



Zoning Staff Report

Date: February 14, 2023 Case Number: ZC-22-210 Council District: (old/new): 8 / 8

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Sterling O'Day

Site Location: 1200 E. Maddox Avenue

Acreage: 0.53 acres

Request

Proposed Use: Single-family residence

Request: From: "CF" Community Facilities

To: "A-5" One-family residential

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency)**

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property is located northeast of Maddox Ave. and Mississippi Avenue, within Neighborhood Empowerment Zone Area Six. The structure on the site functioned as a Community Center until approximately three years ago, but staff could not determine when the community center ceased operations.

The building was constructed in the '20s and operated as St. Teresa's Orphanage (see figure 1). In 1973 orphanage was turned over to the state. Catholic Charities occupied the building after that.

Staff could establish the year when the building turned into a community center.

After discussions with the City's Historic Preservation Officer, he informed us that this property could qualify for a Historic and Cultural Landmark designation which could provide the applicant with tax incentives should the rezoning be approved. Designation of the property would also protect the building from being demolished and preserve its architecture.

The applicant indicated that he intends to rehabilitate the building on-site and use it as his home per the application.

Mr. O'Day wishes to rezone the property to A5 for use as his residence. I have spoken with Councilmember Nettles' office and he supports this application.

My client has cleaned and improved the property.

I spoke with neighbor James Smith and he does not oppose the zoning change. I have also communicated with United Communities Association of South Fort Worth, Historic Southside, Belmont, and Manningside.



Identifier: 20051454

Title: Saint Teresa's Orphanage

Description: The Catholic Charities of Fort Worth, Incorporated, centers its program around the care of children at Saint Teresa's Orphanage. A typical bath-time scene is shown at the orphanage. The attendants, left to right, are Mrs. Cecilia Metcalf and Mrs. Kathleen Keating. They are with three of the children from the home's nursery. Mrs. Metcalf is wearing a dress and is holding one of the children. Mrs. Keating, supervisor of the Orphanage, is wearing a hat and a button-up dress and is bathing an infant. A third child is standing on a bench beside Mrs. Metcalf. Catholic Charities of Fort Worth is a member agency of the Fort Worth Community Chest.

Date Created: 1941-10-25

Coverage: 1940s

Category: Daily Life, Institutions and Organizations, Texas, State and Local

Subject: Metcalf, Cecilia (Mrs.) Keating, Kathleen (Mrs.) Saint Teresa's Orphanage Catholic Charities of Fort Worth Inc. Orphanage

Orphanages Dresses Cribs (Children's beds) Infants

Geographic Coordinates: Latitude: 32.726677000000

Longitude: -97.312156000000

Collection: Fort Worth Star-Telegram Collection

Special Collections Identifier: AR406-6-1433

Rights and License: View Rights and License

Figure 1 - Fort Worth Star-Telegram Collection, University of Texas at Arlington Libraries. Saint Teresa's Orphanage. (1941). Retrieved from <https://library.uta.edu/digitalgallery/img/20051454>



Identifier: 20051465

Title: Frances Oppé

Description: Frances Oppé is a three-year-old orphan at Saint Teresa's Orphanage. She is shown sitting on the stairs in front of the orphanage, clutching her teddy bear. Saint Teresa's is maintained by Catholic Charities of Fort Worth, Incorporated. The children at Saint Teresa's wear name tags and practice weekly blackout drills as a precautionary measure against a bomb disaster. Frances is wearing a polka-dot dress.

Date Created: 1942-06-17

Coverage: 1940s

Category: Daily Life, Institutions and Organizations

Subject: Oppé, Frances Saint Teresa's Orphanage Orphans Orphanages Catholic Charities of Fort Worth Inc. Teddy Bears

name tags Dresses Stairs

Geographic Coordinates: Latitude: 32.726677000000

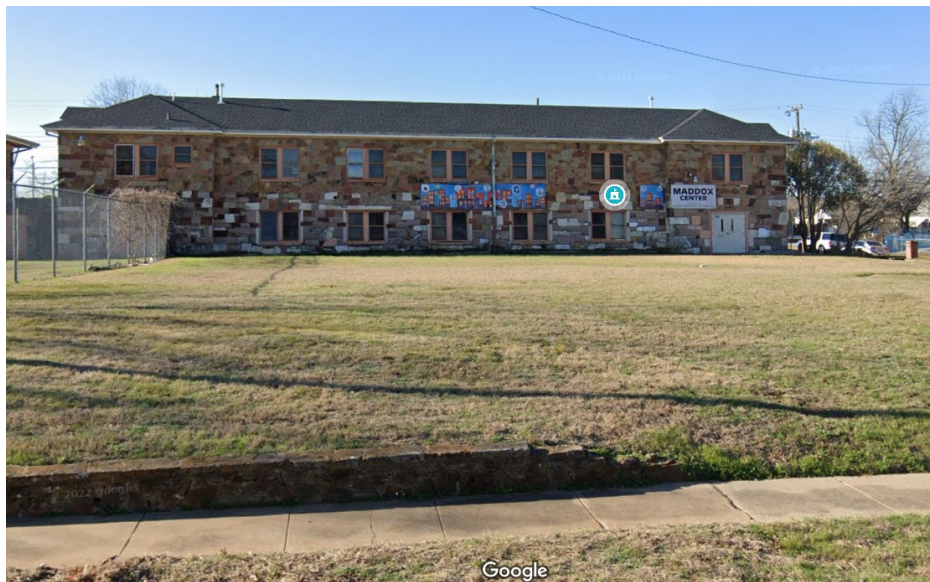
Longitude: -97.312156000000

Collection: Fort Worth Star-Telegram Collection

Special Collections Identifier: AR406-6-1433

Rights and License: View Rights and License

Figure 2- Fort Worth Star-Telegram Collection, University of Texas at Arlington Libraries. Frances Oppé. (1942). Retrieved from <https://library.uta.edu/digitalgallery/img/20051465>



Google

Surrounding Zoning and Land Uses

North “A-5” One-Family/ Hillside Public Park
East “A-5” One-Family/single-family residential
South “CF” Community Facilities / Mosque (closed)
West “A-5” One-Family / single-family residential

Recent Zoning History

- ZC-08-151 Generally bounded by E. Rosedale St, S. Riverside Dr, E. Ramsey Ave, and I-35W/Evans Ave. from A-5/B/B-HC/B-HSE/C/CF/ER/E/F/I/J/PD to A-5, A-5/HC, A-5/HSE, CF, E.

Public Notification

300-foot Legal Notifications were mailed on. December 29, 2022
The following organizations were notified: December 30, 2022 (via e-mail)

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

* *These Neighborhood Associations are located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “CF” Community Facilities to “A-5” One-family district. All properties to the east and west are developed with single-family homes. To the north is the Hillside Park the property to the south is also zoned CF although there is a structure on site, the Mosque that previously operated there has been permanently closed.

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

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. The “A-5” One-family District is not designated as an appropriate zoning district within this classification.

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

The proposed zoning is **not consistent** (technical inconsistency) with the Comprehensive Plan. However, it lines up with the following Southside Sector use policy.

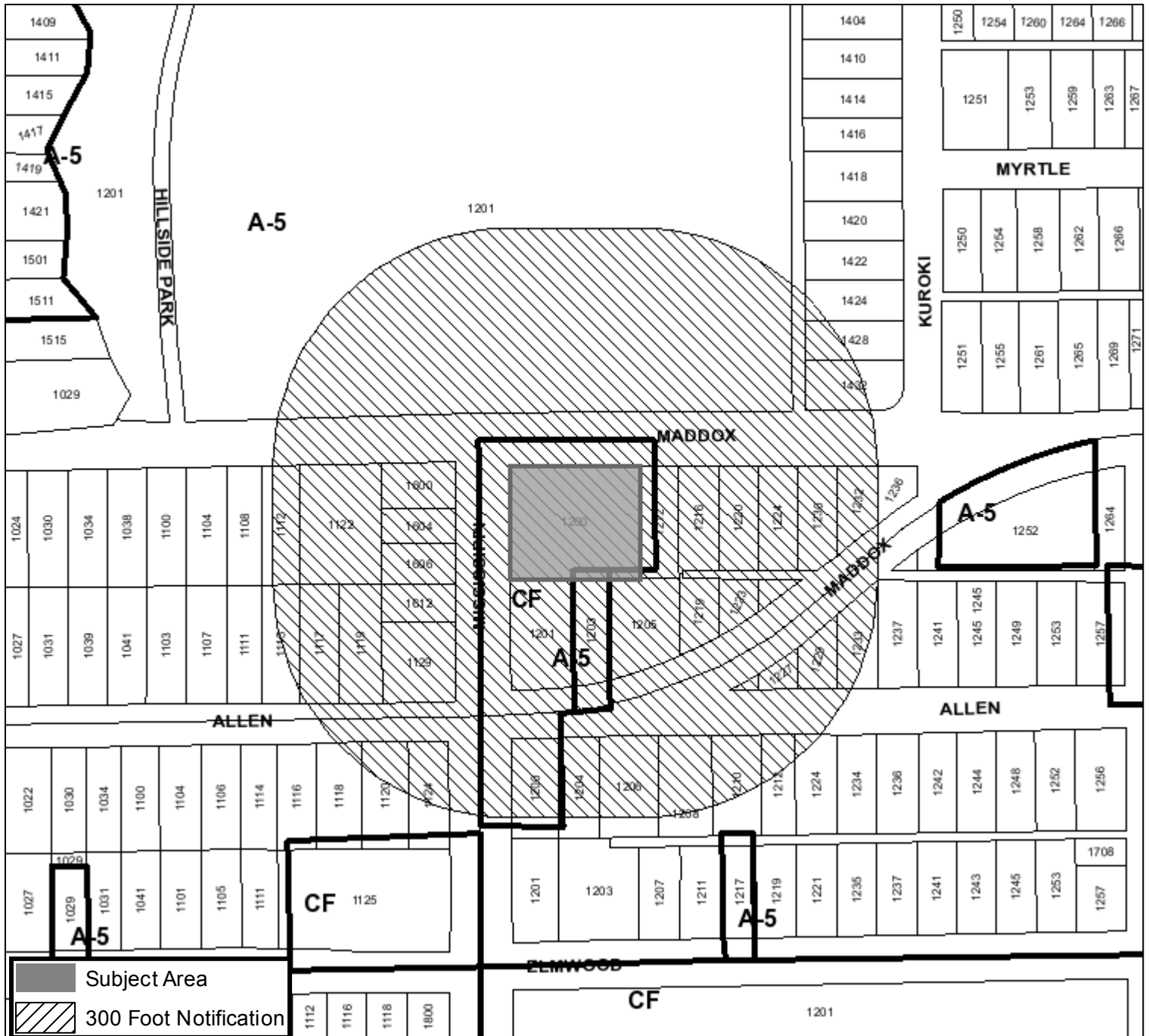
- Promote adaptive re-use of older buildings


If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.




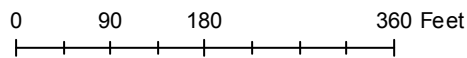
Area Zoning Map

Applicant: Sterling O'Day
 Address: 1200 E. Maddox Avenue
 Zoning From: null
 Zoning To: null
 Acres: 0.53232278
 Mapsco: 077Q
 Sector/District: Southside
 Commission Date: 1/11/2023
 Contact: null



 Subject Area









 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

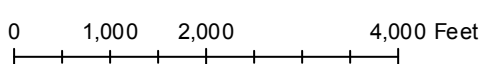
Overlay Districts

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

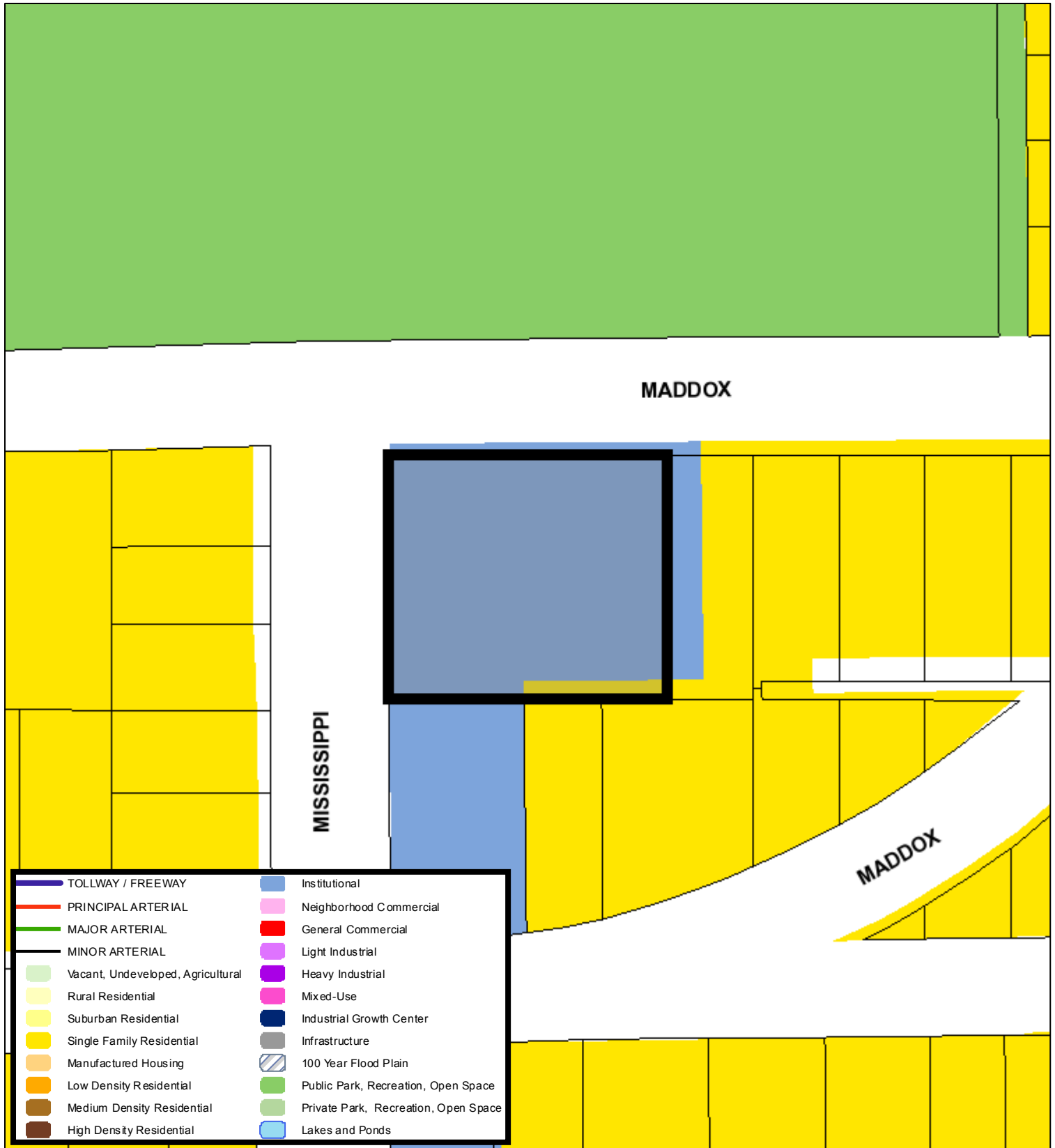
Noise Contours

DECIBEL

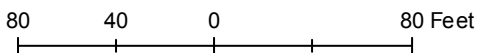
-  65
-  70
-  75
-  80
-  85



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 45 90 180 Feet

