



# Zoning Staff Report

Date: April 28, 2026

Case Number: ZC-26-011

Council District: 8

## Zoning Map Amendment

**Case Manager:** Enrique Alvarez  
**Owner:** Jose E. Bernal  
**Applicant:** Jose E. Bernal  
**Site Location:** 1205 Blodgett Ave, Fort Worth, TX 76115  
**Acreage:** 0.14 Acres

### Request

**Proposed Use:** Rezone to allow for the development of a two-family duplex.  
**Request:** From: “E” Neighborhood Commercial  
To: “B” Two-Family Residential

### Recommendation

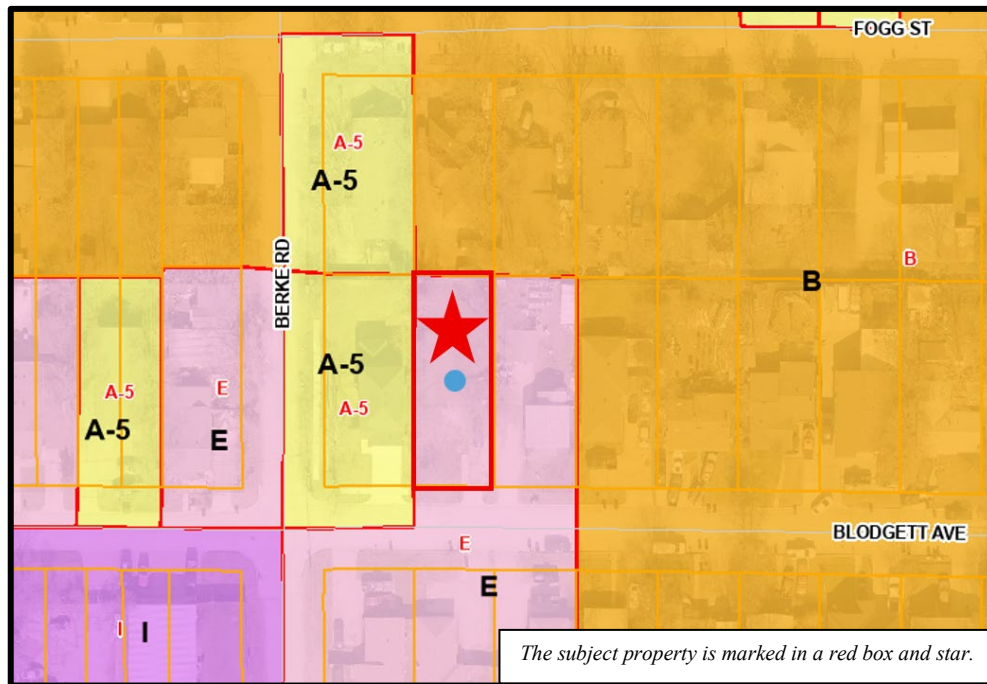
**Land Use Compatibility:** Requested change **is compatible.**  
**Comprehensive Plan Map Consistency:** Requested change **is not consistent.**  
**Comprehensive Plan Policy Consistency:** Requested change **is consistent.**  
**Staff Recommendation:** **Approval**  
**Zoning Commission Recommendation:** **Approval by a vote of 9-0**

## Project Description and Background

The applicant is requesting a zone change on the subject property from “E” Neighborhood Commercial to “B” Two-Family Residential. The subject property contains one platted lot measuring approximately 6,227 square feet, which is currently vacant and contains no structures or improvements. Adjacent zoning along the same block is a mix of existing “B” Two-Family Residential, “E” Neighborhood Commercial, and “A-5” One-Family Residential. The requested zoning change would allow the development of either one-family detached or two-family attached residential homes. The applicant has proposed the future development of the site to be used as a duplex. Any future development on the site would have to comply with “B” Two-Family development standards if approved.

## Surrounding Zoning and Land Uses

	North	South	East	West
<b>Zoning of Adjacent Property</b>	“B” Two-Family District	“E” Neighborhood Commercial	“E” Neighborhood Commercial	“A-5” One-Family District
<b>Land Use</b>	One-Family Residential Home	Two-Family Duplex	One-Family Residential Home	One-Family Residential Home



## Recent Zoning History

No zoning history on the property.

# Development Analysis

## Land Use Compatibility

The area surrounding the subject property contains a mix of single-family and two-family residential properties. While the adjacent lots to the east and west are single-family residential lots, the three lots directly south are two-family duplexes. Lots to the north are a mix of both single-family and two-family residential. It should also be noted that the adjacent lot to the east, and the three directly across the street, are zoned “E” Neighborhood Commercial, which does not allow for residential uses. These lots would be considered non-conforming. A zone change to “B” Two-Family residential would allow both one-family and two-family developments, which would align with the existing character of the neighborhood.

4.603 Residential District Use Table		One/Two-Family Districts										Multifamily				Special Districts		In NR Table	Supplemental Standards
Residential Use		A 2.5A	A 43	A 21	A 10	A 7-5	A5	AR	B	RI	R2	CR	C	D	UR	MH	PD/CUP		
Household Living	One-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	* Not > 10,000 sq. ft. 6.507
	One-family zero lot line detached							P	P	P*	P*	P	P	P	P			>>	6.101(c)
	One-family zero lot line attached (twin home)								P	P	P	P	P	P	P			>>	
	Two-family detached								P	P	P	P	P	P	P			>>	
	Duplex/two-family attached dwelling								P	P	P	P	P	P	P			>>	
	One-family attached (townhouse, rowhouse)										P*	P	P	P	P			>>	6.101(c)
	Cluster housing											P	P	P	P			>>	

The proposed zone change would allow the subject property to align with residential uses, which would match the existing character and look of the built neighborhood. This change would allow for a practical development of the site, which may otherwise face development constraints as a commercial site adjacent to two residential lots. The proposed change is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Southside Planning Sector

### Future Land Use Map

The adopted Comprehensive Plan/Future Land Use Map identifies the subject property as being located within the **Single-Family Residential** future land use category. Characteristics of this area include 3,500+ square foot lots for single-family homes. The proposed zone change is **not compatible** with the Comprehensive Plan/Future Land Use Map.

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.		
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>SPECIAL</b>		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
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	Schools and Churches: ALL Others: CF
<b>RESIDENTIAL</b>		
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
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

## Comprehensive Plan Policies

The Comprehensive Plan provides policies that help guide development based on characteristics unique to a specific neighborhood. Additionally, best practices are presented that can be applied uniformly across the city as well. While the proposed zoning change may not align with the Future Land Use Map, several policies are presented that support this proposed change in this neighborhood. Key policies are provided below.

- *Encourage infill of compatible housing.*
- *Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.*
- *Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.*
- *Preserve the character of rural and suburban residential neighborhoods.*
- *Support diverse housing options, including duplexes... to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.*

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

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **February 27, 2026**.

### Posted Notice

A sign was erected on the property on **February 26, 2026**.

### 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.



*Front view of the subject property facing north with posted legal notice.*

### Courtesy Notice

The following organizations were emailed on **February 27, 2026**:

Organizations Notified	
United Communities Association of South Fort Worth	Carter Park NA
Glen Eden Neighborhood Association	Brentmoor NA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Southeast Fort Worth Inc.	Fort Worth ISD

## Site Photos



*Front view of the subject property facing north.*



*View of adjacent properties to the east.*



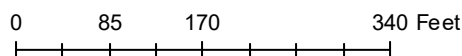
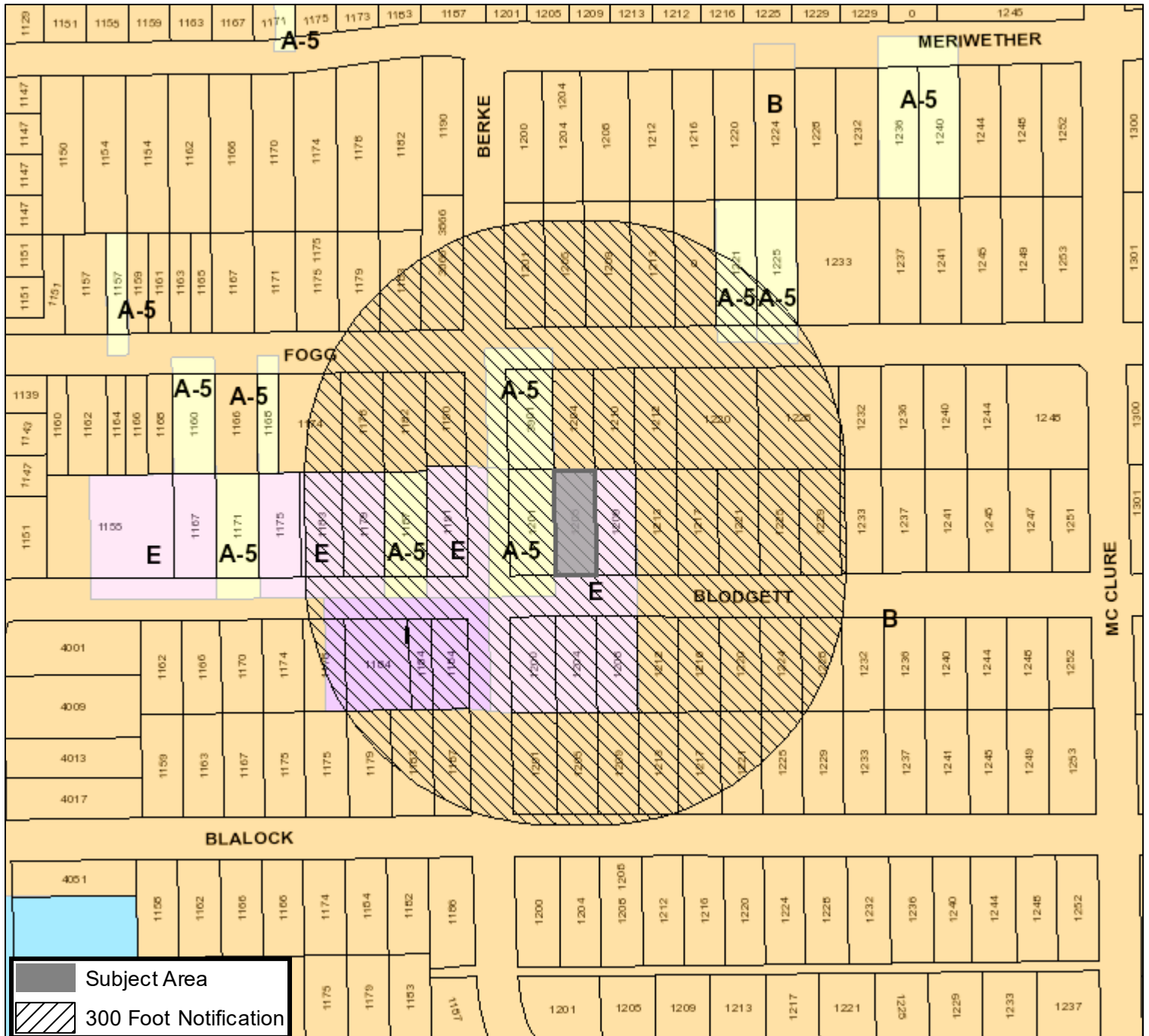
*View of adjacent properties to the west.*



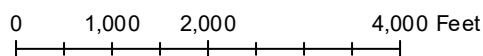
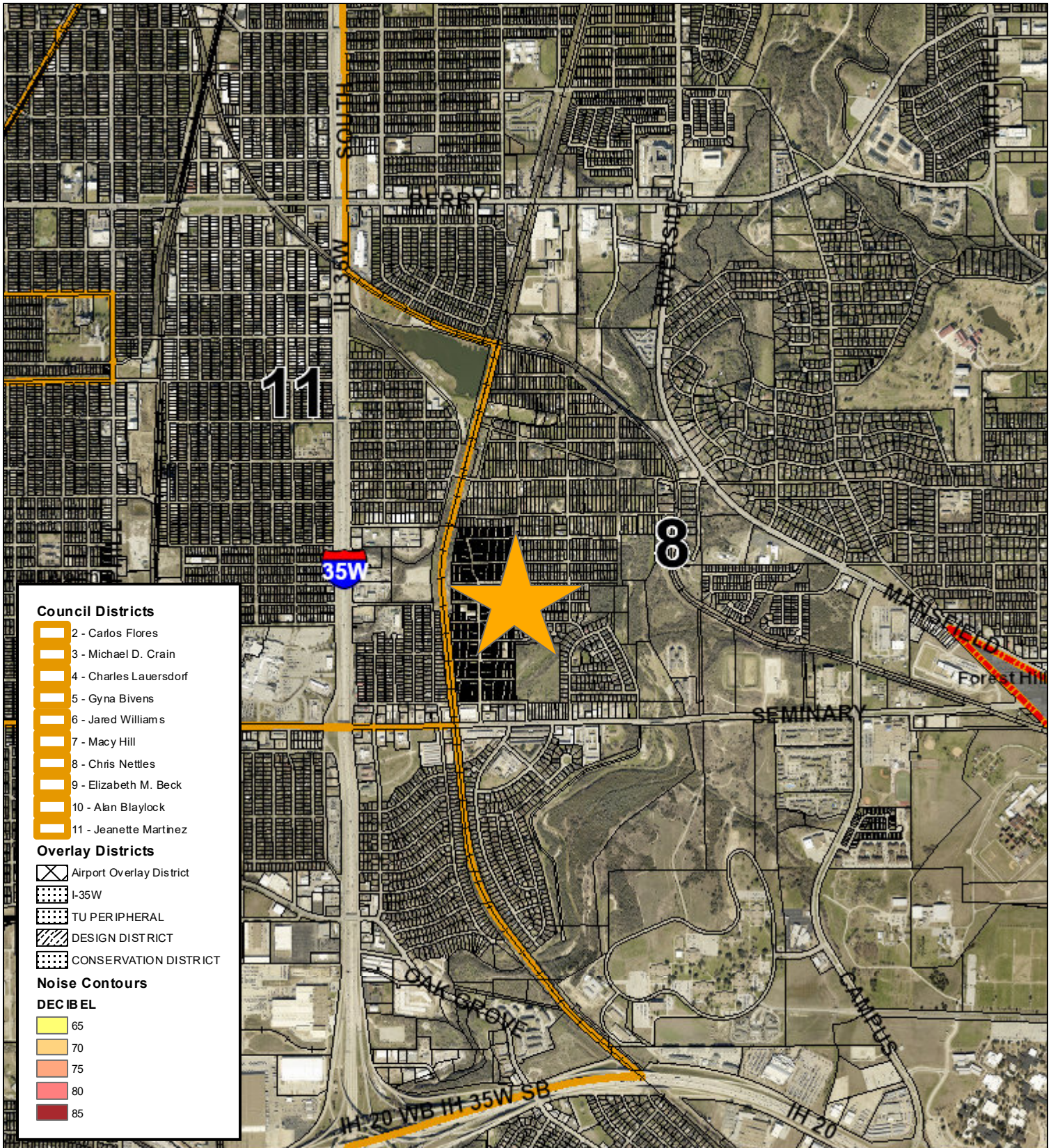
*View of duplexes across the street to the south.*

## Area Zoning Map

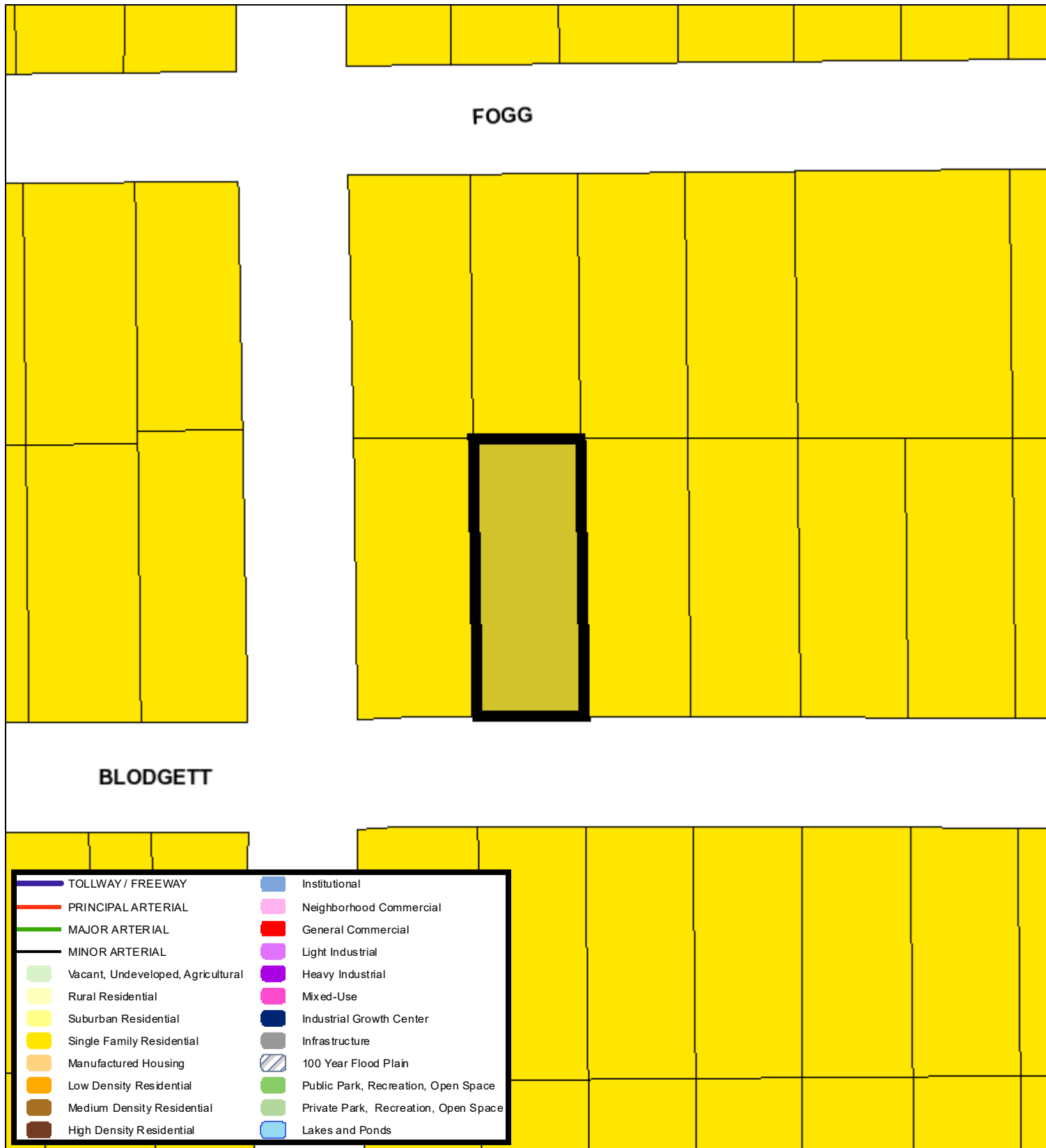
Applicant: Jose Bernal  
 Address: 1205 Blodgett Avenue  
 Zoning From: E  
 Zoning To: B  
 Acres: 0.14  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 3/11/2026  
 Contact: 817-392-2779



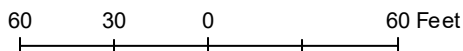
### Area Map



### 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 37.5 75 150 Feet

