



Zoning Staff Report

Date: November 12, 2024

Case Number: ZC-24-065

Council District: 8

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: Hazel Prophete / William K. Turner, PTAH Group

Site Location: 2117 & 2121 E. Maddox Avenue

Acreage: 1.07 acres

Request

Proposed Use: Restaurant & Retail

Request: From: “FR” General Commercial Restricted

To: “E” Neighborhood Commercial

Recommendation

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

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

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Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 7-2**

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Project Description and Background

The subject site is a tract of just over 1 acre in size located at the northwest corner of US Highway 287 frontage road (southbound) and East Maddox Avenue, in Council District 8. The applicant is proposing to zone the subject site from “FR” General Commercial Restricted to “E” Neighborhood Commercial to accommodate a development housing restaurant and retail uses. The site is currently undeveloped. A narrative was provided by the applicant as part of their application, see below.

Overview: Hazel's Back Porch—the proposed development at 2117 and 2121 E Maddox Avenue (two adjacent lots shall be re-platted to a single lot before development)—aims to house retail shops and food service establishments, focusing on sustainability and community engagement. It is a pioneering project aiming to create a sustainable, net-zero energy commercial hub using repurposed shipping containers. This innovative design aligns with Fort Worth's contemporary environmental goals and introduces a unique aesthetic and practical solution for urban development in the Southside planning sector.

Usage: The primary use of this development will be retail and food service establishments, with a particular emphasis on supporting local businesses and providing a community hub. The rezoning request, from FR (General Commercial Restricted) to F (General Commercial) includes the approval for alcohol sales and on-premises consumption, which is integral to the success and viability of the food service component of the development.

Justification for Rezoning: The current zoning designation does not allow for the sale of alcohol, which is a critical component for the success of the proposed food service establishments. By permitting alcohol sales, the development will attract a larger customer base, support a larger variety of community events, and increase the overall economic viability of each small business component.

Please note that a bona fide Site Plan is not required for standard commercial zoning requests, and the developer would need to abide by all of the development standards listed under Section 4.901 of the Zoning Ordinance.

Surrounding Zoning and Land Uses

North “B” Two Family Residential / single family residence
East “I” Light Industrial / Contractor’s yard & US Highway 287
South “B” Two Family Residential / single family residence
West “B” Two Family Residential / single family residence

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
The following organizations were emailed on August 30, 2024:

| Organizations Notified | |
|------------------------------|--------------------------------------|
| Belmont NA* | Historic Southside NA |
| Trinity Habitat for Humanity | Streams and Valleys Inc |
| Hillside NA | Polytechnic Heights South NA |
| Parker Essex Boaz NA | United Communities Association |
| Southeast Fort Worth Inc | East Fort Worth Business Association |
| East Fort Worth, Inc | Fort Worth ISD |

**Located closest to this registered neighborhood organization*

Development Impact Analysis

Land Use Compatibility

While the lot is situated on a freeway, and is currently zoned for “FR” General Commercial-Restricted, the property on all adjoining sides of the subject site are zoned for residential purposes (“B” Two Family/duplex zoning). Property to the south is similarly zoned “B” Two Family but is separated from the subject site by the East Maddox Avenue right of way. Highway 287 forms a nearly 300’ buffer to the east, which is zoned “I” Light Industrial. The current “FR” zoning allows all uses permitted in “E”, plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers, however alcohol sales are prohibited.







Because the site adjoins residential zoning on all three out of four sides, and would require buffering and supplemental setback measures, the proposed zoning **is not compatible** with surrounding land uses. The request should also be carefully evaluated to reflect community sentiment in terms of whether or not the surrounding neighborhoods wish to expand the area where alcohol sales can occur. The current proposal is not of particular concern. However please keep in mind that if the current plans fall through after a change of zoning is granted, then “E” zoning would open the possibility of alcohol sales in the form of liquor or package stores.

Comprehensive Plan Consistency – Southside Sector

The 2023 Comprehensive Plan currently designates the subject property as *future single family residential*. “E” Neighborhood Commercial is not listed in the implementing zoning districts, and would fall require a designation of *future neighborhood commercial*.

| RESIDENTIAL | | |
|----------------------------|--|---|
| 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 |
| COMMERCIAL | | |
| Neighborhood Commercial | Retail, services, offices and mixed uses serving daily needs for a local market area | ER, E, MU-1, Applicable Form-Based Codes |
| General Commercial | Retail, services, offices and mixed uses serving occasional needs for a larger market area | All Commercial, MU-1, MU-2, Applicable Form-Based Codes |

The proposed zoning **is not consistent** with the Comprehensive Plan map. If the zoning request is approved as presented, then City staff will update the future land use map accordingly.

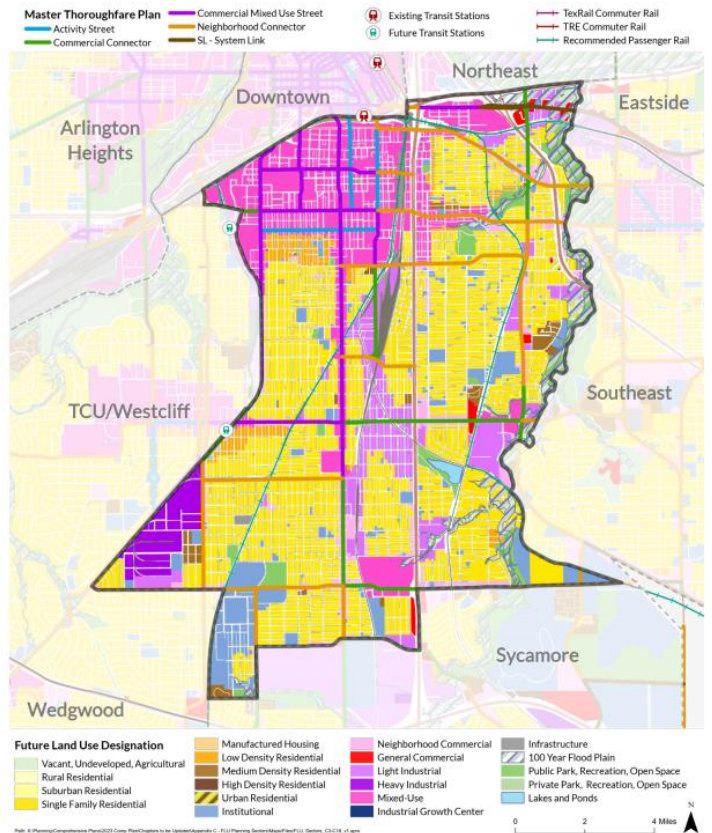
Rezoning **is not consistent** with City policy. The proposed rezoning does not appear to meet any of the goals specific to the Southside planning sector listed below.



SOUTHSIDE SECTOR FUTURE LAND USE

Sector Land Use Policies

- Promote transit-oriented development (TOD) around the planned Medical Center and TCU/Berry TEX Rail stations.
- Encourage redevelopment of the South Main, Hemphill/Berry, Evans & Rosedale, Berry/Riverside, and Near East Side Urban Villages consistent with their urban village plans.
- Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
- Promote a desirable combination of compatible residential, office, retail, and commercial uses in a mixed-use or form-based zoning district in Magnolia Village, Evans and Rosedale Village, Hemphill/Berry Urban Village, Berry/Riverside Urban Village, Near East Side Urban Village, and South Main Urban Village.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Seek to expand West Berry Street urban design initiatives to other commercial districts within the sector.
- Encourage infill of compatible housing.
- Attract high quality freeway commercial development along the interstate highways.
- Promote adaptive re-use of older buildings and the renovation of existing multifamily units.
- Encourage the enhancement of the educational training complex at Morningside and Briscoe schools.
- Reinforce medical institutions by providing opportunities for expansion.
- Encourage office and high density residential uses which will support area commercial uses.
- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

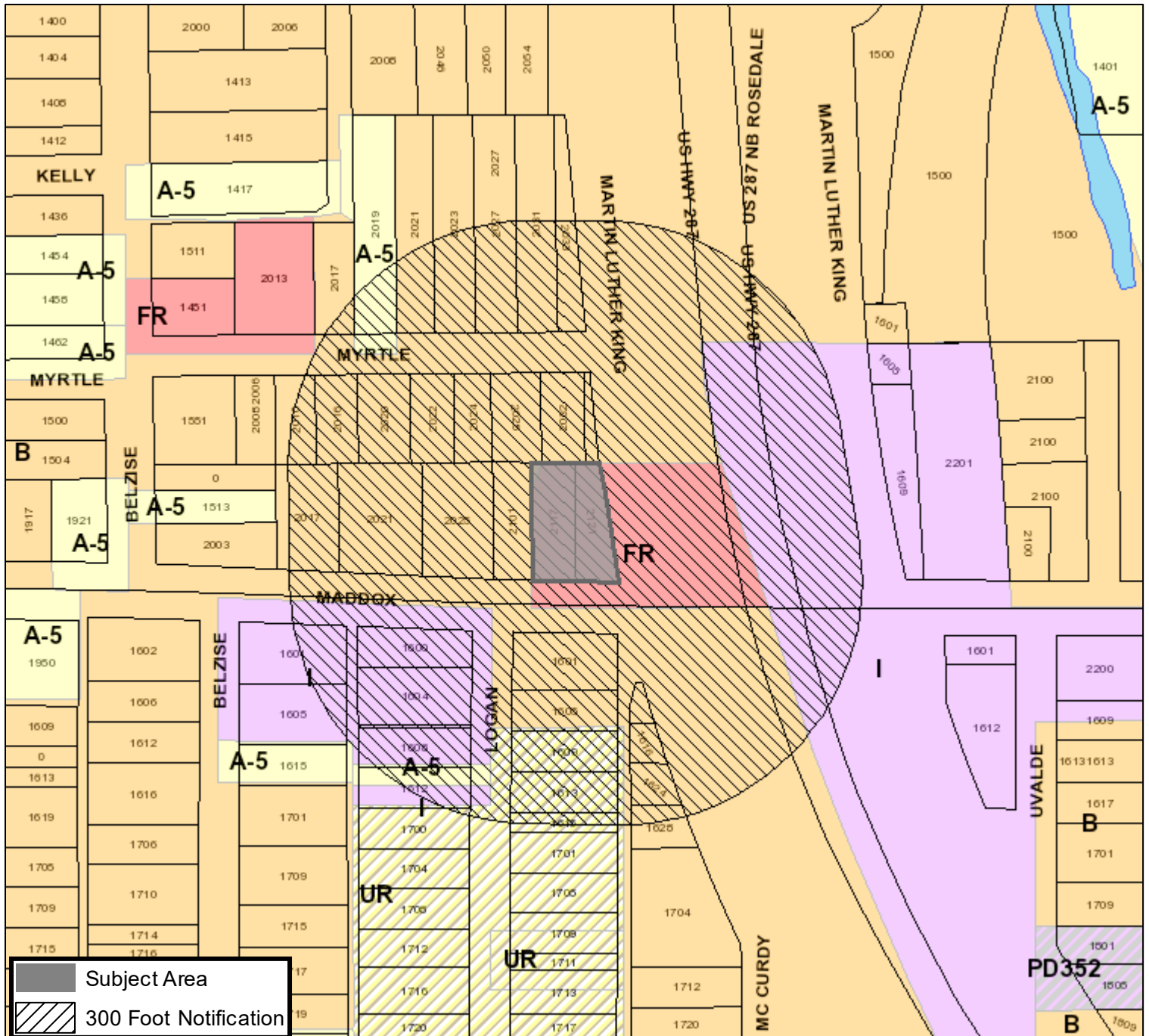


"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."
Texas Local Government Code, Section 219.005.

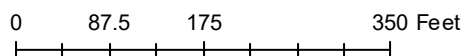


Area Zoning Map

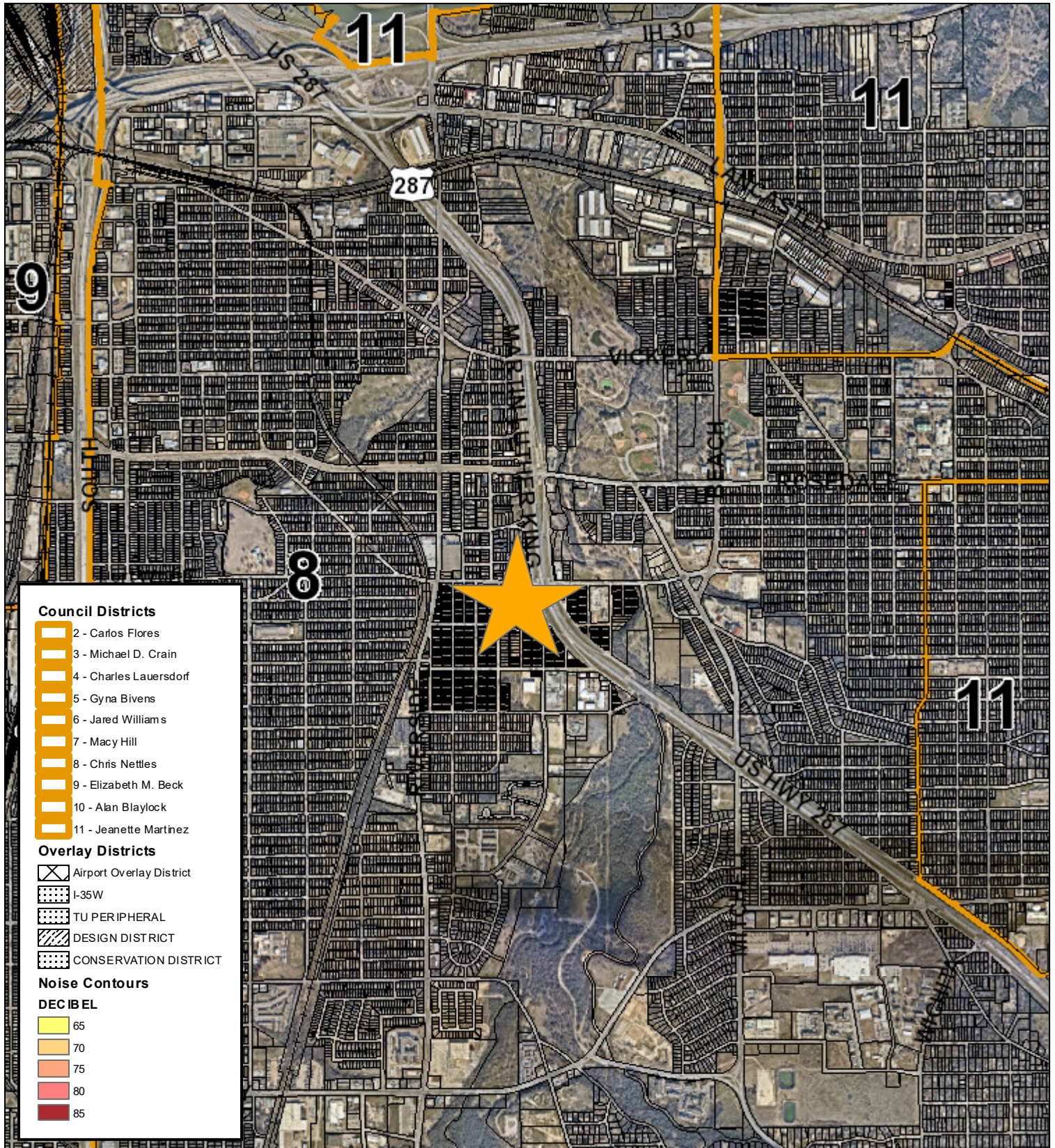
Applicant: Stephen F. Young
 Address: 2117 & 2121 Maddox Avenue
 Zoning From: FR
 Zoning To: F
 Acres: 0.32055788
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 10/8/2024
 Contact: 817-392-6226



| | |
|--|-----------------------|
| | Subject Area |
| | 300 Foot Notification |



Area Map



Council Districts

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

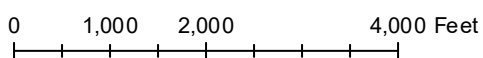
Overlay Districts

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

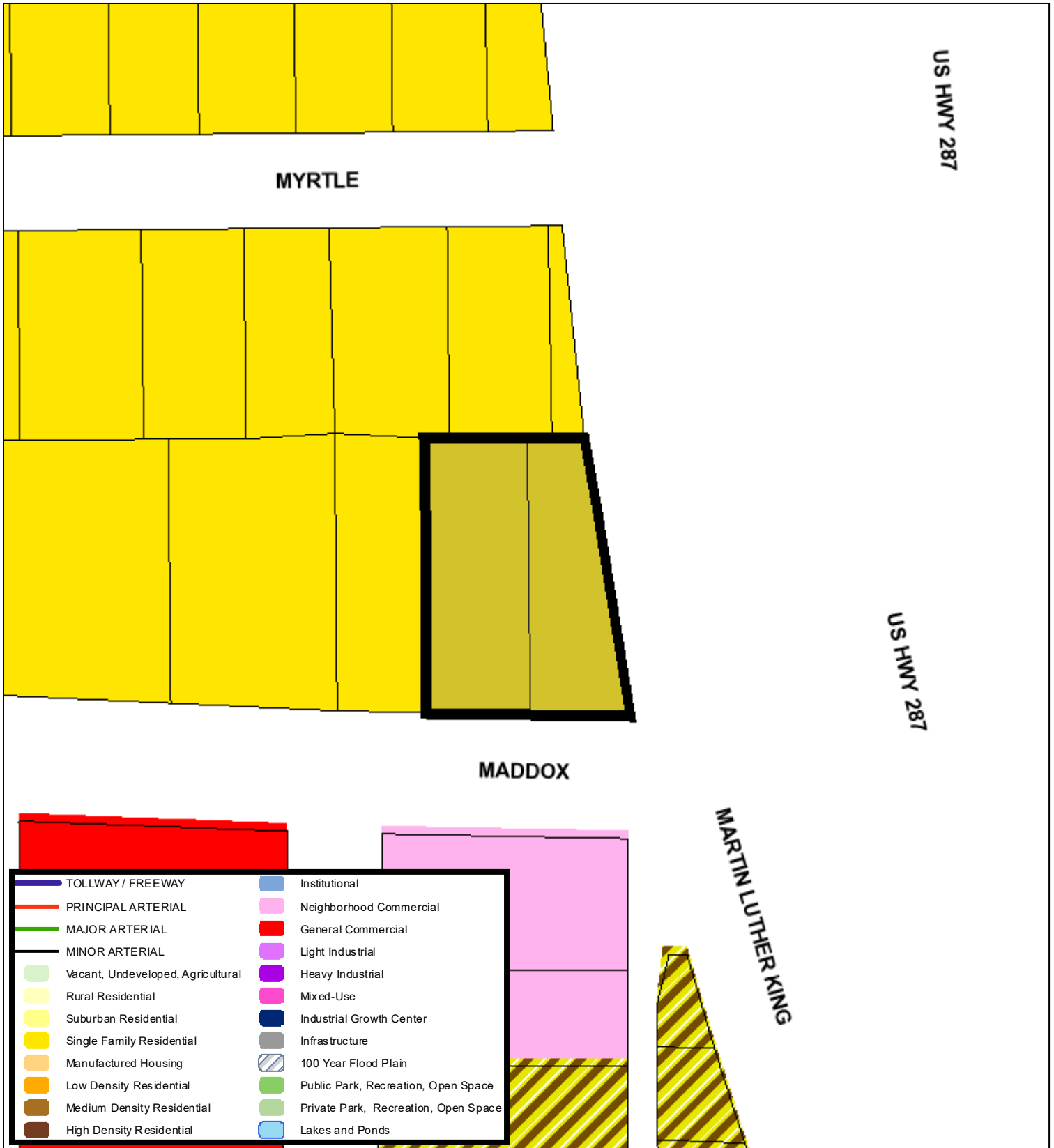
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



70 35 0 70 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.



Aerial Photo Map



0 40 80 160 Feet

