



# Zoning Staff Report

Date: January 14, 2025

Case Number: ZC-24-126

Council District: 11

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Andres Rodriguez/ Chris Chavez

**Site Location:** 809 N Chandler Drive

**Acreage:** 0.418 acre

### Request

**Proposed Use:** Duplex

**Request:** From: "A-5" One-family  
To: "B" Two Family

### Recommendation

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

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

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

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

**Zoning Commission Recommendation:** **Approval by a vote of 9-0**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph





Figure 2: Site Photos taken by staff on 11/27/2024, by case manager



Figure 3: Site Photos taken by staff on 11/27/2024, by case manager

## Surrounding Zoning and Land Uses

|       |                               |
|-------|-------------------------------|
| North | “A-5” One-family/ Residential |
| East  | “A-5” One-family/ Residential |
| South | “A-5” One-family/ Residential |
| West  | “A-5” One-family/ Residential |

## Recent Zoning History

- N/A

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.

The following organizations were notified: (emailed November 27, 2024)

| Organizations Notified         |                             |
|--------------------------------|-----------------------------|
| Trinity Habitat for Humanity   | Streams and Valleys Inc     |
| Riverside Alliance             | Vintage Riverside NA        |
| Oakhurst Alliance of Neighbors | Riverside Business Alliance |

\* *Located within a registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

The surrounding area showcases a variety of housing styles, reflecting the neighborhood's diverse and dynamic residential character. The applicant is requesting to rezone the subject parcel to permit the development of a duplex. However, this proposed use is not allowed under the existing "A-5" One-Family zoning designation. The requested rezoning has raised concerns regarding the potential impact on adjacent residential properties and the overall community balance.

One key consideration is whether the neighborhood's existing infrastructure can support an increase in density. Although the area includes some duplexes and multifamily properties, a staff site visit revealed notable congestion on local streets during the day. In several areas, the streets were so crowded that vehicles had to pause and wait for oncoming traffic to pass before proceeding. This observed congestion highlights the limited capacity of the existing road network and raises concerns about introducing higher-density uses, such as a duplex, which could further intensify traffic and strain local infrastructure. These considerations make staff cautious about increasing density in this context.

Current Street Congestion on N Chandler Drive



That said, while the neighborhood is predominantly zoned “A-5” for single-family use, it is worth noting that there are some duplexes in the area exist as legal non-conforming. Additionally, a commercial block located just south of the subject property contributes to a mix of land uses in the vicinity. Given this context, the introduction of a duplex on the subject parcel would not be entirely incompatible with the surrounding area.

To summarize, while increasing density could contribute to heightened congestion within the neighborhood, the specific location of this parcel relative to existing duplexes and commercial uses makes the proposed duplex development reasonably compatible with the broader land use pattern. This balance between potential traffic concerns and land-use compatibility is a key factor in evaluating the rezoning request.

The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as a Single-Family Residential on the Future Land Use Map.

| RESIDENTIAL                |   |                                  |
|----------------------------|---|----------------------------------|
| Rural Residential          | 1+ acre single-family   | A-2.5, A-43                      |
| Suburban Residential       | 1/2+ acre single-family   | A-21                             |
| Single-Family Residential  | 3,500+ sq. ft. lot single-family  | A-10, A-7.5, A-5, AR             |
| Manufactured Housing       | Manufactured home parks and subdivisions  | MH                               |
| Low Density Residential    | 2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing                                    | B, R1, R2                        |
| Medium Density Residential | Up to 36 units/acre multifamily   | CR, C, D                         |
| Urban Residential          | Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses | UR                               |
| High Density Residential   | >36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers                   | UR, MU-1, MU-2, Form-Based Codes |

The proposed property’s designation is consistent with the Single-Family Residential category as outlined in the Future Land Use (FLU) Map. The rezoning request to “B” Two-family does not align with the FLU designation, neither does the specific use proposed—duplex—may or may not fully align with the broader policies and strategies of the Comprehensive Plan.

The Comprehensive Plan policies promote the development of appropriate infill development of vacant lots. This is to encourage new developments that connect seamlessly to existing infrastructure to optimize investments and limit urban sprawl. The Comprehensive Plan’s strategies support diverse housing options such as duplexes, townhomes, and small apartments to enhance walkability, multimodal transportation, and access to local services while ensuring new developments harmonize with the scale, architecture, and design of established neighborhoods. Key policies and strategies guiding this vision include:

### *Policies*

- *Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.*
- *Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.*

- *Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.*

### *Strategies*

- *Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.*
- *Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.*

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan Policies but **not consistent** with the FLU Map.

### Site Plan Comments

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#### **Zoning and Land Use**

Since this rezoning application does not necessitate a site plan at this stage, the site plan approval will occur during the permitting process. Upon submission for permits, a plans examiner will conduct a thorough review of your site plan.

*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

**Supplemental Information**

Site Photos



Duplexes and other Housing types in the area



2904 & 2908 Murphy Street



2909 & 2913 Dell Street



3099 McLemore Ave





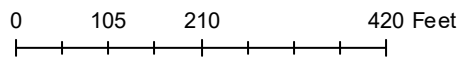
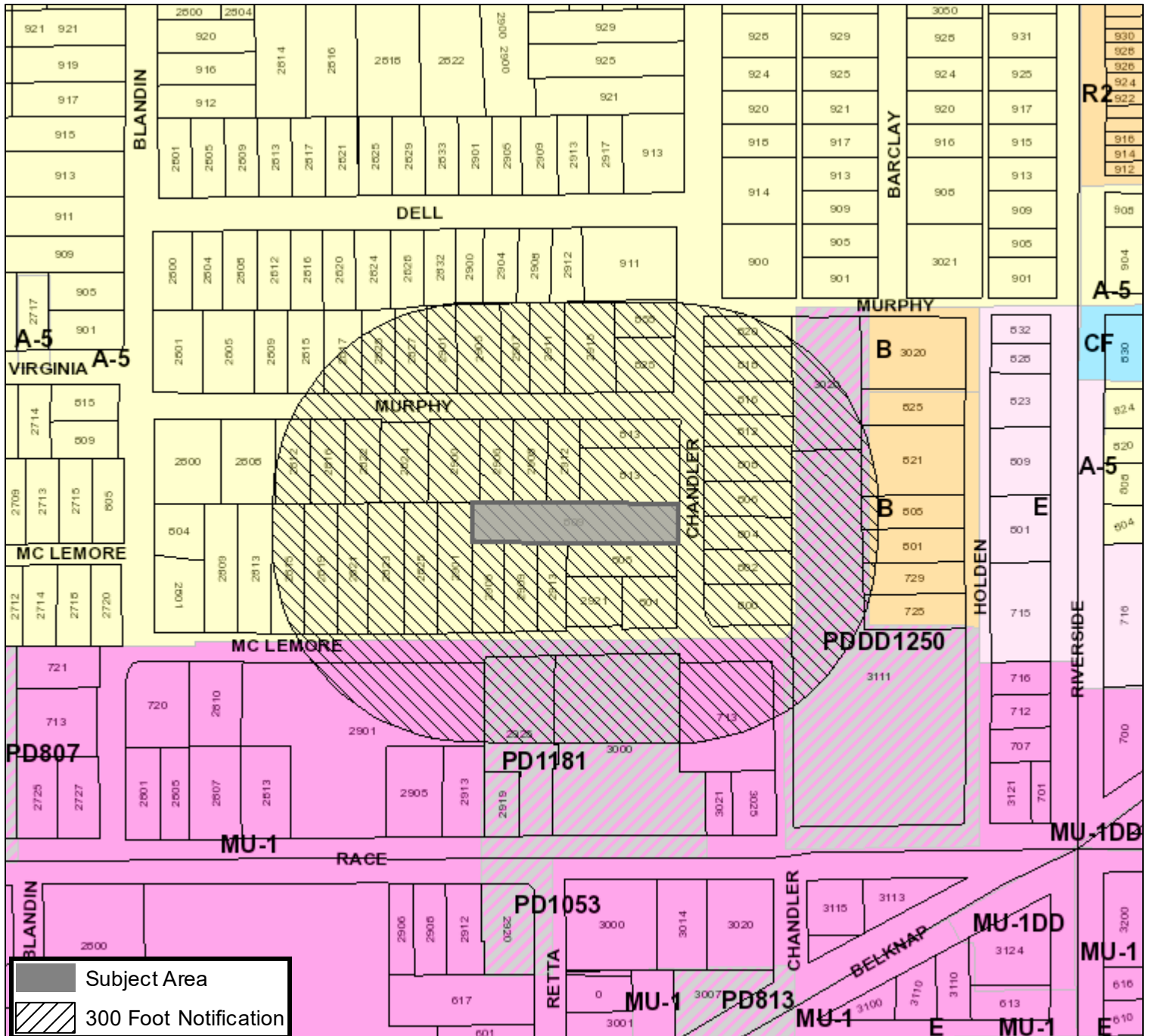
Uses Map



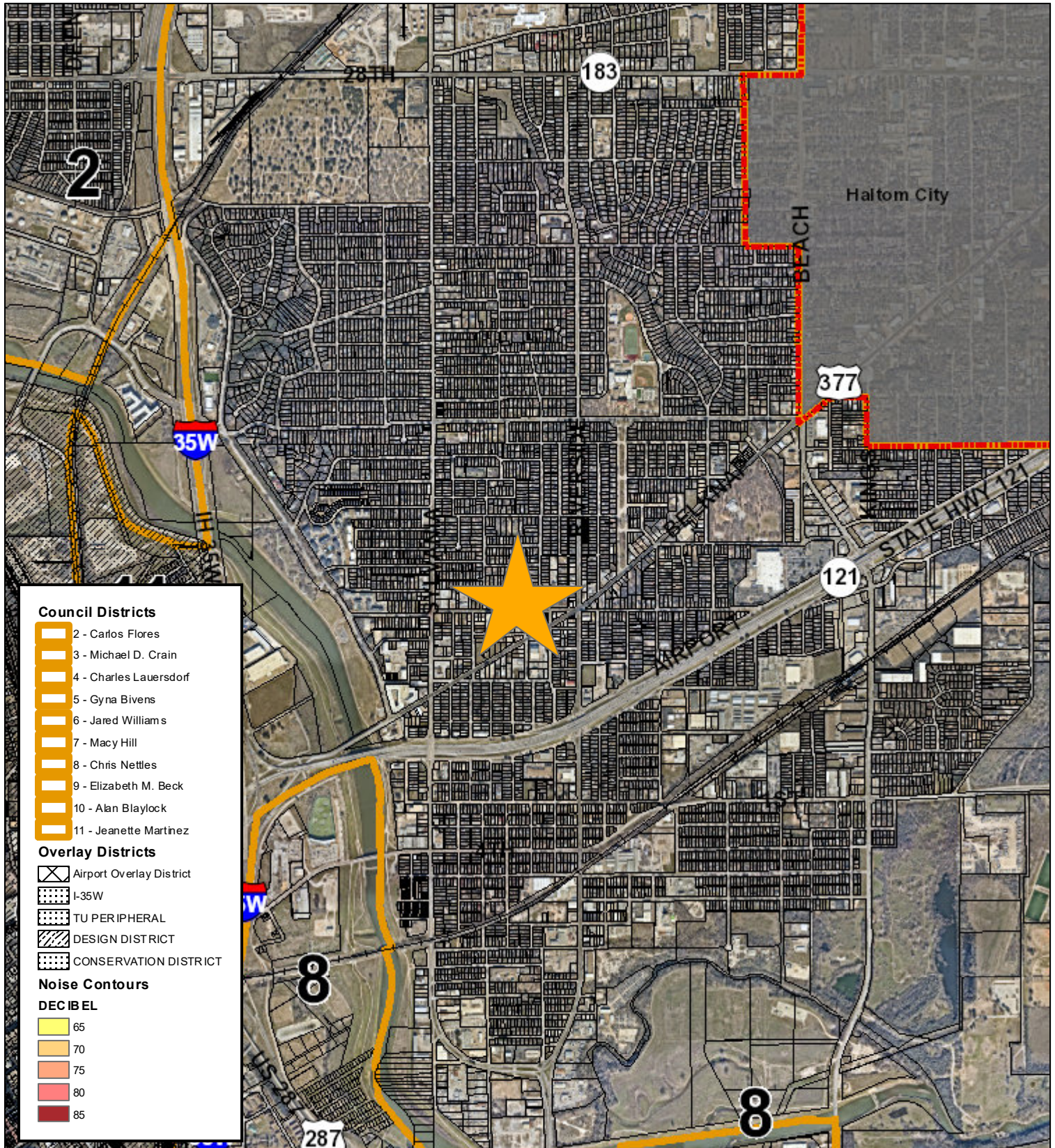


# Area Zoning Map

Applicant: Chris Chavez  
 Address: 809 N. Chandler Drive  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 0.41830798  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 12/11/2024  
 Contact: 817-392-2806



### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

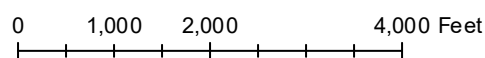
**Overlay Districts**

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

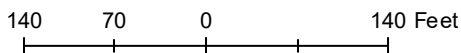
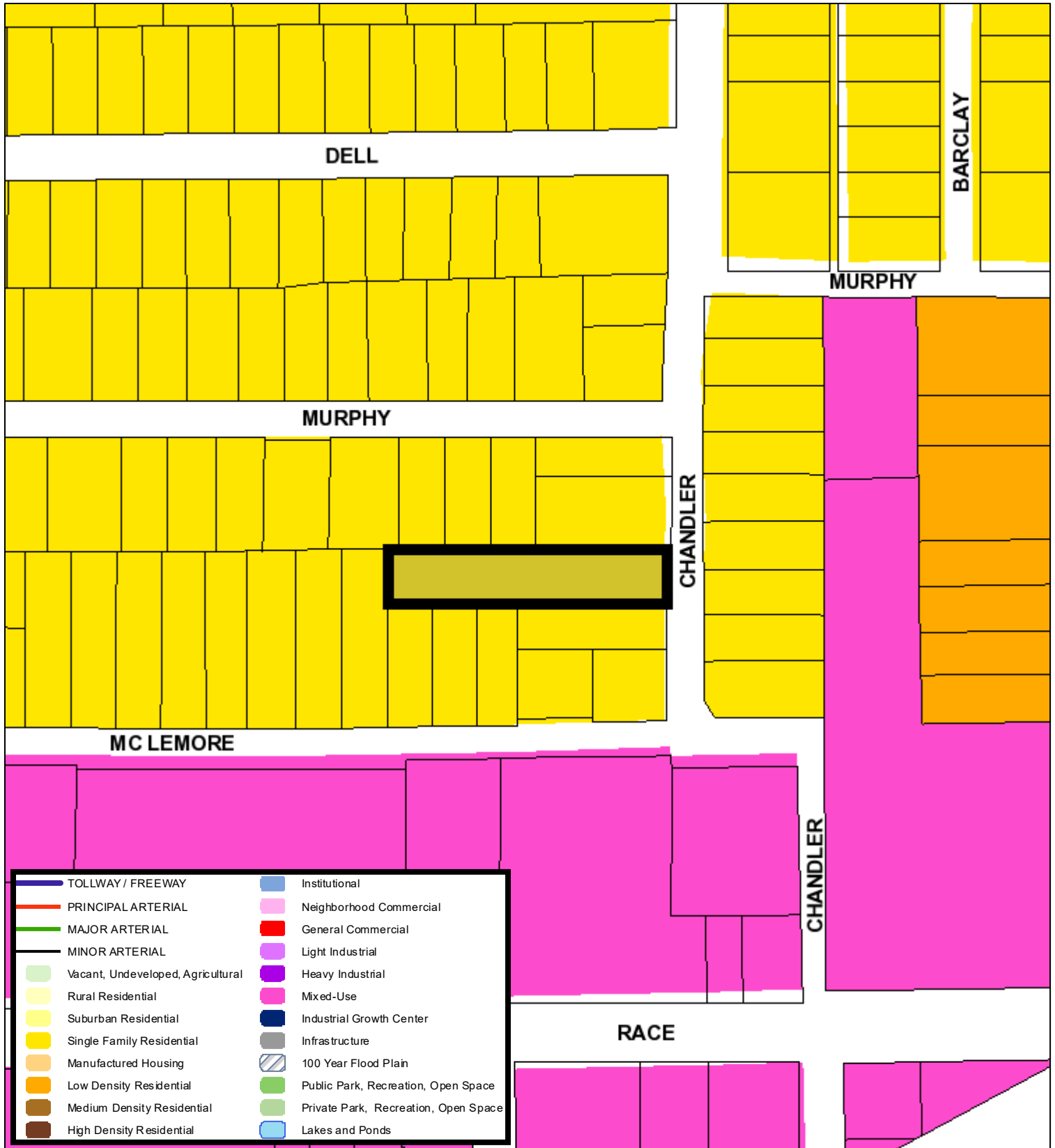
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



### 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 6, 2018.



## Aerial Photo Map



0 90 180 360 Feet

