



# Zoning Staff Report

**Date:** October 17, 2023

**Case Number:** ZC-23-140

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Fort Worth Living, LT

**Site Location:** 1118 Jacksboro Highway & 1121 Terrace Avenue

**Acreage:** 0.15 acres

### Request

**Proposed Use:** Single-family, commercial and warehouse

**Request:** From: “A-5” One Family Residential

To: “PD/SU” Planned Development/Specific Use for a single-family home along Terrace Ave and warehouse, office and retail use facing Jacksboro Highway, with waivers to lot coverage, setbacks, landscaping and parking; site plan waived

### Recommendation

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

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

**Staff Recommendation:** **Approval**

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

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## Project Description and Background

The proposed site has frontage on both Jacksboro Highway, a Commercial Connector on the Master Thoroughfare Plan and Terrace Avenue, a residential street. The applicant is requesting a zoning change to allow for both residential and commercial uses. Aerials show the building in place since at least 2001 show the property in the current configuration. The property owner is wishing to make it legal.

The industrial building appears to have been constructed with ample separation to the rear of the single-family home. It was a permitted structure. The commercial property is relatively small but faces Jacksboro Highway with a small driveway. Minimal parking appears to be provided for both the single-family and industrial building as it exists today. However, a development standard is required if in the future the use changes on the commercial building near Jacksboro.

The property was rezoned from “I” Light Industrial to “A-5” One Family in 2011 as part of a council-initiated rezoning. A single-family would have been allowed by right if built prior to the mid-1980s when all of the zoning categories were cumulative. It is expected that the home and industrial were permitted on the same lot for this reason.

Below is a chart illustrating the necessary development standards for the Planned Development:

	<b>A-5</b>	<b>Proposed PD</b>
<b>Lot Coverage</b>	Single-family: less than 50% Industrial: NA	Single-family: More than 50% <i>(Development Standard required)</i>
<b>Supplemental Setback (as measured to property line)</b>	Duplex: NA Industrial: 20 ft.	Duplex: NA Industrial: 0 <i>(Development Standard required)</i>
<b>Parking</b>	Single-family: 2 spaces behind front building wall Industrial: 4 spaces per 1,000 sq. ft. retail Est. 1300 s.f. bldg.	Single-family: 2 spaces in the front yard <i>(Development Standard required)</i> Industrial: 5 spaces required, 5 provided <i>(Development Standard requested for future uses that may require more parking)</i>
<b>Landscaping</b>	Single-family: NA Industrial: 10% of net site	Not provided <i>(Development Standard required)</i>

## Surrounding Zoning and Land Uses

North “A-5” One Family Residential / single family  
East PD 1201“PD/SU” Planned Development/Specific Use for a duplex and commercial uses and warehouse, with development standards; site plan waiver requested / single family/commercial  
South “I” Light Industrial / automotive  
West “FR” General Commercial Restricted / flea market

## Recent Zoning History

- Site was rezoned from “I” Light Industrial to “A-5” One Family in 2011 as part of a council-initiated rezoning

## Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.  
The following organizations were emailed on August 30, 2023:

Organizations Notified	
Inter-District 2 Alliance	North Side NA*
Historic Northside Business Association	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

*\*Closest registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing a zoning change from “A-5” One Family to “PD/SU” Planned Development/Specific Use for a duplex and commercial uses plus warehouse. Surrounding land uses are single family properties along Terrace Avenue, with commercial and auto related uses along Jacksboro Highway. The proposed zoning **is compatible** with surrounding land uses.

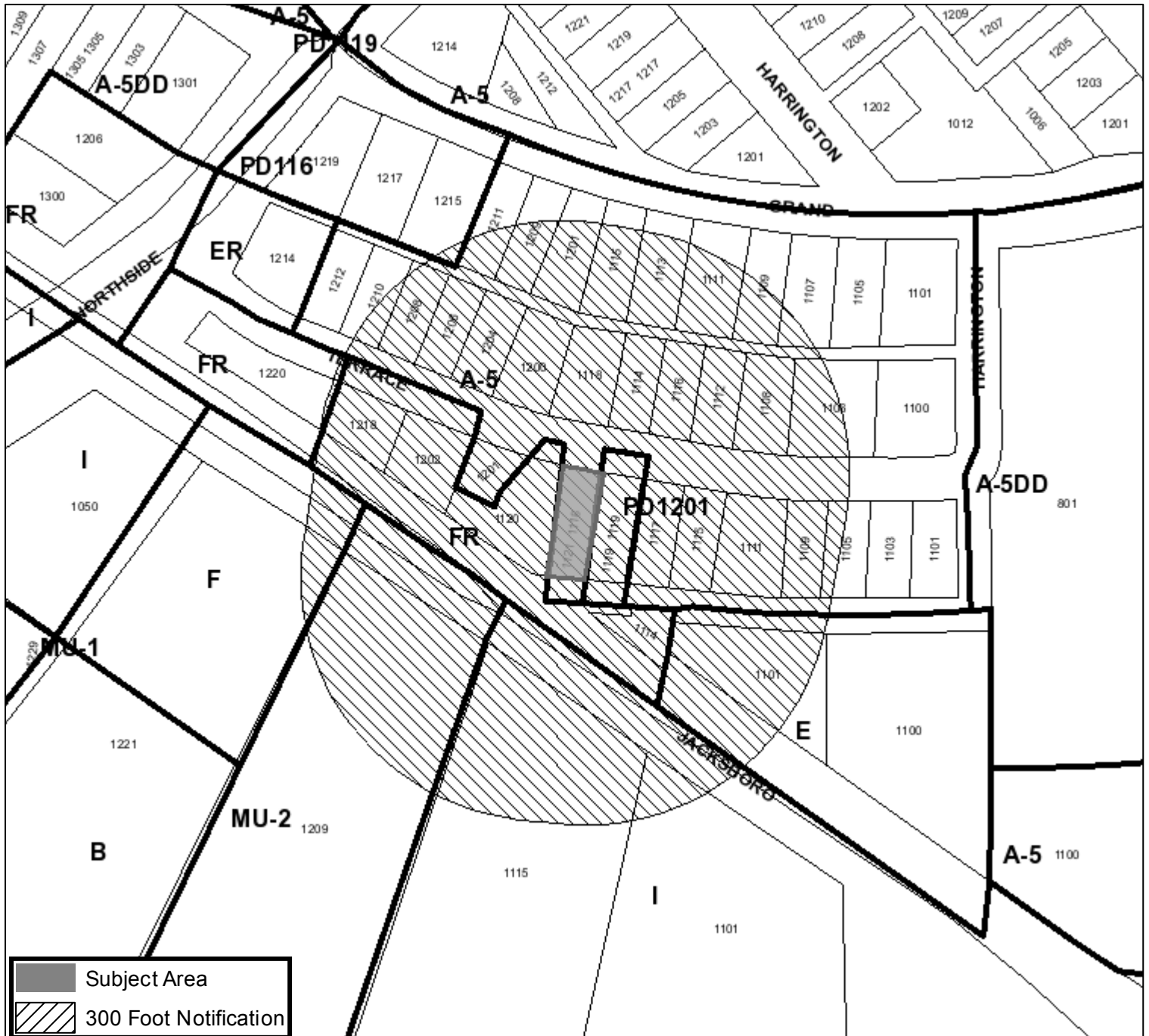
### Comprehensive Plan Consistency – Northside



The adopted Comprehensive Plan designates the subject property as General Commercial. Therefore, the proposed “PD/SU” for single-family and commercial uses plus warehouse **is consistent** with the following Comprehensive Plan policies.

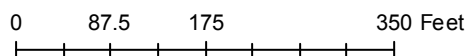
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces

### Area Zoning Map

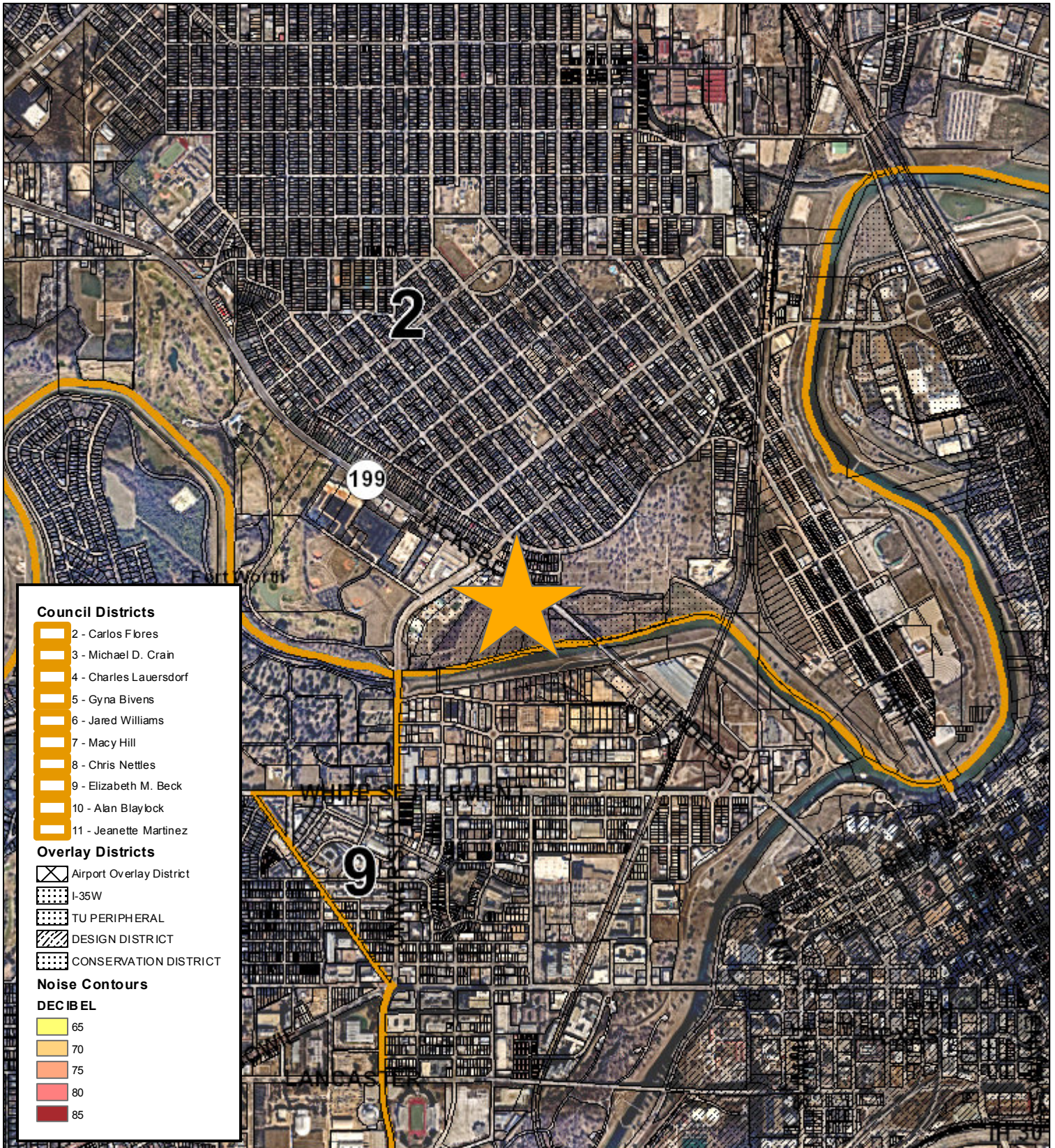
Applicant: Brett Thomas  
 Address: 1118 Jacksboro Highway and 1121 Terrace Avenue  
 Zoning From: A-5  
 Zoning To: PD/F  
 Acres: 0.15471601  
 Mapsco: Text  
 Sector/District: Northside  
 Commission Date: 9/13/2023  
 Contact: null



	Subject Area
	300 Foot Notification



### Area Map



**Council Districts**

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

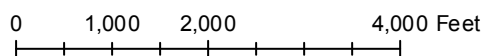
**Overlay Districts**

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

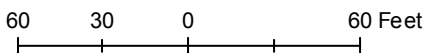
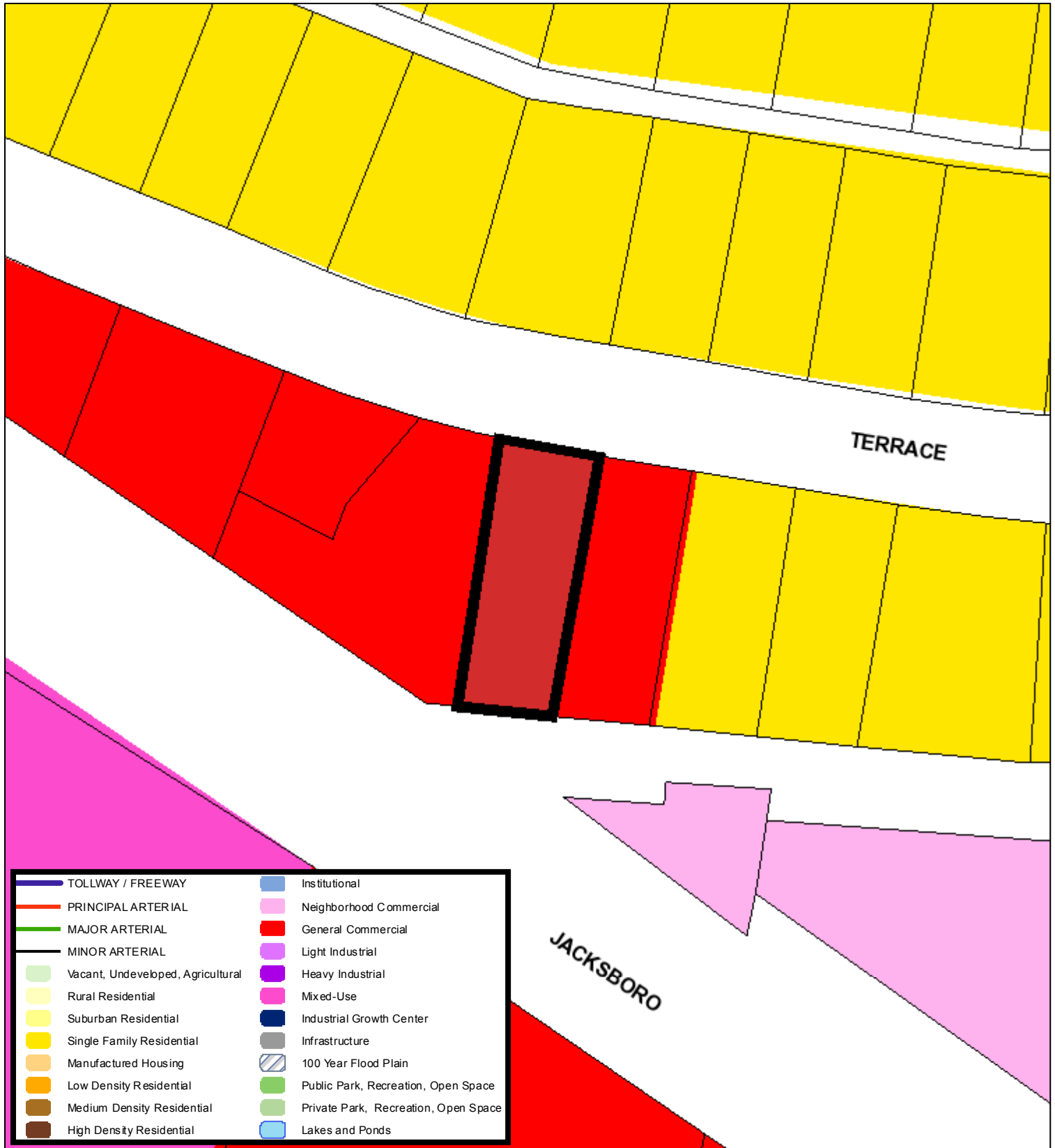
**Noise Contours**

**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 40 80 160 Feet

