



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-150

Council District: 2

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Randol Mill Investment LLC

Site Location: 2000 – 2100 blocks Belle Avenue **Acreage:** 6.0 acres

Request

Proposed Use: Townhomes

Request: From: “A-5” One-Family
To: “R-2” Townhouse/Cluster

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency).**

Staff Recommendation: **Approval**

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

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](#)
 - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is located west of the intersection of Belle Avenue and Northwest 22nd Street. This 6-acre site is currently vacant and is zoned “A-5” One-Family District. The applicant is proposing to rezone the property to “R-2” Townhouse/Cluster to allow for development of townhomes. The “R-2” District allows for several residential land uses that are not allowed by right in the “A-5” District, including townhomes, attached zero lot line homes, duplexes, and cluster housing.

There is an existing Masonic Lodge building directly to the east of this site, and much of the surrounding property to the north and west is currently vacant. Nearby properties along Ephriham Avenue and Jacksboro Highway are zoned commercial and developed with a variety of retail and commercial uses. Northside High School is located approximately 0.2 miles southeast of this site, and to the northeast is an existing residential subdivision zoned “A-5” One-Family.

Prior to 2010, this property was zoned a combination of “J” Medium Industrial and “E” Neighborhood Commercial. In 2010, this site was rezoned to “A-5” One-Family District as part of a larger City-initiated rezoning that included more than 349 acres of land (case ZC-10-181).

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Retail Use

East “CF” Community Facilities / Masonic Lodge; “A-5” One-Family / Single-Family Homes

South “I” Light Industrial / Warehouses; “A-5” One-Family / Vacant

West “A-5” One-Family / Vacant

Recent Zoning History

- ZC-10-181: Rezoned the subject property from “J” Medium Industrial and “E” Neighborhood Commercial to “A-5” One-Family as part of a larger City-initiated rezoning that included over 349 acres of property.

Public Notification

300-foot Legal Notifications were mailed on September 21, 2021.

The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA*
North Side NA	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Lake Worth ISD
Castleberry ISD	

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “A-5” One-Family to “R-2” Townhouse/Cluster. Surrounding property immediately southwest of this site is currently vacant and zoned “A-5” One-Family. Property to the northwest is also vacant, but zoned “E” Neighborhood Commercial. Further west, along Ephriham Avenue, is additional “E” Neighborhood Commercial zoning and development includes retail buildings, an auto-supply store, and a medical office.

Immediately east of the subject property at the corner of Belle Avenue and Northwest 22nd Street is an existing Masonic Lodge building and parking area. To the southeast, along Belle Avenue, are two warehouse buildings on property zoned “I” Light Industrial. Further south, closer to the Jacksboro Highway frontage, is a mix of commercial zoning and land uses.

There is an existing residential subdivision zoned “A-5” One-Family to the north of this site, across 22nd Street, with a few homes also located east of the subject property, across Belle Avenue. However, the majority of these homes are not oriented towards the subject property and the existing Masonic Lodge building as well as the rights-of-way for Belle Avenue and 22nd Street separate these residences from the subject property, making higher-density residential development more appropriate in this location.

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

Comprehensive Plan Consistency – Northside

The 2021 Comprehensive Plan currently designates the subject property as “Single-Family Residential” on the Future Land Use Map. “R-2” Townhouse/Cluster is not included in the list of zoning districts envisioned for the Single-Family Residential category, but rather it is included in the “Low Density Residential” designation.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, 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
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan (technical inconsistency).



The 2018 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, including Near Northside. While the subject property is not located within the boundary of the Near Northside study area, the portion that extends along Jacksboro Highway stops just south of this site. The Economic Development Strategic Plan recommends higher-density residential development in Near Northside as described below:

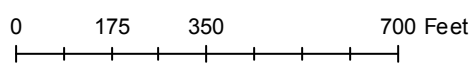
- Priorities should also include the creation of higher-density, more affordable housing for area residents. Housing near employment centers and transportation corridors is needed. The area also includes many existing residential areas that are underutilized and could be redeveloped with the help of the FWHFC and other partners.

Area Zoning Map

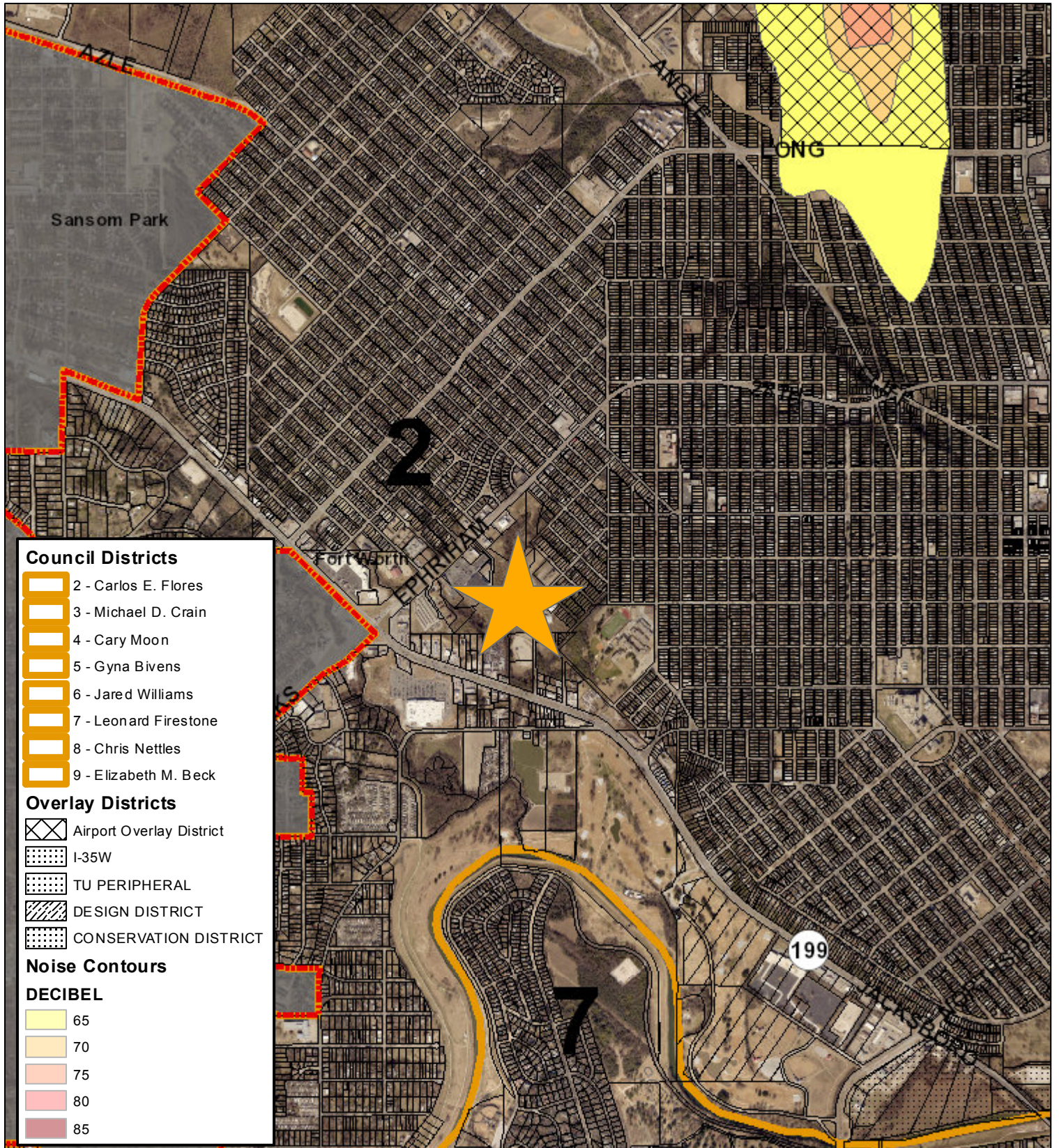
Applicant: Randol Mill Investment LLC
 Address: 2000 - 2100 blocks Belle Avenue
 Zoning From: A-5
 Zoning To: R2
 Acres: 5.99943467
 Mapsco: 61HM
 Sector/District: Northside
 Commission Date: 10/13/2021
 Contact: 817-392-2495



 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

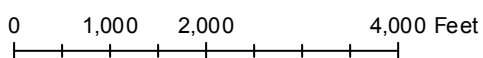
Overlay Districts

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

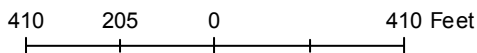
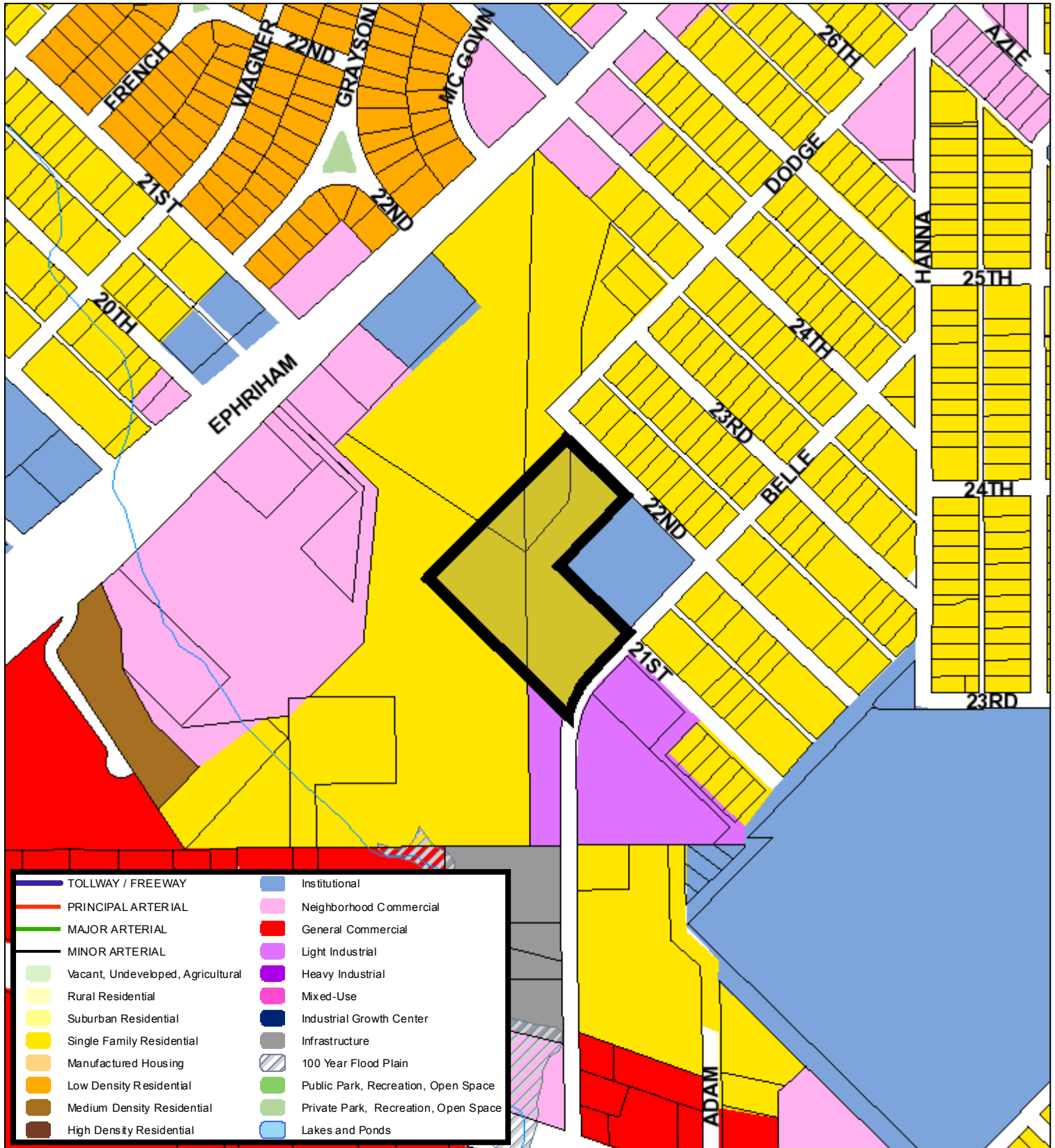
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



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



0 260 520 1,040 Feet

