



# Zoning Staff Report

**Date:** February 13, 2024

**Case Number:** ZC-23-173

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Torrado Ayala Home Investments, Marcos Torrado / HMB Design, Hank Bounkhong

**Site Location:** 5000 S. Hampshire Boulevard

**Acreage:** 0.31 acres

### Request

**Proposed Use:** Duplexes (4 new dwelling units proposed)

**Request:** From: “A-7.5” One-Family

To: “B” Two-Family

### Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change **is not consistent (Technical Inconsistency)**

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

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

**Zoning Commission Recommendation:** **Denial by a vote of 7-1**

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## Project Description and Background

The property is composed of two proposed lots within the W.E. Christian Addition in Council District 11. The existing lot is a corner lot that is addressed off S. Hampshire Boulevard, however the two proposed lots will be carved out of the back yard of the house facing S. Hampshire Boulevard, and would instead be facing House Street. The proposal to rezone these lots would change the current “A-7.5” zoning to “B” zoning. This zoning change, if approved, would allow the construction of four new dwelling units, two on each lot. These lots are approximately 6,700 square feet each. The new units must meet all “B” standards for two attached units, including 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.

## Surrounding Zoning and Land Uses

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

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.  
The following organizations were emailed on November 30, 2023:

Organizations Notified	
Neighborhoods of East Fort Worth	Southeast Fort Worth Inc
East Fort Worth Business Association	East Fort Worth Inc
Streams and Valleys Inc.	Trinity Habitat for Humanity
Echo Heights Stop Six Environmental Coalition	Central Meadowbrook NA
West Meadowbrook NA	Historic Stop Six*
Fort Worth ISD	

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The homes in this vicinity of this site are a mixture of duplex and single family residential. This particular block has some “B” Two Family / Duplex zoning and development on the west side. House Street dead ends at the railroad tracks so is not a through street, collector, or thoroughfare. Duplexes would not be out of character with the existing surroundings. Approving this rezoning request to “B” would be in line with the established pattern of allowing additional housing density in the vicinity. The proposed rezoning **is compatible** with its surroundings.

### Comprehensive Plan Consistency – Eastside

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The 2023 Comprehensive Plan currently designates the subject property as future Single-Family Residential on the Future Land Use Map. This designation 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.

While the proposed zoning is not strictly consistent with the map designation for this area, the proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

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

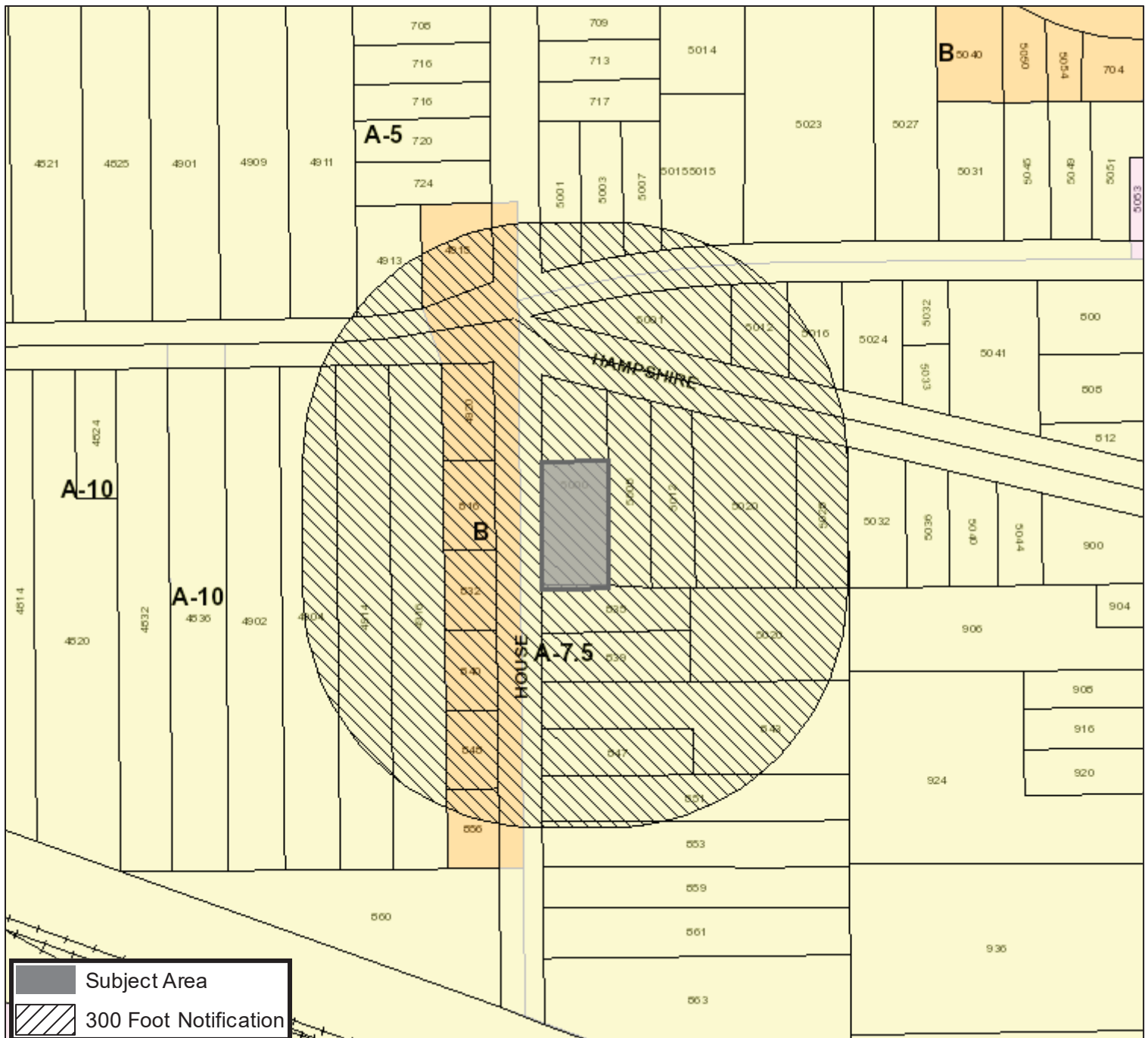
While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan Future Land Use Map designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated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



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## Area Zoning Map

Applicant: Hank Bounkhong  
Address: 5000 S. Hampshire Boulevard  
Zoning From: A-5  
Zoning To: B  
Acres: 0.30896731  
Mapsc0: Text  
Sector/District: Eastside  
Commission Date: 12/13/2023  
Contact: null

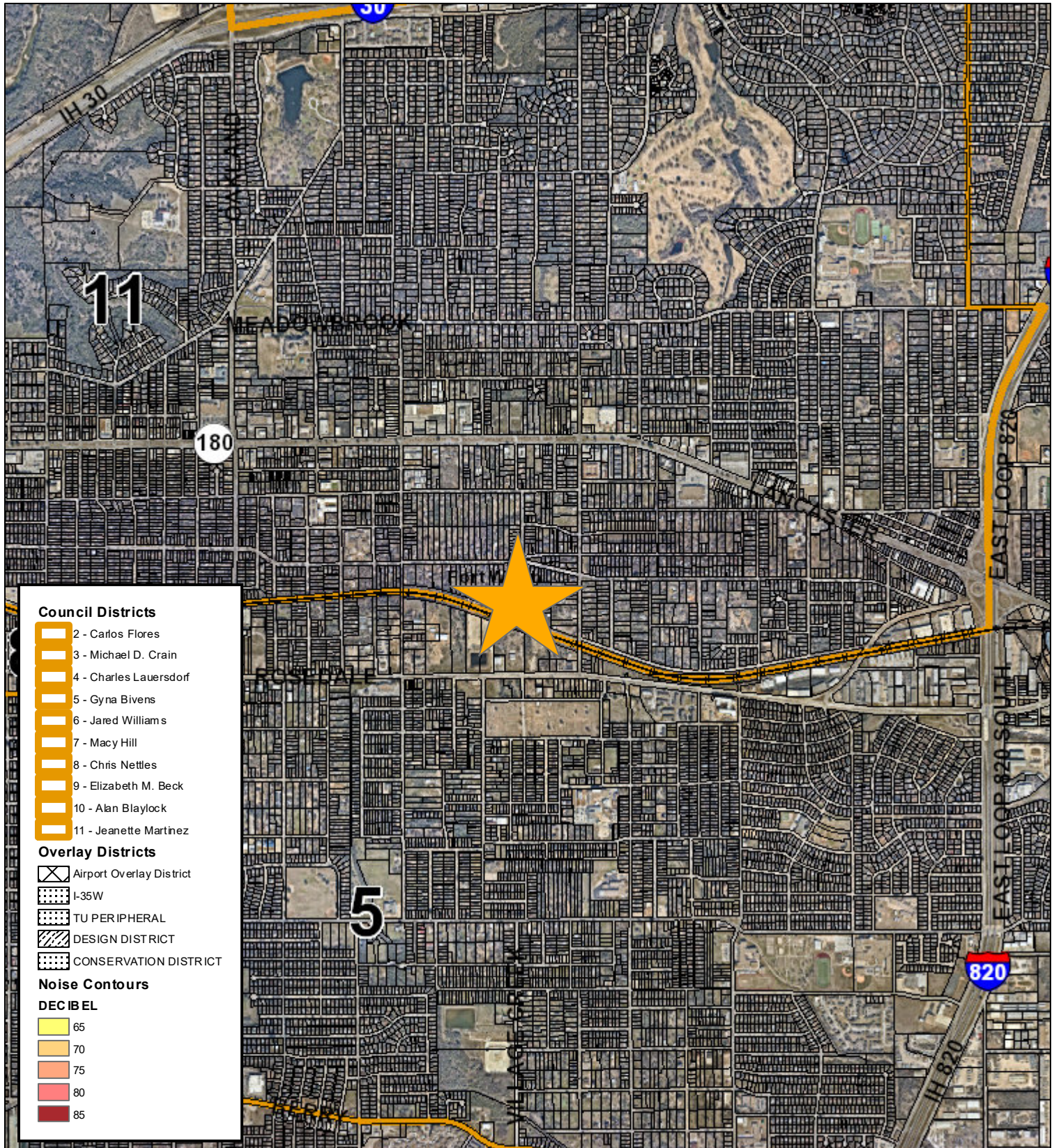


0 90 180 360 Feet

Created: 11/28/2023 4:38:39 PM



### Area Map



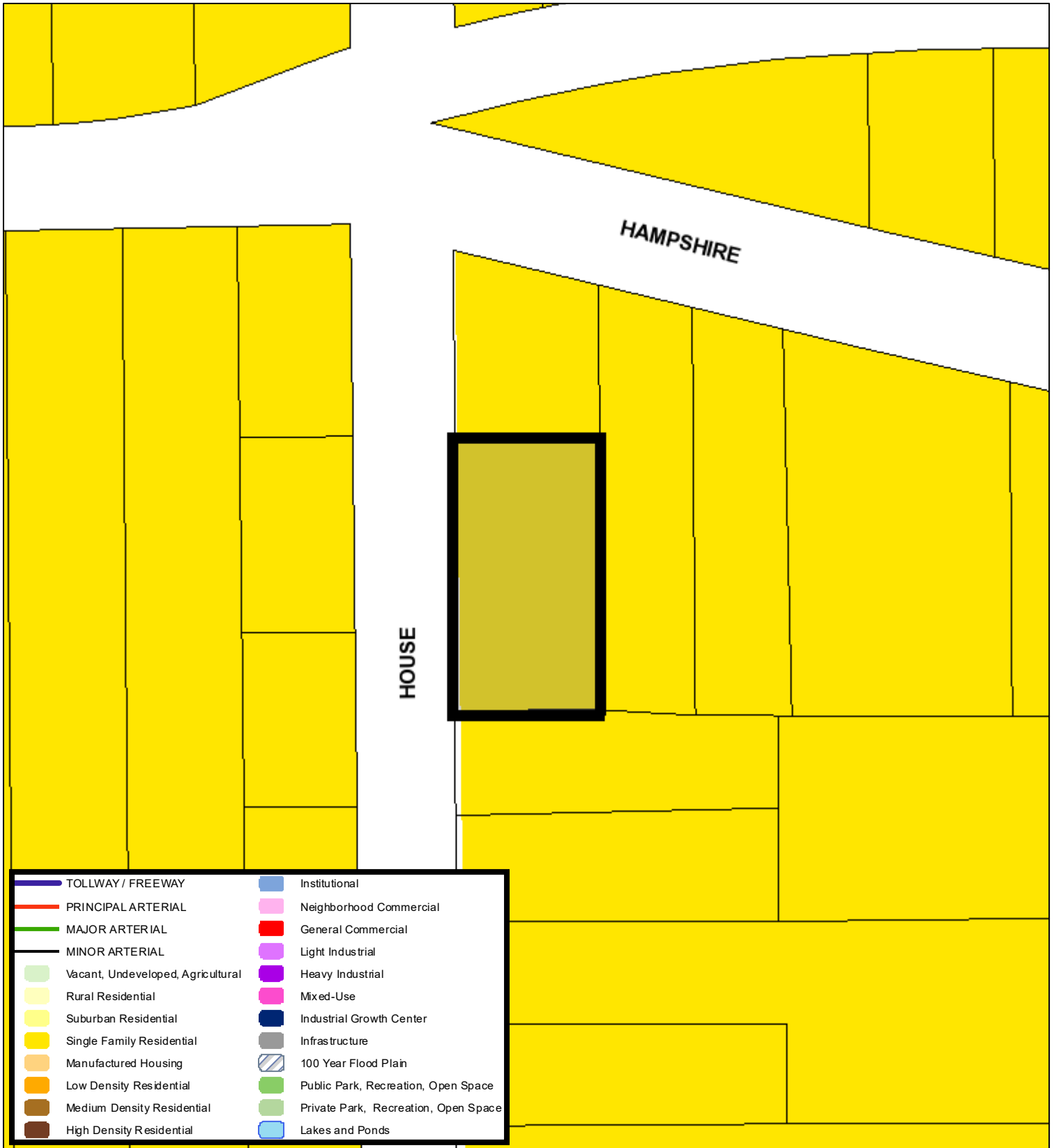
0 1,000 2,000 4,000 Feet





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## Future Land Use



75 37.5 0 75 Feet

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.







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## Aerial Photo Map



0 45 90 180 Feet

A horizontal scale bar with four major tick marks labeled "0", "45", "90", and "180 Feet". There are smaller, unlabeled tick marks between the major ones, indicating increments of 15 feet.