



Zoning Staff Report

Date: September 16, 2025

Case Number: ZC-25-047

Council District: 8

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Equity Trust Company, Custodian FBO Nikki Calton IRA; NewPad Building Company LLC

Site Location: 1128, 1132 & 1136 East Broadway Avenue

Acreage: 0.37 acres

Request

Proposed Use: Duplexes

Request: From: “ER” Neighborhood Commercial Restricted / Historic & Cultural

To: “B” Two-Family Residential / Historic & Cultural

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 9-1**

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Project Description and Background

This request includes three vacant lots totaling 0.37-acres and is located in the Southside Planning Sector. The properties are within the Terrell Heights Historic District and located just south of East Vickery Boulevard, approximately one-half mile east of I-35W. Historic aerial imagery indicates the properties have been vacant since at least 2001. The applicant provided the following project description in the application:

“Proposed Use and Reason for Rezoning

This request seeks to rezone three infill lots from ER (Neighborhood Commercial) to B (Two-Family Residential) to allow for the construction of three duplexes. The existing ER zoning is not conducive to the surrounding residential character and has limited viability for commercial development due to its location. Rezoning to B will allow for a more appropriate and context-sensitive residential use that better integrates with the existing neighborhood while providing additional housing options.

Compatibility with Surrounding Land Uses

The subject property is directly adjacent to detached single-family homes to the south, making duplex development a natural transition between the residential neighborhood and the heavier industrial and commercial uses to the north. Duplexes will provide a compatible housing type that maintains the residential character of the area while offering a buffer between single-family homes and non-residential uses.

Additionally, the proposed zoning change aligns with the pattern of residential development in Fort Worth, which encourages a mix of housing types to support growth and affordability. Duplexes will add medium-density housing that meets the needs of families, young professionals, and workforce housing without overwhelming existing infrastructure or changing the neighborhood’s overall character.

Consistency with Fort Worth’s Comprehensive Land Use Plans

This zoning request aligns with Fort Worth’s Comprehensive Plan, which emphasizes:

Encouraging infill development: *The project will utilize underdeveloped lots within an established neighborhood, promoting efficient land use and revitalization.*

Providing diverse housing options: *The addition of duplexes introduces attainable housing alternatives that support the city’s goal of housing affordability and accessibility.*

Supporting transitions between land uses: *The development will act as a transition between the residential area to the south and the more intense commercial and industrial uses to the north, creating a balanced land use pattern.*

Enhancing walkability and neighborhood stability: *By introducing well-designed residential units, the project will contribute to a more cohesive and stable neighborhood environment, supporting local businesses and community development.*

Conclusion

The proposed zoning change from ER to B is a logical and beneficial adjustment that supports Fort Worth’s long-term planning goals. It enhances neighborhood stability, promotes responsible infill development, and provides much-needed housing diversity while maintaining compatibility with adjacent land uses. We respectfully request approval of this zoning change to facilitate responsible growth and contribute to Fort Worth’s vibrant residential landscape.”

Surrounding Zoning and Land Uses

North: “A-5” One-Family Residential & “E” Neighborhood Commercial; residential and religious uses

East: “E” Neighborhood Commercial; vacant

South: “A-5” One-Family Residential; residential use and vacant

West: “A-5” One-Family Residential; residential use

Recent Zoning History

No recent zoning changes.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **August 1, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **August 1, 2025**:

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

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

East Vickery Boulevard serves as a primary corridor in this area of the city. Properties to the north of E. Vickery Blvd. are primarily industrial and properties to the south of E. Vickery Blvd. are primarily residential. Limited commercial zoning and land uses are present along this section of the corridor. While these three properties are within close enough proximity of East Vickery Blvd. to warrant commercial zoning, they are also part of an established residential block. The requested “B” Two-Family Residential zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Neighborhood Commercial. The primary goal of Neighborhood Commercial is to provide goods and services for a local market area.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
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 requested zoning change is **not consistent** with the Future Land Use Map. The proposed “B” Two-Family Residential zoning, however, does align with the Comprehensive Plan. The requested zoning change is **consistent** with the following policies of the Comprehensive Plan:

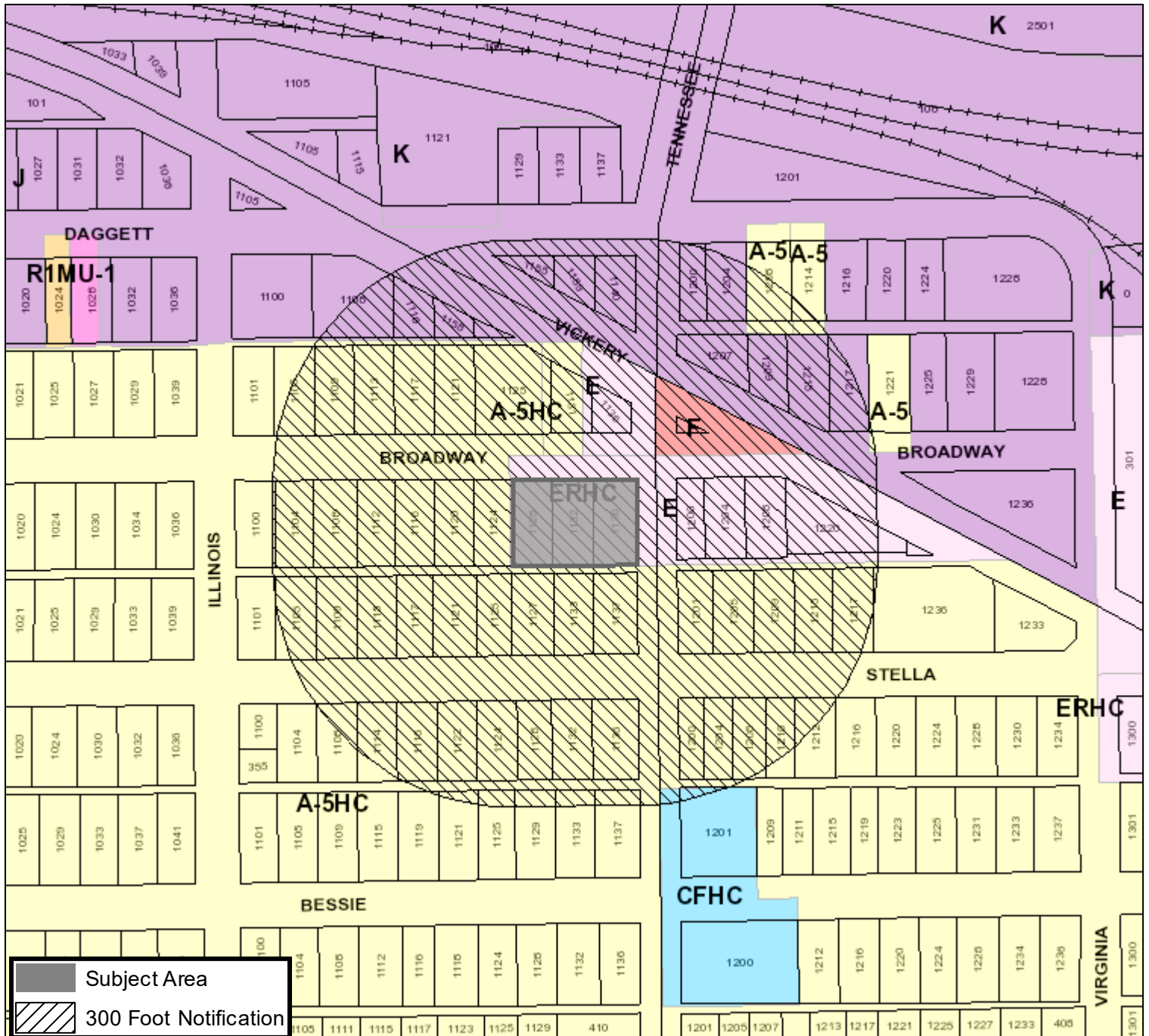
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage infill of compatible housing.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.



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Area Zoning Map

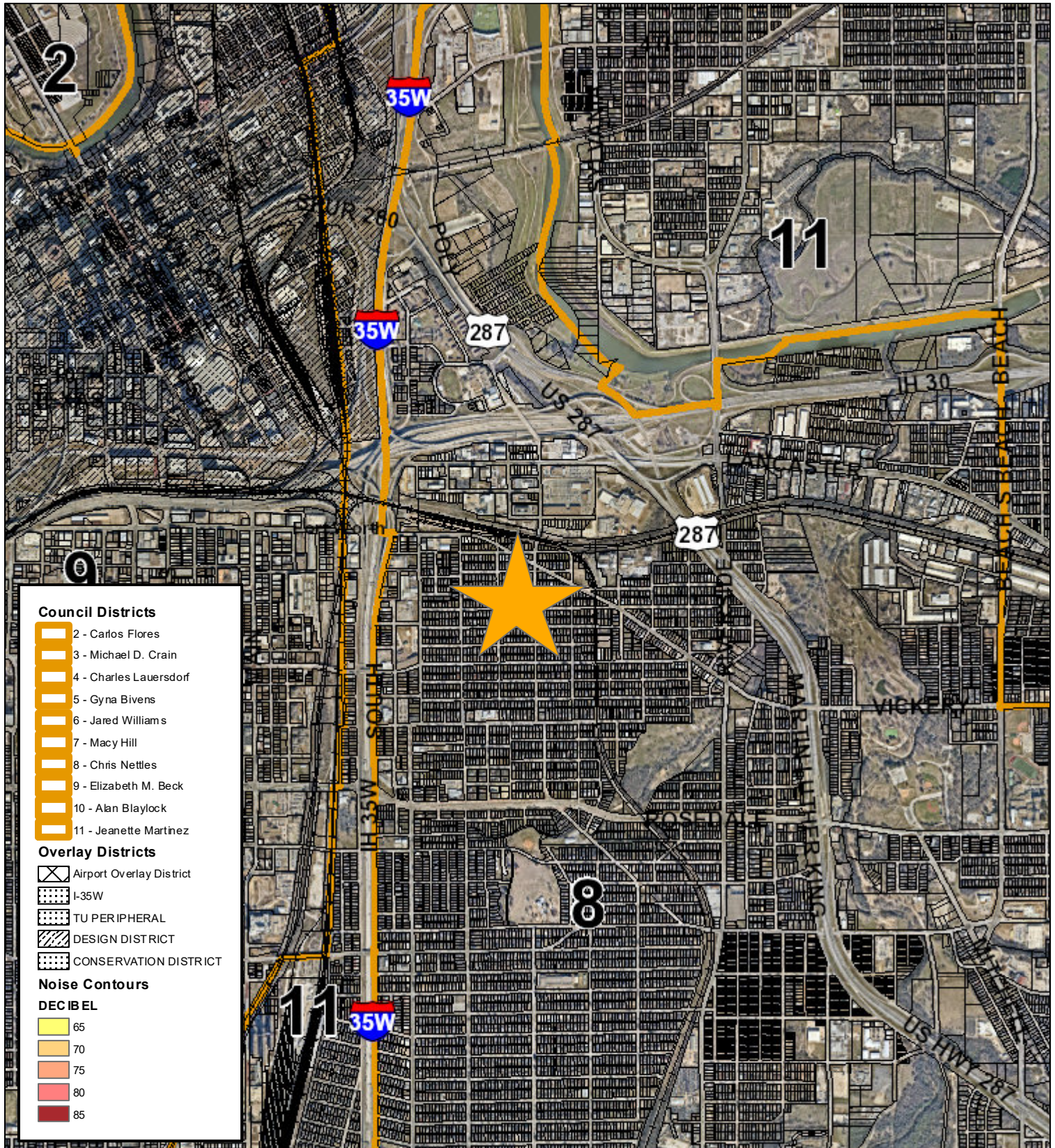
Applicant: Equity Trust-Custodian FBO N. Calton IRA/NewPad
Address: 1128 - 1136 (evens) E. Broadway Avenue
Zoning From: ER/HC
Zoning To: B/HC
Acres: 0.37
Mapsc: Text
Sector/District: Southside
Commission Date: 8/13/2025
Contact: 817-392-8043



0 90 180 360 Feet

Created: 7/25/2025 8:08:53 AM

Area Map

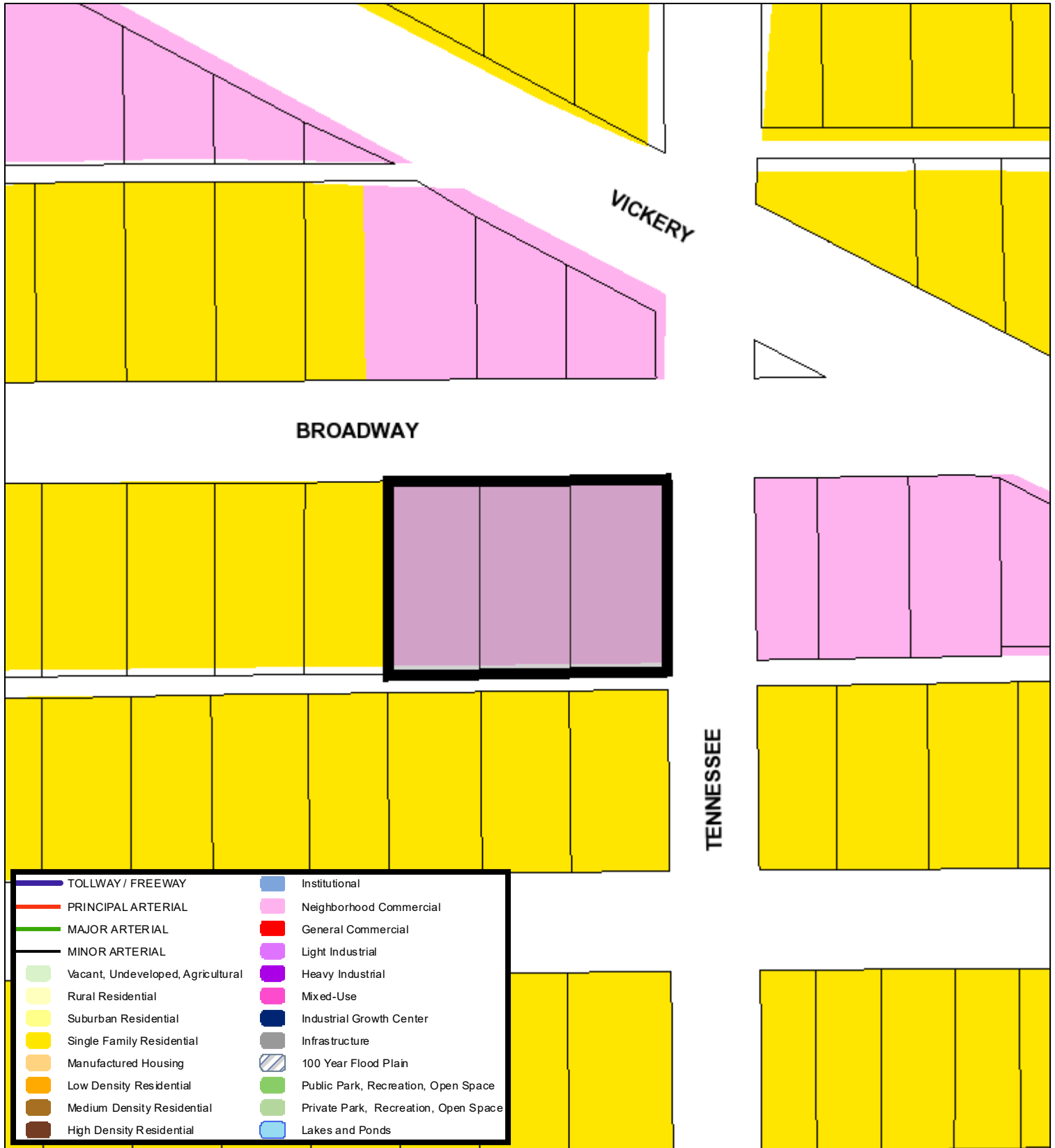


0 1,000 2,000 4,000 Feet



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Future Land Use



75 37.5 0 75 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.





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Aerial Photo Map



0 45 90 180 Feet

