



Zoning Staff Report

Date: August 13, 2024

Case Number: ZC-24-057

Council District: 8

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: DI-Tec, Inc. / Daniel Hammack

Site Location: 1701, 1704, 1705, 1708 & 1712 E Broadway Avenue and 101 Exeter Street

Acreage: 0.735 acres

Request

Proposed Use: Single Family

Request: From: "J" Medium Industrial; PD 193 "PD-SU" for an indoor shooting range, site plan required

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 7-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject site is located in the Glenwood Addition of Fort Worth in Council District 8. The proposal to rezone this property would change the current “J” Medium Industrial and “PD-193” zoning to “A-5” One Family Residential zoning. This rezoning request would downzone the property from a more intensive zoning category to a less intensive zoning category. The existing “J” zoning has been in place since at least 2004. The property is currently undeveloped.





Surrounding Zoning and Land Uses

North “J” Medium Industrial / Highway 287
East “J” Medium Industrial / Highway 287 & billboard
South “B” Two Family Residential / single family residential & undeveloped
West “J” Medium Industrial / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.
The following organizations were emailed on June 28, 2024:

| Organizations Notified | |
|--------------------------------|-------------------------------------------|
| Glenwood Triangle NA* | Near East Side NA |
| Streams & Valleys Inc | Trinity Habitat for Humanity |
| West Meadowbrook NA | Parker Essex Boaz NA |
| Historic Southside NA | Neighborhoods of East Fort Worth Alliance |
| United Communities Association | East Fort Worth Business Association |
| Southeast Fort Worth Inc | Fort Worth ISD |
| United Riverside NA | Tarrant Regional Water District |
| East Fort Worth Inc. | United Riverside Rebuilding Corp. |

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. With the subject site bordering adjacent to existing residential properties to the south, and largely undeveloped properties to the west, the proposed rezoning to single family residential would fit in to the fabric of the neighborhood. Residential use would be more appropriate here than industrial uses that would be allowed under the existing “J” zoning. The proposed rezoning **is compatible** with surrounding land uses.

An aerial photo from 1956 shows that the area around the subject site was a thriving single family residential neighborhood. When Highway 287 (Poly Freeway) was built in the 1960’s, it sliced through the neighborhood, disrupting the grid pattern and opening the door for more intensive non-residential uses. East Broadway Avenue

and Exeter Street now dead end at the Highway 287 right of way, which does not have frontage roads to connect to, so the area has a cul-de-sac type of feel now that is attractive to residential homes. Despite proximity to Highway 287, the site is relatively quiet since the freeway section in this area is depressed to accommodate the overpass of S. Riverside Drive to the east.



Comprehensive Plan Consistency – Southside

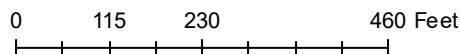
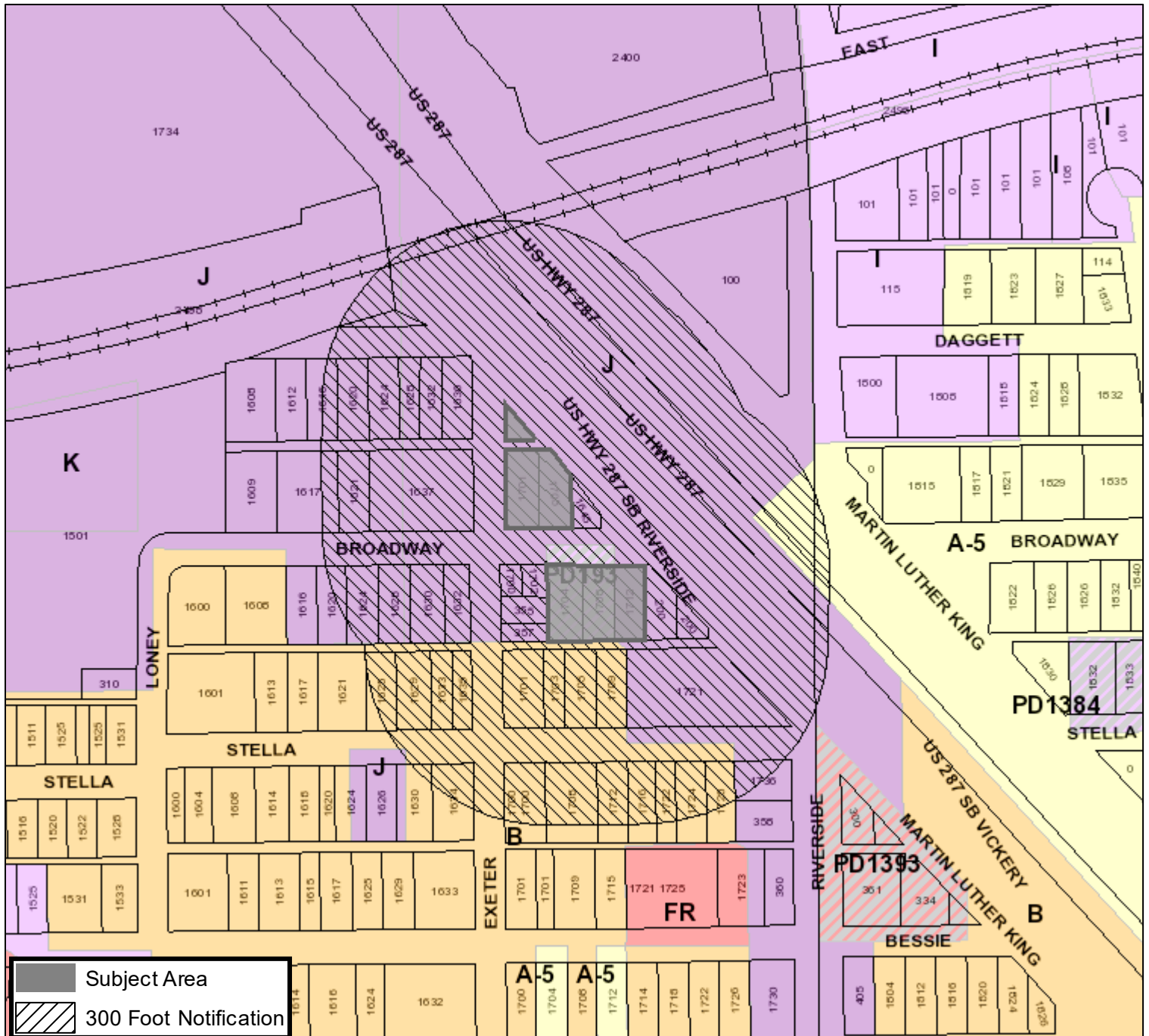
The 2023 Comprehensive Plan currently designates the subject property as *future single family residential*. The zoning types that would be in alignment with this future land use designation are One-Family Residential “A-10”, “A-7.5”, “A-5”, and “AR”. The proposed zoning **is consistent** with the map designation portion of the Comprehensive Plan.

The proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

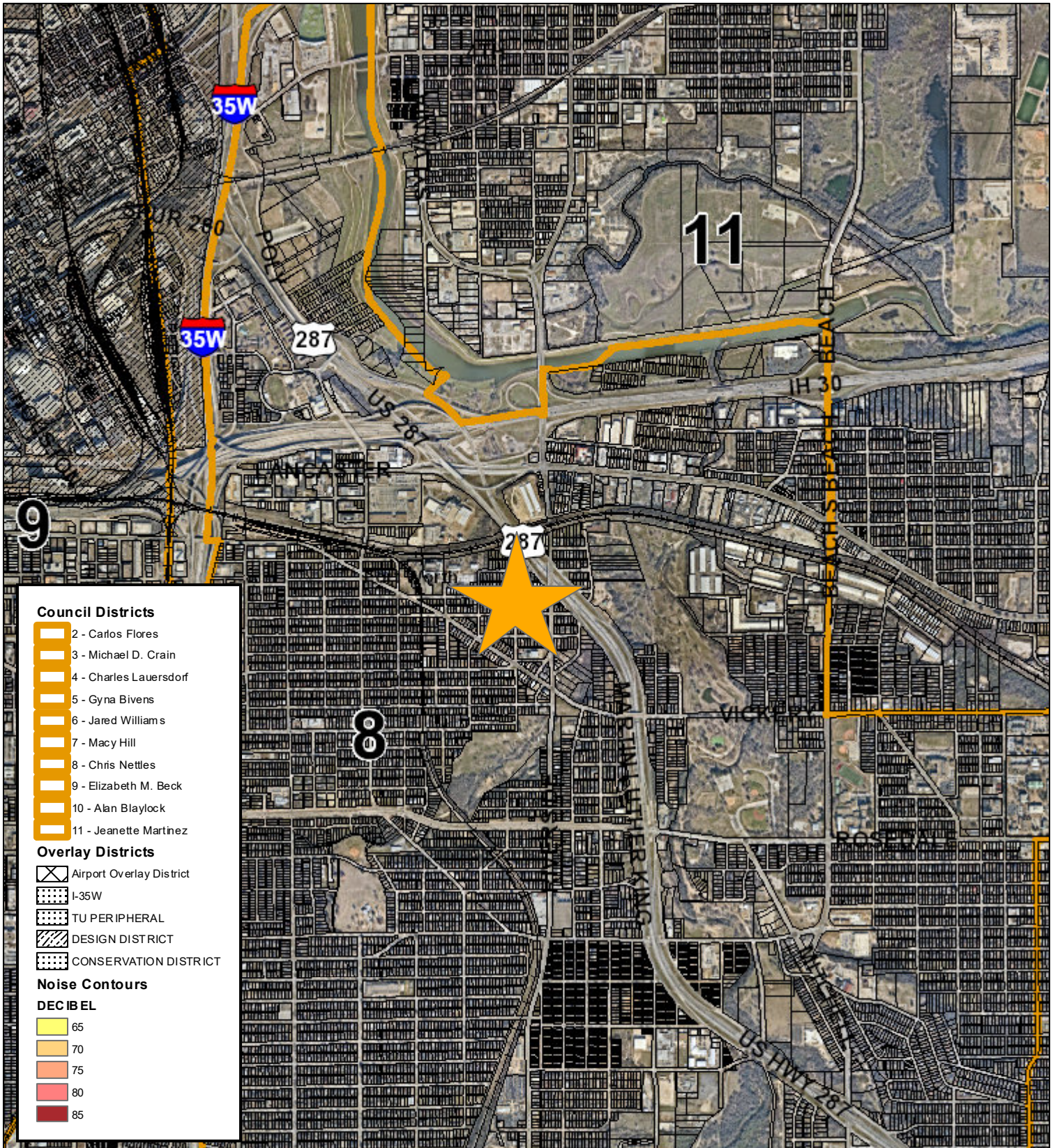
- Promote a variety of housing choices
- Encourage infill of compatible housing
- Provide housing units to improve affordability

Area Zoning Map

Applicant: DI-TEC
 Address: 101 Exeter; 1701-1705 (odds) Broadway Avenue; 1704-1712 (evens) Broadway Avenue
 Zoning From: I; PD
 Zoning To: A-5
 Acres: 0.788557
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 7/10/2024
 Contact: null



Area Map



Council Districts

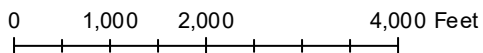
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

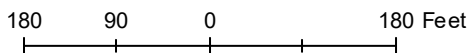
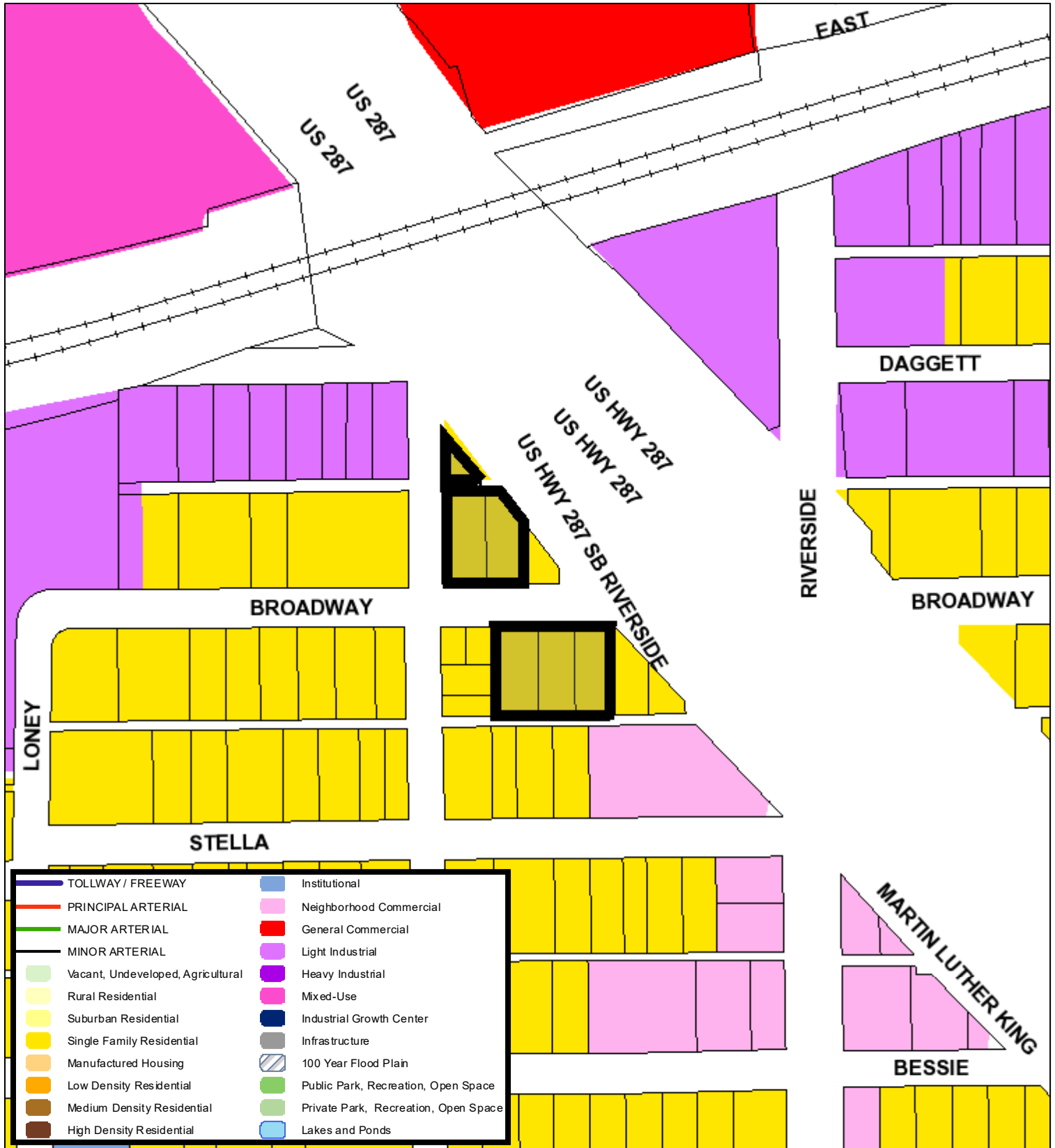
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



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



0 115 230 460 Feet

