



Zoning Staff Report

Date: February 14, 2023

Case Number: ZC-22-191

Council District: 8

Zoning Map Amendment

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

Owner / Applicant: Kyle K. Poulson

Site Location: 1524 Devitt Street

Acreage: 2.14 acres

Request

Proposed Use: Industrial

Request: From: “E” Neighborhood Commercial

To: “I” Light Industrial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

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

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Project Description and Background

The subject site is on the south corner of Devitt St. and Riverside Drive. The property is currently undeveloped. This property is situated in Neighborhood Empowerment Zone Area Six, and a portion of it is within the S. Riverside Drive Corridor and adjacent to the Berry/Riverside Urban Village. A part of the property is within a floodway.

This property was part of Council-initiated rezoning in 2009; it was rezoned from "E" Neighborhood Commercial and "K" Heavy Industrial to "E" Neighborhood Commercial to move away from higher-intense use along S. Riverside Dr.

Staff only has a little background information for this rezoning application, other than the owners intend to sell the property. We have not received a site/concept plan or information on the proposed use. Please note that a formal Site Plan is not required for rezoning to "I" staff asked the applicant for a site plan or a concept plan to give staff and City officials an idea of how the applicant envisions the layout and functionality of the site. Still, we had not received one when this staff report was written.

If this rezoning is approved, any uses indicated as permitted under "I" Light Industrial in the Non-Residential Land Use Table from Section 4.803 of the City of Fort Worth Zoning Ordinance would be allowed by right as long as the development meets the development standards in Section 4.1000 of the Zoning Ordinance.

Surrounding Zoning and Land Uses

North "PD-MU 692" Planned Development (Riverside/Berry Urban Village) / undeveloped
East "MU-1" Mixed Use / Undeveloped
South "ER" Neighborhood Commercial Restricted/ Vacant
West "I" Light Industrial / Warehouse

Recent Zoning History

- ZC-10-008 "PD/MU-1" for all uses in "MU-1" Low Intensity Mixed Use excluding auto parts sales, furniture upholstery, refinishing or resale; gasoline sales; alcohol sales for off-premise consumption; and parking area or garage storage (commercial or auxiliary); site plan waiver recommended.
- ZC-21-111 From MU-1 to E – Denied
- ZC-17-117 From A-7.5, ER to I – Denied

Public Notification

300-foot Legal Notifications were mailed on, December 1, 2022.
The following organizations were emailed on, December 2, 2022:

Organizations Notified

United Communities Association of South Fort Worth	Glencrest Civic League NA
Vicki Lane-Bowie Street Homeowners and Tenants Association	Morningside NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc *	Fort Worth ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The surrounding properties are currently largely vacant, mixed-use, and industrial. However, as it is still being determined what the future use of the land is, it is challenging to decide how the zoning change could impact the surrounding uses.

Overall the proposed zoning **is compatible** with existing surrounding land uses.

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as future general commercial on the Future Land Use Map. Only commercial zoning or mixed-use zoning is consistent with the general commercial designation.

COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

The proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation.

Economic Development Plan

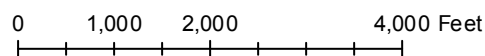


The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. This property is not located within one of the six target areas identified in the plan.

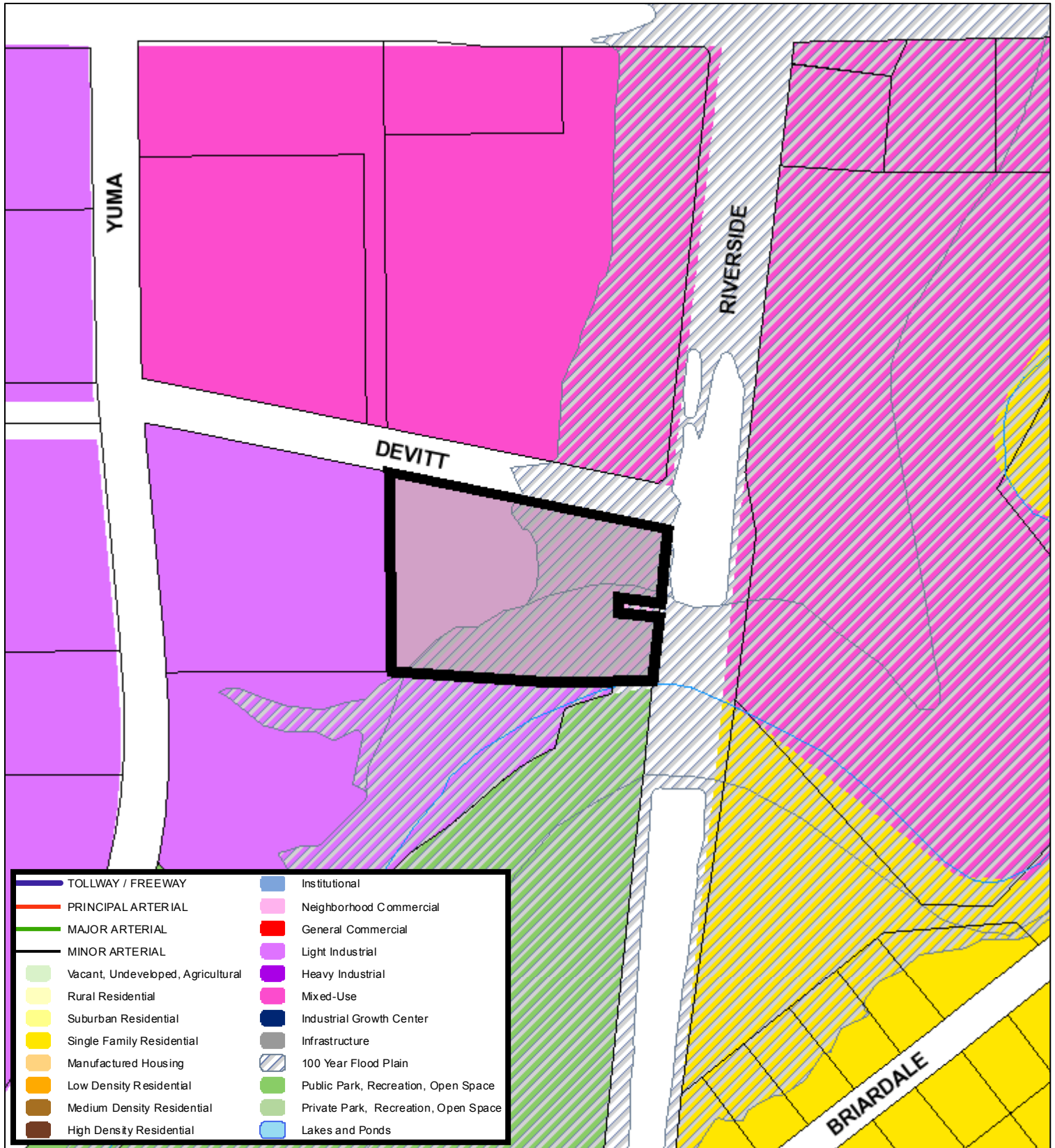
One of the desired outcomes of the Economic Development Plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment, this property is currently zoned "E" Neighborhood Commercial.



Area Map



Future Land Use



180 90 0 180 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



0 115 230 460 Feet

