



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 7, 2020

Council District 8

Zoning Commission Recommendation:
Approval as Amended, no new construction by a vote of 7-0

Opposition: One letter submitted
Support: None

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

Owner / Applicant: Elvira Rios

Site Location: 3905 Galvez Avenue Acreage: 0.16 ac

Proposed Use: Three Units on One Lot

Request: From: "B" Two-Family
To: PD/B Planned Development for all uses in "B" Two-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 applicant is requesting to rezone from "B" Two-Family to PD/B Planned Development for all uses in "B" Two-Family plus three units on one lot; site plan waiver requested. The general area has always been zoned "B" Two-Family. The applicant could not prove legal nonconforming for the three units, only two units. The request is to allow for the continued use for the existing triplex.

According to Tarrant Appraisal District records the house was built back in 1979 and consists of approximately 2300 square feet. The applicant has stated there are two bedrooms in each unit, one kitchen and living room in each unit. The parking requirement is two spaces per dwelling unit up to three bedrooms, located behind the front building wall. This would require six parking spaces. According to street view there may be a total of four spaces in front of the main building wall, deficient by two spaces. The applicant has also stated there are approximately four spaces off the alley in the rear. **A waiver would be required for the deficiency and parking in front of the building line.**

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

Site Information:

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
East "B" Two-Family / single-family
South "B" Two-Family / single-family
West "B" Two-Family / single-family

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on (February 13, 2020)

The following organizations were notified: (February 14, 2020)

Organizations Notified	
Riverside Alliance	Neighborhoods of east Fort Worth
East Fort Worth Business Association	United Riverside Rebuilding Corporation, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
East Fort Worth, Inc.	Fort Worth ISD

*Not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/B Planned Development for al uses in "B" Two-Family plus three 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 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 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.

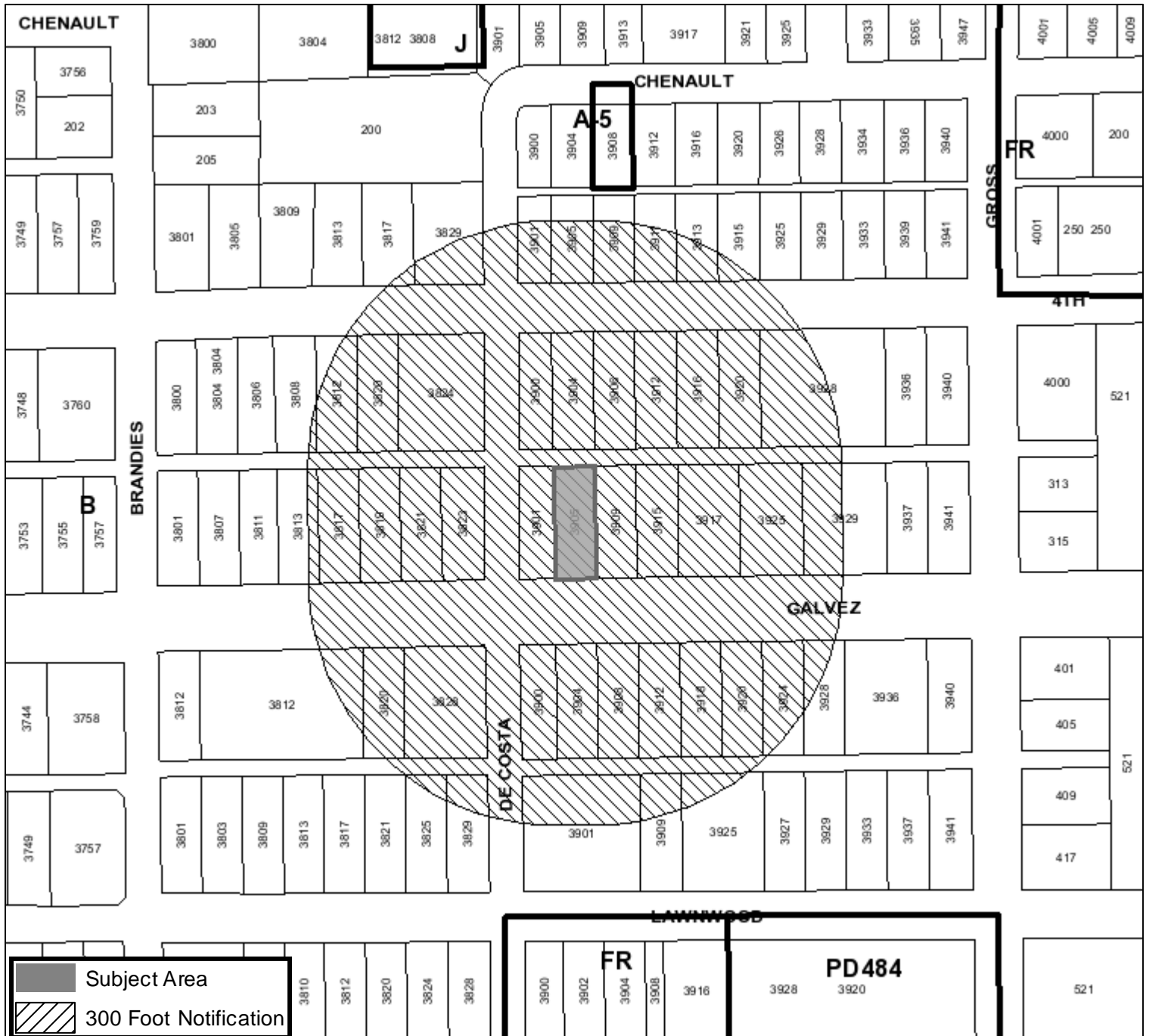
Attachments:



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

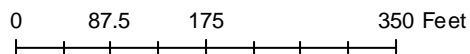


Area Zoning Map

Applicant: Elvira Rios
 Address: 3905 Galvez Avenue
 Zoning From: B
 Zoning To: PD for B uses plus three units on one lot
 Acres: 0.16051093
 Mapsco: 64S
 Sector/District: Northeast
 Commission Date: 3/4/2020
 Contact: 817-392-2495



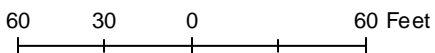
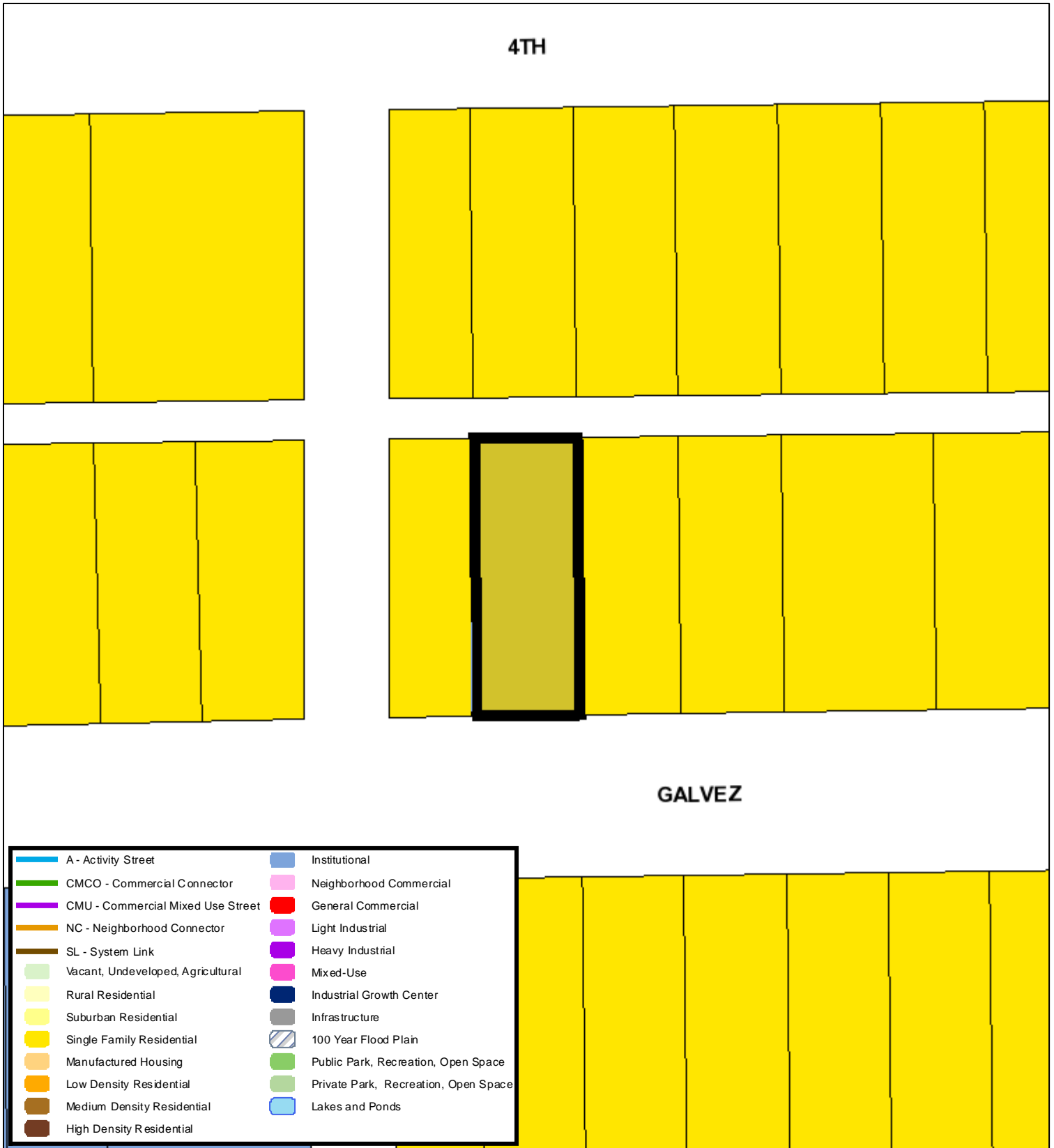
 Subject Area
 300 Foot Notification



Area Map



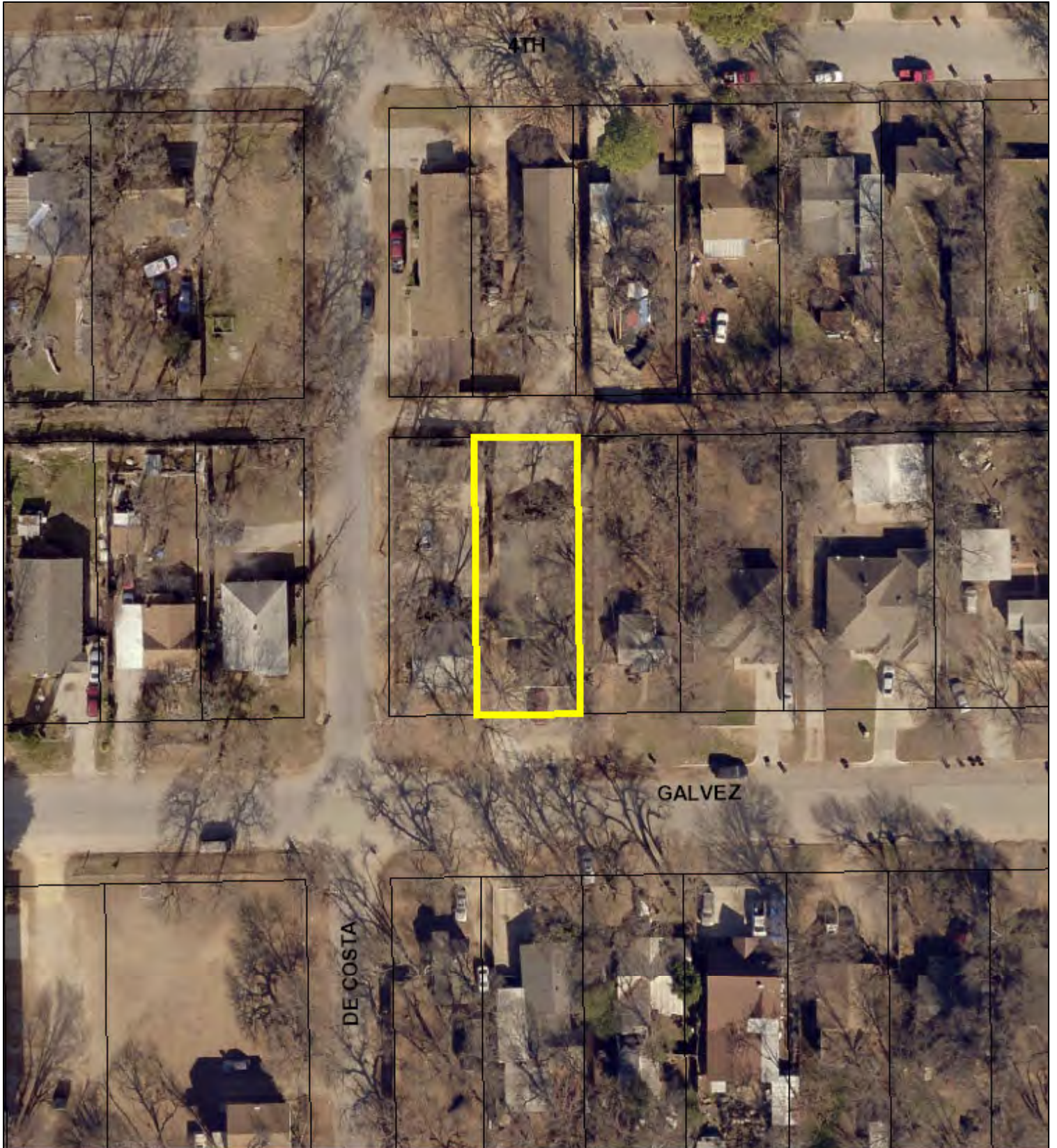
Future Land Use



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

