



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 15, 2019

**Council District** 9

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> one letter received <b>Support:</b> None submitted	Continued	Yes ___ No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>
	Council Initiated	Yes ___ No <u>X</u>

**Owner / Applicant:** Jose Duran

**Site Location:** 1346 W Hammond Street Acreage 0.14

**Proposed Use:** Duplex

**Request:** From: "A-5" One-Family

To: "B" Two-Family

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

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

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

**Background:**

The proposed site is located at the corner of 6<sup>th</sup> and Hammond. The applicant is proposing to change the zoning from "A-5" One-Family to "B" Two Family to allow for two single family structures on one lot. The applicant recently purchased the property and could not prove legal non-conforming. There appears to be a gap of about three years.

The structures according to Tarrant Appraisal District were built back in 1928. According to the Sanborn maps from 1951 there were two separate dwelling units on the lot.

According to the aerial photos the parcels lines appear to be a little off, possibly by about 10 ft. and may need to be adjusted if approved to ensure both buildings are legal conforming.

Surrounding Zoning and Land Uses:

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

**Recent Relevant Zoning and Platting History:**

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on August 21, 2019.

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

<b>Organizations Notified</b>	
Hemphill Corridor Task Force	Fort Worth ISD
Steams and Valleys Inc.	Trinity Habitat for Humanity

*Not within a registered neighborhood association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "B" Two-Family for two single family structures on one lot. Surrounding land uses consist of single family to the north and south, duplex structures to the east and west.

As a result, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency: Southside**

The 2019 Comprehensive Plan designates the subject property as Single Family. The proposed zoning may not be consistent with the land use designation of the Comprehensive Plan, but provides a housing product that is consistent with the zoning in the area and therefore it **is consistent** with the following policy.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

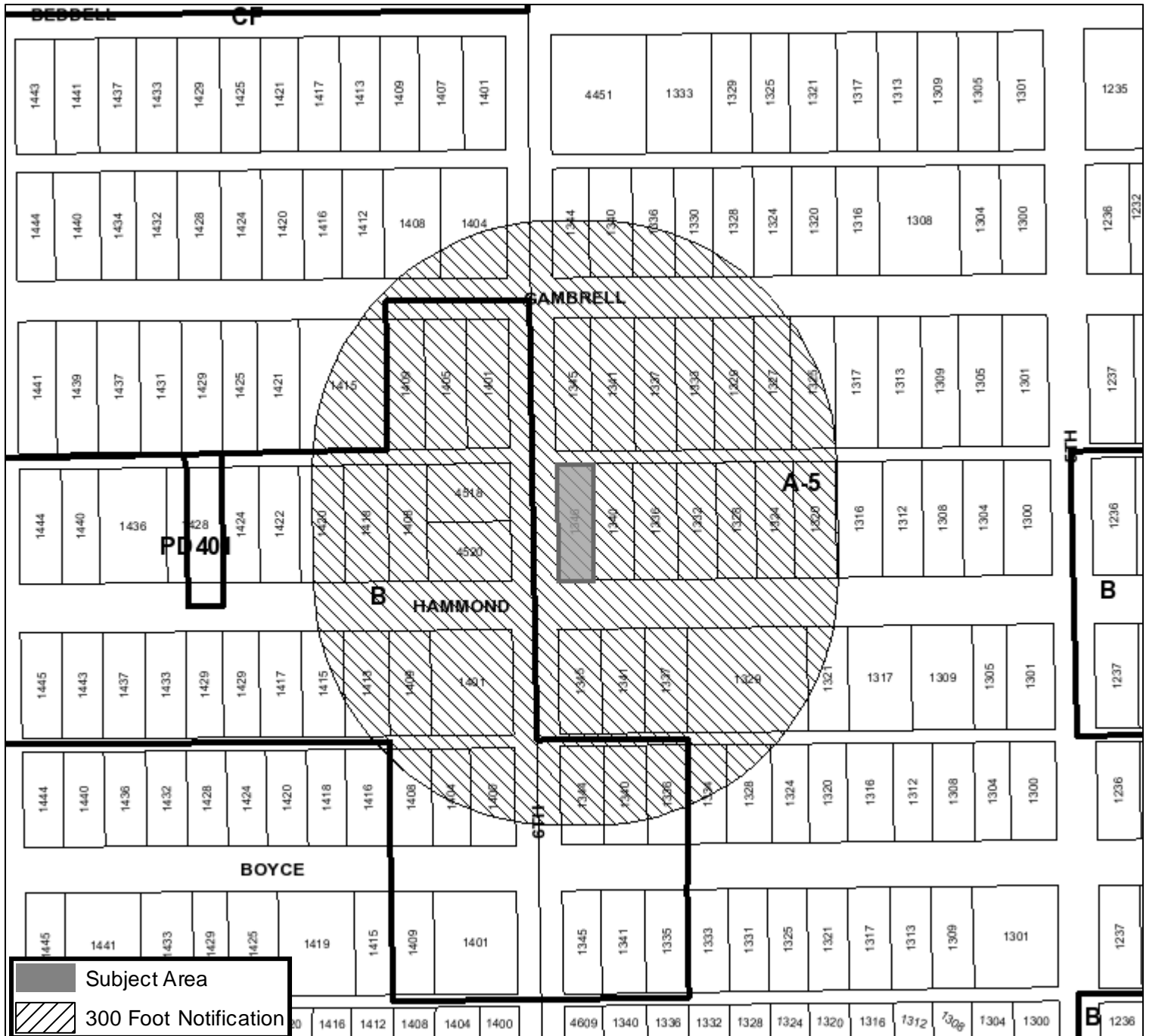
**Attachments:**



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



# Area Zoning Map

Applicant: Jose Duran  
 Address: 1346 W. Hammond Street  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 0.14746373  
 Mapsco: 90M  
 Sector/District: Southside  
 Commission Date: 9/11/2019  
 Contact: 817-392-2495

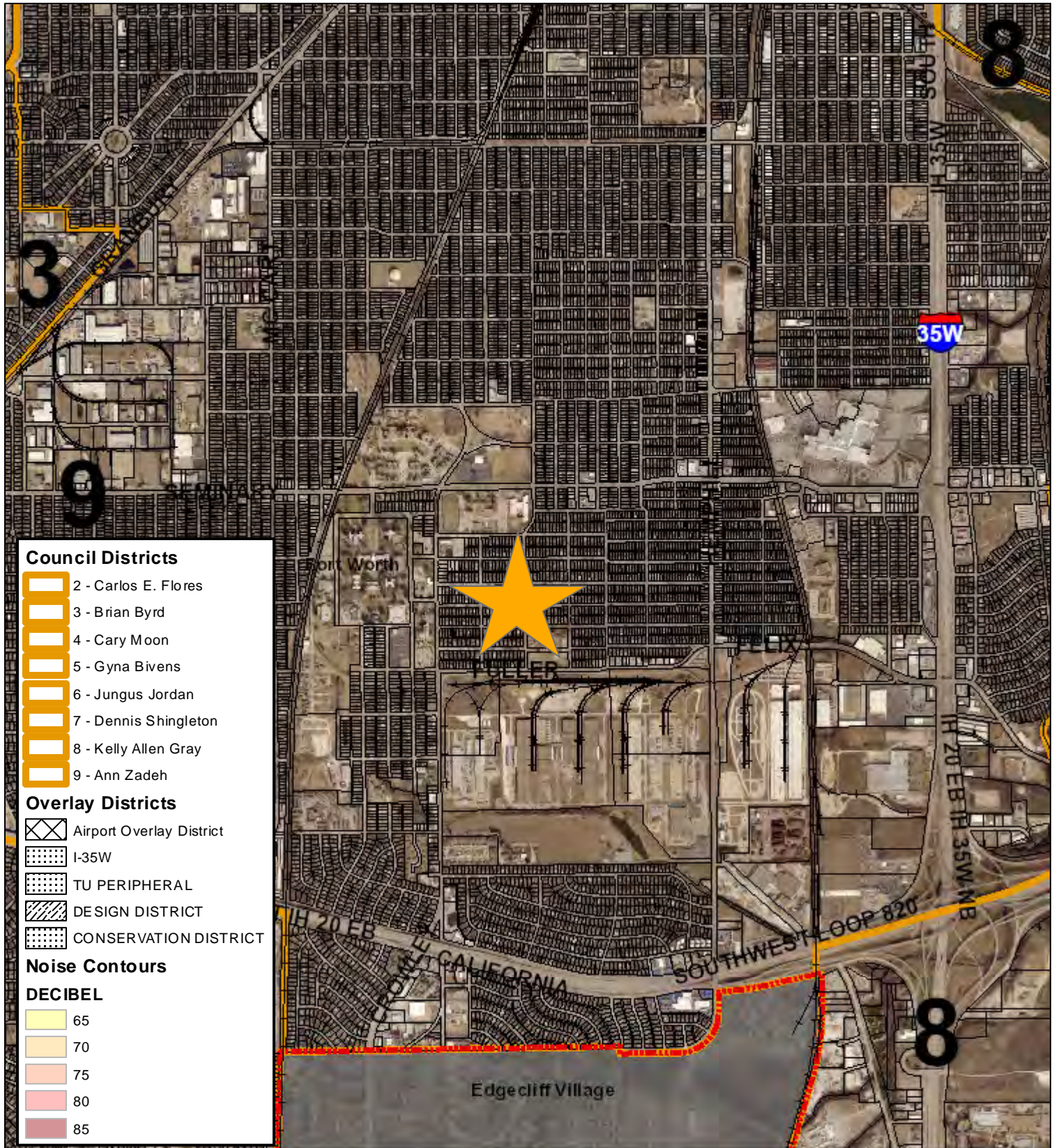


 Subject Area  
 300 Foot Notification

0 87.5 175 350 Feet

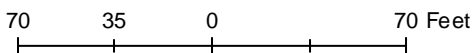
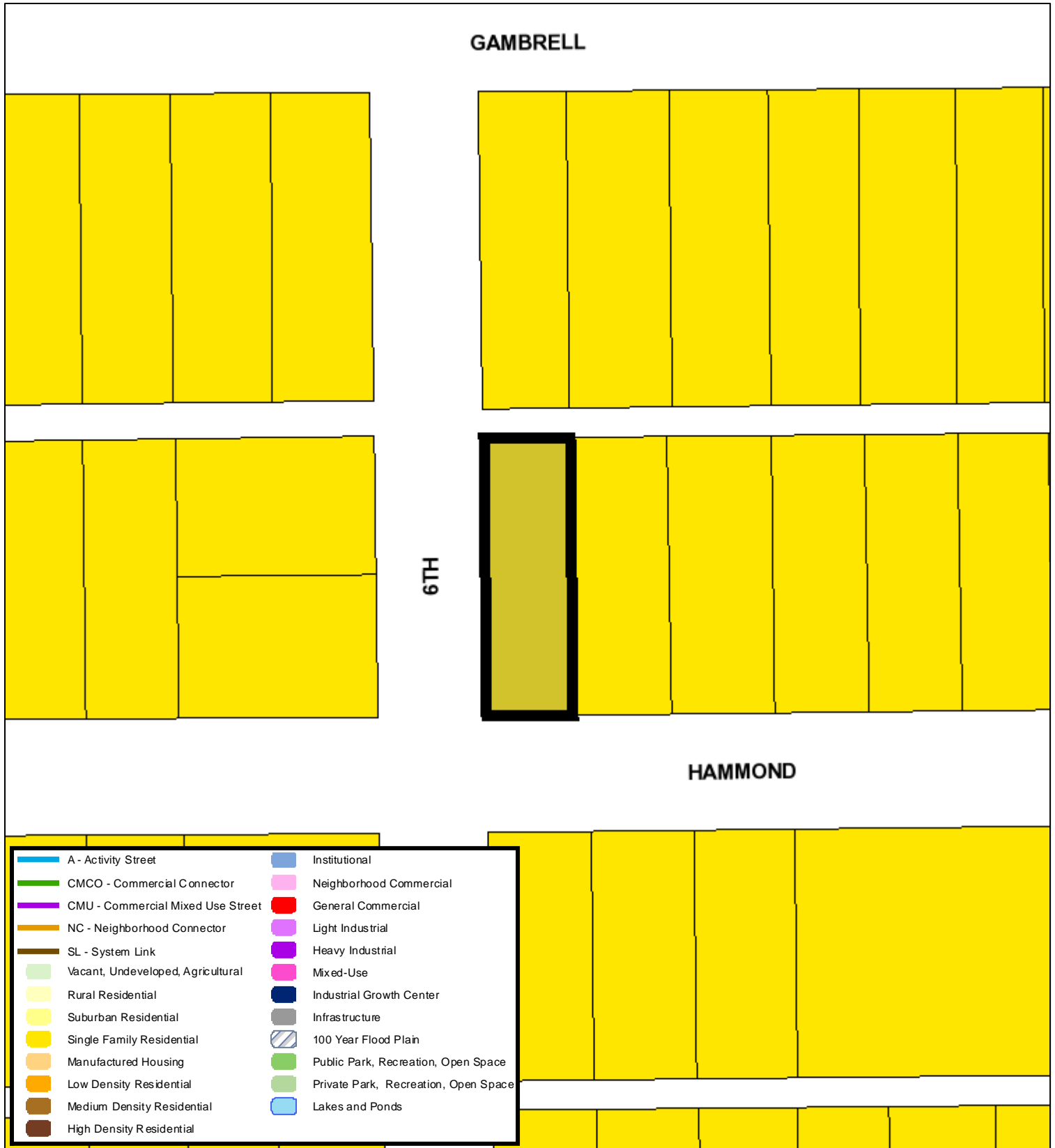


### Area Map





### 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

