



# Zoning Staff Report

**Date:** April 12, 2022

**Case Number:** ZC-22-021

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** 1233 E Rosedale Trust / Mary Nell Poole, Townsite

**Site Location:** 3412 W. Risinger Road

**Acreage:** 1.53 acres

### Request

**Proposed Use:** Commercial

**Request:** From: "E" Neighborhood Commercial & "A-5" One Family Residential

To: "E" Neighborhood Commercial

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is inconsistent (Minor Boundary Adjustment)**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 9-0**

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## Project Description and Background

The applicant is proposing to zone the entire subject site “E” Neighborhood Commercial. The site is currently split-zoned with 0.43 acres already zoned “E” and the remainder 1.10 acres zoned “A-5” One Family Residential. This would make the zoning uniform across the site and would accommodate future neighborhood commercial development, which is primarily small scale retail, offices, and services.

## Surrounding Zoning and Land Uses

North “B” Two Family Residential / residential  
East PD 621 base “AR” One-Family Restricted / residential  
South “E” Neighborhood Commercial / undeveloped  
West “E” Neighborhood Commercial / daycare

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.  
The following organizations were emailed February 25, 2022:

Organizations Notified	
Crowley ISD	District 6 Alliance
Trinity Habitat for Humanity	Streams and Valleys Inc

## Development Impact Analysis

### Land Use Compatibility

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Surrounding properties to the west are zoned and developed for commercial purposes (daycare). Properties to the north and east are residentially zoned and developed with single-family homes. City staff is comfortable with the overall compatibility of this proposed rezoning, in conjunction with the screening measures mandated by the Zoning Ordinance for any new commercial construction on the subject property. A combination of fencing and landscaping must equal 25 points from the enhanced landscape table found in Section 6.300.c.3.g of the City of Fort Worth Zoning Ordinance. Applicants are encouraged to exceed the minimum 25 point requirement when possible. In addition, there is a required minimum 5’ buffer yard composed of landscaped area off of the northern and eastern property lines. A supplemental building setback of 20’ prohibits any buildings and structures within 20’ of the northern and eastern property lines. Parking can be in this area, exclusive of the 5’ landscaped buffer yard.

Because any new commercial construction would be subject to the current supplemental buffer yards and setbacks, and because the site adjoins commercial uses to the west, the proposed zoning **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Wedgwood

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The 2021 Comprehensive Plan currently designates the subject property as future single family residential.

There being existing development on the north, west, and east, it is difficult to envision this small site being developed as a standalone residential area. The only access is on the arterial W. Risinger Road, which is not conducive to residential development but is ideal for commercial development. Additionally, the Comprehensive Plan shows a commercial node centered on the intersection of W. Risinger Road and McCart Avenue.

The area requested to be rezoned to “E” Neighborhood Commercial is currently earmarked as future single family residential, however since the area borders an existing tract of future neighborhood commercial, it is reasonable to envision the boundary being extended to accommodate the entirety of the proposed rezoning site. Technically, the proposed zoning **is not consistent (minor boundary adjustment)** with the Comprehensive Plan. If the rezoning request is approved, City staff recommends that the Comprehensive Plan be updated to reflect this change.

## Economic Development Plan

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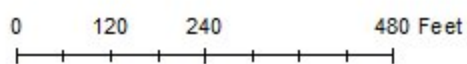
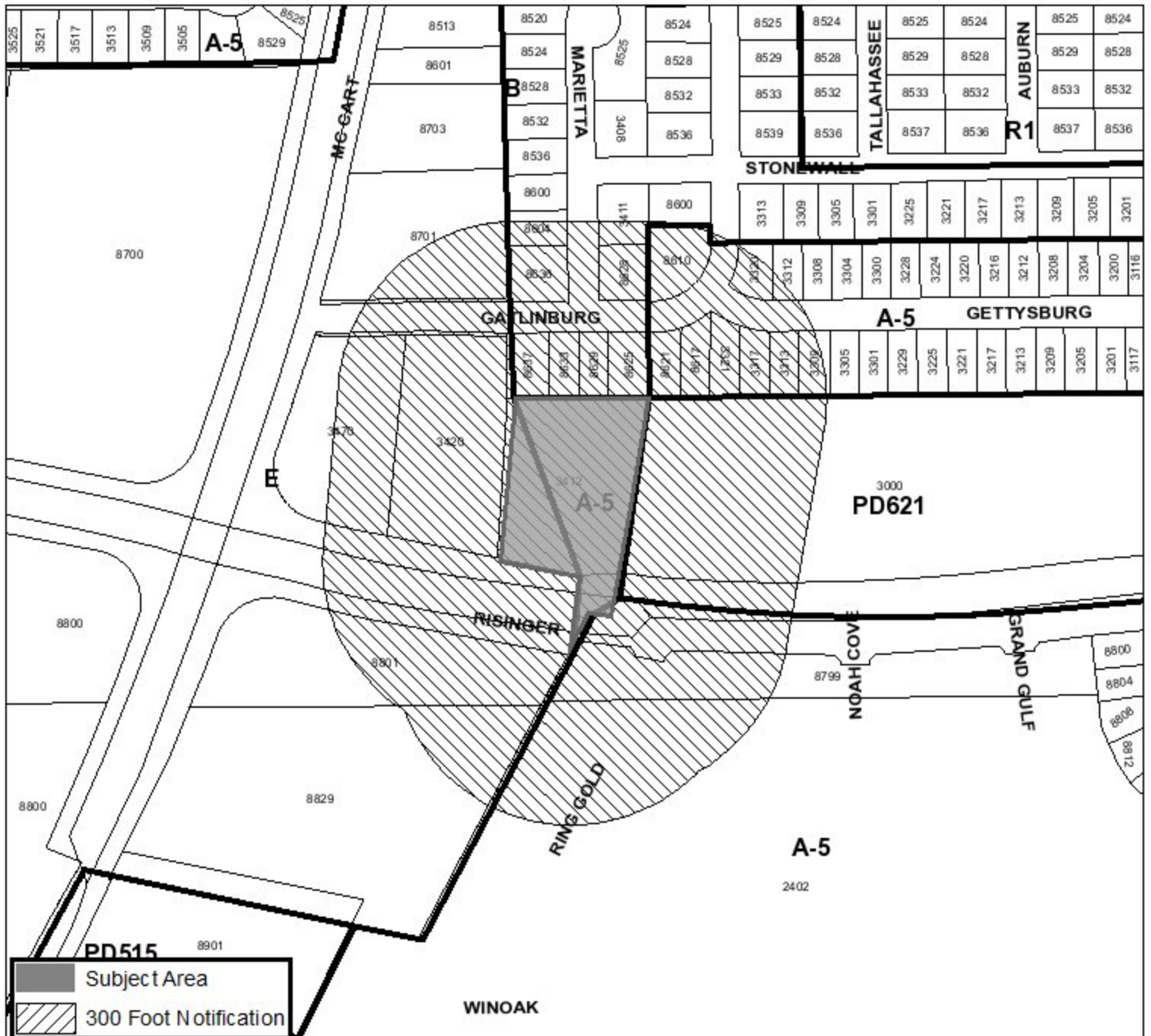
The site is not directly addressed in the 2018 Economic Development Strategic Plan, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of independent, locally-owned small businesses, including minority-owned firms. Rezoning to allow commercial development of this property could provide a site for exactly this type of desired business endeavor.



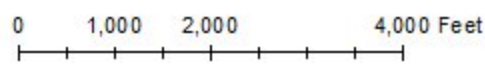
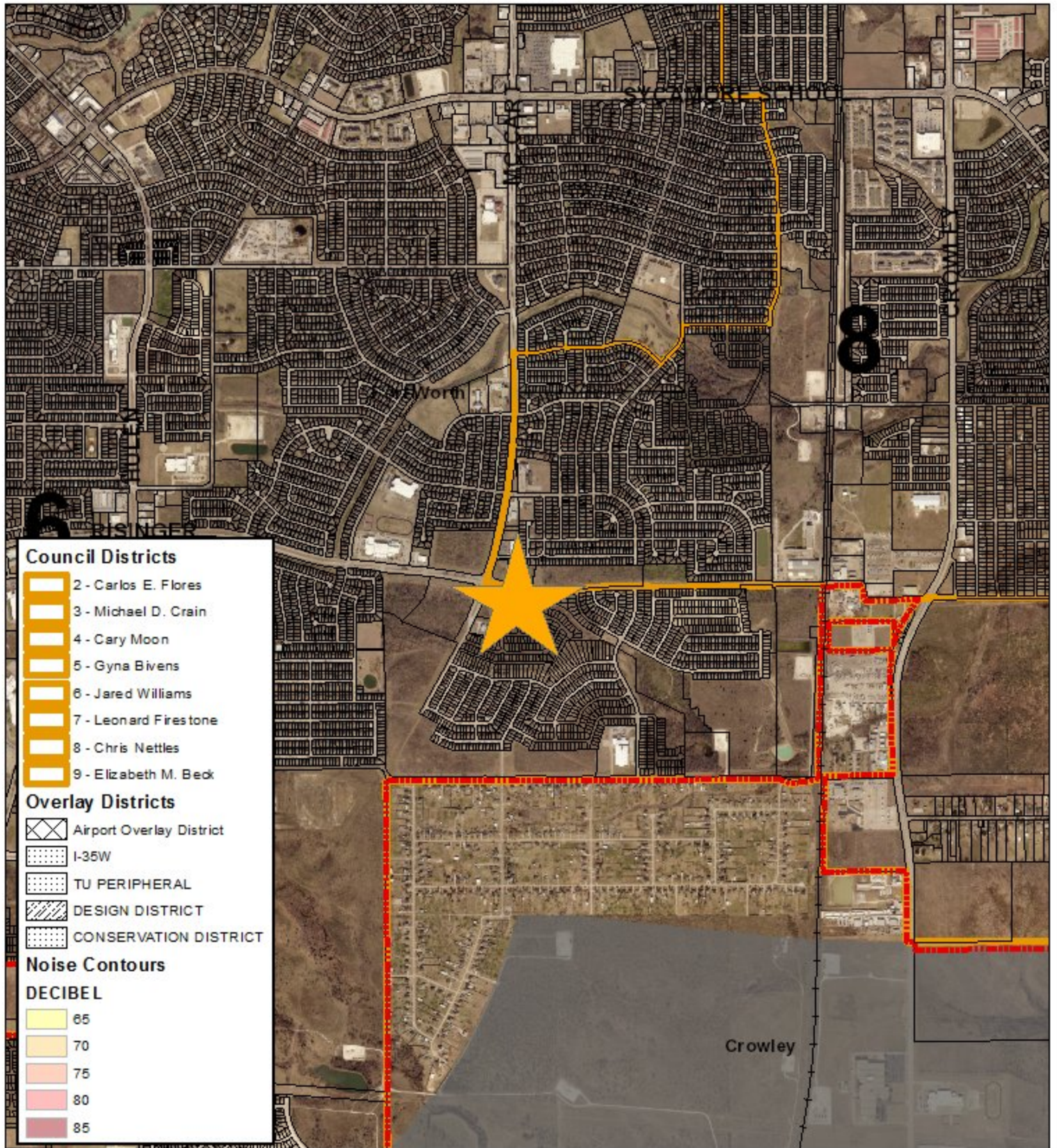
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# Area Zoning Map

Applicant: 1233 E. Rosedale Trust  
 Address: 3412 W. Risinger Road  
 Zoning From: A-5, E  
 Zoning To: E  
 Acres: 1.53865986  
 Mapsco: 103V  
 Sector/District: Wedgwood  
 Commission Date: 3/9/2022  
 Contact: 817-392-8043



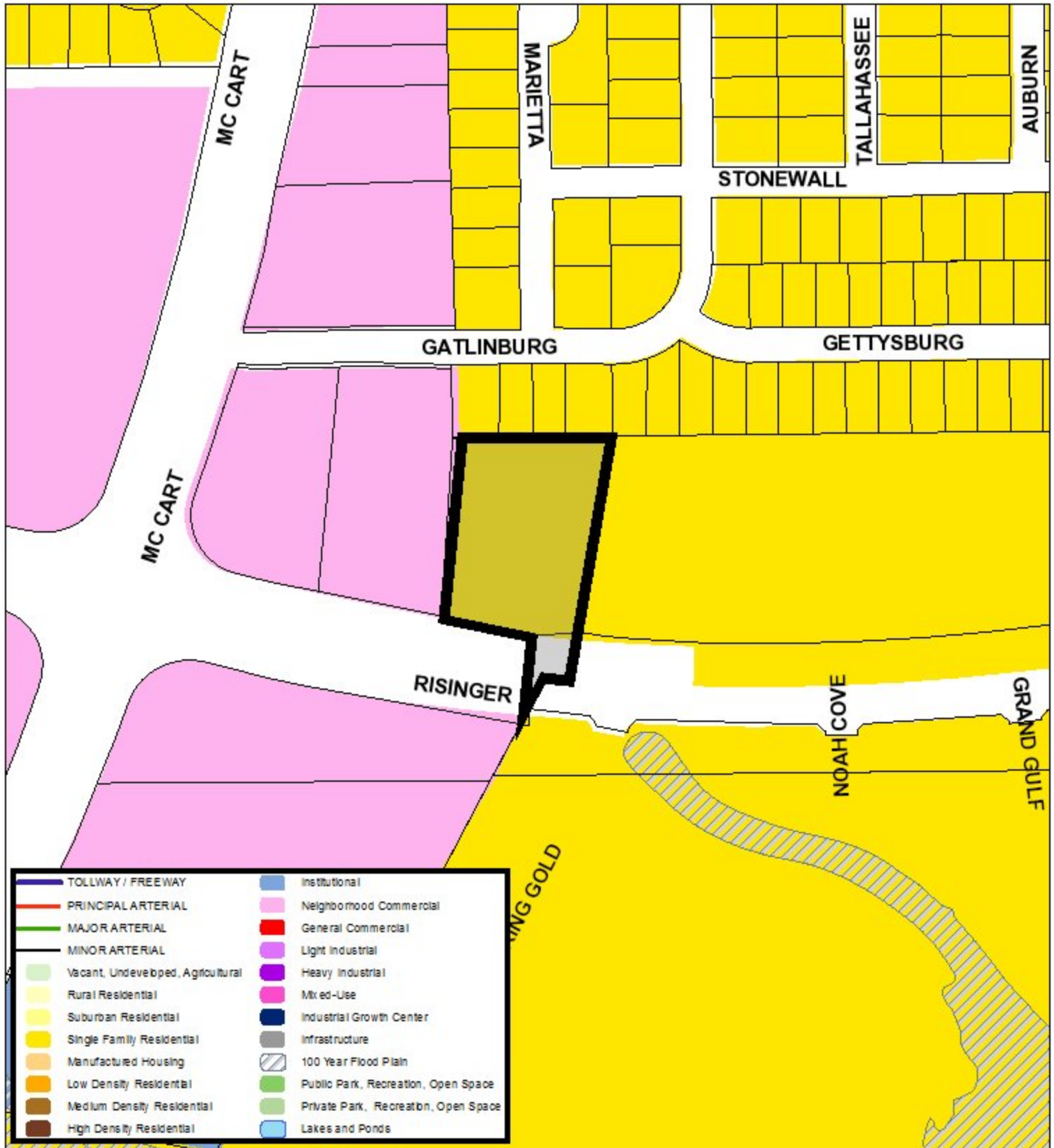
## Area Map





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Future Land Use



200 100 0 200 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



0 125 250 500 Feet

