



Zoning Staff Report

Date: June 25, 2024

Case Number: ZC-24-035

Council District: 11

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Axiom Interests LLC / Umeed Hashmatullah

Site Location: 617 East Ramsey Avenue

Acreage: 0.22 acres

Request

Proposed Use: Duplex

Request: From: “A-5” One-Family

To: “B” Two-Family

Recommendation

Land Use Compatibility: Requested change **is not compatible**

Comprehensive Plan Map Consistency: Requested change **is not consistent**

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 6-4**

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Project Description and Background

The property is composed of an undeveloped quarter acre of land near the Hyde Park Addition in Council District 11. The site is a corner lot that is addressed off E. Ramsey Avenue, but has additional street frontage on Atlanta Street to the north, as well as the I-35W southbound frontage road, to the east. The proposal to rezone these lots would change the current “A-5” zoning to “B” zoning. This zoning change, if approved, would allow the construction of two new dwelling units on the site. 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. A conceptual layout was requested by City staff, but was not supplied by the applicant. “B” zoning does not carry the requirement for a bonafide Site Plan, however a conceptual layout can provide a layer of assurance that the proposed development is in general compliance with the development standards for the proposed zoning.







Surrounding Zoning and Land Uses

North “A-5” One-Family / undeveloped
East “A-5” One-Family / Interstate 35W
South “A-5” One-Family / single family residential
West “A-5” One-Family / single family residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on May 31, 2024.
The following organizations were emailed on May 31, 2024:

Organizations Notified	
United Communities Association of South Fort Worth	Hillside Neighborhood Association
Morningside NA*	Jennings May St Louis NA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Fort Worth ISD	Southeast Fort Worth Inc

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The homes in this vicinity of this site are primarily single family residential in nature. This particular area is zoned exclusively for “A-5” single family rather than “B” duplex, so any existing duplexes in the area would be considered legal-nonconforming. Duplexes would be out of character with the existing surroundings. The site is uniquely situated facing three streets, Atlanta Street, E. Ramsey Avenue, and the southbound Interstate 35W frontage road. The triangular shape would be difficult to develop a compliant single family residence here, and developing a duplex would be more difficult to build while meeting all of the development standards listed in Section 4.707 of the Zoning Ordinance. The proposed rezoning to “B” **is not compatible** with the surroundings.

Comprehensive Plan Consistency – Southside Sector

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

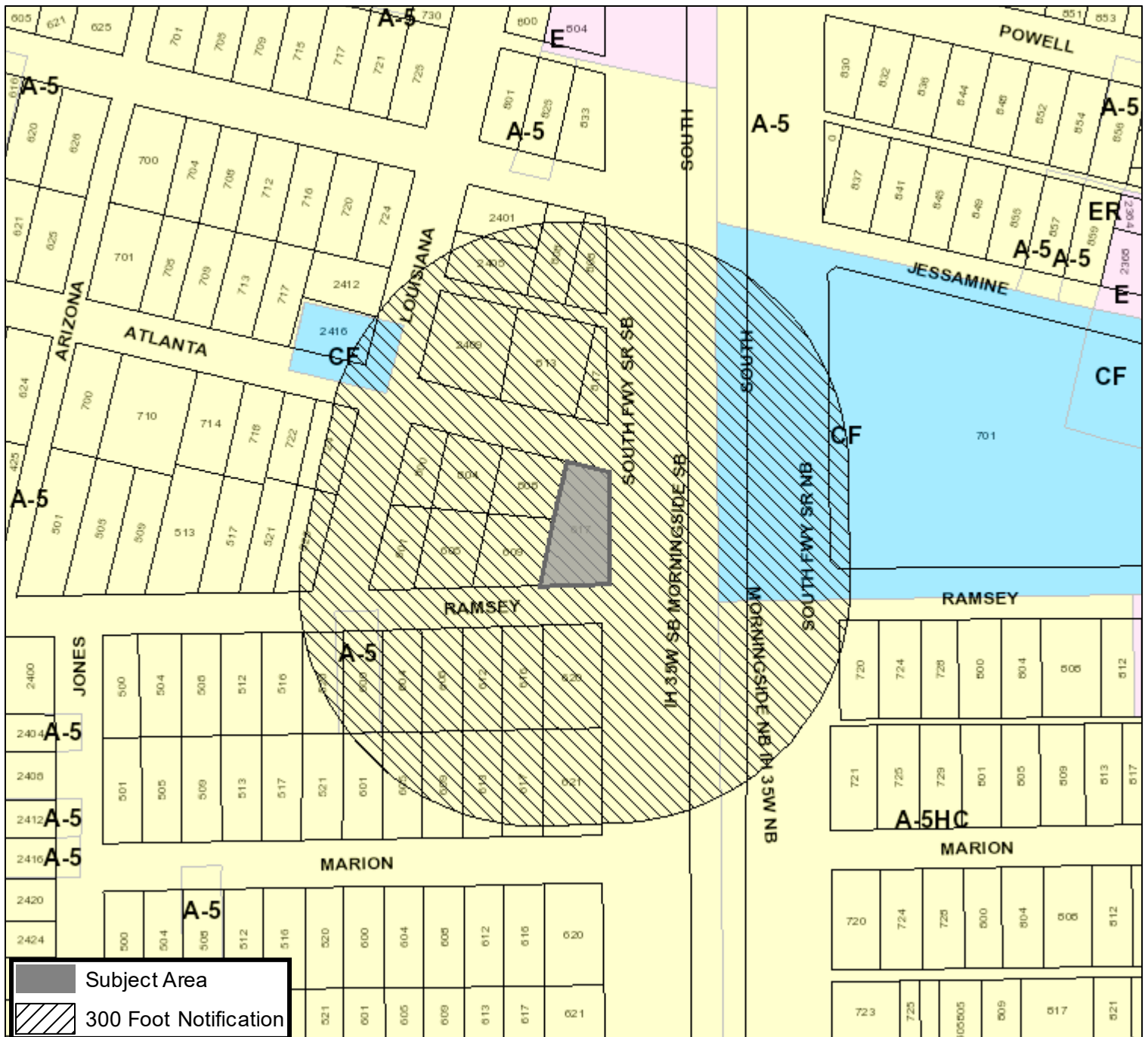
The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use Map designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.



2024-035

Area Zoning Map

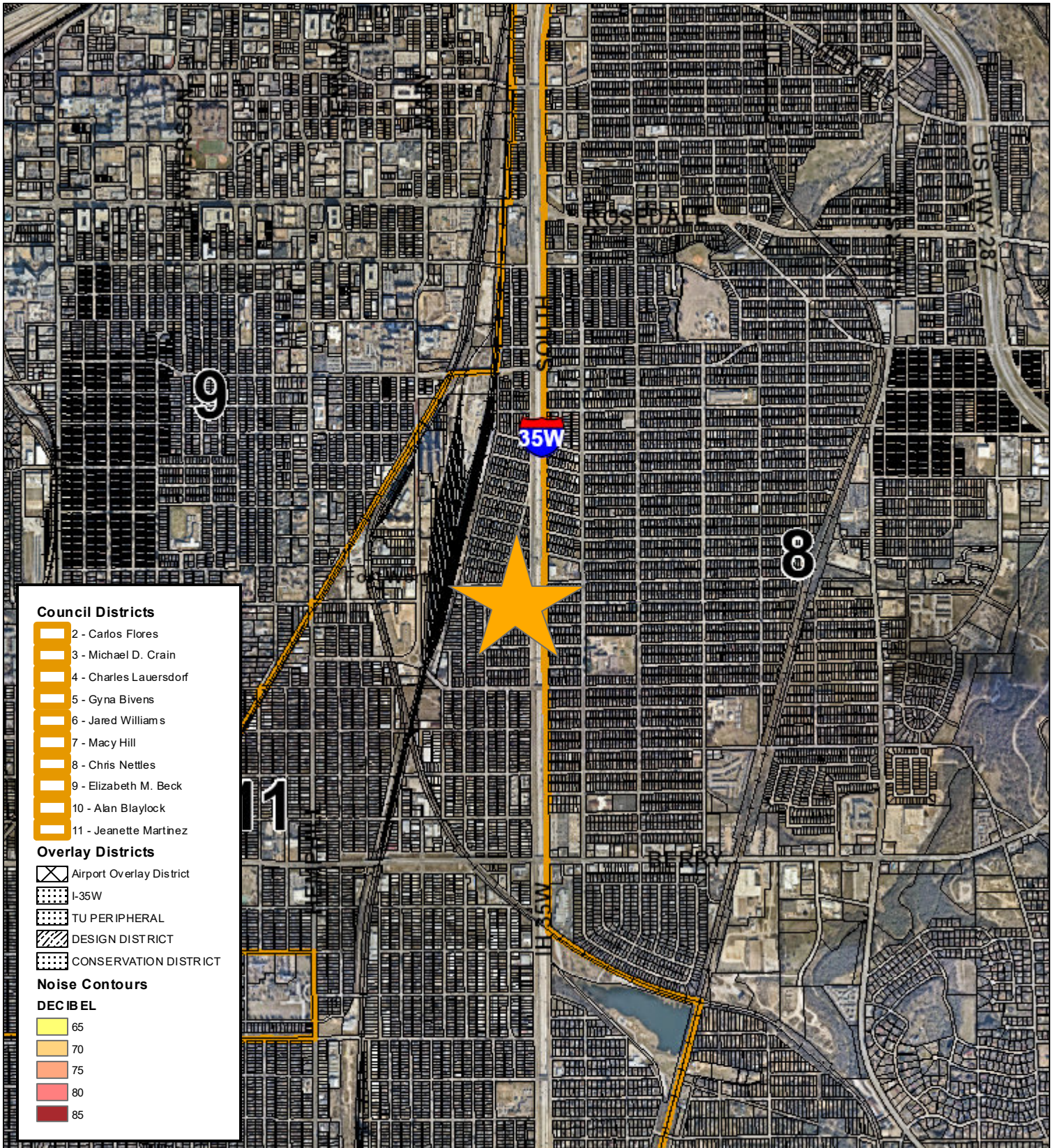
Applicant: Umeed Hashmatullah
Address: 617 E. Ramsey Avenue
Zoning From: A-5
Zoning To: B
Acres: 0.24108053
Mapsc0: Text
Sector/District: Southside
Commission Date: 6/12/2024
Contact: 817-392-8043



0 90 180 360 Feet

Created: 5/29/2024 4:37:01 PM

Area Map

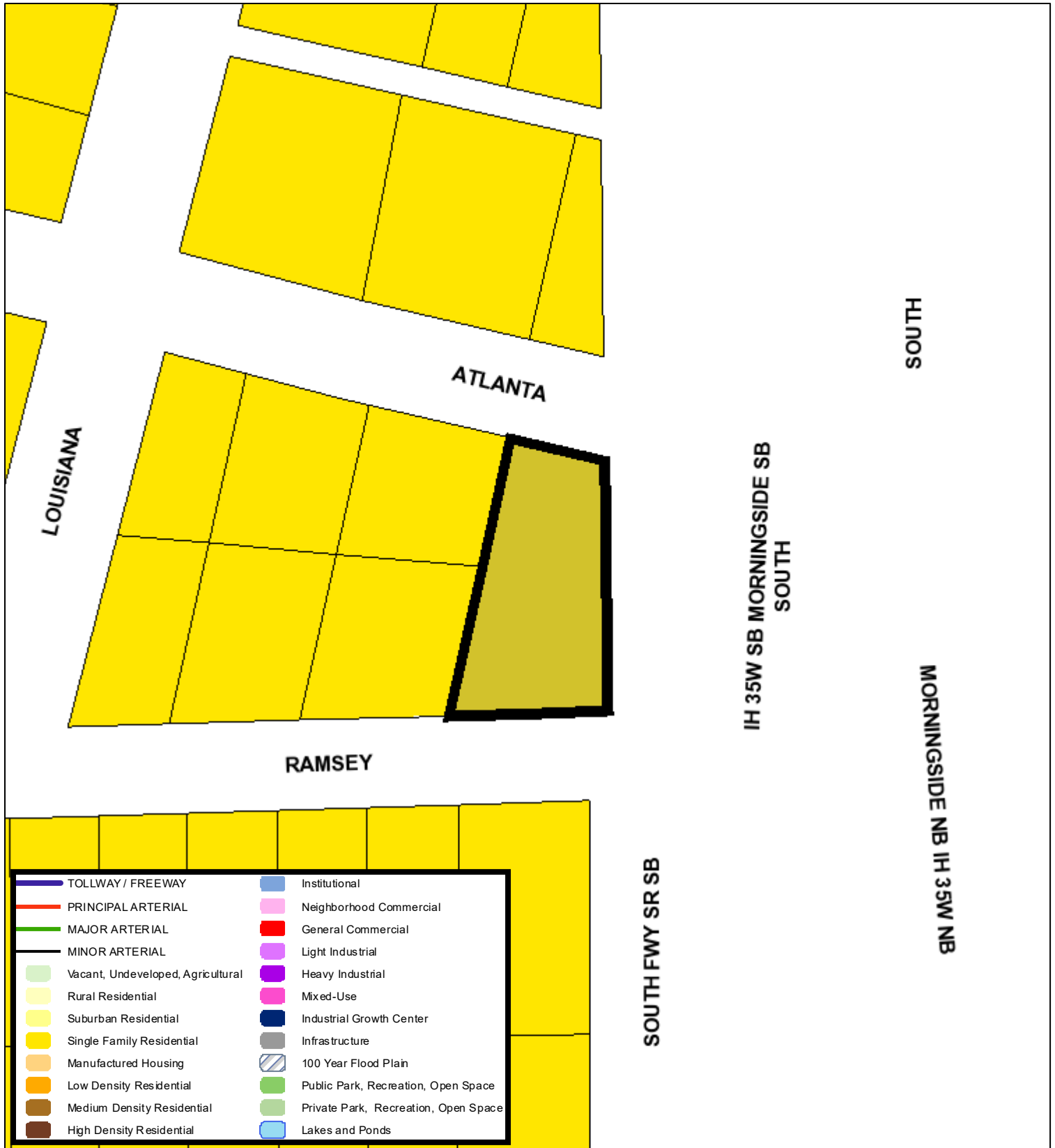


0 1,000 2,000 4,000 Feet



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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

