



Zoning Staff Report

Date: June 13, 2023

Case Number: ZC-23-056

Council District: 2

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Abel & Irma Trejo

Site Location: 3310 Azle Avenue

Acreage: 0.1606 acres

Request

Proposed Use: Office

Request: From: “A-5” One Family Residential

To: “ER” Neighborhood Commercial Restricted

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 8-0**

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Project Description and Background

The applicant is proposing to zone the subject site “ER” Neighborhood Commercial Restricted. This site was previously occupied and used as a residence, and is currently zoned “A-5” One Family residential. According to the application documents, the property owner intends to convert the site from a residence into a tax office, pending approval of the rezoning. “ER” applications, like most base districts, do not require a Site Plan, however a site plan or concept layout can be informative and help the Commission and Council understand the intended layout, intensity, and function of what the owner envisions.

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / residential
East “A-5” One Family Residential / residential
South “E” Neighborhood Commercial / restaurant & parking lot
West “E” Neighborhood Commercial / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 21, 2023.
The following organizations were emailed on April 21, 2023:

Organizations Notified	
Far Greater Northside Historical NA*	Inter-District 2 Alliance
Trinity Habitat for Humanity	Streams and Valleys Inc
North Beverly Hills NA	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Property to the south of the subject site across Azle Avenue is zoned and used for commercial purposes. Properties to the north and east are residentially zoned and developed with single-family homes. Property to the west is zoned commercial but is utilized as a residential property (single family house). “ER” zones are the least intensive commercial zones, which do not allow for restaurants, retail, or gasoline sales. The proposed use of the site as an office should be fairly low intensity and will only be operational during normal business hours.

Zoning staff is comfortable with the overall compatibility of this proposed rezoning. Because the site has proximity to existing commercial zoning and land use, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

The 2022 Comprehensive Plan currently designates the subject property as future neighborhood commercial. Neighborhood commercial type uses would be Retail, services, offices and mixed uses serving daily needs for a local market area. “ER” is specified as an acceptable zoning classification within future neighborhood commercial designated areas.

The proposed zoning of “ER” Neighborhood Commercial Restricted **is consistent** with the Comprehensive Plan.

Economic Development Plan

The site is not directly addressed in the 2017 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.

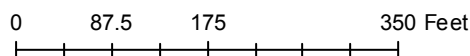


Area Zoning Map

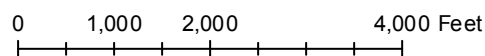
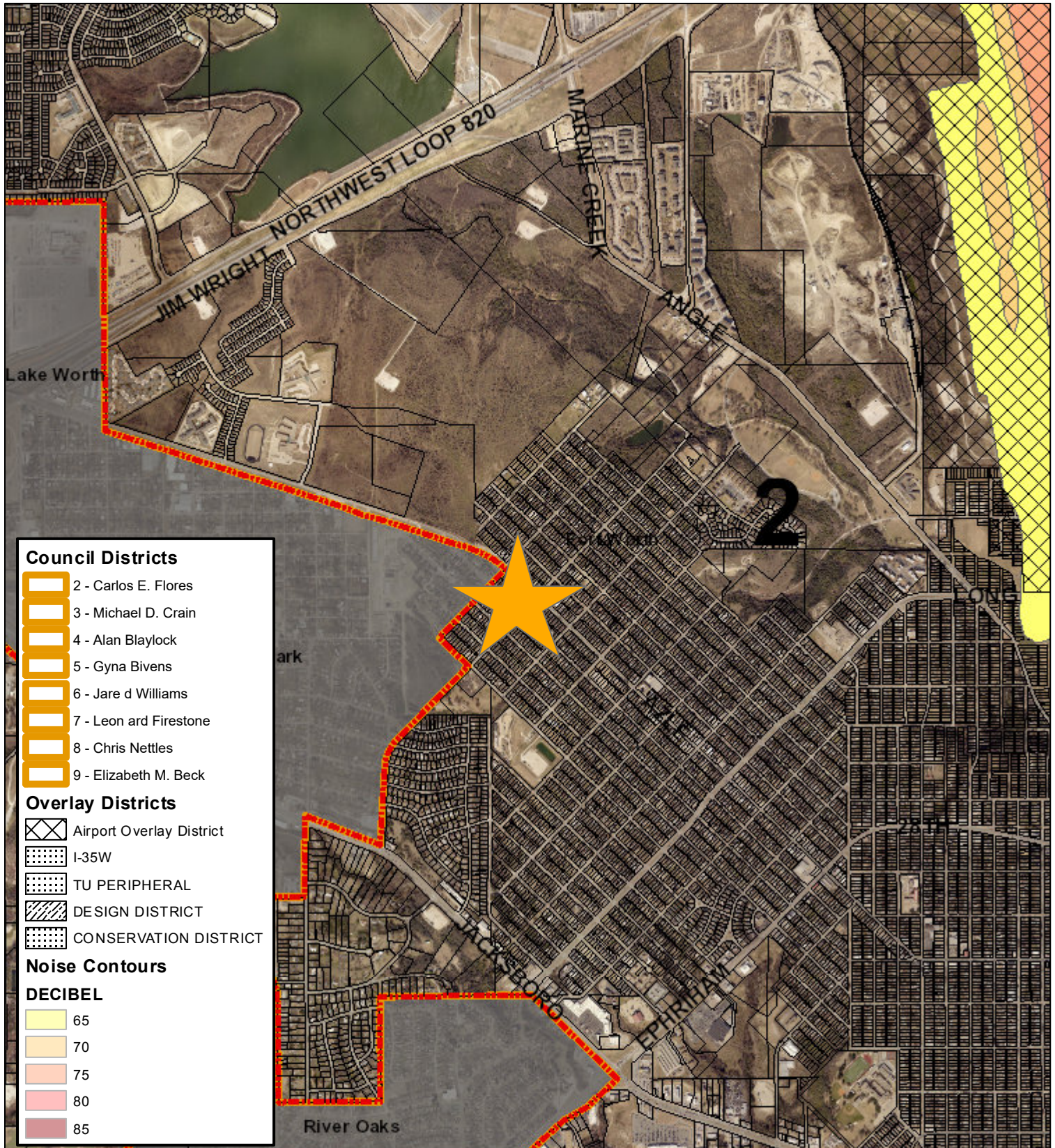
Applicant: Abel Trejo
 Address: 3310 Azle Avenue
 Zoning From: A-5
 Zoning To: ER
 Acres: 0.15522417
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 5/10/2023
 Contact: null



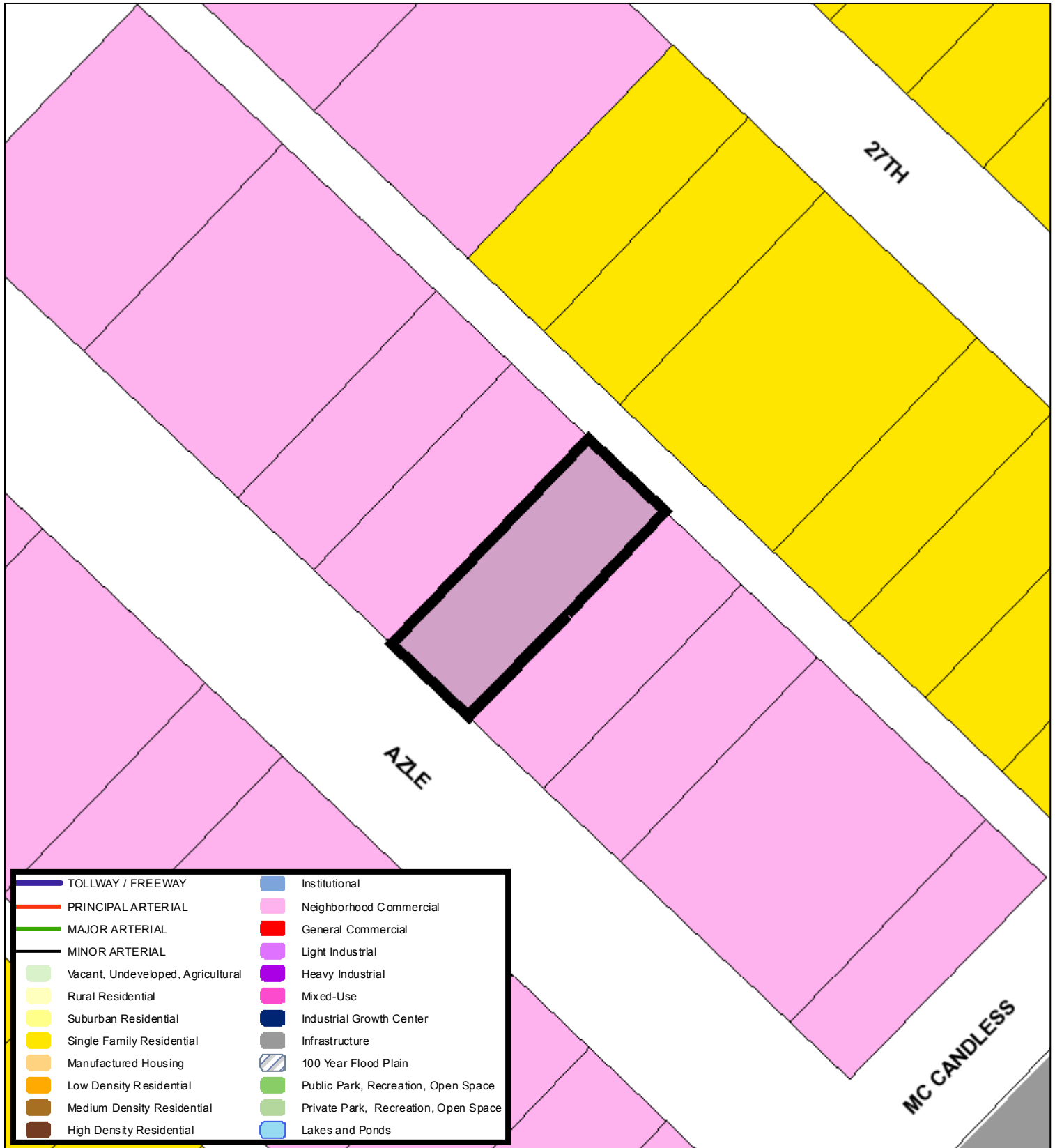
	Subject Area
	300 Foot Notification



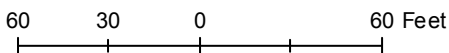
Area Map



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



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

