



Zoning Staff Report

Date: April 12, 2022

Case Number: ZC-21-214

Council District: 2

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Big Brother Holding Company

Site Location: 1821 & 1827 Grand Avenue

Acreage: 0.14 acres

Request

Proposed Use: Single-family home

Request:
From: "ER" Neighborhood Commercial Restricted
To: "A-5" One-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

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Project Description and Background

The property is located on 18th Street in-between Jacksboro Hwy and Grand Avenue. The applicant is proposing to change the zoning from “ER” Neighborhood Commercial Restricted to “A-5” One-Family for single-family home. The applicant is in the process of building a couple of single-family homes along Grand Avenue and would like to utilize the proposed site for single-family purposes. Surrounding land uses are primarily residential with commercial along Jacksboro Highway. The contour of the area also has steep grade, increasing up a hill along towards Grand Avenue and lowering the closer you get to Jacksboro. Single-family is appropriate at this location.

Surrounding Zoning and Land Uses

North “A-5” One-Family; “E” Neighborhood Commercial / residential, motel
East “A-5” One-Family/ single-family
South “E” Neighborhood Commercial / commercial, automotive
West “E” Neighborhood Commercial / commercial

Recent Zoning History

- ZC-10-181 Council Initiated Rezoning from “B” Two-Family to “A-5” One-Family (subject property)

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
West Side Alliance	Inter-District 2 Alliance
Crestwood NA	North Side NA*
Tarrant Regional Water District	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

* *The subject property lies in close proximity to this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family. Surrounding land consists of residential uses to the north and east with commercial uses south and west. The applicant would like to incorporate a small area of land into existing A-5 adjacent the site to construct single-family residential. The bulk of commercial is located along Jacksboro Highway.

The proposed zoning request is **compatible** at this location.

Comprehensive Plan Consistency – Northside

The Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

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

Based on the conformance with the future land use map and policies stated above the proposed zoning is **consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

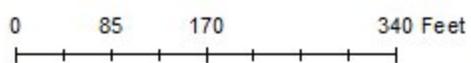
INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.

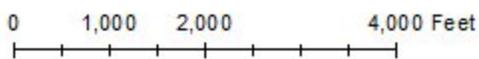
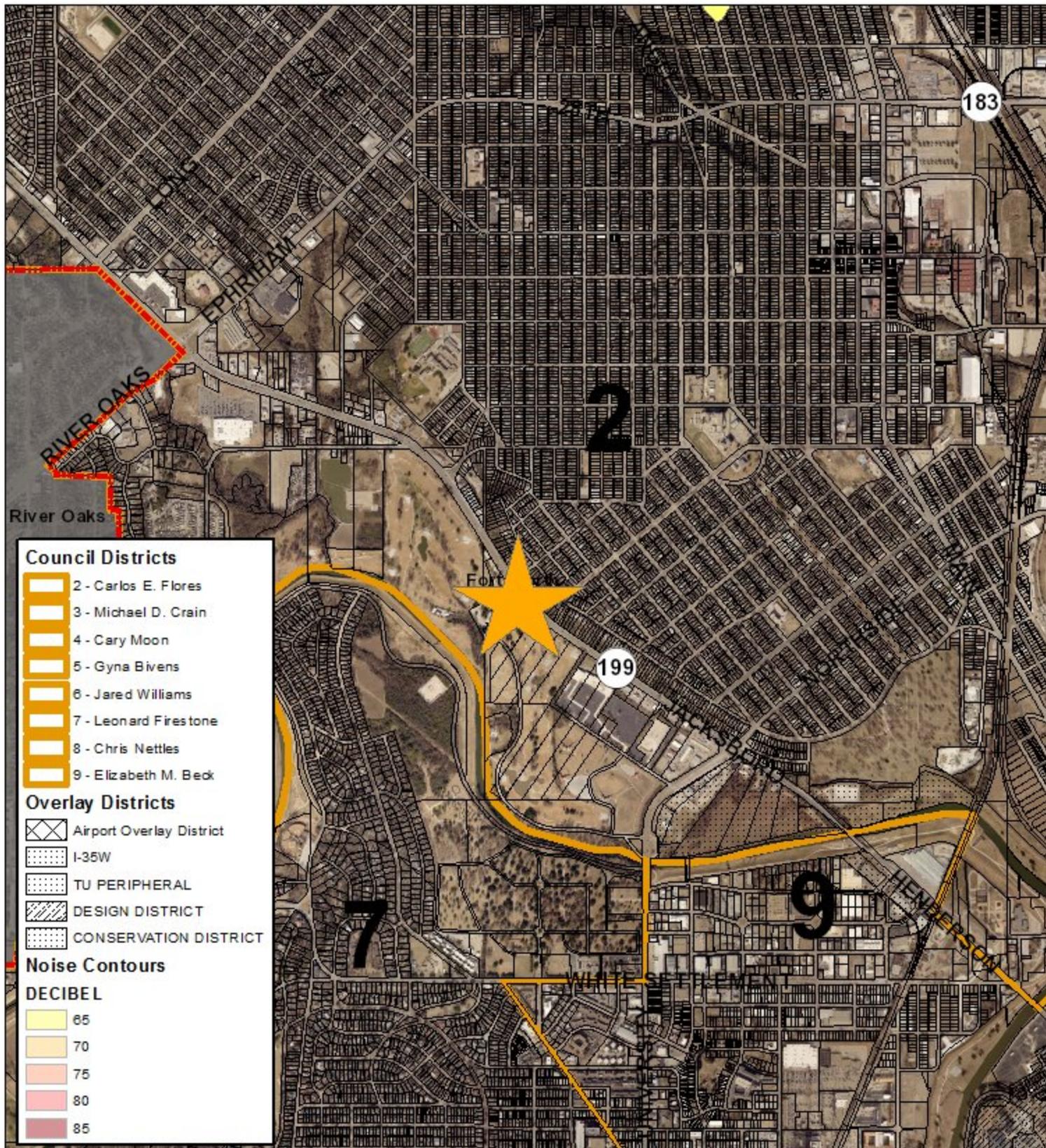


Area Zoning Map

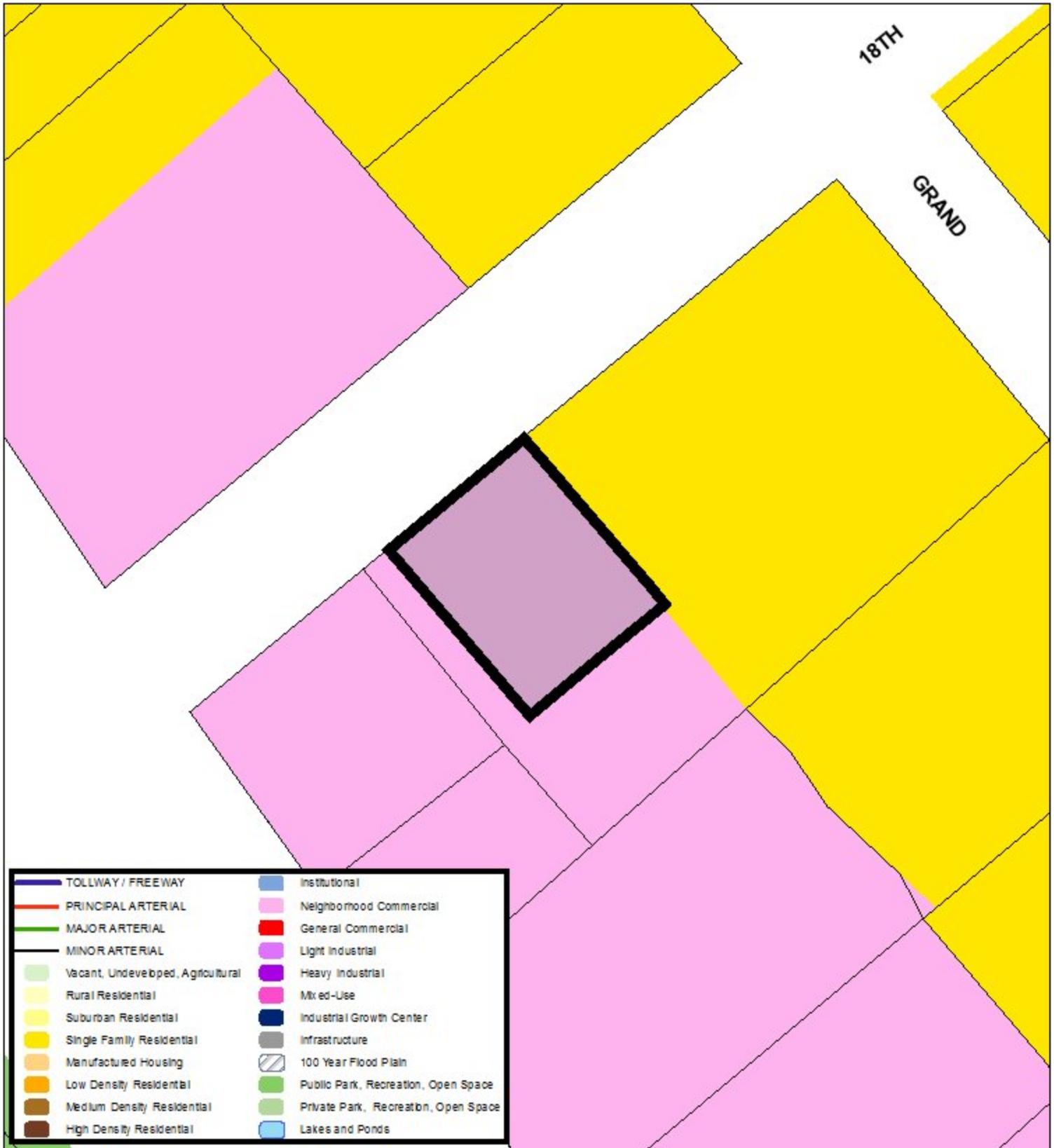
Applicant: Big Brother Holding Company, LLC
 Address: 1821 & 1827 Grand Avenue
 Zoning From: ER
 Zoning To: A-5
 Acres: 0.14050257
 Mapsco: 62N
 Sector/District: Northside
 Commission Date: 3/9/2022
 Contact: 817-392-8028



Area Map



Future Land Use



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

50 25 0 50 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.





ZC-21-214

Aerial Photo Map



0 30 60 120 Feet

