



Zoning Staff Report

Date: April 11, 2023

Case Number: ZC-23-030

District (old/new): 8 / 8

Zoning Map Amendment

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

Owner / Applicant: QJ Development LLC. / DCG Engineering Inc.

Site Location: 1628 Davis Avenue

Acreage: .28 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 not consistent (technical inconsistency)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
 - [a. Land Use Compatibility](#)
 - [b. Comprehensive Plan Consistency](#)
 - [c. Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is located at the southwest corner of Davis Street and Ash Crescent, within the Neighborhood Empowerment Zone (NEZ) 6 and in Council District 8. The parcel contains two lots that measure approximately 7000 square feet each. The City of Fort Worth brought forward an application to rezone the property to A-5 in 2006. Following the rezoning the property has had several owners, but no development has occurred nor building permits have been issued. No structures were noted on lots in the historical aerials and no issued building permits were found since 2001, reflecting a lack of development interest in the site.

The proposal to rezone this lot would change the current “A-5” zoning allowing one (1) single family dwelling unit to “B” zoning allowing one (1) duplex unit containing two (2) dwelling units. The lots are roughly 7,000 square feet each and can be developed with two (2) attached units. Neither site is large enough to build two (2) detached units. Other “B” standards are 50% maximum building coverage on the lots, approximately 35-foot front yard setback matching setbacks west of the site, 35-foot maximum height, and 2 parking stalls per dwelling unit behind the front building line.

Surrounding Zoning and Land Uses

North “A-5” One-Family / vacant
East “B” Two-Family / church
South “B” Two-Family / single-family residence
West “A-5” One-Family / single-family residence

Recent Zoning History

- No recent rezoning within the last 10 years.

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023
The following organizations were notified: (emailed March 10, 2023)

Organizations Notified	
United Communities Association of South Fort Worth	Morningside NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

Land Use Compatibility

The applicant is requesting to change the zoning of this property from "A-5" One-Family District to "B" Two-Family, which would allow for attached duplexes based on the lots' dimensions.

The general surrounding area is primarily zoned "B" two-family, except for the industrial portions along Riverside and a few other scattered properties rezoned by the City to "A-5," including the subject property. Nonetheless, most properties in the immediate vicinity are either vacant or developed with single-family residences.

A transit line runs within a block of the site.

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

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential. This classification is comparable to "A-10", "A-7.5", "A-5", or "AR" zoning. "B" Two-Family zoning for duplexes would be classified as Low Density Residential on the Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is minimal in this location as both have a residential character. duplexes would be slightly more intense than single family residences.

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 appropriate infill development of vacant lots within developed areas.
- Promote a variety of housing choices

While the proposed zoning is **not consistent** (technical inconsistency) with the Future Land Use designation, it is in conformance with the Comprehensive Plan policies stated above. Therefore, if this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Economic Development Plan

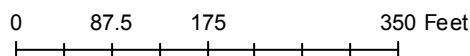
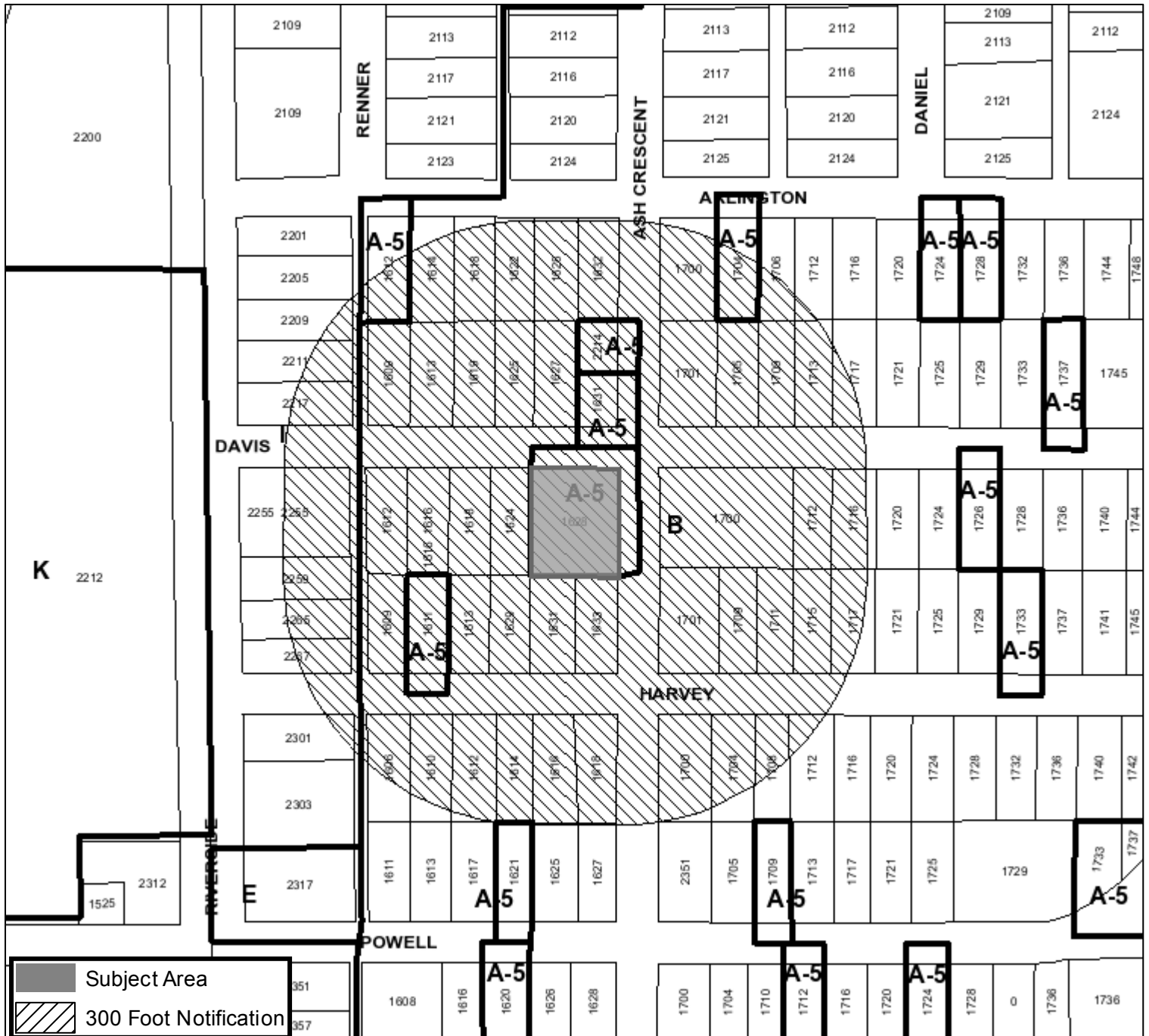
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.



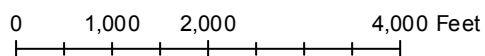
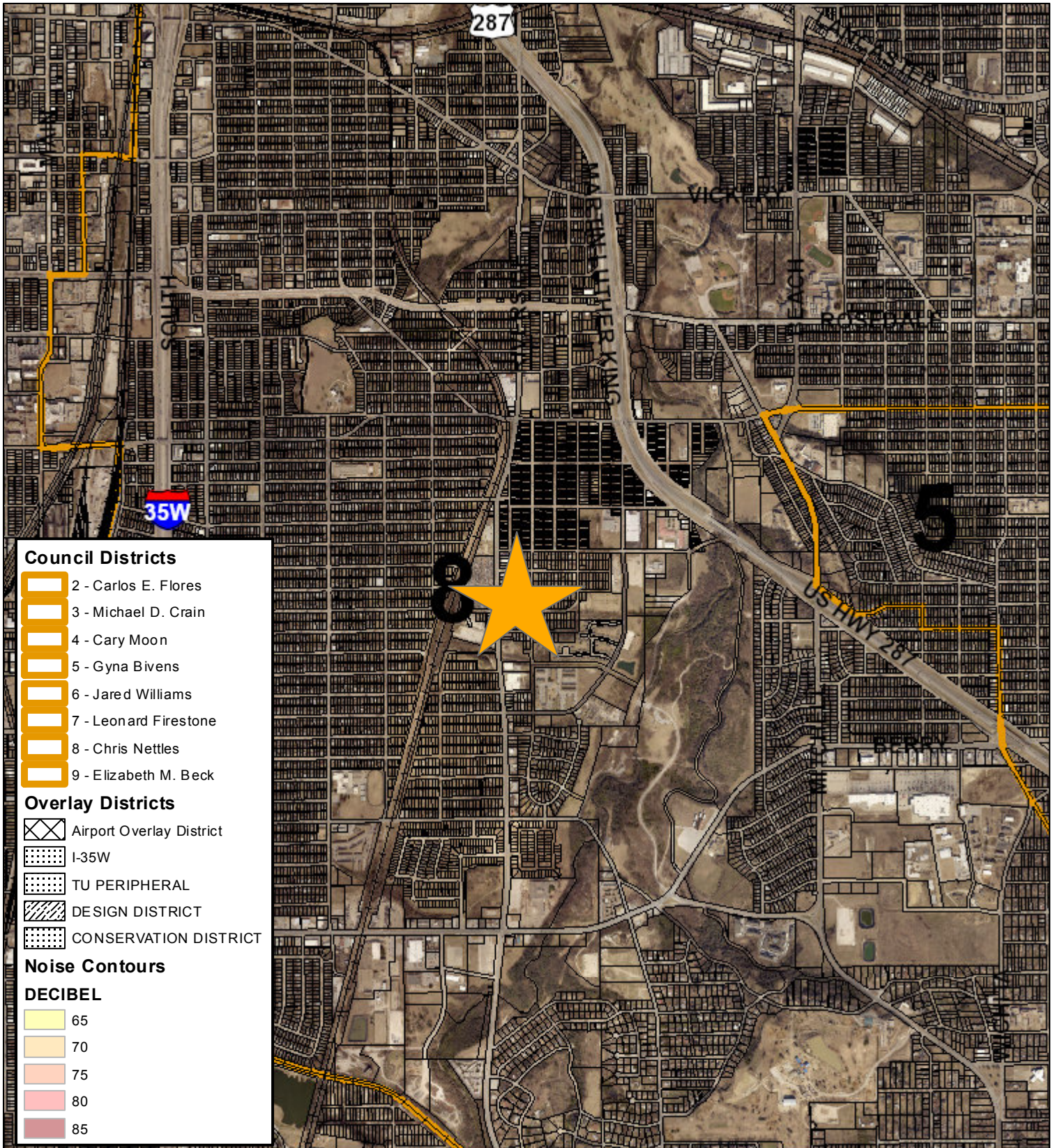
ZC-23-030

Area Zoning Map

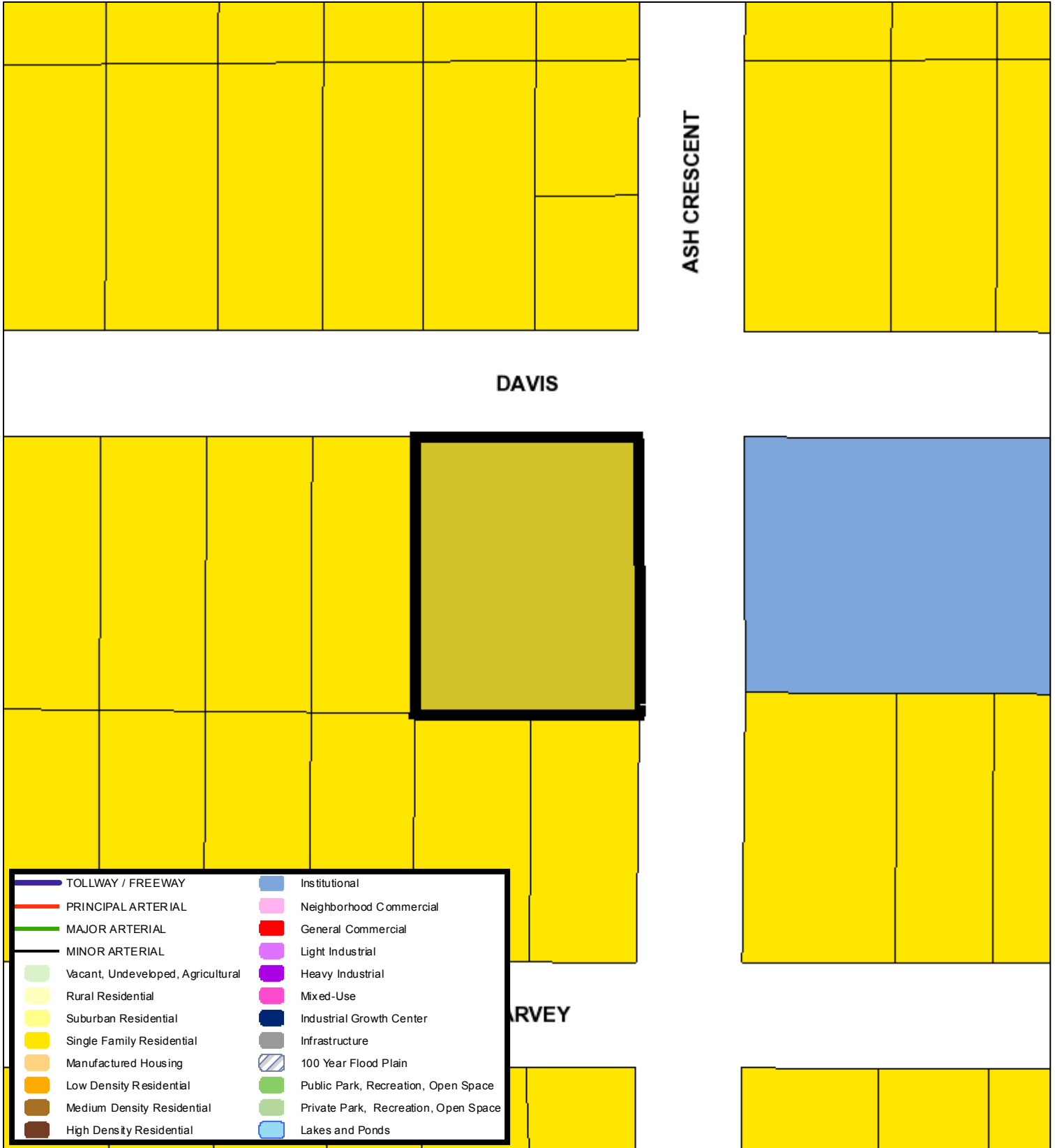
Applicant: null
 Address: 1628 Davis Avenue
 Zoning From: A-5
 Zoning To: B
 Acres: 0.31915984
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 3/8/2023
 Contact: null



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

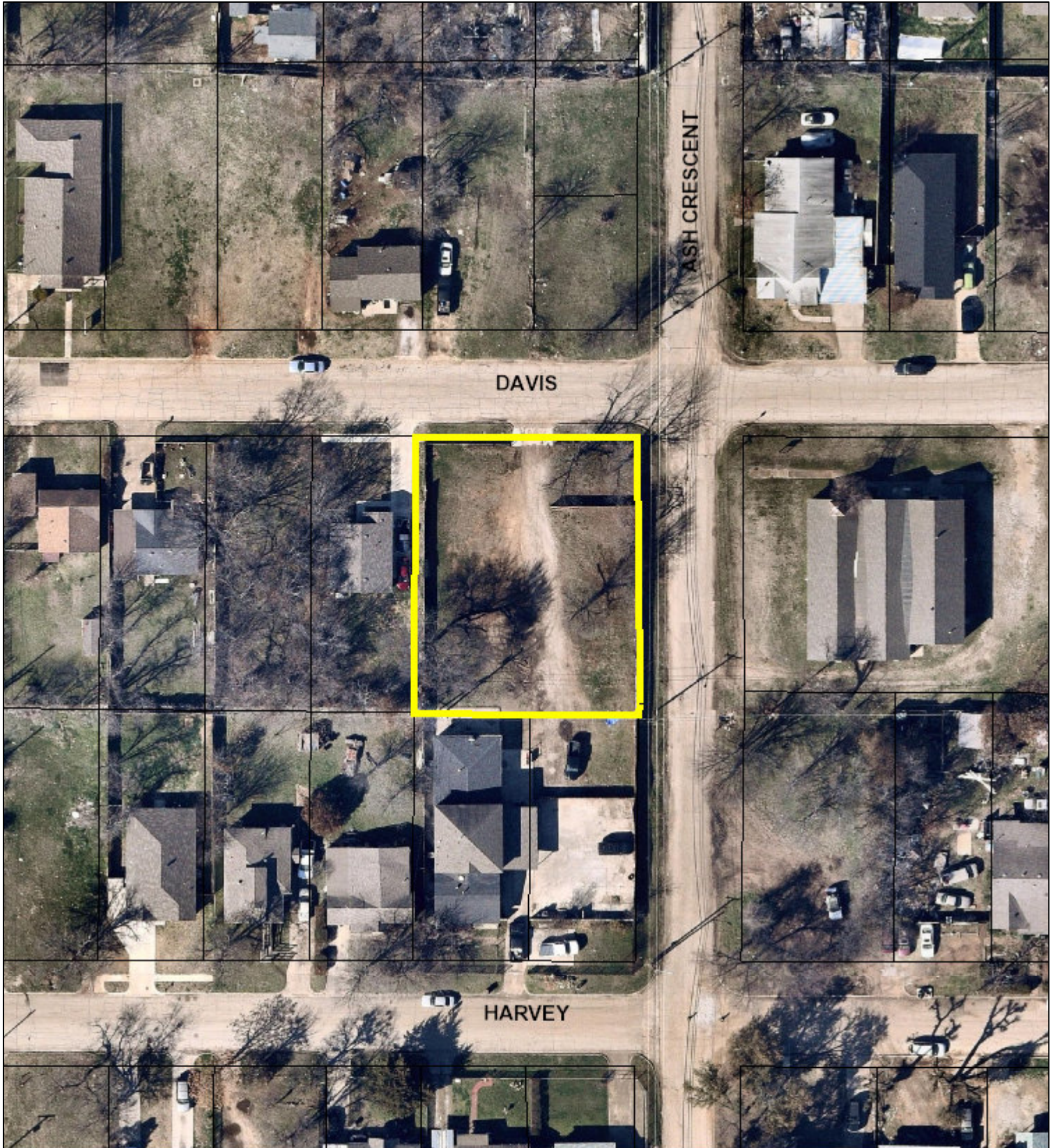
60 30 0 60 Feet



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.



Aerial Photo Map



0 40 80 160 Feet

