



Zoning Staff Report

Date: September 16, 2025

Case Number: ZC-25-119

Council District: 08

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Donald & Joan Blasingame / Tommy & Carolia Brown / Thersea Helton & Kenneth Helton

Site Location: 1616, 1620, 1624, 1628, 1630, 1632 E. Broadway Avenue
Acreage: 0.86 acres

Request

Proposed Use: Single Family Homes

Request: From: “J” Medium Industrial
To: “A-5” One-Family Residential

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is consistent**

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 10-0**

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Project Description and Background

The subject property comprises approximately 0.57 acres and is located south of Broadway Avenue (**Figures 1-3**). The site is currently undeveloped. The surrounding area features single-family residential neighborhood, vacant parcels, and an abandoned building to the north (**Figure 4**). The property is presently zoned “J” Medium Industrial, while adjacent zoning designations include “B” Two-Family as well as “J” Medium Industrial parcels.

This case involves multiple property owners, each of whom owns a parcel situated directly behind their respective residences. The applicants are seeking to rezone the parcels to align with the established neighborhood. This proposed adjustment is intended to bring the properties into conformity with the existing development pattern, thereby supporting a more orderly and cohesive neighborhood fabric. For further details regarding the applicants' intent and rationale, please refer to the ‘*Applicant’s Description*’ section below.

Ordinance 17965-01-2008

In 2008, a group of abutting property owners submitted a formal petition requesting the physical closure of portions of Broadway Avenue and Loney Street (**Figure 5**). The petitioners proposed that the closure be implemented at their own expense. This request stemmed from ongoing public safety concerns, as the area experienced a noticeable increase in criminal activity.

Residents expressed that the lack of residential structures on one side of the block created an environment that was more susceptible to illicit behavior. They believed that this vacant frontage contributed significantly to the rise in crime and posed a serious threat to neighborhood safety.

In response to these concerns, the City approved the request, allowing for the installation of a fence and locked gate to physically close the specified sections of the streets. The cost and maintenance of the closure were to be entirely borne by the property owners.

If approved, the applicant will have to work with other departments to open up the street for access.

Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“We would like to rezone these properties for the purpose of realigning to neighborhood as residential. Since the properties are currently vacant, this will also allow for more housing in the area. Theses lots (6) are currently zoned “J” medium industrial and we are requesting they be changed to “A-5” Single-Family. Location: 1616- 1632 E. Broadway Glenwood Add, Blk 38, Lots 5,6, 7, 8, 9, &10”*



Figure 1: Site Photos taken by staff on 7/28/25; view from Broadway Avenue looking west



Figure 2: Site Photos taken by staff on 7/28/25; view from Broadway Avenue looking northwest



Figure 3: Site Photos taken by staff on 7/28/25; view from Exeter Avenue looking north

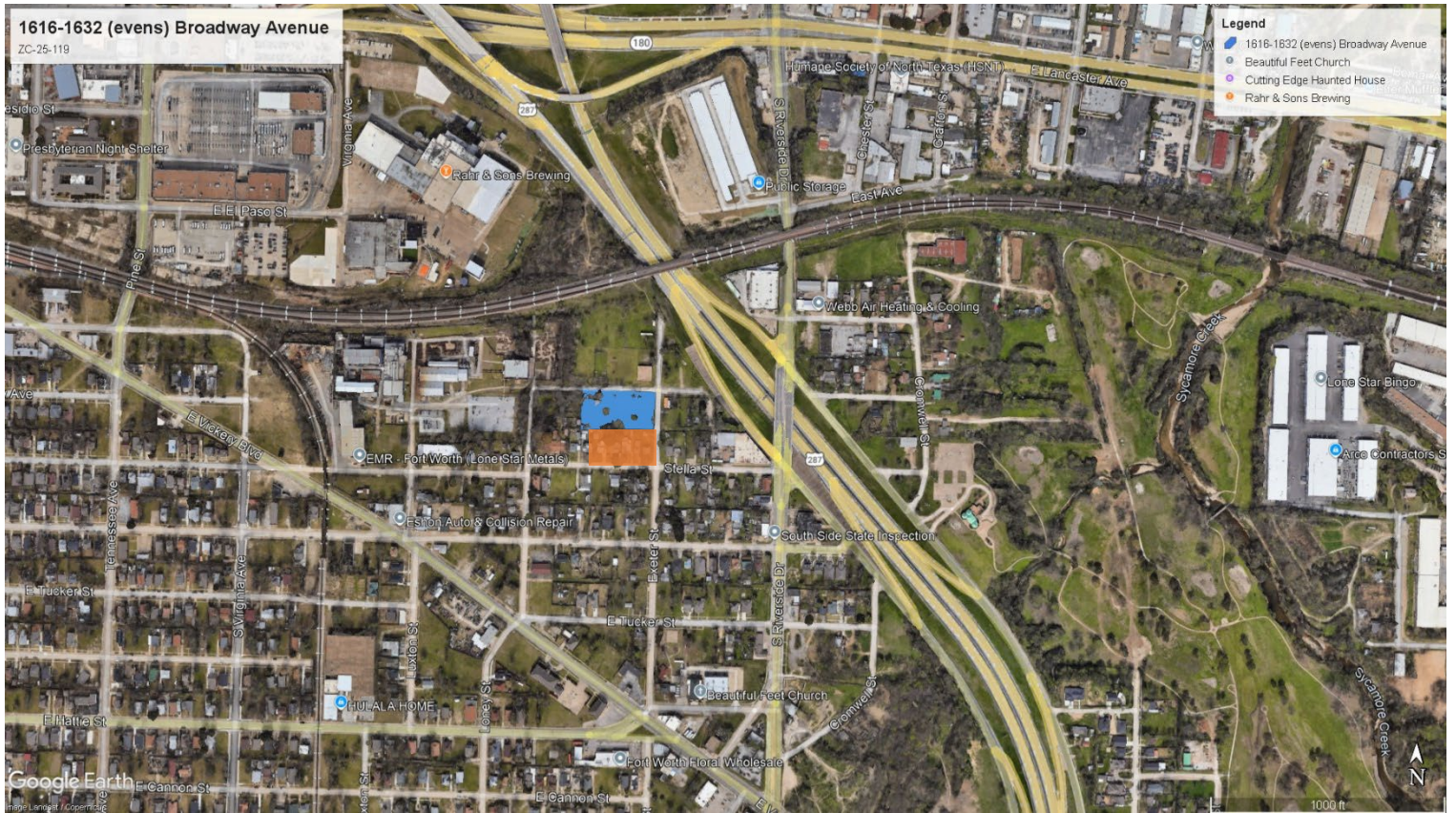


Figure 4: Google map view- wider scope of the area; The addresses highlighted in orange are those of the property owners.

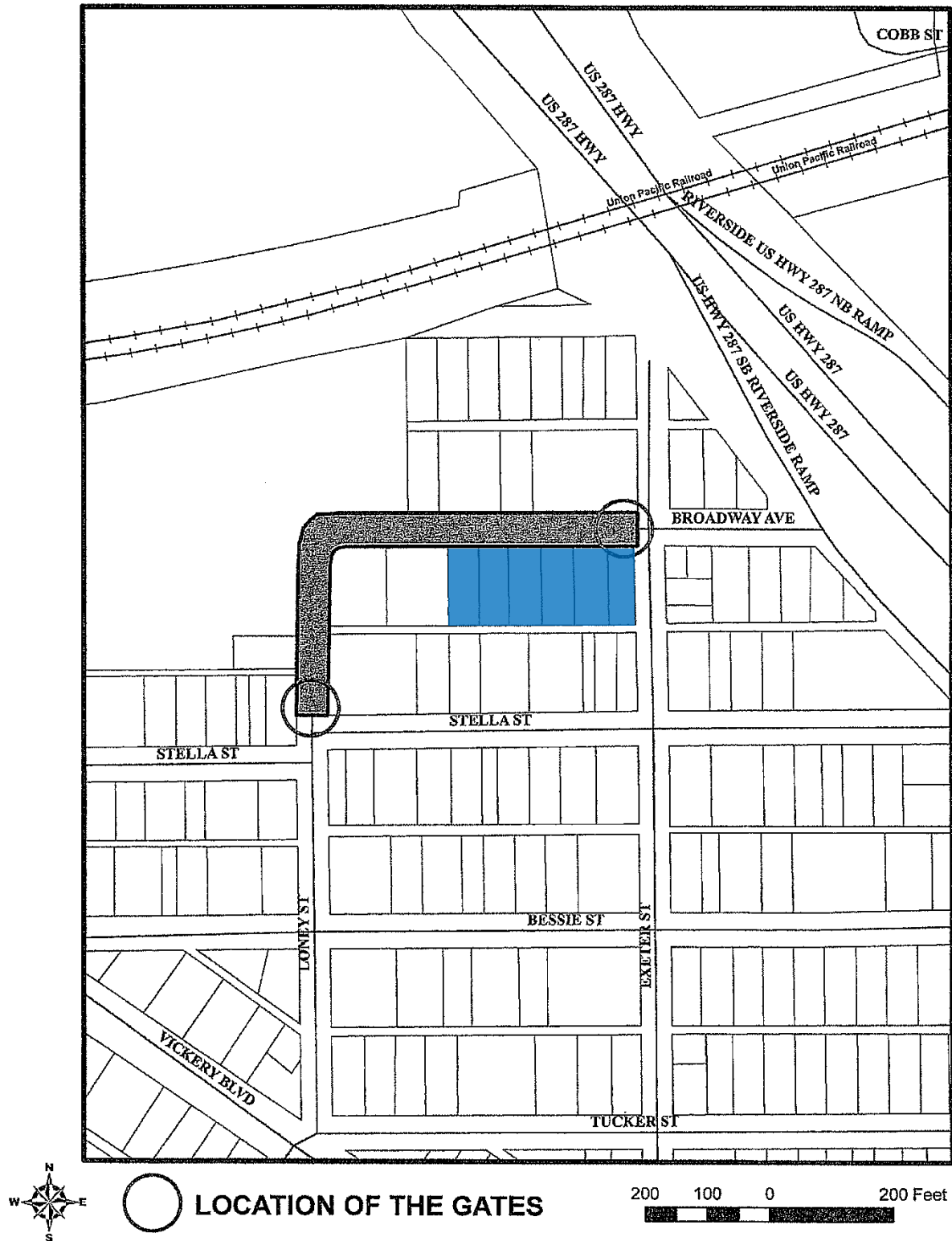


Figure 4: Ordinance 17965-01-2008- Vicinity map depicting the road closure; The addresses highlighted in blue are the parcels in question

Surrounding Zoning and Land Uses

North: “J” Medium Industrial / undeveloped and abandoned building
East: “J” Medium Industrial / Storage Containers
South: “B” Two-Family/ Residential
West: “B” Two-Family/ Residential

Recent Zoning History

The zoning history pre-dates 2004

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on July 30, 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 July 30, 2025:

Organizations Notified	
East Fort Worth Business Association	Glenwood Triangle NA
Trinity Habitat for Humanity	Streams and Valley's Inc
Southeast Fort Worth Inc	

* *Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding area is primarily zoned for residential use and is largely developed with single-family homes, along with a limited number of duplexes. This residential character defines the majority of the neighborhood. The notable exception is an abandoned building located at the corner of Broadway Avenue and Exeter Street. The former use of this structure is currently unknown (see ‘*Supplemental Information*’ for additional context).

The proposed land use is generally consistent with the existing development pattern and reflects the predominantly single-family residential character of the area. The requested rezoning aligns with nearby zoning designations and is considered compatible with the surrounding land uses. It is not expected to negatively impact

the neighborhood’s character, stability, or overall cohesiveness. Instead, the proposal supports the continuation of an orderly development pattern that reinforces the existing residential fabric of the community.

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Single-Family Residential as indicated on the Future Land Use (FLU) Map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

The proposed property’s designation is consistent with the existing Single-Family Residential outlined in the Future Land Use (FLU) Map. The rezoning request to “A-5” One-Family does align with the FLU designation, as a part of the approved zoning district. The FLU category allows for the following zoning districts:

- “A-10” One-Family
- “A-7.5” One-Family
- **“A-5” One-Family**
- “AR” One-Family Restricted

The proposed zoning district and intended land use are designed to preserve the character of the existing neighborhood while allowing for the introduction of thoughtfully scaled single-family homes that will complement the surrounding development. The intent is to maintain the area's established residential feel while supporting context-sensitive infill development.

In addition to reinforcing the neighborhood’s character, the proposed development will revitalize underutilized land, enhance curb appeal, and contribute to the area’s vibrancy and visual cohesion. By aligning with the architectural scale and layout of nearby homes, it is expected to strengthen neighborhood identity and promote long-term stability.

The following policies help to protect the neighborhood:

- *Preserve the character of rural and suburban residential neighborhoods.*
- *Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.*
- *Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.*

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan FLU Map and Policies.

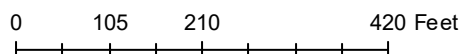
Supplemental Information



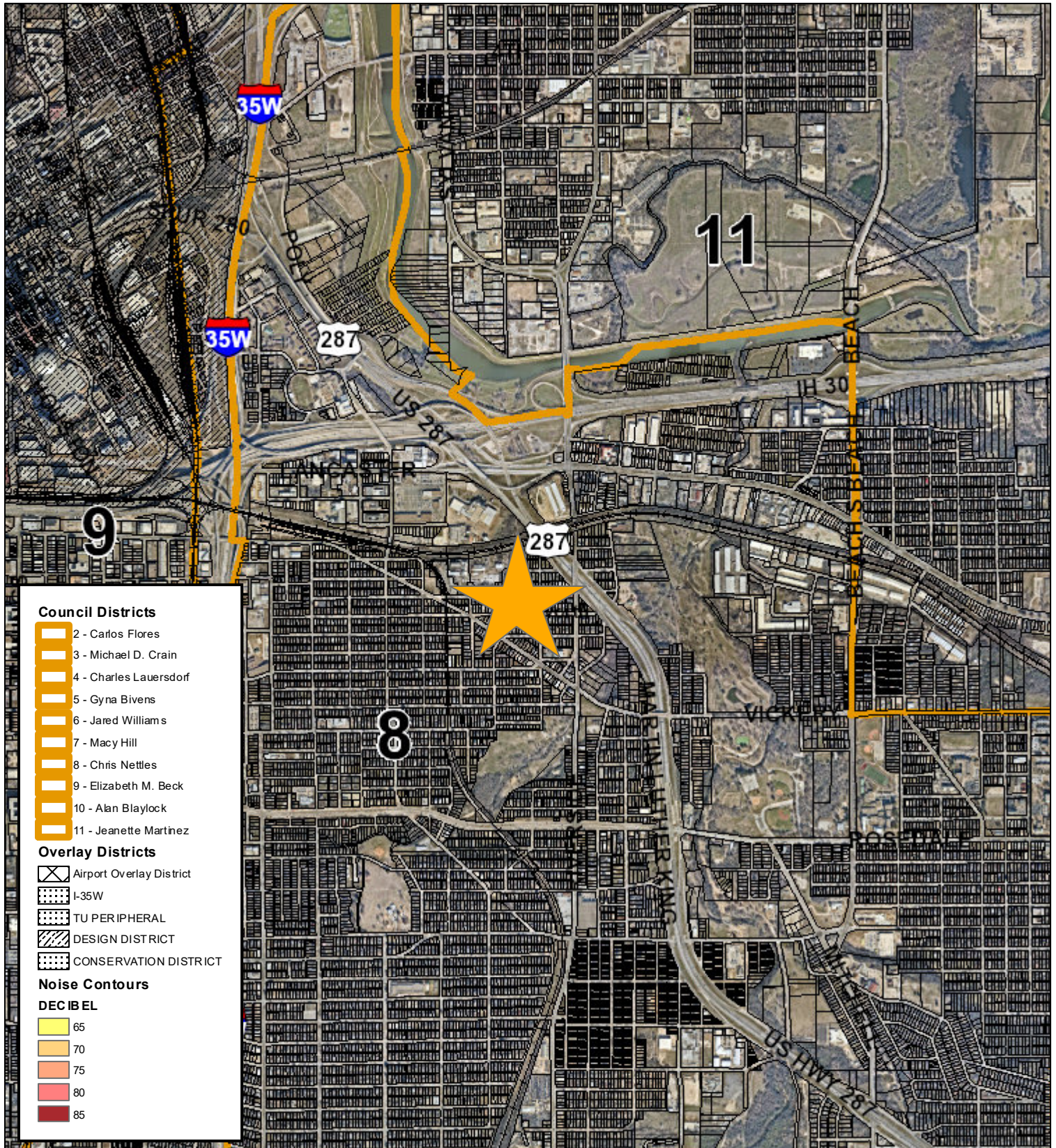
Site Photos



Taken by staff on 7/28/25; view from Exeter Avenue looking north



Area Map

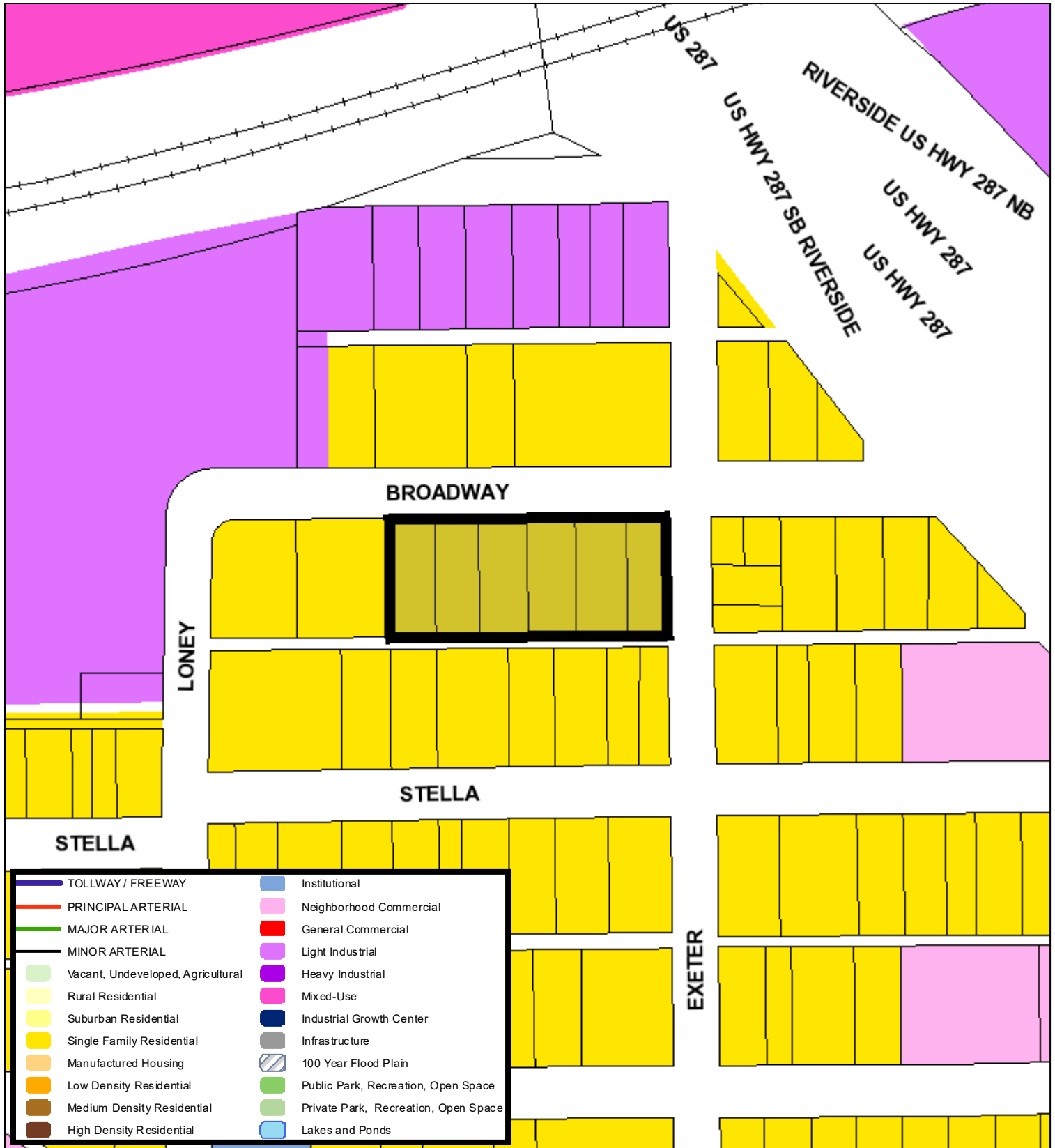


0 1,000 2,000 4,000 Feet



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Future Land Use



140 70 0 140 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 90 180 360 Feet

