



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 23, 2020

Council District 9

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

Opposition: One person registered but did not speak

Support: South Hemphill Heights NA, Hemphill Corridor Task Force, Jennings-May-St. Louis NA

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

Owner / Applicant: David Conn

Site Location: 3247 S. Adams Street Acreage: 0.20 ac

Proposed Use: Three Units on One Lot

Request: From: "A-5" One-Family
To: PD/A-5 Planned Development for all uses in "A-5" One-Family plus three units on one lot, site plan waiver recommended

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

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

Staff Recommendation: **Approval**

Background:

The site is located at the intersection of S. Adams Street and W. Shaw Street just east of Henderson Street. The applicant is requesting to rezone from "A-5" One-Family to PD/A-5 Planned Development for all uses in "A-5" One-Family plus three units on one lot; site plan waiver requested. The general area has always been zoned "B" Two-Family. The property was rezoned from "B" to A-5" back in 2007.

Information obtained by the applicant. He purchased the property at the corner of South Adams and West Shaw Street on December 17, 1985. The two-story building at 3247 South Adams was built in 1922. The one-story section to the east, facing West Shaw Street was built in 1929.

Mr. Conn bought this property from Herby's Foods, Inc., a subsidiary of Campbell Taggart, Inc., which was purchased by Anheuser Busch. To finalize the purchase, He met with two attorneys from Anheuser Busch and one attorney representing Herby's Foods.

Herby's had used the combined property for commercial purposes. They used 1010, 1018, and 1024 West Shaw as a production area for making sandwiches and other food products that were sold in convenience stores in Tarrant County. The applicant does not understand or know when they bought this property or when they left.

From 1985 until 2007, it was designated B-non-conforming use. In 2007 a Council-initiated rezoning changed the zoning from B to A-5, zoning case ZC#07-235. In that process, the addresses of 1010 and 1018 West Shaw Street were eliminated from the city records, 1010 and 1018 each had separate utilities, including city electric, gas, and water, as well as mail service.

Size of individual units:

- 1010 West Shaw – 1,300 sq. ft. – 1 bedroom, 1 kitchen, 1 bath
- 1018 West Shaw - 1,400 sq. ft. - 1 bedroom, 1 kitchen, 1 bath
- (Home Occupation) Art studio – 3,000 sq. ft. – downstairs area of the two-story building, 3247 South Adams. The art studio is part of a home business. This area includes a restroom, but no kitchen.
- Upstairs living area – 3,000 sq. ft. We live in the upstairs area which includes 3 bedrooms, 1 study, 1 large living room, 1 ½ baths, and a kitchen and dining area.

The applicant mentioned there are five parking spaces in front of the building along Shaw Street and three parking spaces along Adams Street, a total of five parking spaces would be required behind the building line.

A development standard regulation would be required for parking in front of the building line as well as building encroaching into front and side yard setbacks.

If approved the applicant would have to register for multifamily.

Site Information:

Surrounding Zoning and Land Uses:

- North “A-5” One-Family / single-family
- East “A-5” One-Family / vacant structure
- South “B” Two-Family / single-family
- West “A-5” One-Family / single-family

Zoning History: ZC-07-235 Council-initiated rezoning from various zoning districts to align with the Comprehensive Plan

Public Notification:

300 foot Legal Notifications were mailed on (May 18, 2020)

The following organizations were notified: (May 18, 2020)

Organizations Notified	
Las Familias de Rosemont NA	Jennings May St Louis NA
Worth Heights NA	South Hemphill Heights NA*
Ryan Place Improvement Assn.	Shaw Clarke NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Hemphill Corridor Task Force	Berry Street Initiative
Fort Worth ISD	

*Located within a registered 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 three units on one lot with an art studio; site plan waiver requested. The surrounding land uses consist of primarily single-family with a few duplexes throughout the block.

The proposed use for three units on one lot **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Southside

The 2020 Comprehensive Plan designates the subject property as Single-Family residential. The requested zoning change for three 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 three 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.

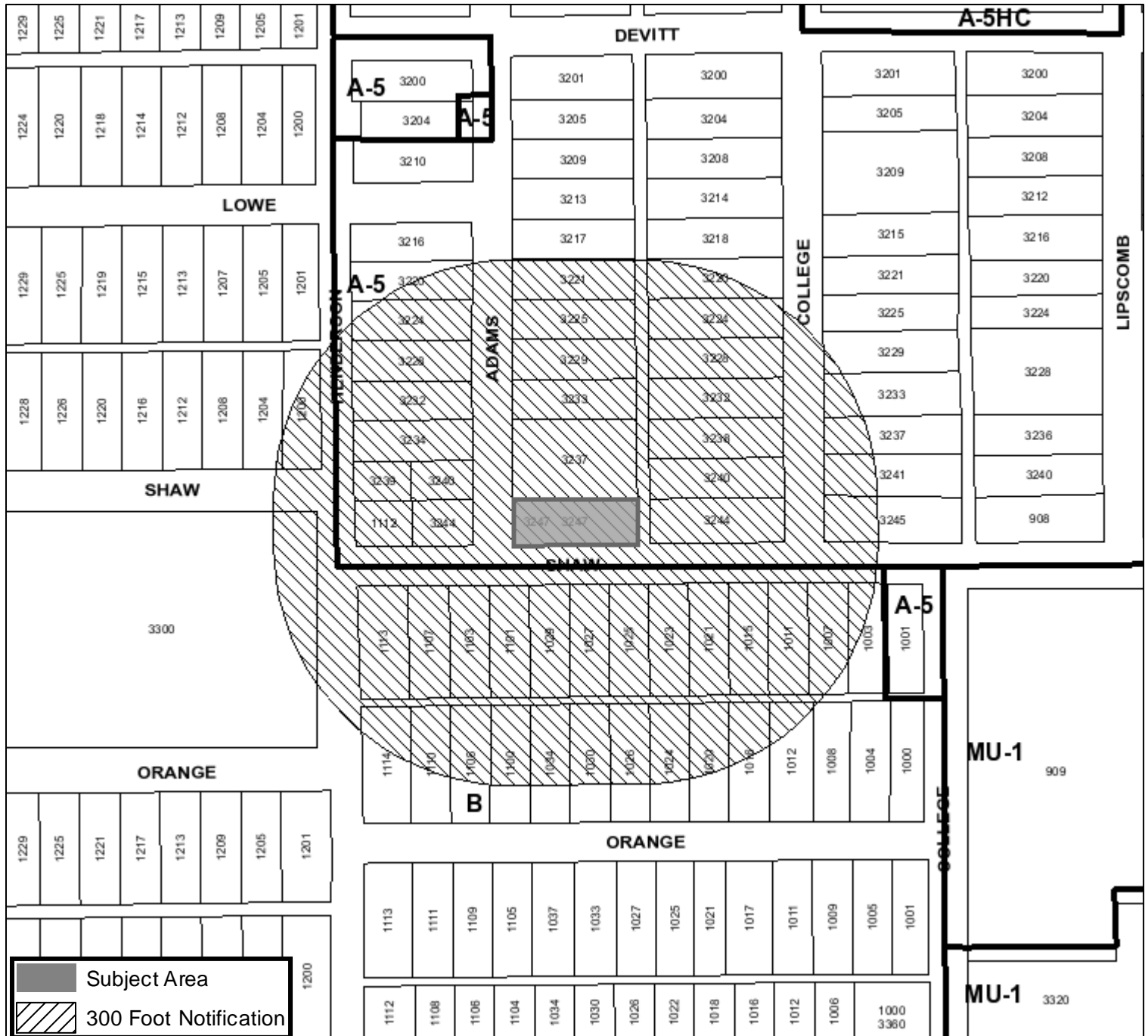
Attachments:

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

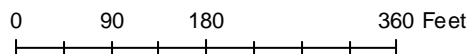


Area Zoning Map

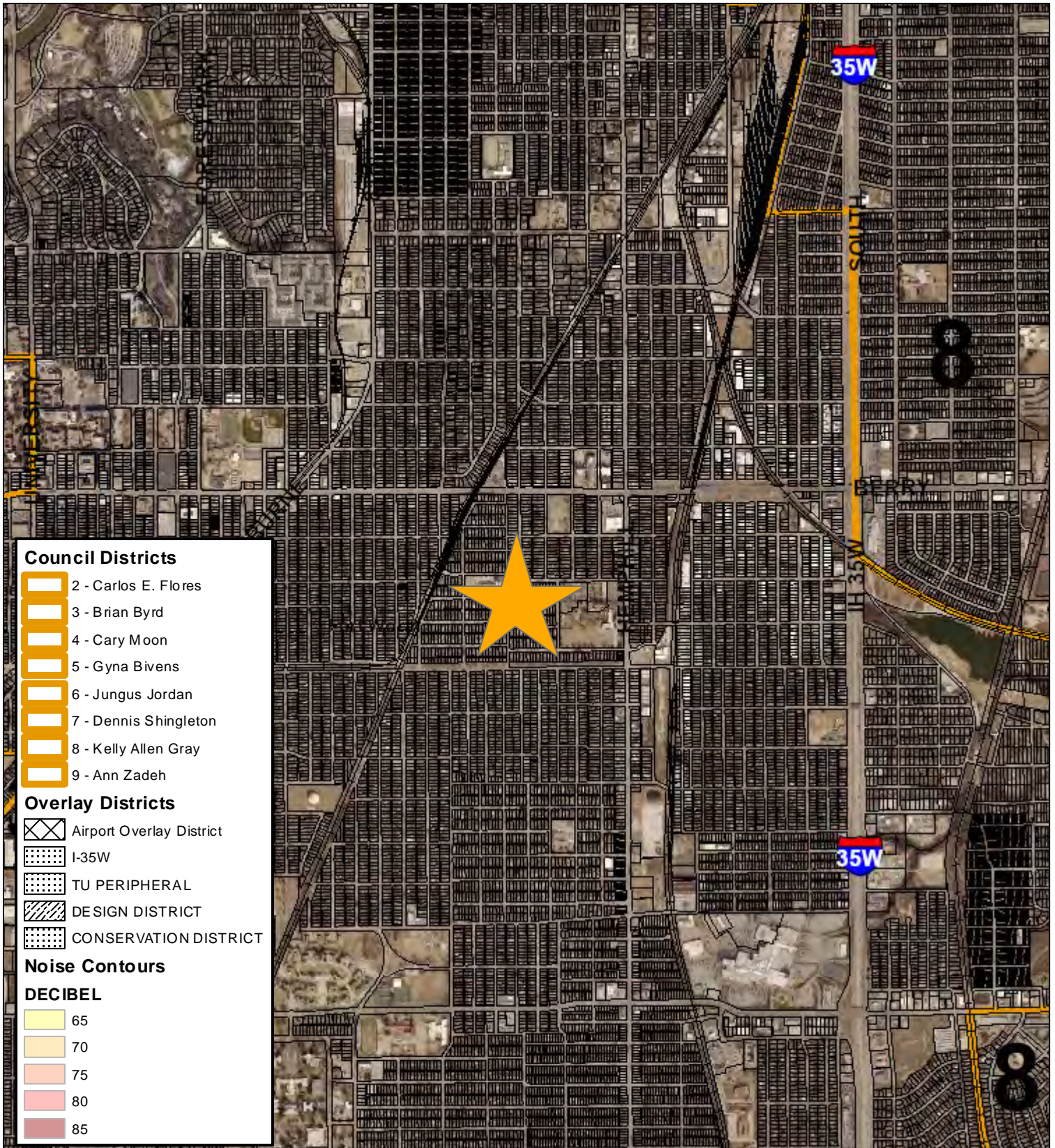
Applicant: David Conn
 Address: 3247 S. Adams Street
 Zoning From: A-5
 Zoning To: PD for A-5 uses plus triplex & art studio
 Acres: 0.20402753
 Mapsco: 90D
 Sector/District: Southside
 Commission Date: 6/10/2020
 Contact: 817-392-2495



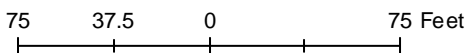
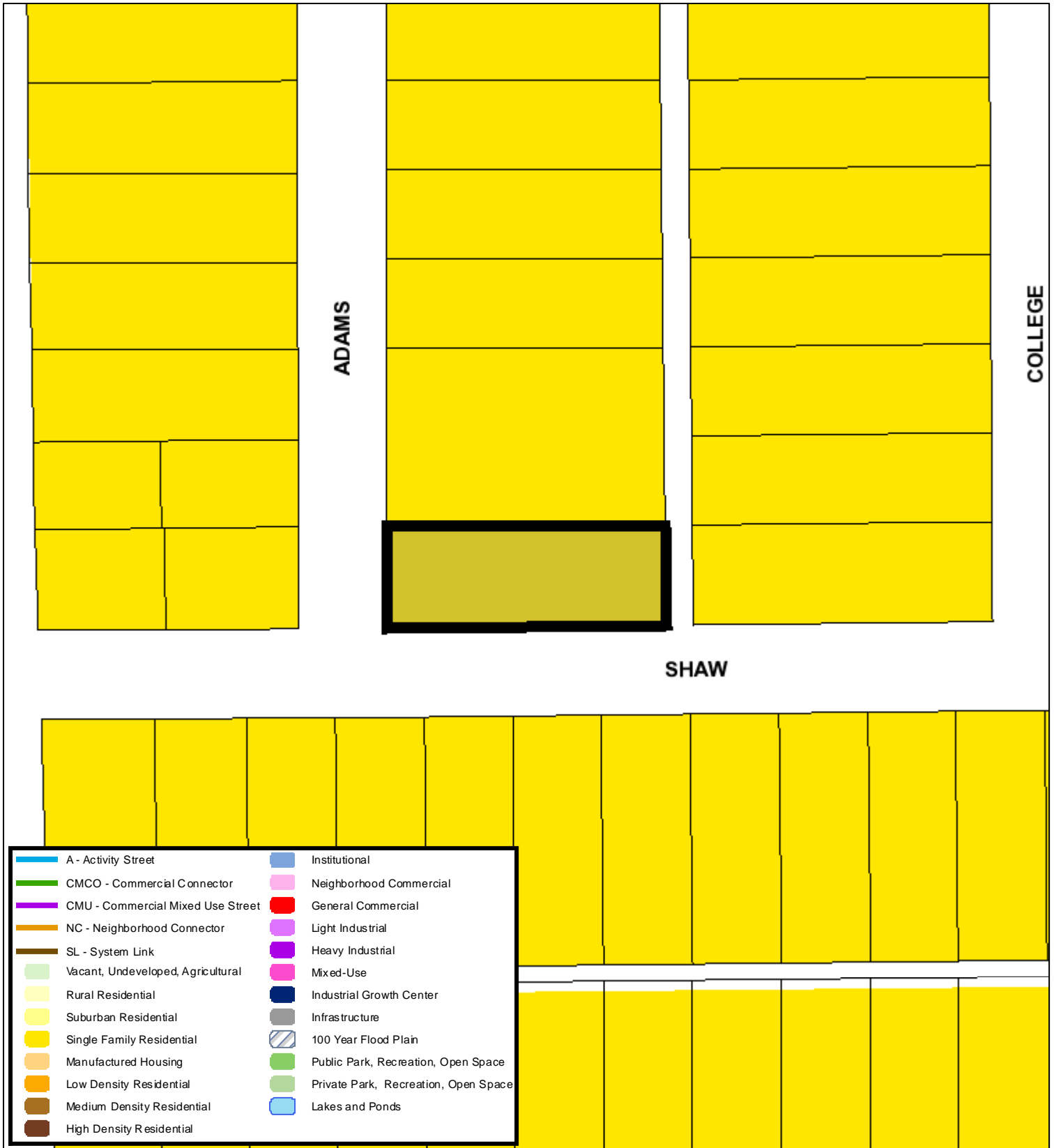
Subject Area
 300 Foot Notification



Area Map



Future Land Use



Aerial Photo Map



0 45 90 180 Feet

