



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-051

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: A to B LLC / Fernando Martinez

Site Location: 961 E. Allen Avenue

Acreage: 0.142 acres

Request

Proposed Use: Duplex

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

To: "B" Two-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The property is within the Hyde Park Addition and NEZ Area Six. The present owner is listed as the intended developer of the property on the application. The proposal to rezone this lot would change the current “A-5” zoning to “B” zoning, going from an allowance for one (1) single family dwelling unit to an allowance for one (1) duplex unit containing two (2) dwelling units. The lot is approximately 5,800 square feet, and can be developed with two (2) attached units, but does not have enough room to build two (2) detached units. Other “B” standards are 50% maximum building coverage on the lot, 20-foot front yard setback (along E. Allen Avenue), 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Neighborhood Empowerment Zones (NEZ's) promote housing and economic development in central city neighborhoods of Fort Worth. Municipal property tax abatements, fee waivers, and release of city liens are available to property owners who build or rehabilitate property within NEZ's. These incentives are designed to promote affordable housing, economic development and expanded services.

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 “PD-1238/A-5” One-Family / quadplex

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were emailed on March 31, 2022:

| Organizations Notified | |
|---|------------------------------|
| United Communities Association of South Fort Worth* | Historic Southside NA |
| Near Southside, Inc. | Southeast Fort Worth Inc. |
| East Fort Worth Business Association | Fort Worth ISD |
| Streams and Valleys Inc. | Trinity Habitat for Humanity |

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning of “A-5” would allow construction of one (1) single family dwelling unit. The proposed zoning of “B” Two-Family would allow construction of two (2) dwelling units, which would likely be an attached duplex based on the dimensions of the lot.

While the majority of homes in this vicinity are single family residential, the property is directly adjacent to an approved quadplex to the west. To the east and north are dedicated but unbuilt public alleys that separate the subject site from the neighboring single family properties. E. Allen Avenue is identified on the City’s Master Thoroughfare Plan as a neighborhood connector arterial, and provides a buffer between single family properties to the south. Additionally, there are two (2) transit lines within a block’s walk of this site (Trinity Metro bus routes 4 & 5) which help to make the case for slightly more intensive development than the current A-5 zoning.

Based on proximity to transit, the fact that the site does not directly abut any single family uses, and the ability of the duplex to transition between the existing quadplex, the proposed zoning **is compatible** with surroundings.

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This 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.

The proposed zoning is not strictly consistent with the land use designation for this area, however the proposed zoning would be in alignment 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** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The subject property is within one of the six target areas, with detailed strategies shown below:

TARGET AREA: EVANS & ROSEDALE

FIGURE 4. EVANS & ROSEDALE SNAPSHOT



| INDICATOR | VALUE |
|--|----------|
| Total area (acres) | 1,136 |
| Dominant zoning: single family A-5 | 59% |
| DEMOGRAPHICS & COMMUTING | |
| Total residents | 9,321 |
| Median household income | \$19,868 |
| Inbound commuters (work in area) | 1,233 |
| Outbound commuters (live in area) | 1,925 |
| PROJECTED EMPLOYMENT INCREASE BY 2040 | |
| NCTCOG forecast (jobs added) | 1,971 |
| FA growth target (jobs added) | 5,831 |
| INCENTIVES IN STUDY AREA | |
| Urban Villages Plan | Yes |
| Neighborhood Empowerment Zone | Yes |
| PID District | No |
| TIF District | Yes |

OVERVIEW

Evans & Rosedale is one of the two smallest and least population-dense of the target areas. Its majority Black or African American residents have the lowest household income of all six areas. With large swaths of vacant land and proximity to the Near Southside medical district, Evans & Rosedale is a strong candidate for revitalization and new development. The City of Fort Worth has already made moves to improve this district. The City has included Evans and Rosedale as one of two areas covered by its Urban Village Development Program. This program is designed to revitalize older, once-vibrant districts and their surrounding neighborhoods by creating mixed-use nodes and walkable neighborhoods with distinct character that builds on their history and reflects what makes them unique. The target area also aligns with the Evans & Rosedale Neighborhood Empowerment Zone, which offers special incentives for rehabilitation projects within the area. The primary challenge in improving this target area will be balancing the needs of an underserved population with economic strategies that will benefit the city.

PRIMARY CONSIDERATIONS

- The City should continue its revitalization efforts supported by the Evans & Rosedale Neighborhood Empowerment Zone and the Urban Village Development program, with a special focus on existing businesses.
- As the primary landowner in the Evans and Rosedale area, the City should use the land to promote the kind of walkable, mixed-use, mixed-income urban development desired by the community and detailed in the 2005 Urban Village Master Plan.
- Close attention should be paid to improving housing availability and affordability, in addition to infrastructure to connect neighborhoods with major employment centers such as the Near Southside and downtown.





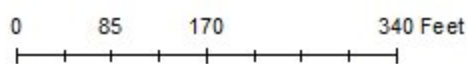
ZC-22-051

Area Zoning Map

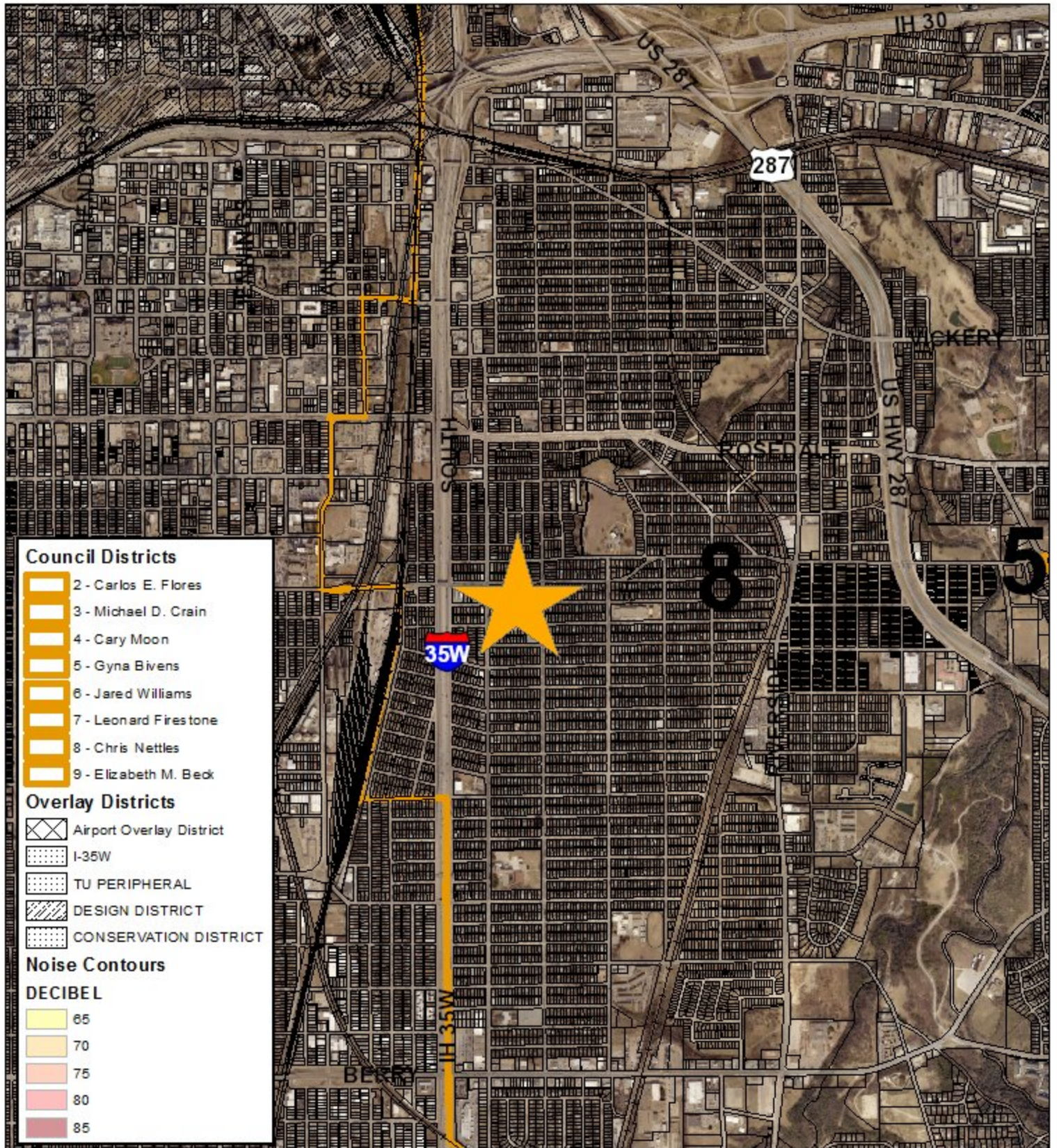
Applicant: A to B LLC
 Address: 961 E. Allen Avenue
 Zoning From: A-5
 Zoning To: B
 Acres: 0.1329258
 Mapsco: 77P
 Sector/District: Southside
 Commission Date: 4/13/2022
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



Area Map








Council Districts

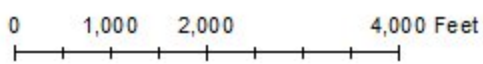
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85

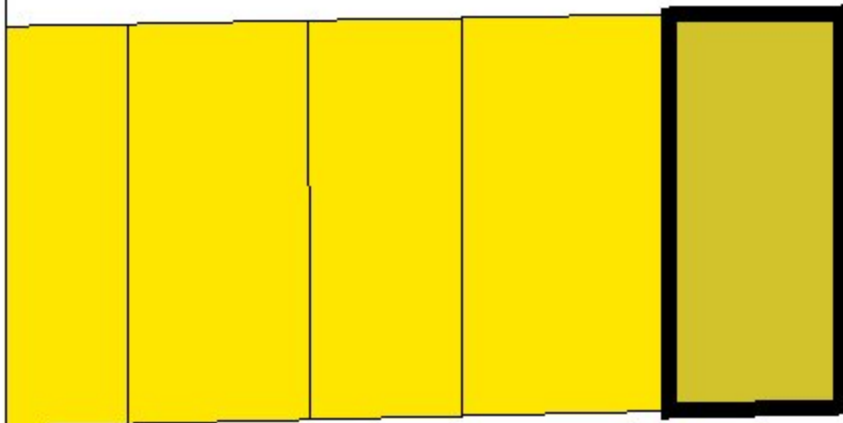
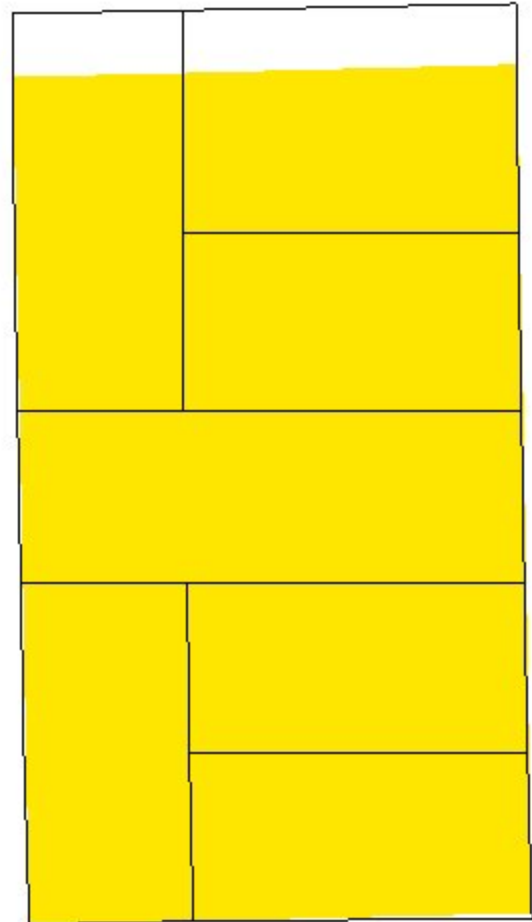
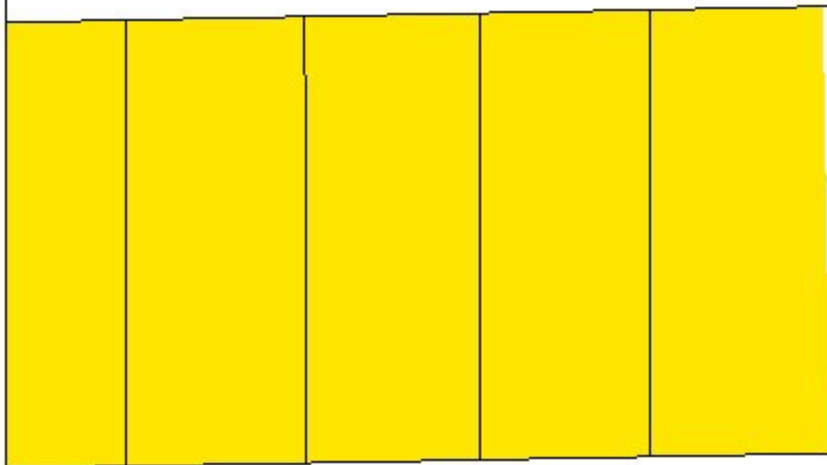




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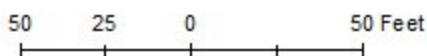
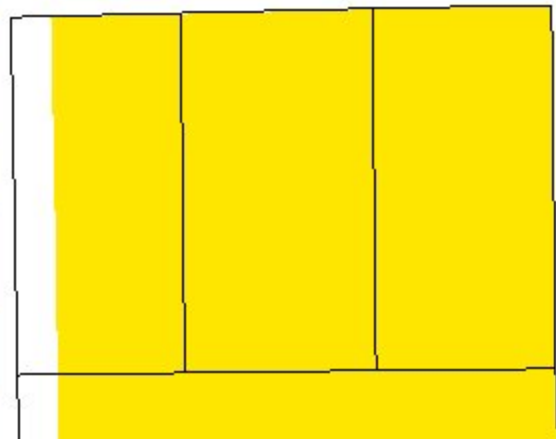
Future Land Use

MADDOX



ALLEN

| | |
|-----------------------------------|--------------------------------------|
| TOLLWAY / FREEWAY | Institutional |
| PRINCIPAL ARTERIAL | Neighborhood Commercial |
| MAJOR ARTERIAL | General Commercial |
| MINOR ARTERIAL | Light Industrial |
| Vacant, Undeveloped, Agricultural | Heavy Industrial |
| Rural Residential | Mixed-Use |
| Suburban Residential | Industrial Growth Center |
| Single Family Residential | Infrastructure |
| Manufactured Housing | 100 Year Flood Plain |
| Low Density Residential | Public Park, Recreation, Open Space |
| Medium Density Residential | Private Park, Recreation, Open Space |
| High Density Residential | Lakes and Ponds |



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.



Aerial Photo Map



0 35 70 140 Feet

