



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-149

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Espire Enterprises, LLC / Mary Nell Poole, Townsite

Site Location: 712 Elmwood Avenue

Acreage: 0.778 acres

Request

Proposed Use: Townhomes

Request: From: “J” Medium Industrial

To: “UR” Urban Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The current owner is proposing to construct townhome residences on this site, which is currently undeveloped. Surrounding streets are Elmwood Avenue, Jefferson Avenue, and the one-way southbound frontage road of Interstate 35W. The townhomes would be for sale rather than rental properties. The intent is to provide housing that will serve the nearby medical cluster to the west. The case was previously before the Zoning Commission in September, and the applicant requested a 30-day continuance in order to refine the legal description.

Surrounding Zoning and Land Uses

North “FR” General Commercial Restricted / bakery
East “J” Medium Industrial / Interstate 35W & frontage road
South “J” Medium Industrial / auto body repair shop
West “J” Medium Industrial / duplex
“B” Two-Family / residence

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on September 24, 2021.
The following organizations were emailed on September 24, 2021:

Organizations Notified	
United Communities Association of South Fort Worth	Fort Worth ISD
Southeast Fort Worth Inc	Morningside NA*
Streams And Valleys Inc	Trinity Habitat for Humanity
Near Southside, Inc	

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The proposed townhome site is cut off from major north-south corridors (Hemphill/Main) to the west by two (2) sets of railroad tracks and the Ney Yard (UP Railroad). The zoning is currently "J" Medium Industrial, and other than an auto body & paint shop one (1) block to the south there are very few industrial uses in the vicinity.

The area is mostly residential in character, despite the industrial zoning classification. Housing stock is primarily older single family houses in need of repair, some have been converted to duplexes. There are several churches in the immediate neighborhood and across Interstate 35W in the Morningside area.

There is transit access on East Allen Avenue one (1) block to the north, which features sidewalks and provides bus access (Trinity Metro routes 4, 5A, and 5B). The site is not in a highly walkable area due to the one way service road, but is within half a mile walk to the Medical District/JPS Hospital. It is likely that the site will be exposed to above average noise levels due to adjacency to Interstate 35W and two (2) main line railroads.

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

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as future Single Family Residential. This is analogous to but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zoning. Both Urban Residential zones and Single Family residential zones are both of a similar residential nature. The primary difference is the density.

Investment in new housing brought about by this zoning change has the potential to spur additional residential development in this neighborhood, which aligns with the vision of the Comprehensive Plan for this area.

The following Comprehensive Plan policies specific to the Southside sector are applicable in this case:



5. *Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.*
7. *Encourage infill of compatible housing.*
12. *Encourage office and high density residential uses which will support area commercial uses.*

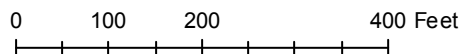
The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Area Zoning Map

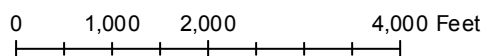
Applicant: Espire Enterprises, LLC
 Address: 708, 712 Elmwood & 709, 713 Jefferson Avenues
 Zoning From: J
 Zoning To: UR
 Acres: 0.77774355
 Mapsco: 77P
 Sector/District: Southside
 Commission Date: 10/13/2021
 Contact: 817-392-8043



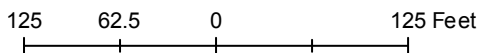
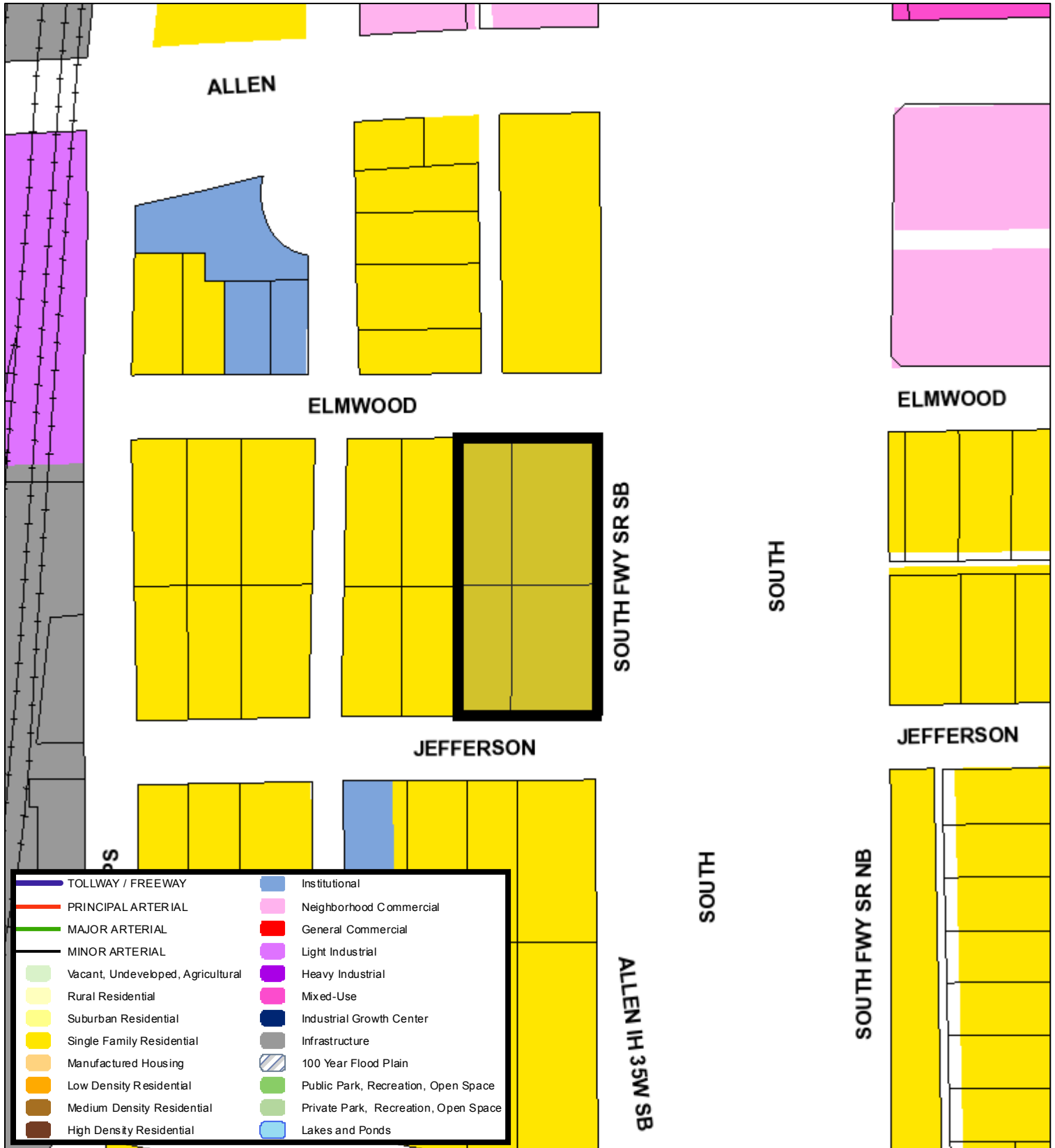
	Subject Area
	300 Foot Notification



Area Map



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 75 150 300 Feet

