



Zoning Staff Report

Date: November 12, 2024

Case Number: ZC-24-085

Council District: 11

Zoning Map Amendment

Case Manager: [Alexander Johnson](#)

Owner / Applicant: United Investments Family LP / Ollin Collins

Site Location: 1436 South Fwy

Acreage: 0.11 acres

Request

Proposed Use: Duplex

Request: From: “A-5” Single Family

To: “B” Two-Family

Recommendation

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

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 8-1**

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Project Description and Background

The subject site is located in the Southside area of Fort Worth in Council District 11, west of South Fwy and North of Maddox Rd. The applicant is requesting to rezone the property from “A-5” One Family Residential to “B” Two Family Residential zoning to be able to build a duplex on the property. The property is currently undeveloped. This case was continued from a previous meeting in order for the stakeholders to meet and discuss the potential for rezoning the overall area.

“B” District, Two Attached Units on a Single Lot	
Lot area	5,000 square feet minimum see Chapter 6 , Development Standards, § 6.501 , Lot Area not served by Sanitary Sewer and Chapter 7 , Nonconformities, § 7.106 , Nonconforming Lot of Record
Lot width	50 feet minimum at building line see Chapter 6 , Development Standards, § 6.501 , Lot Area not served by Sanitary Sewer and Chapter 7 Nonconformities, § 7.106 , Nonconforming Lot of Record
Lot coverage	50% maximum
Front yard*	20 feet minimum
Rear yard	5 feet minimum
Side yard*	5 feet minimum
Interior lot	10 feet minimum adjacent to side street and
Corner lot**	5 feet minimum for interior lot line
Height	35 feet maximum (refer to Development Standards, § 6.100 Height)
Notes:	
* See Chapter 6 , Development Standards, § 6.101 (d), Yards for front yard setback requirements.	
** May be subject to projected front yard (§ 6.101 (f))	

Surrounding Zoning and Land Uses

North “A-5” Single Family Residential / Vacant East “A-5” Single Family Residential / Highway
 South “A-5” Single Family Residential / Vacant
 West “A-5” Single Family Residential / Vacant

Recent Zoning History

-ZC-05-223 from “B” to “A-5”, approved

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
-The following organizations were emailed on August 30, 2024:

Organizations Notified	
United Communities Association of South Fort Worth	Hillside Neighborhood Association
Near Southside, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

**Not located within a registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The proposed rezoning of the lot to "B" Community Facilities is inconsistent with the surrounding uses, with the property being almost completely surrounded by Single Family zoning and uses. South Freeway/I-35W is a primary highway, and given the surrounding land uses, duplex construction would not be appropriate here. The proposed rezoning does not align with the character of the area and is **incompatible** with the surrounding land uses.

Comprehensive Plan Consistency – Southside

The 2023 Comprehensive Plan currently designates the subject property as Single Family Residential. The zoning types that would be compatible with this future land use designation are "A-10", "A-7.5", and "AR". "B" zoning as requested, would not fall within what is allowed in the Single-Family Residential designations since it is not a single-family district. Also, the general plan for Southside seeks to promote more mixed use or commercial zoning for properties along the I-35W corridor so rezoning to one or two-family districts doesn't quite match with the intentions of the district.

Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
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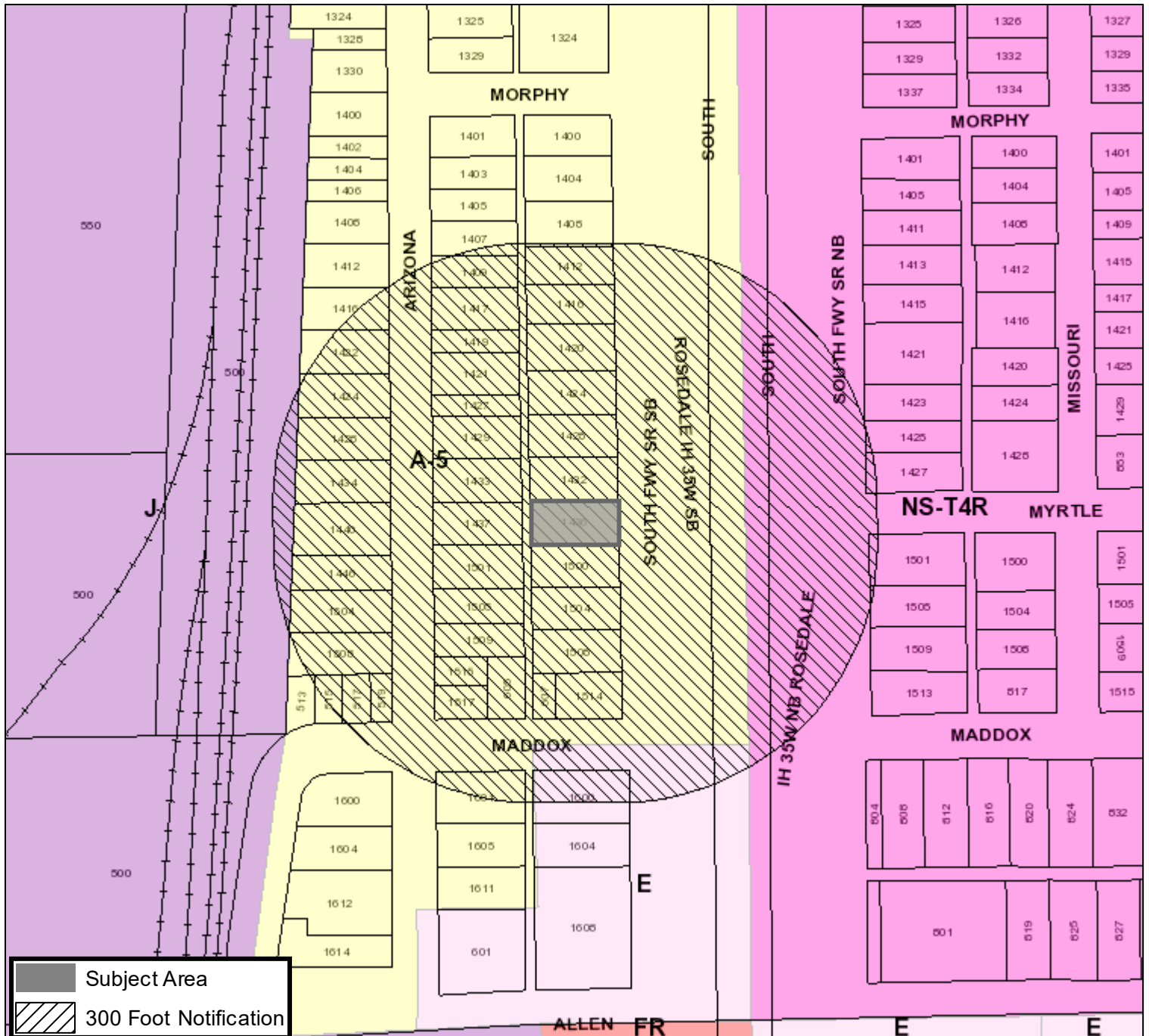
The proposed zoning **is not consistent** with the Comprehensive Plan or policies.



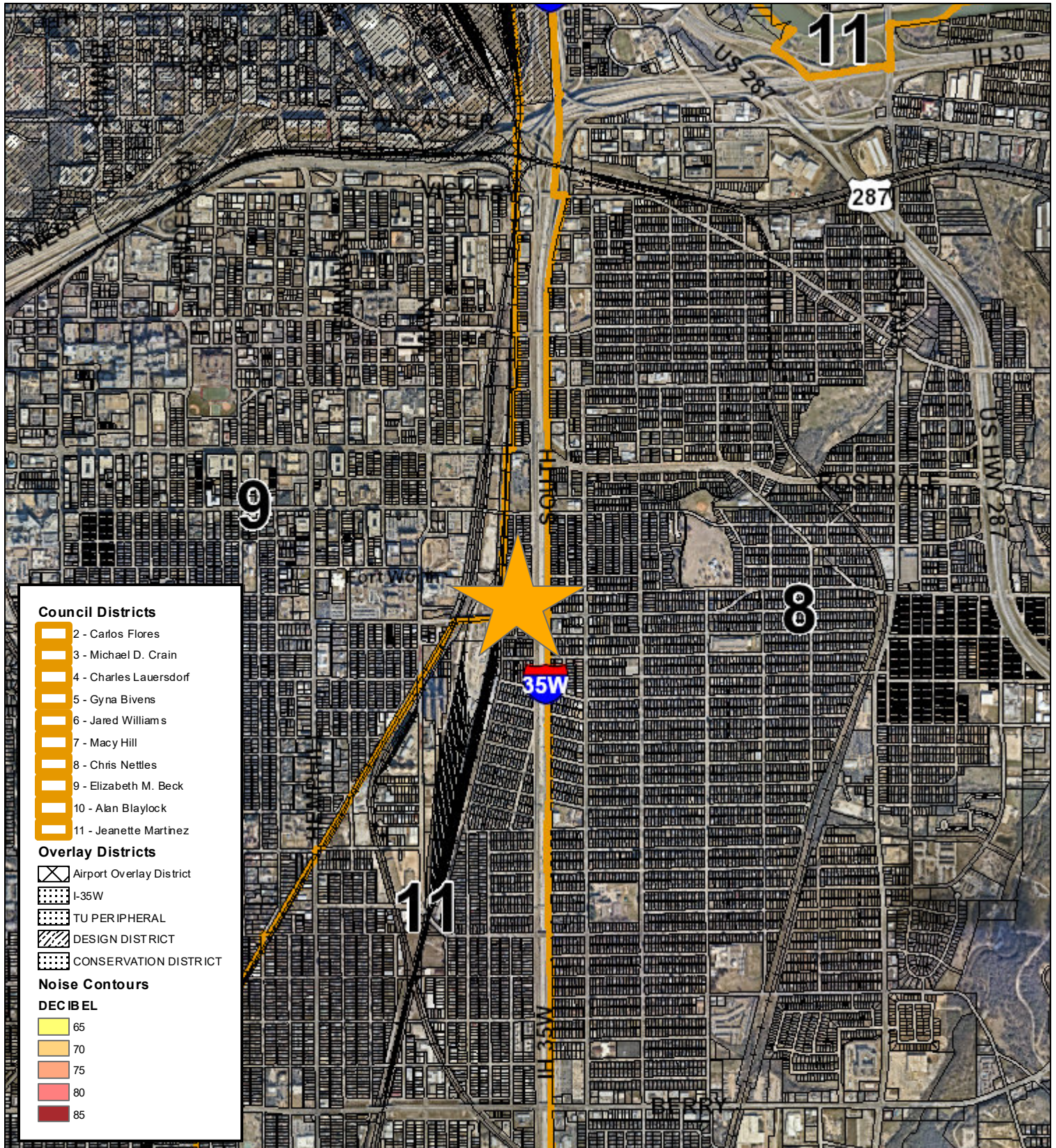
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Area Zoning Map

Applicant: United Investments Family LP / Chris Collins
Address: 1436 South Freeway (I-35W)
Zoning From: A-5
Zoning To: B
Acres: 0.11846765
Mapsc0: Text
Sector/District: Southside
Commission Date: 9/11/2024
Contact: null



Area Map

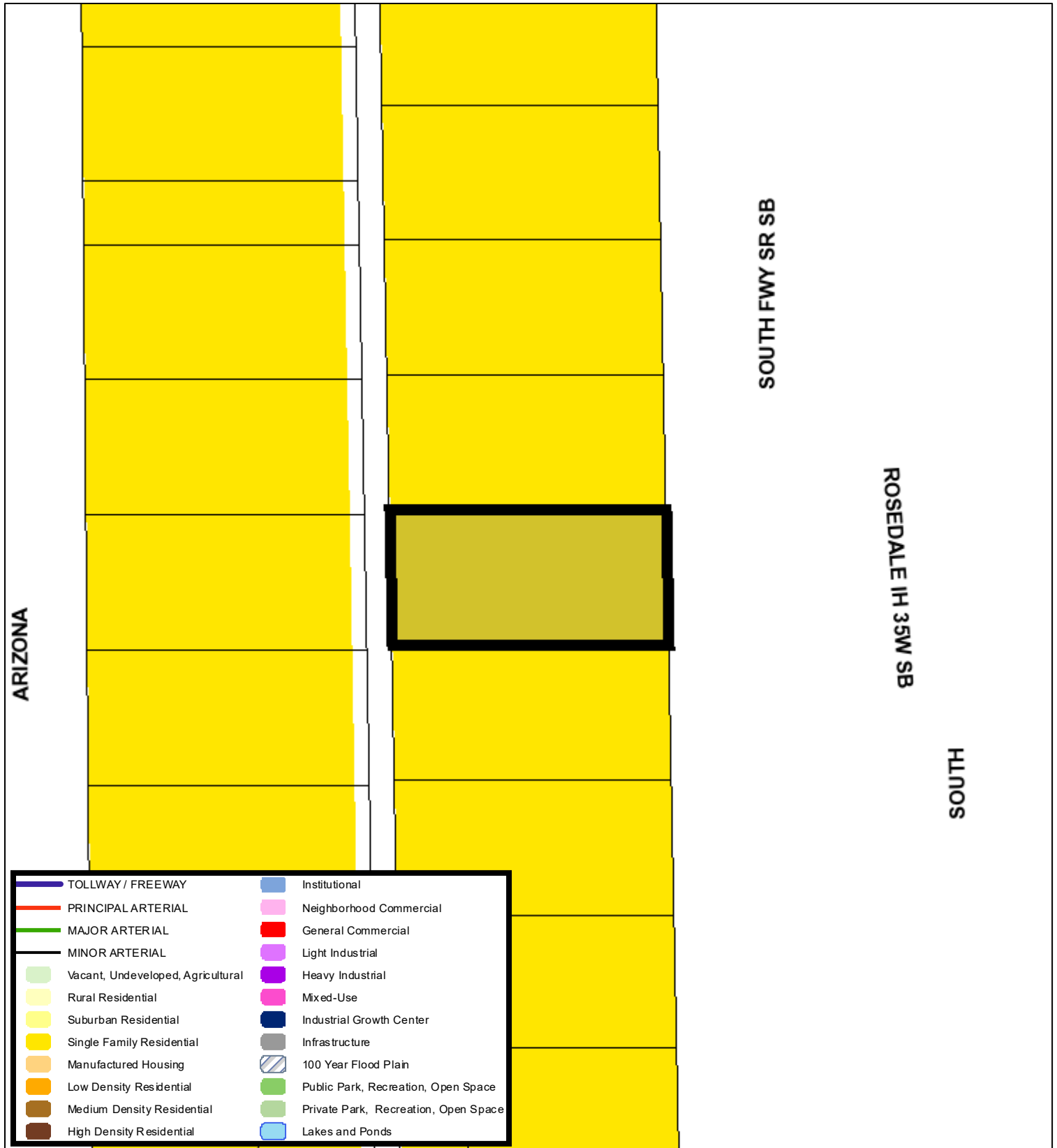


0 1,000 2,000 4,000 Feet



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Future Land Use



50 25 0 50 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.

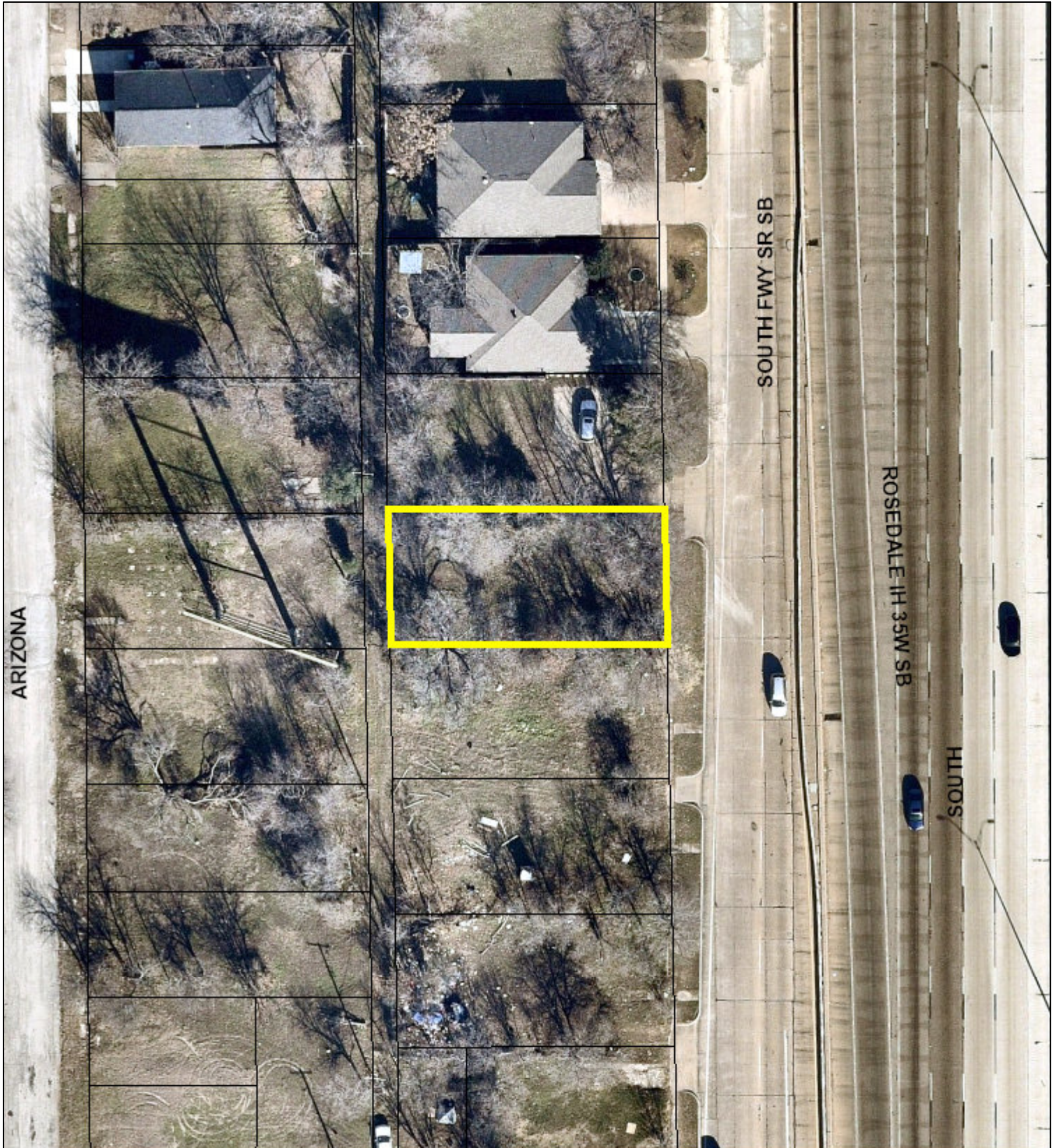


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Aerial Photo Map



0 30 60 120 Feet

