



# Zoning Staff Report

Date: May 9, 2023

Case Number: ZC-23-047

District (old/new): 9 / 9

## Zoning Map Amendment

Case Manager: [Francisco Vega](#)

Owner / Applicant: Fort Worth Area Habitat for Humanity, Inc / Trinity Habitat for Humanity.

Site Location: 1716-1720 Galveston Avenue; 1703-1719 Galveston Avenue; 1720-1724 Main Street

Acreage: 0.918 acres

### Request

Proposed Use: Single Family Townhomes

Request: From: “E” Neighborhood Commercial, “ER” Neighborhood Commercial Restricted, “B” Two Family Residential, and “F” General Commercial.

To: “UR” Urban Residential

### 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 6-0**

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## Project Description and Background

The subject properties area is 0.918-acres. The properties 1716-1720, currently undeveloped, front Galveston Avenue on the east, are adjacent to vacant and undeveloped property to the north and west, and are adjacent to a single-family home on the south. The properties 1703-1719, with a portion of the property used as a ground parking and another portion undeveloped, front Galveston Avenue on the west, are adjacent to a restaurant on the north, are adjacent to neighborhood commercial businesses and an alley on the east, and are adjacent to a single-family home on the south.

The properties 1720-1724, currently undeveloped, front S Main Street on the east, are adjacent to neighborhood commercial businesses on the north, are adjacent to a single-family home on the west, and front W Jefferson Avenue on the south.

The primary purpose of the rezoning is to construct single-family townhomes that will be sold to a homeowner as a primary residence. Staff is supportive of the conceptual site plan for the project. If the site is rezoned to “UR” Urban Residential, the project is consistent with the design requirements of the “UR” Urban Residential Ordinance. These townhomes are a two-story project, with the living area on the first story and bedrooms on the second story, each unit includes a garage accessible from the back of the property. The exterior of the townhomes uses various materials such as brick, cement siding, masonry veneer and corrugated metal siding, and the design is compatible with the form, and design of the existing neighborhood.

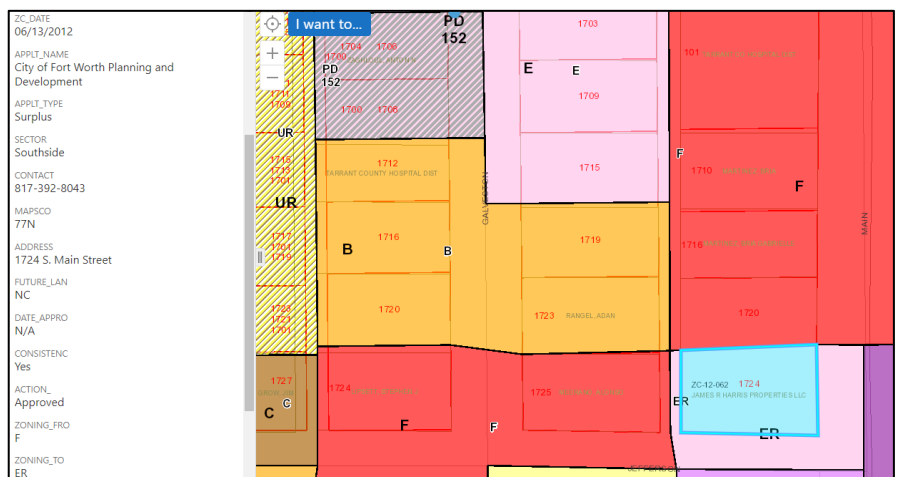
It is important to mention that the conceptual plan is missing some information regarding setbacks, enhanced landscaping and pedestrian lighting, therefore, any items that are not in compliance must seek a waiver from the Urban Design Commission (UDC). Certain items, such as height, setback, bulk, or number of parking spaces provided, must also obtain a variance from the Board of Adjustment (BOA). If the site is rezoned to “UR” Urban Residential, the applicant is encouraged to work with staff if there are any difficulties in designing the project.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Convenience Store  
East “F” General Commercial / Retail  
South “A-5” One-Family / Residential  
West “UR” Urban Residential / Undeveloped property

## Recent Zoning History

- ZC-12-062; from “F” General Commercial to “ER” Neighborhood Commercial Restricted.



## Public Notification

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

Organizations Notified	
United Communities Association of South Fort Worth	Southeast Fort Worth Inc.
Streams and Valleys Inc.*	Fort Worth ISD
Hemphill Corridor Task Force	Near Southside, Inc.*
Trinity Habitat for Humanity	

\* Located within this registered Neighborhood Association.

## Development Impact Analysis

### Land Use Compatibility

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The site is surrounded by a mixture of commercial and residential uses. The commercial uses include retail, fast food, and convenience stores with gas services. Industrial uses are located a few blocks to the south.

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

The proposed “UR” Urban Residential district can serve as a residential buffer between the existing detached residential homes located to the Southwest and the more intense Near Southside area located at the North.

### Comprehensive Plan Consistency – Southside

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The 2022 Comprehensive Plan currently designates the subject property as Urban Residential on the Future Land Use Map.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

- 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, sale, and design of existing neighborhoods.
- Encourage infill of compatible housing.
- Encourage office and high-density residential uses which will support area commercial uses.
- Use the Neighborhood Empowerment Zone program to promote the development of designated urban villages and other targeted redevelopment areas.

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

## Economic Development Plan

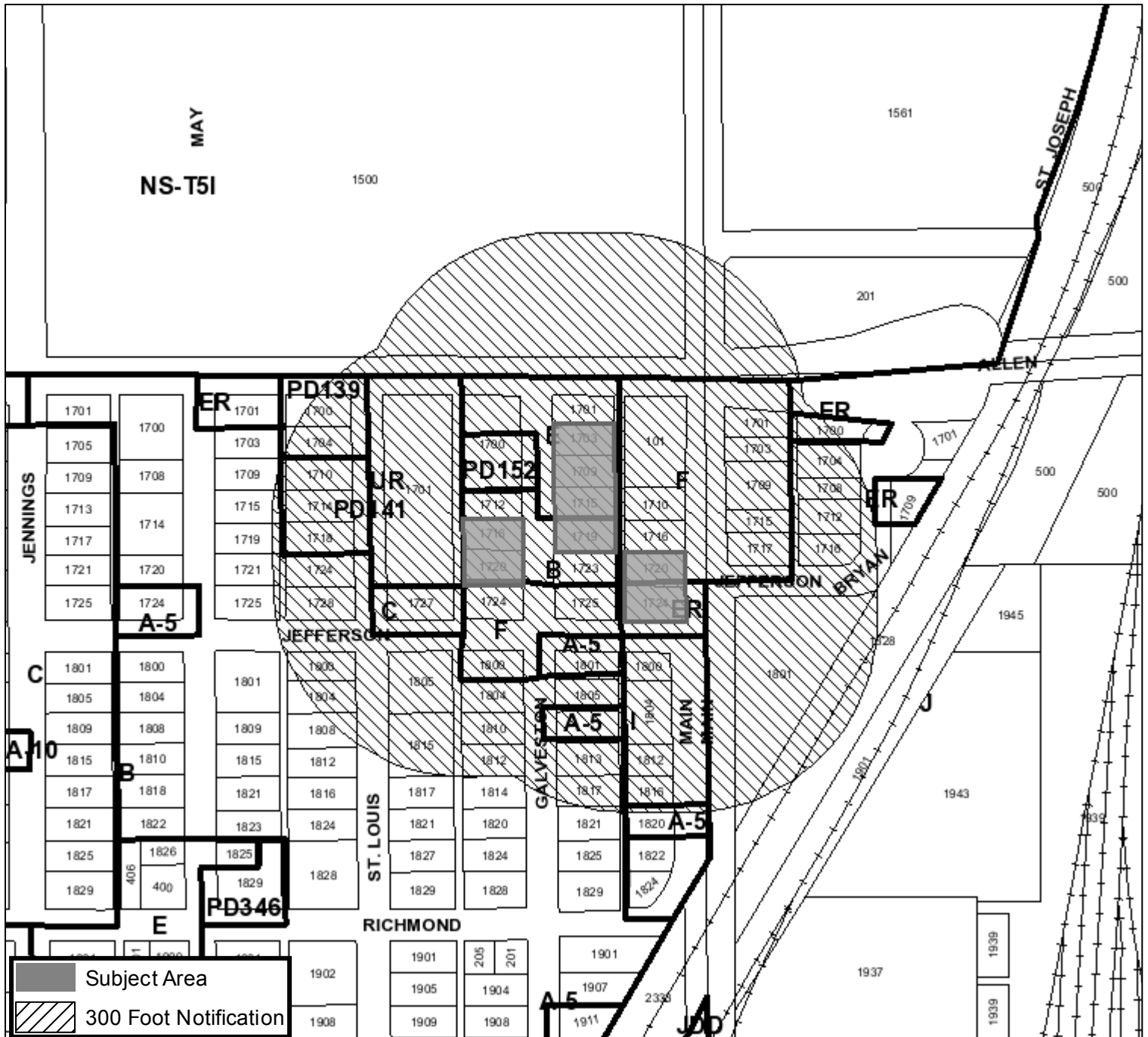
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The 2017 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

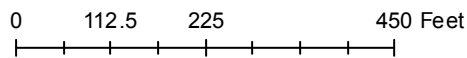
- High-wage job growth.
- An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
- A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

### Area Zoning Map

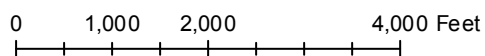
Applicant: Trinity Habitat for Humanity  
 Address: 1716-1720 (evens) Galveston Avenue; 1703-1719 (odds) Galveston Avenue ;1720-1724 (e  
 Zoning From: B, E, ER & F  
 Zoning To: UR  
 Acres: 0.90839132  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 4/12/2023  
 Contact: 817-392-8028



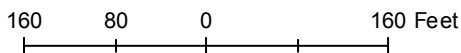
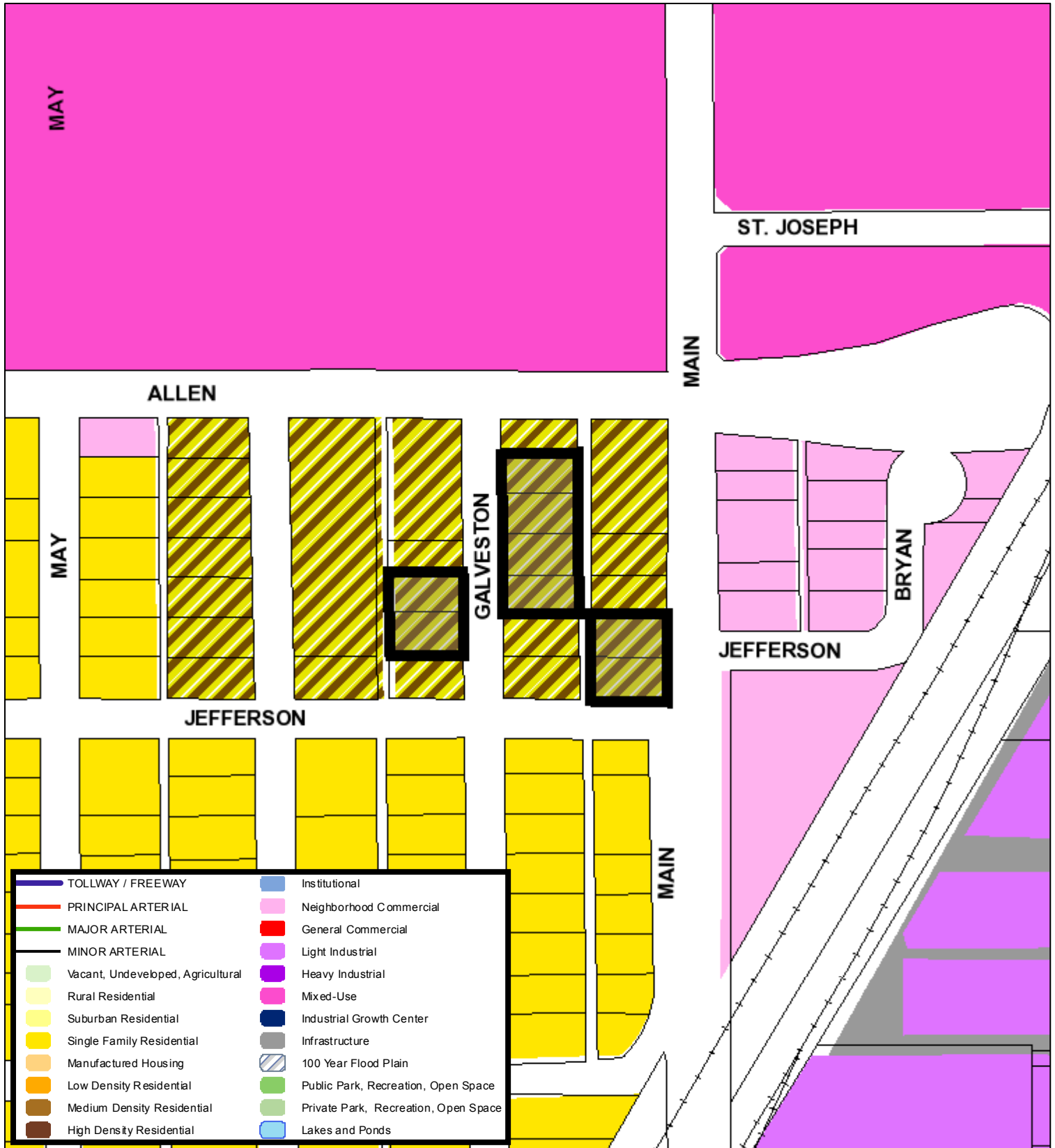
 Subject Area  
 300 Foot Notification



### Area Map



### 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



0 105 210 420 Feet

