



Zoning Staff Report

Date: August 8, 2023

Case Number: ZC-23-098

Council District: 2

Zoning Map Amendment

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

Owner / Applicant: Evangelina Cordero

Site Location: 2051 W. Long Avenue

Acreage: .16

Request

Proposed Use: Barber/Beauty shop

Request: From: “A-5” One-family residential

To: “E” Neighborhood Commercial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

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Project Description and Background

Located at the intersection of West Long Avenue and 20th Street, the subject property falls under Neighborhood Empowerment Zone (NEZ) One. The goal of NEZs is to enhance the central Fort Worth area by promoting housing, economic development, and quality services.

In 2010, the site was rezoned from "E" Neighborhood Commercial to "A-5" One-Family Residential as part of a Council Initiated Rezoning initiative. Despite the rezoning, the property has never been used for residential purposes, and there is an existing commercial building on the site. It is unclear how long the building has been vacant.

The applicant intends to turn the existing building into a barbershop and remodel it. To achieve this, they are seeking to rezone the property back to "E" Neighborhood Commercial.

Surrounding Zoning and Land Uses

North A-5 / Single-family home
East A-5 / Single-family home
South A-5 / Church
West A-5 / Single-family home

Recent Zoning History

- ZC-10-089 Council Initiated rezoning From B, B/HC, C, D, E, FR, F, G, I, and PD 672 to A-7.5, A-5, A-5/HC, B, CF, ER, E, FR, and F

Public Notification

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

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

** Located within this registered Neighborhood Association / This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

This property is situated on a corner facing W. Long, a major road. Although most nearby properties are designated for single-family homes, the location of this property makes it a suitable candidate for "E" Neighborhood Commercial zoning. Originally zoned as such, it was later rezoned as "A-5" as part of a broader Council Initiated rezoning in 2010. Since then, there has been no interest in developing the property as a single-family residence, and it has remained vacant for many years.

The applicant plans to repurpose an existing commercial building that is currently vacant and deteriorated, rather than demolishing the property altogether.

Additionally, the church across from the property indirectly protects the neighborhood by prohibiting the sale of alcohol within 300 feet of a church or school under local laws.

The proposed zoning is **consistent** with the surrounding land uses.

Comprehensive Plan Consistency – Southeast

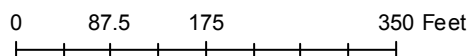
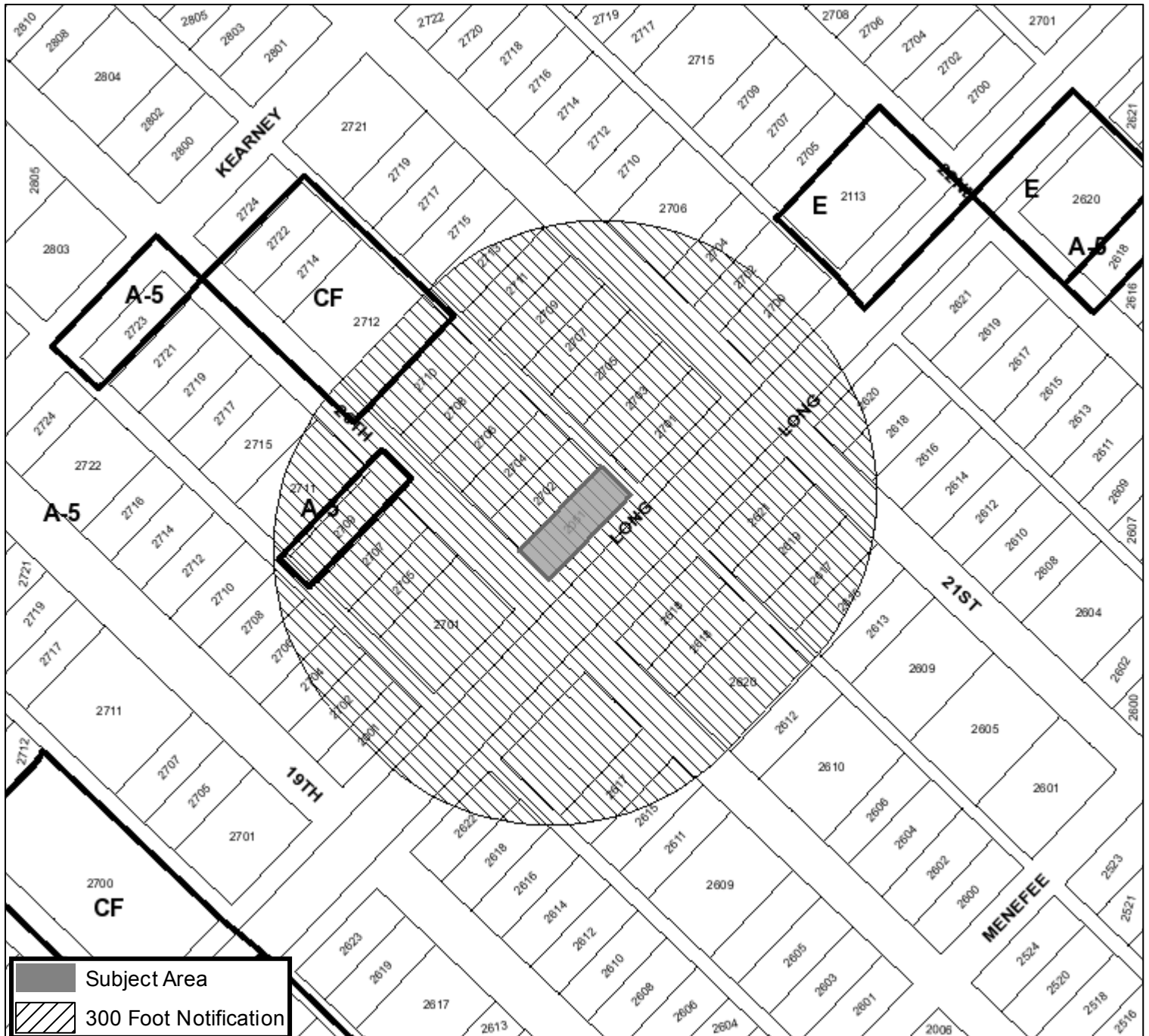
The proposed 2023 Comprehensive Plan's Future Land Use designation is Single-Family Residential. The proposed "E" Neighborhood Commercial is not consistent with the FLU; however, it aligns with the following policies of the Comprehensive Plan:

- Encourage the reuse of vacant buildings
- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, office space, and urban residential development

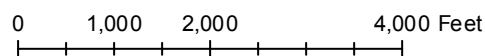
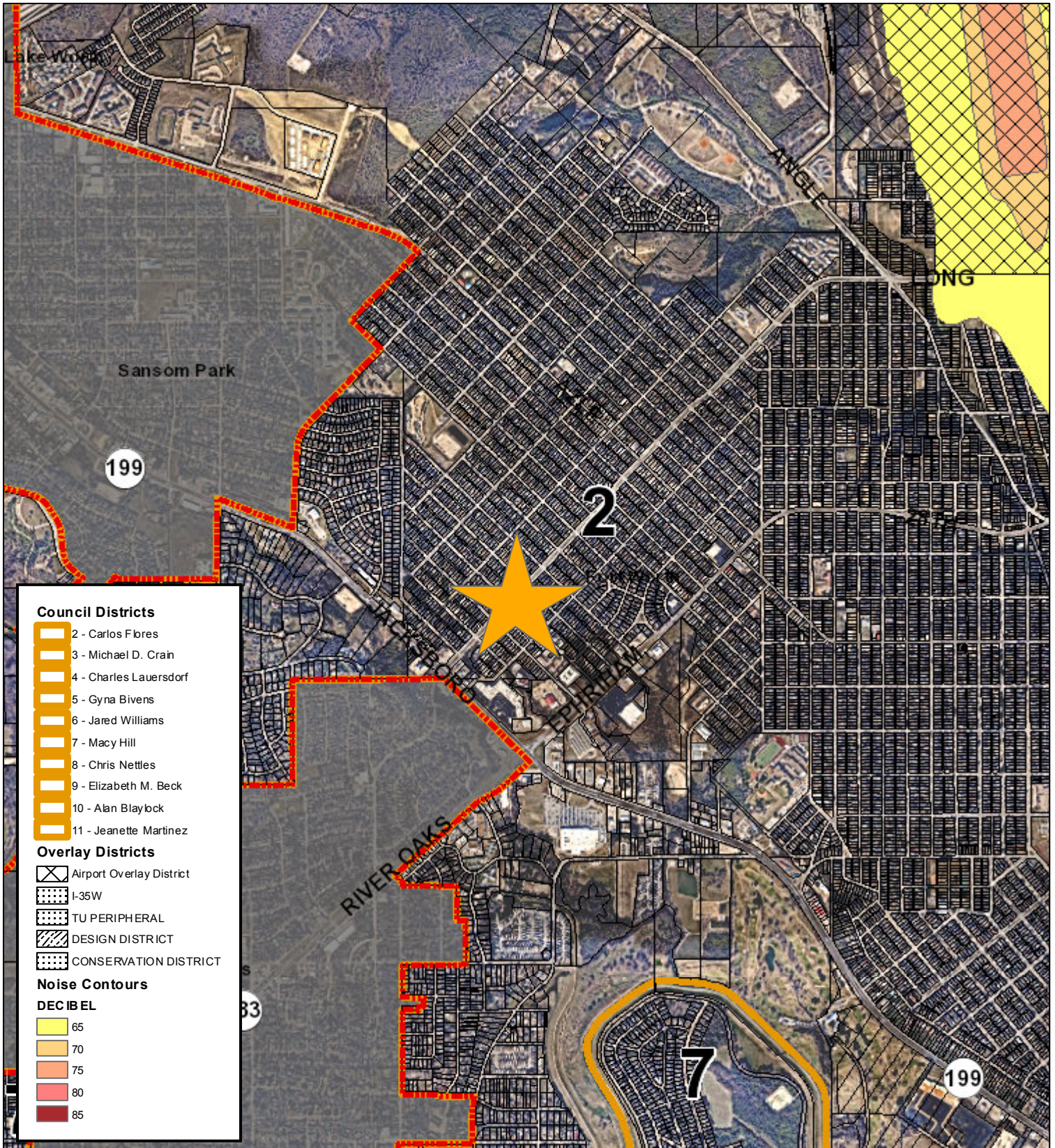
The proposed zoning is **not consistent (technical inconsistency)** with the land use designations for this area.

Area Zoning Map

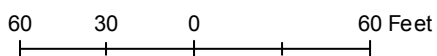
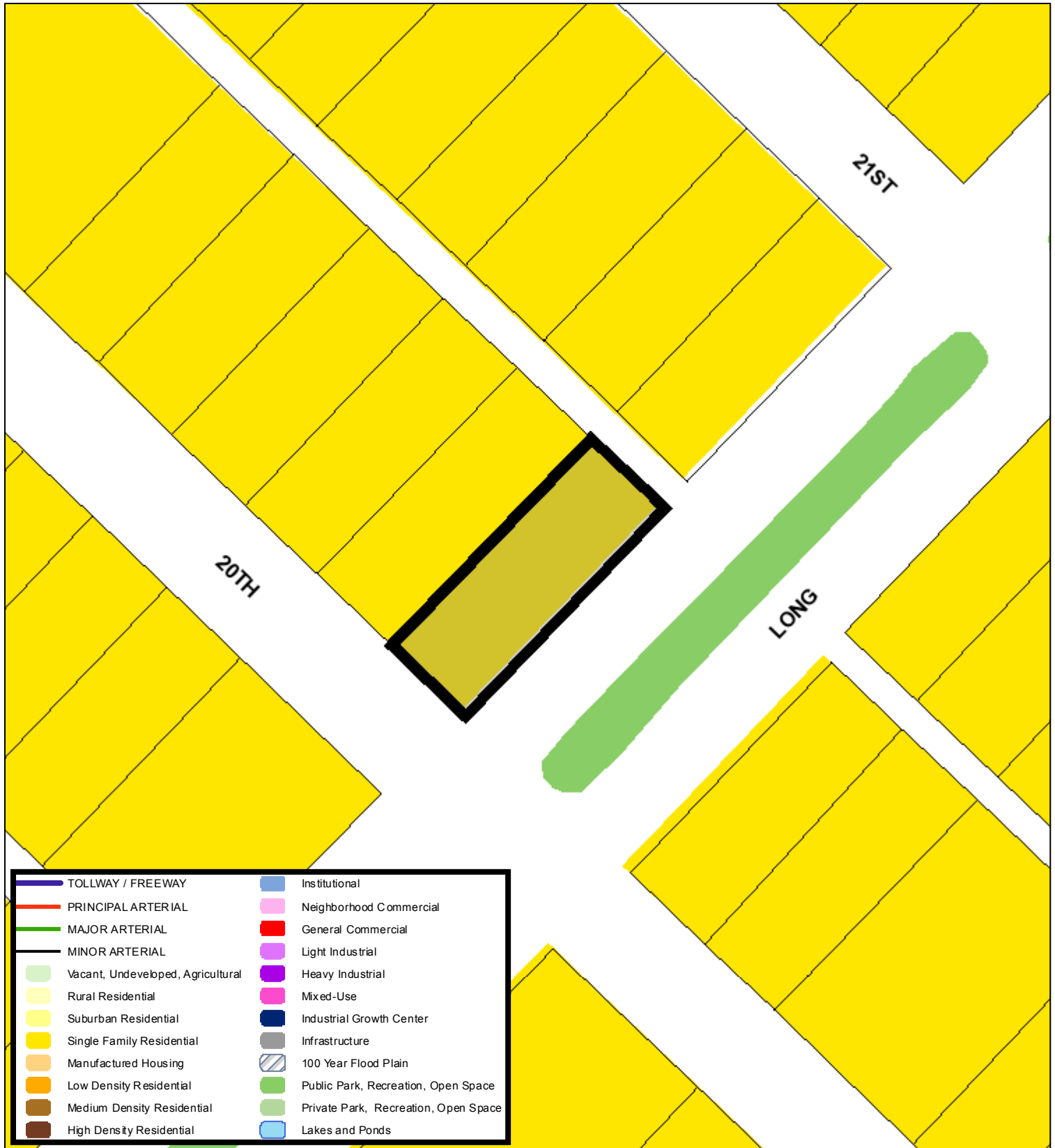
Applicant: Evangelina Cordero
 Address: 2021 W. Long Avenue
 Zoning From: A-5
 Zoning To: E
 Acres: 0.16526843
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 7/12/2023
 Contact: null



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 40 80 160 Feet

