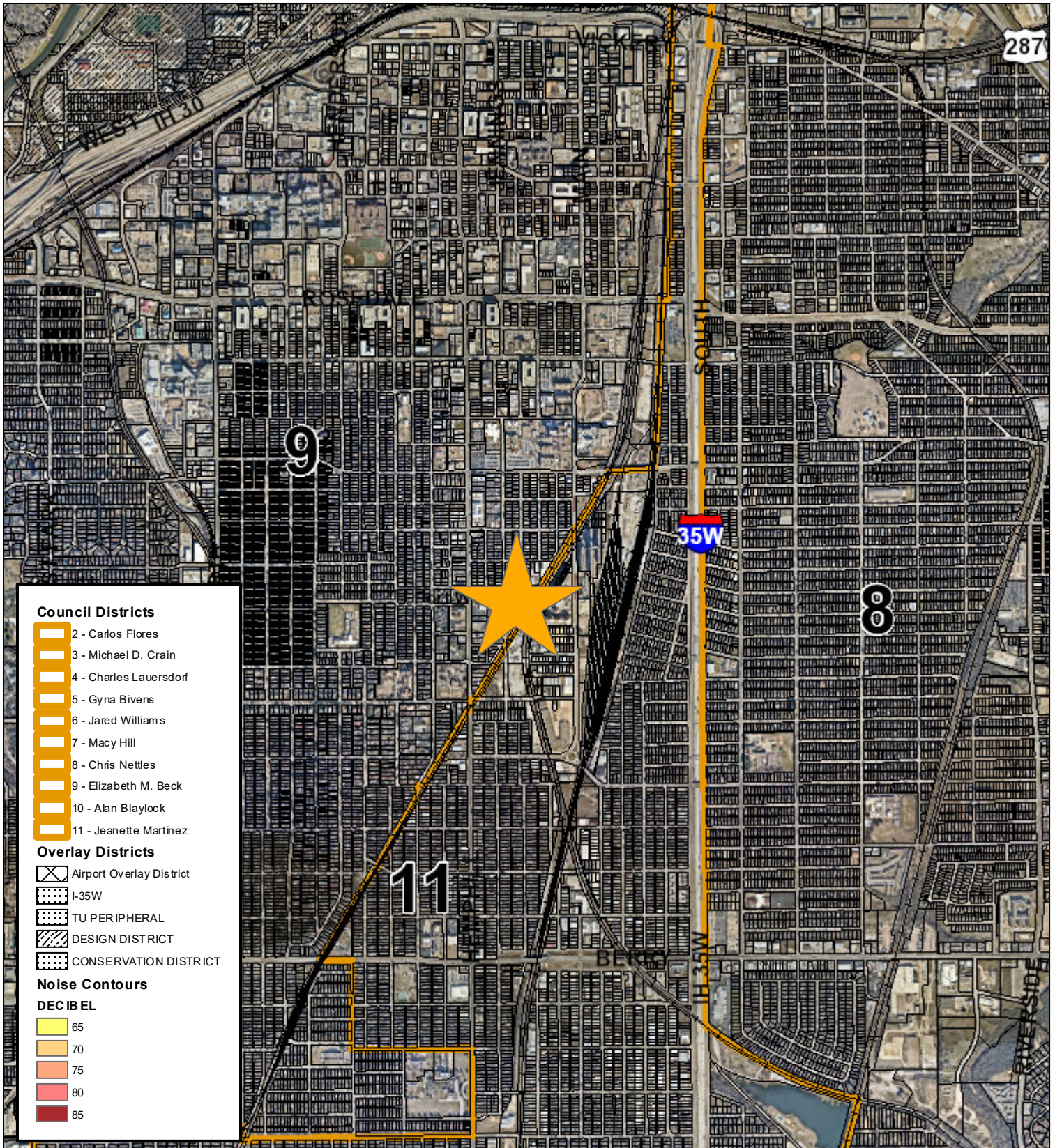
# Area Zoning Map

Applicant: Ruth & Randall LLC/Jay McKiever  
 Address: 2017 May Street  
 Zoning From: I  
 Zoning To: B  
 Acres: 0.10982526  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 11/8/2023  
 Contact: 817-392-2495





### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

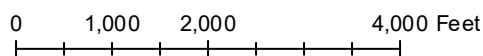
**Overlay Districts**

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

**Noise Contours**

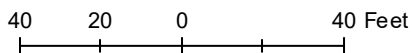
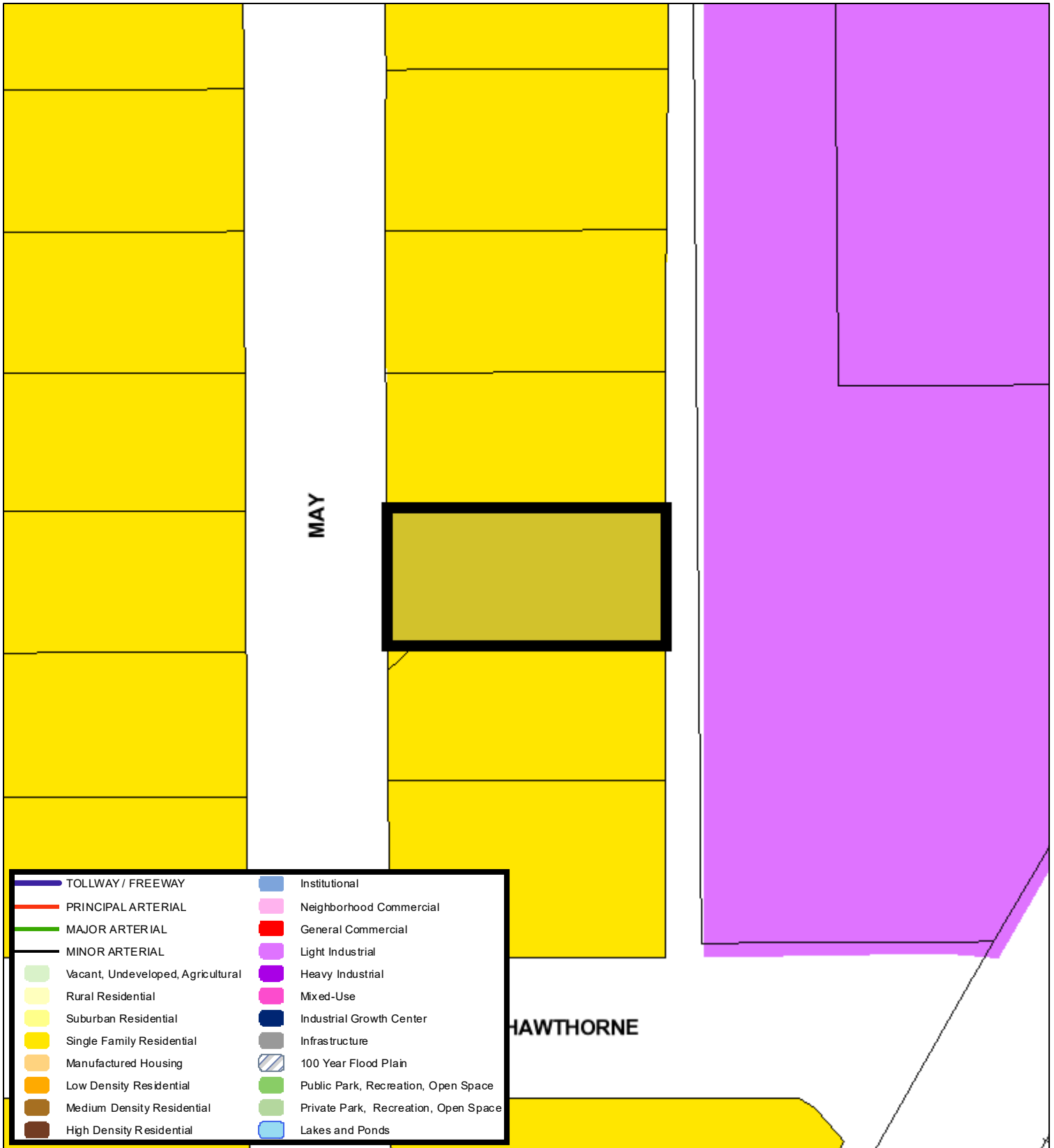
**DECIBEL**

- 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 25 50 100 Feet

