



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 24, 2021

**Council District:** 2

**Zoning Commission Recommendation:**  
Denial by a vote of 6-2

**Opposition:** None  
**Support:** None

Continued: No  
Case Manager: Brett Mangum  
Council Initiated: No

**Owner / Applicant:** **Cruselina Maradiaga**

**Site Location:** 2809 NW 19<sup>th</sup> Street **Acreage:** 0.304

**Proposed Use:** **Duplex(es)**

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

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

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

**Staff Recommendation:** **Denial**

**Background:**

The proposed site is composed of two (2) vacant lots located on the southwest side of NW 19<sup>th</sup> Street in the Far Greater Northside area. The neighborhood is part of the Belmont Park Addition and is contained within NEZ Area 1. The applicant is requesting to rezone from "A-5" One-Family Residential to "B" Two-Family Residential, in order to accommodate duplexes. Since there are two (2) platted lots of record, this would allow up to four (4) dwelling units rather than the two (2) currently allowed under the existing "A-5" zoning. The application does not list the current owner or a current purchaser to be the developer, however the owner stated their wish to build these duplexes as soon as possible with the intention of housing family members.

This site is located in the middle of a residential area, with land on both sides developed as single-family residences. There are as many as three (3) duplexes located on this block, however these were constructed and occupied prior to a Council-initiated rezoning that was approved in 2010. The origins of this City Council action were driven by neighborhood concerns. The district Councilmember at the time was able to spearhead a process to gather neighborhood feedback and brought a consensus for these changes, which resulted in a unanimous vote to approve the Far Greater Northside rezoning, Phase 2. The practical effect of this zoning change stopped the development of duplexes in the area, which had been more prevalent prior to the rezoning.

The site is earmarked for single-family residential future land use in the latest adopted Comprehensive Plan. City staff would recommend the application to rezone be denied, keeping with the adopted Comprehensive

Plan and retaining the current “A-5” zoning, which would allow the development of two (2) single-family houses by right.

**Site Information:**

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

**Zoning History:** The most recent zoning action on this property was in 2010 (ZC-10-089) when the City Council initiated the 2nd phase of the rezoning of the Far Greater Northside Area. The zoning designation was changed from “B” Two-Family to “A-5” One-Family.

**Public Notification:**

300 foot Legal Notifications were mailed on June 25, 2021

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

Organizations Notified	
Inter-District 2 Alliance*	Trinity Habitat for Humanity
Far Greater Northside Historical NA*	Streams And Valleys Inc.
North Beverly Hills NA	Fort Worth ISD
Lake Worth ISD	Castleberry ISD

\* Located within this registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is requesting to rezone from “A-5” One-Family Residential to “B” Two-Family Residential for potential duplex development. Behind this site is a platted but unimproved alley. The properties abutting this site on either side are developed as single family residences. There is a duplex built on a lot on the opposite side of the street. However, this duplex is considered legal-nonconforming and would not be allowed to be built today based on the neighborhood rezoning that took place in 2010.

A duplex is considered a residential dwelling unit and is similar to a single family residence, accommodating two (2) households instead of one (1). As such, the amount of activity and use generated by a duplex is more intense than a single family dwelling based on the increased occupancy. Based on the 2010 City Council initiated rezoning, the proposed "B" Two-Family zoning **is not compatible** at this location.

**2. Comprehensive Plan Consistency – Northside**

The 2021 Comprehensive Plan designates the subject property as Single-Family Residential. The proposed “B” Two-Family zoning does not align with the intended future land use.

- Townhouse, duplex, and similar residential zoning classifications are usually acceptable in appropriate locations on the periphery of the mixed use core

Based on the site being on the interior of a neighborhood rather than on the periphery of a mixed use core area, the proposed zoning **is not consistent** with the Comprehensive Plan. Staff recommends maintaining the current “A-5” zoning which would allow construction of up to two (2) single family residences and would align with the adopted Comprehensive Plan.

**3. Economic Development Plan**

The 2011 Northside Economic Development Strategy Plan was approved to promote growth and orderly development focused on the City’s established Northside area. The following strategies were included in the executive summary and apply to this project:

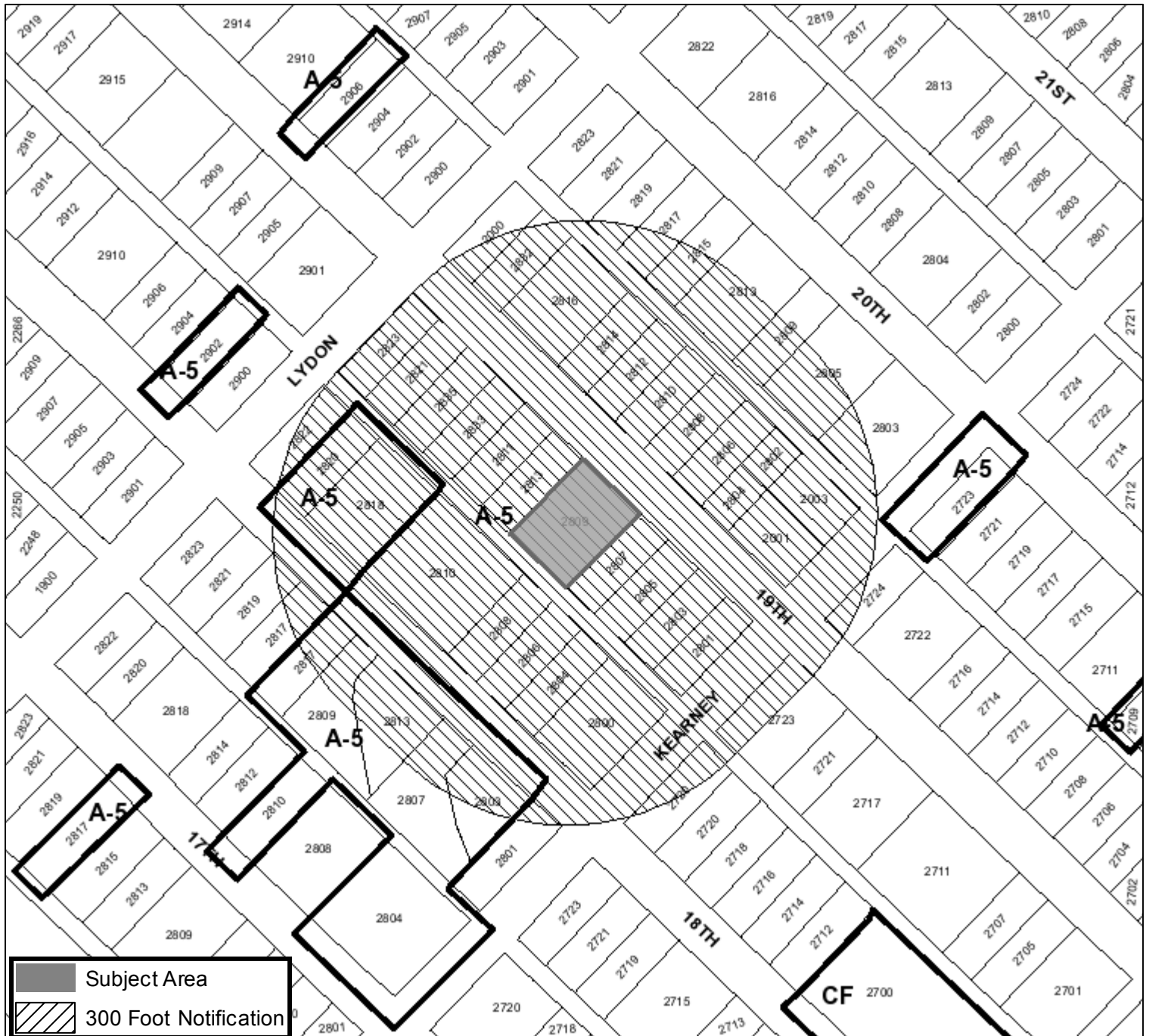
- In order to address an aged housing stock and a low level of new housing construction in the Northside area, the consultant team recommended a Neighborhood Stabilization program aimed at encouraging employees of Northside institutions and businesses to buy homes and live in Northside neighborhoods.
- Investment in constructing new housing—both single-family and multifamily—would replace dilapidated single-family rental properties.



***Attachments:***

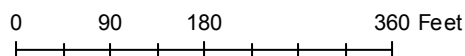
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

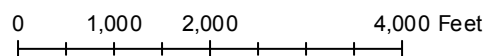
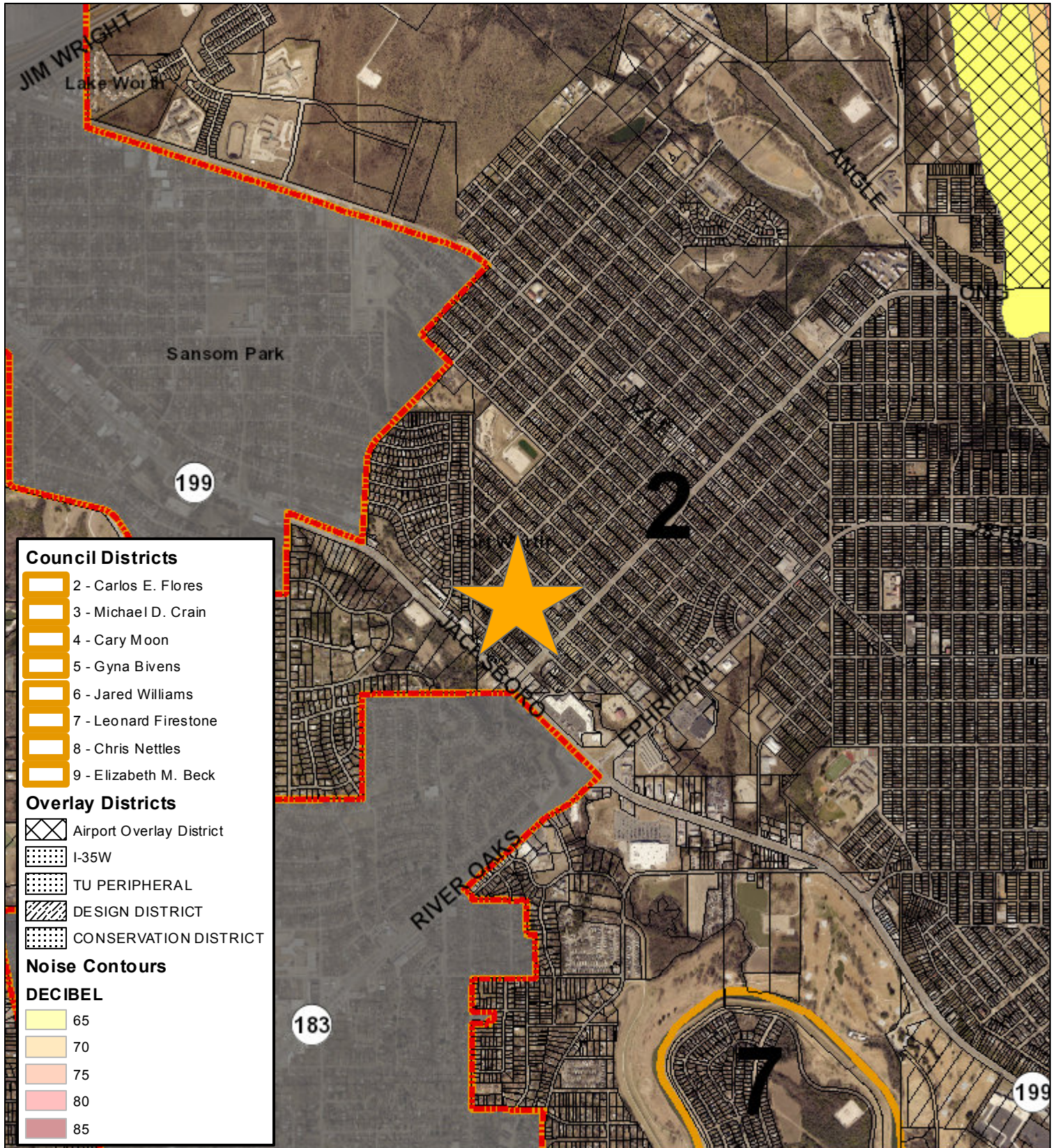
Applicant: Cruselina Maradiaga  
 Address: 2809 NW 19th Street  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 0.30423604  
 Mapsco: 61G  
 Sector/District: Northside  
 Commission Date: 7/14/2021  
 Contact: 817-392-8043



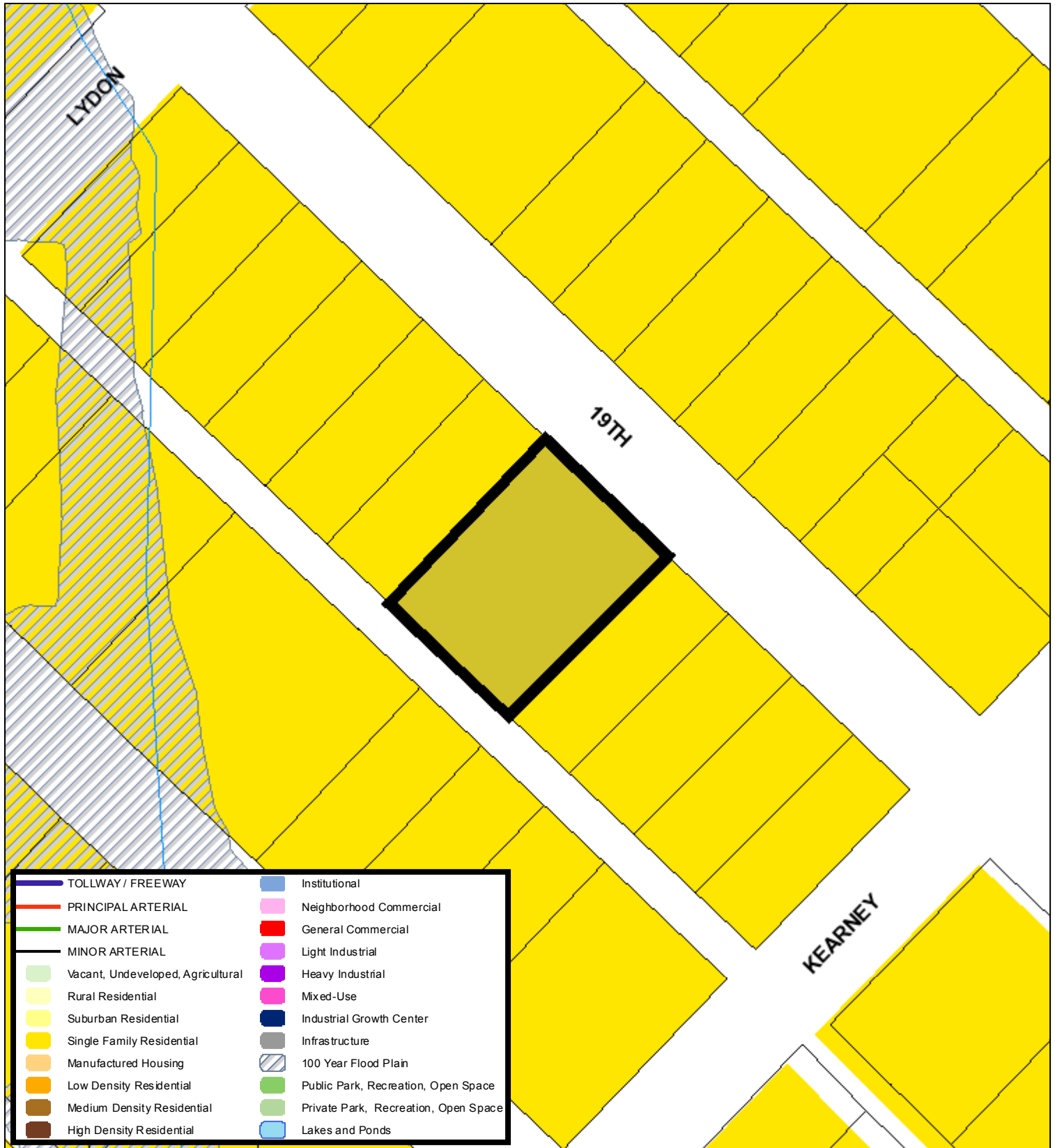
	Subject Area
	300 Foot Notification



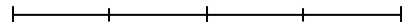
## Area Map



### Future Land Use



80 40 0 80 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 50 100 200 Feet

