



# Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-033

Council District: 8

## Zoning Map Amendment

**Case Manager:** Enrique Alvarez

**Owner:** German Munoz

**Applicant:** James Walker

**Site Location:** 1727 Belzise Terrace

**Acreage:** 0.155 Acres

### Request

**Proposed Use:** Two-family dwelling

**Request:** From: "A-5" One-Family Residential  
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 11-0**

### Project Description and Background

The subject property is located at the northeast corner of Elmwood Avenue and Belzise Terrace. The applicant is requesting a zoning change on the subject properties from "A-5" One-Family District to "B" Two-Family District. The subject property contains three individually platted lots, measuring approximately 9,626 square-feet total, at the northeast corner of the Belzise Terrace and Elmwood Avenue intersection. The site is currently vacant and undeveloped. Adjacent zoning to the north, south, and west consists of "B" Two-Family and "UR" Urban

Residential to the east. Uses are a mix of primarily residential homes and vacant land. The applicant has proposed constructing a two-unit duplex on the property. If approved, future development on the site would have to comply with “B” Two-Family development standards.

### Surrounding Zoning and Land Uses

	North	South	East	West
<b>Zoning of Adjacent Property</b>	“B” Two-Family District	“B” Two-Family District / “I” Light Industrial	“UR” Urban Residential	“B” Two-Family District
<b>Land Use</b>	One-Family Residential Home	One-Family Residential Home / Vacant Land	Vacant Land	One-Family Residential Home / Religious Facility

### Recent Zoning History

No zoning changes since at least 2004.

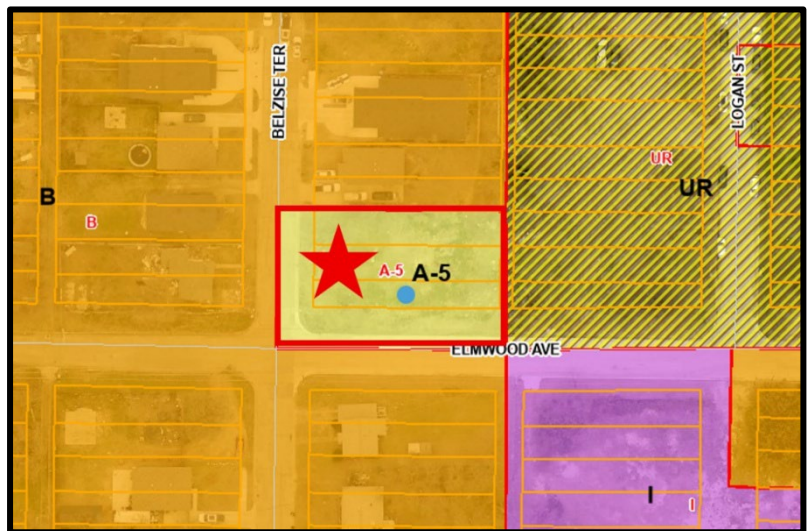
### Development Analysis

#### Land Use Compatibility

The area surrounding the subject property contains a mix of developed residential properties and vacant land. A zone change to “B” Two-family would allow for the construction of a single-family residence or an attached or detached two-family residence. While the lots to the north, south, and west are single-family residences, there are several two-family dwellings along the same block to the north of the subject property.

*The subject property is marked in a red box and star.*

The conversion of the properties to “B” Two-Family would match the zoning along the block and allow for the development of uses already in existence within the immediate area. The proposed use is **compatible** with



surrounding land uses.

# Comprehensive Plan Consistency – Southside Planning Sector

## Future Land Use Map

The adopted Comprehensive Plan Future Land Use Map designates the property as Single-Family Residential. Characteristics of this area include single-family lots with a minimum lot size of 3,500 square feet or greater. The requested zoning change to “B” Two-Family is **not consistent** with the Future Land Use Map. The requested “B” Two-Family zoning district is characteristic of the Low Density Residential Future Land Use category.

## 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 zone change does not align with the Future Land Use Map, several key policies within the Comprehensive Plan support and encourage this change and development. Key policies are provided below.

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
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

APPENDIX C: FUTURE LAND USE BY SECTOR

- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.
- Encourage locating multiple-unit residential structures on corner lots.

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 **March 27, 2026**.

## Posted Notice

A sign was erected on the property on **March 25, 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.

## Courtesy Notice

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

Organizations Notified	
United Communities Association of South Fort Worth	Belmont NA
Polytechnic Heights South NA	Parker Essex Boaz NA
Hillside Neighborhood Association	The New Mitchell Boulevard NA
Historic Southside NA	East Fort Worth Inc
Streams and Valleys Inc.	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

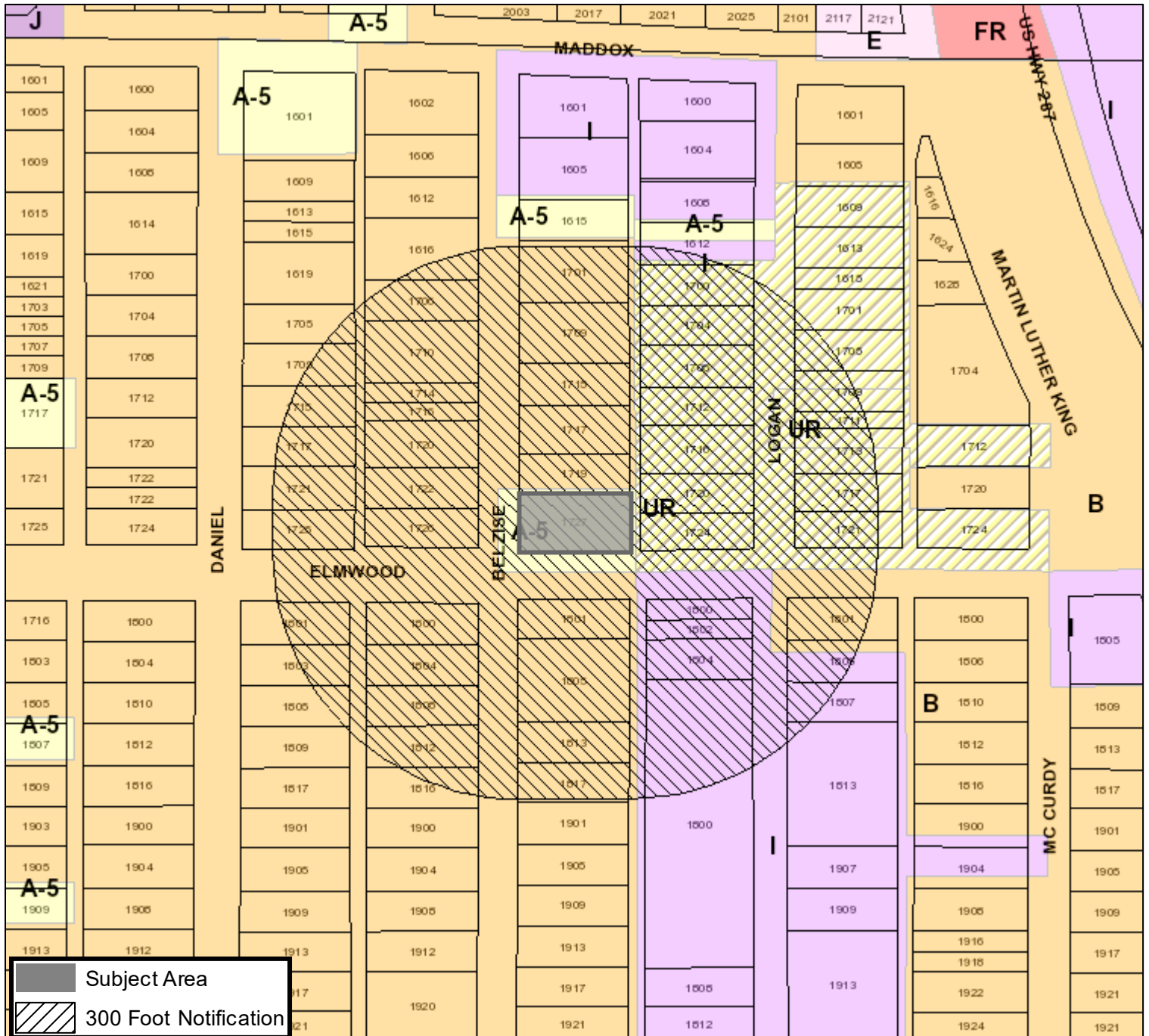




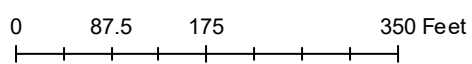
ZC-26-033

# Area Zoning Map

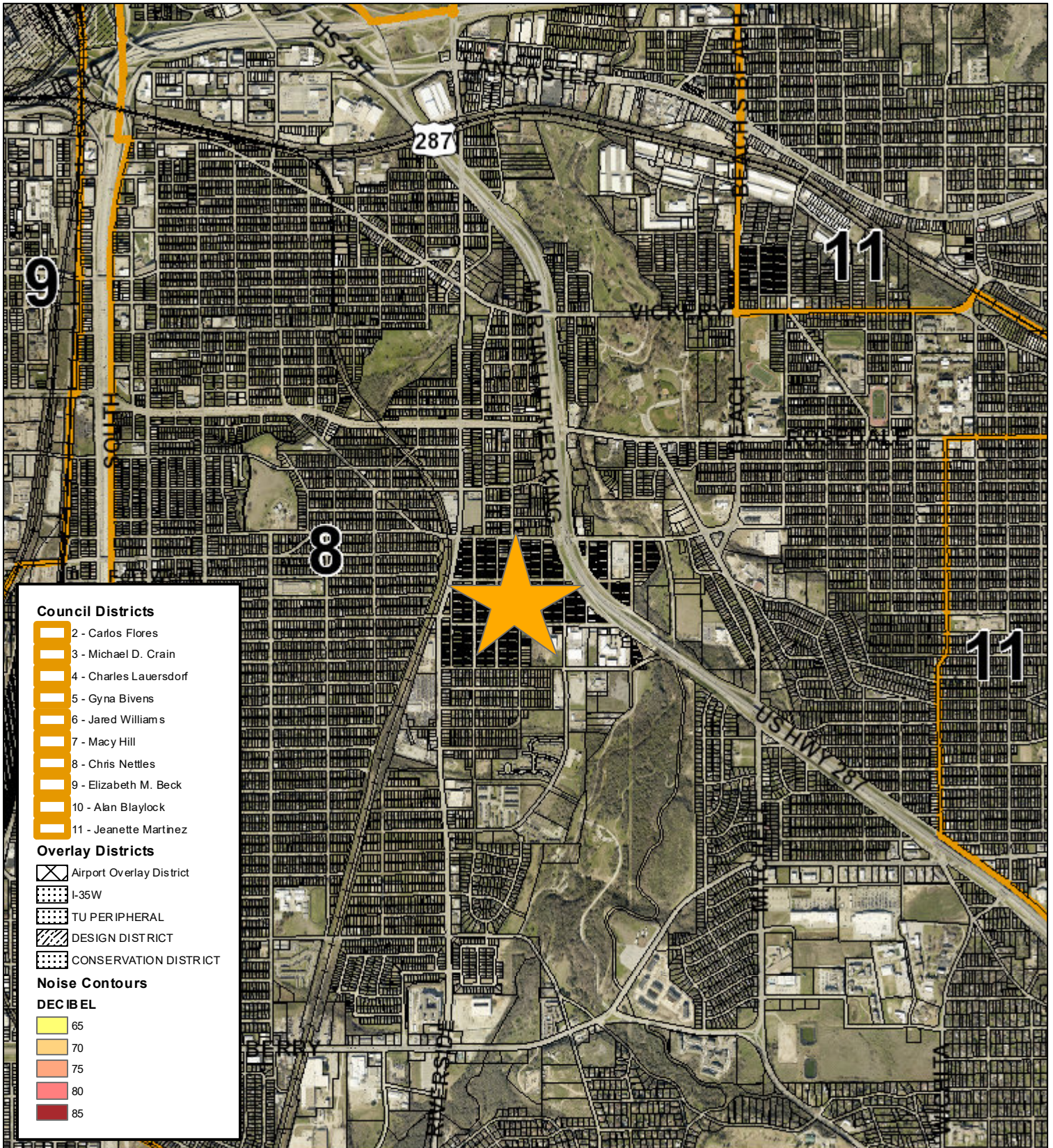
Applicant: German Munoz/James Walker  
 Address: 1727 Belzise Terrace  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 0.155  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 4/8/2026  
 Contact: 817-392-2779



Subject Area  
 300 Foot Notification



### Area Map



**Council Districts**

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

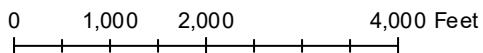
**Overlay Districts**

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

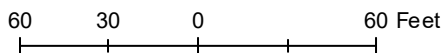
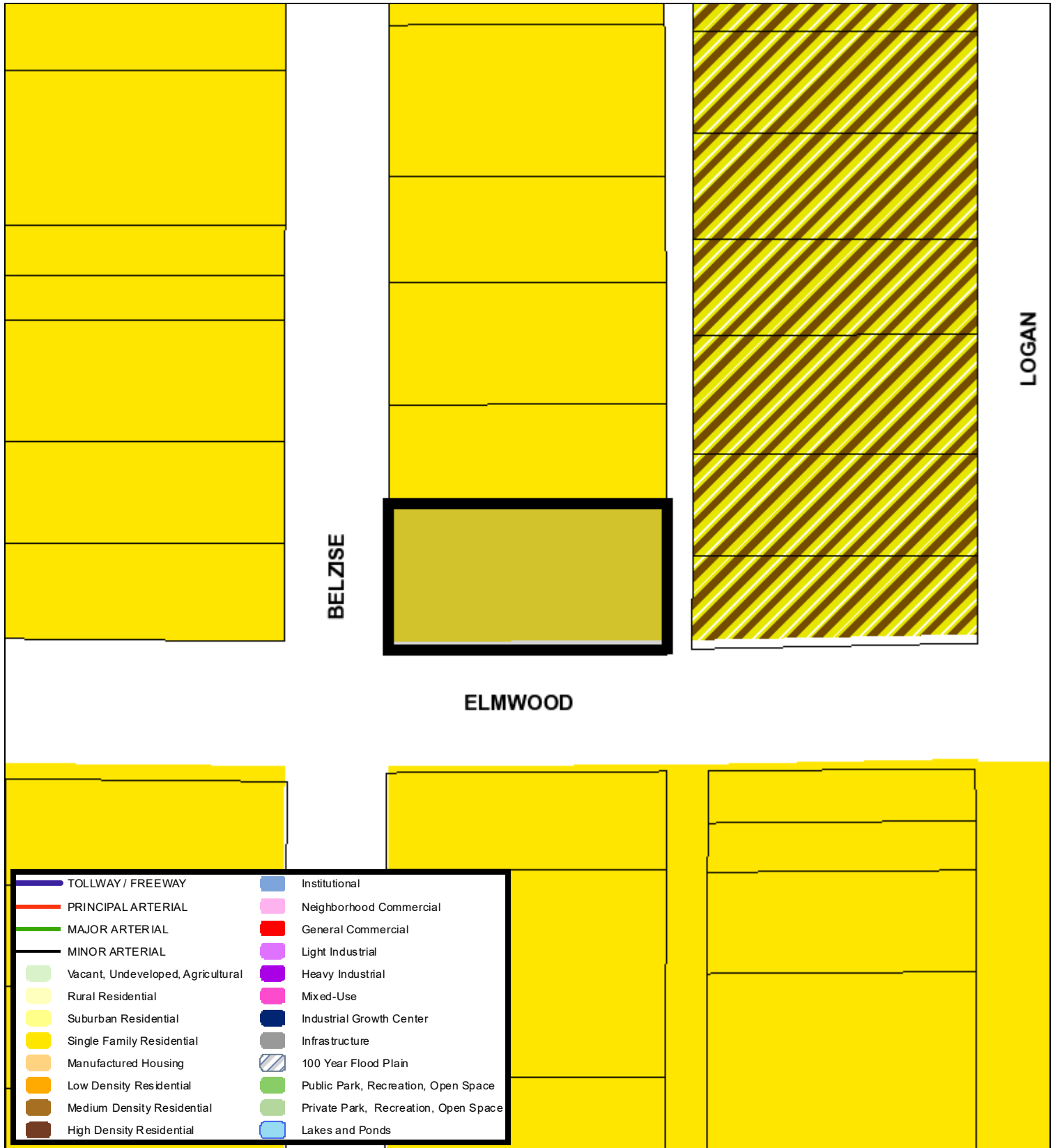
**Noise Contours**

**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**

