



Zoning Staff Report

Date: October 12, 2021

Case Number: ZC-21-105

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Marathon Hldgs LLC/ Nyalls Carlton

Site Location: 1513 Belzise Terrace

Acreage: 0.152 acres

Request

Proposed Use: Duplex

Request: From: "A-5" One-Family

To: "B" Two-Family

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial with prejudice by a vote of 9-0**

Correspondence: Support: *None* Opposition: *3 letters, 1 Neighborhood Association*

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Project Description and Background

The property is within the Highland to Glenwood Addition and NEZ Area Six. The present owner is listed as the intended developer of the property on the application. The proposal to rezone this lot would change the current “A-5” zoning to “B” zoning, going from an allowance for one (1) single family dwelling unit to an allowance for one (1) duplex unit containing two (2) dwelling units. The lot is approximately 6,600 square feet, and meets the “B” zoning minimum requirements, except for the minimum width (50’ required, 44’ provided). The applicant would need to pursue a Board of Adjustment action to remedy this issue.

Surrounding Zoning and Land Uses

North “B” Two-Family / residential
East “B” Two-Family / undeveloped
South “B” Two-Family / residential
West “A-5” One-Family / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.
The following organizations were notified: (emailed July 23, 2021)

Organizations Notified	
Belmont NA	Parker Essex Boaz NA
Historic Southside NA	East Fort Worth, Inc
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	United Communities Assoc. of S. Fort Worth*
Fort Worth ISD	East Fort Worth Business Association

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The current zoning of “A-5” would allow construction of one (1) single family dwelling unit. The proposed zoning of “B” Two-Family would allow construction of two (2) dwelling units, which would likely be an attached duplex based on the dimensions of the lot (approximately 44’ x 150’)

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

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as Single-Family Residential. This is analogous to but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zones. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single family residence, but both would be less intensive uses than commercial or industrial zoning.

The proposed zoning is not strictly consistent with the land use designation for this area, however the proposed zoning would be in alignment with the following policies of the Comprehensive Plan:



- Promote a variety of housing choices
- Encourage infill of compatible housing

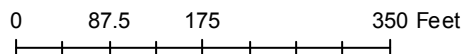
While the proposed use is in conformance with the policies stated above, the proposed zoning is **inconsistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Area Zoning Map

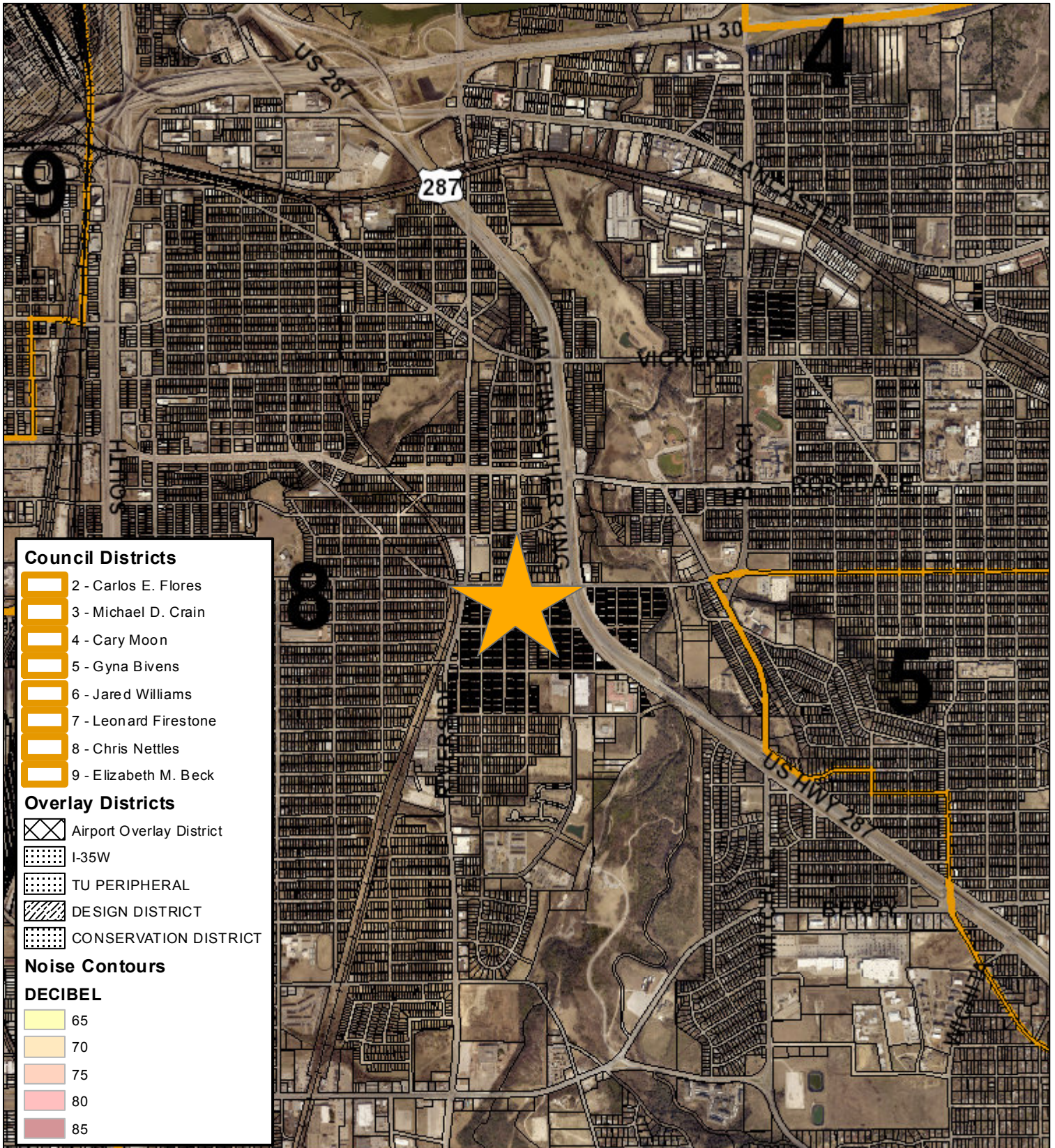
Applicant: Marathon Hldgs LLC
 Address: 1513 Belzise Terrace
 Zoning From: A-5
 Zoning To: B
 Acres: 0.13799744
 Mapsco: 77R
 Sector/District: Southside
 Commission Date: 8/11/2021
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification








Area Map








Council Districts

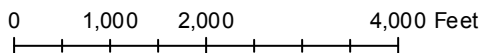
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

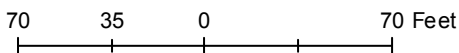
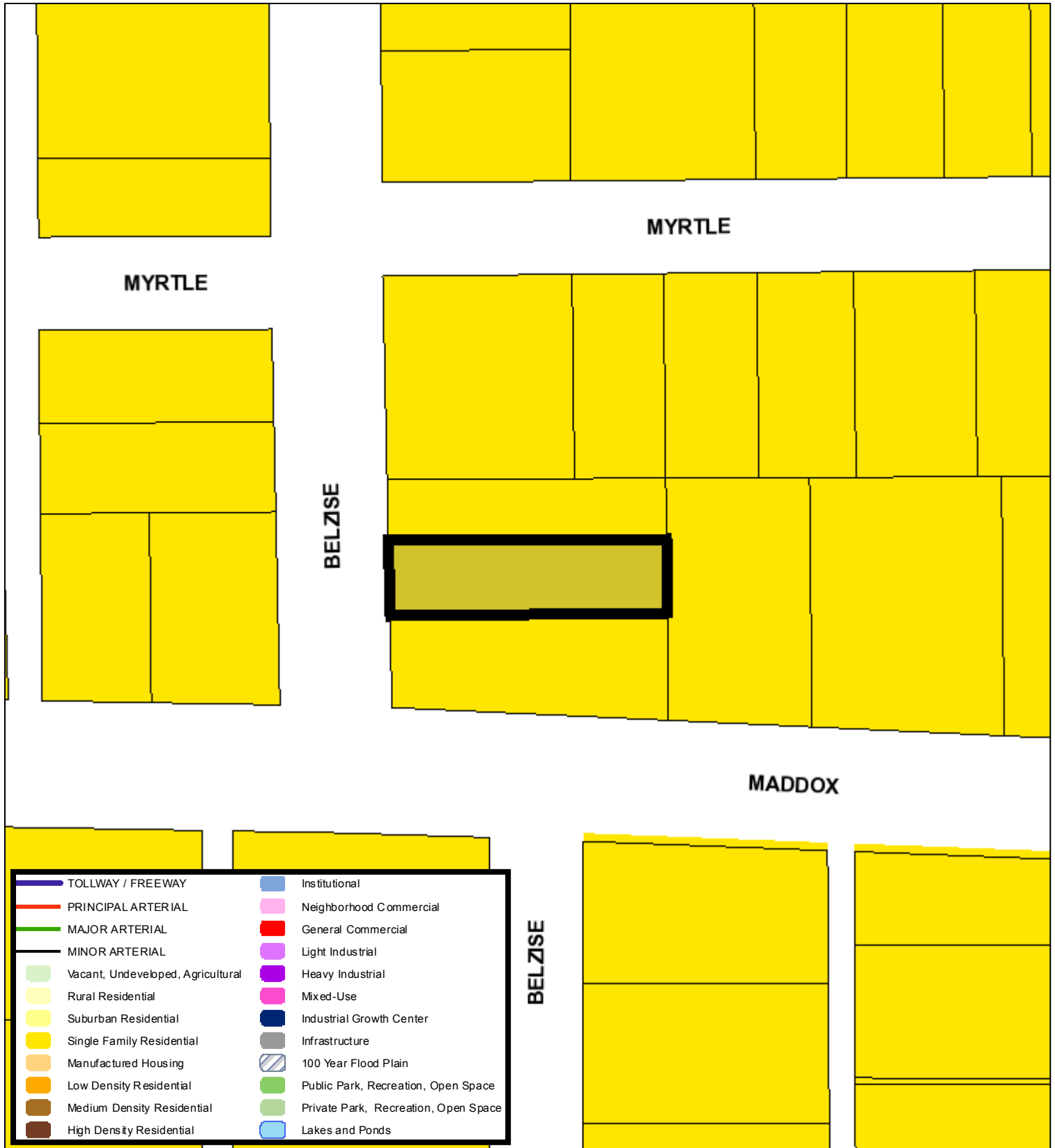
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

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



Future Land Use



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

