



Zoning Staff Report

Date: February 11, 2025

Case Number: ZC-24-151

Council District: 2

Zoning Map Amendment

Case Manager: Stephen Murray

Owner / Applicant: Eleuterio Amador / Nancy Ramirez

Site Location: 2122 NE 28th St

Acreage: 0.332 acres

Request

Proposed Use: Food Truck Vendor

Request: From: “E” Neighborhood Commercial

To: Add CUP for food truck on vacant lot in “E” Neighborhood Commercial

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is consistent**

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval 10-0**

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Project Description and Background

The applicant proposes to rezone the subject site from the current “E” Neighborhood Commercial to “Add CUP for food truck on vacant lot in “E” Neighborhood Commercial. Food trucks are typically first allowed in “FR” General Commercial Restricted on lots that contain an existing use (convenience store/office). The applicant is requesting to allow the food truck on a vacant lot. In this scenario, staff is supportive of the proposal because straight “FR” might be too intense for this area. In addition, the vacant lot has plenty of room for parking and will behave similar to a restaurant, which is allowed by right within the district.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / auto sales, commercial
East “FR” General Commercial Restricted / commercial and multifamily
South “B” Two-Family Residential / single family residential
West “PD 651” "PD-SU" for all uses in "FR" plus rental hall for private functions with auxiliary parking / rental hall

Zoning History

The property has had its current zoning designation since at least 2004

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on December 20, 2024.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on December 20, 2024:

Organizations Notified	
Inter-District 2 Alliance	Riverside Alliance
Diamond Hill Jarvis NAC	Friends of Riverside Park
Streams And Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	North Fort Worth Historical Society
FWISD	

Development Impact Analysis

Land Use Compatibility

Surrounding land uses vary with auto sales and commercial to the north, commercial and multifamily just east, single-family to the south, and PD/FR for rental hall to the west. The addition of a food truck on vacant lot in “E” Neighborhood Commercial **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northeast

The adopted Comprehensive Plan currently designates the subject property as *future neighborhood commercial*. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area". “FR” General Commercial Restricted is not listed in the implementing zoning districts, and would fall under *future general commercial*.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed zoning **is consistent** with the Comprehensive Plan map.

Rezoning **is consistent** with the following policies.

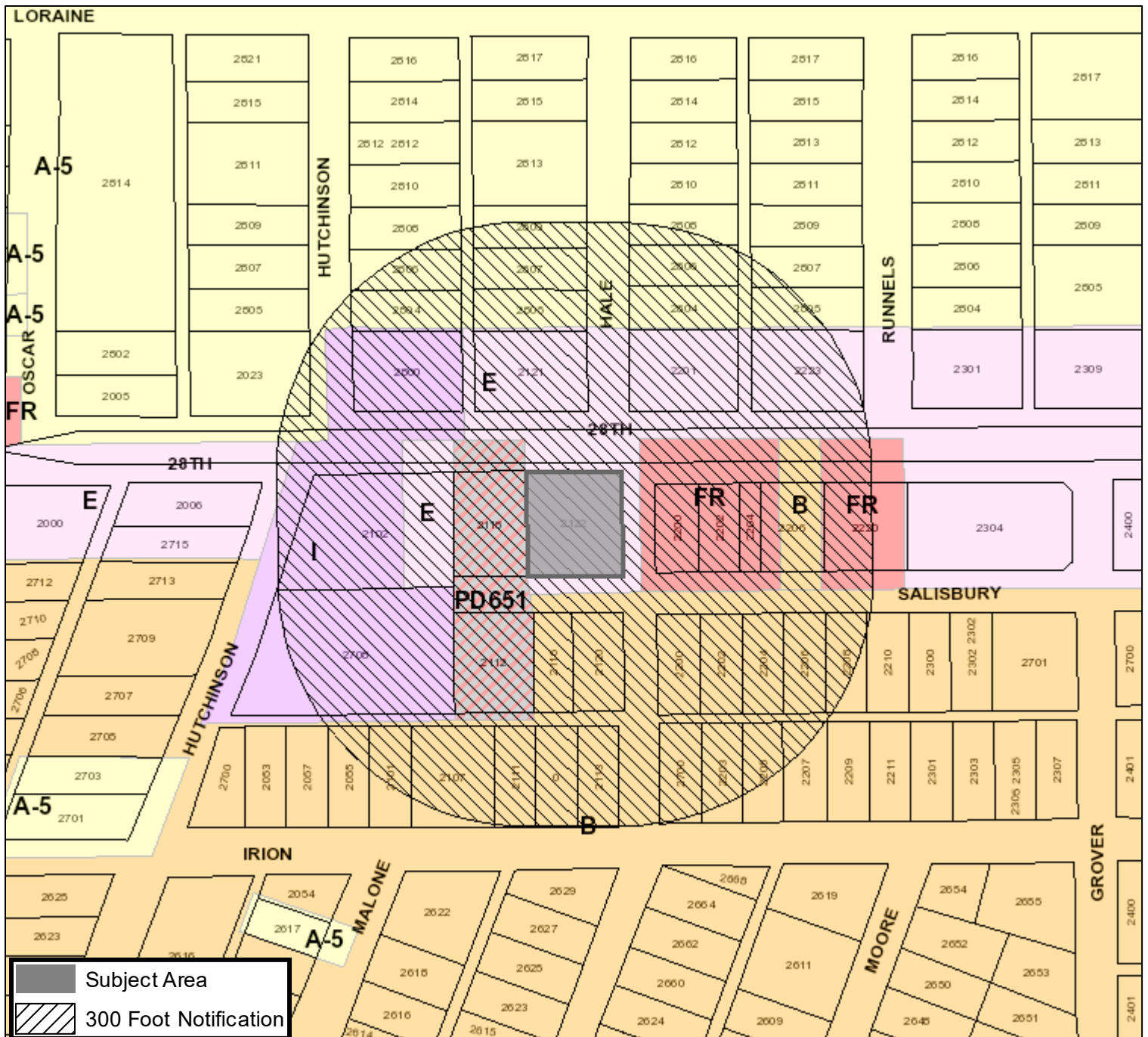
- Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.
- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space



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Area Zoning Map

Applicant: Eleuterio Amador
Address: 2122 NE 28th Street
Zoning From: E
Zoning To: Add CUP for food truck on vacant lot in E Neighborhood Commercial
Acres: 0.33211425
Mapsc0: Text
Sector/District: Northeast
Commission Date: 1/8/2025
Contact: 817-392-6226



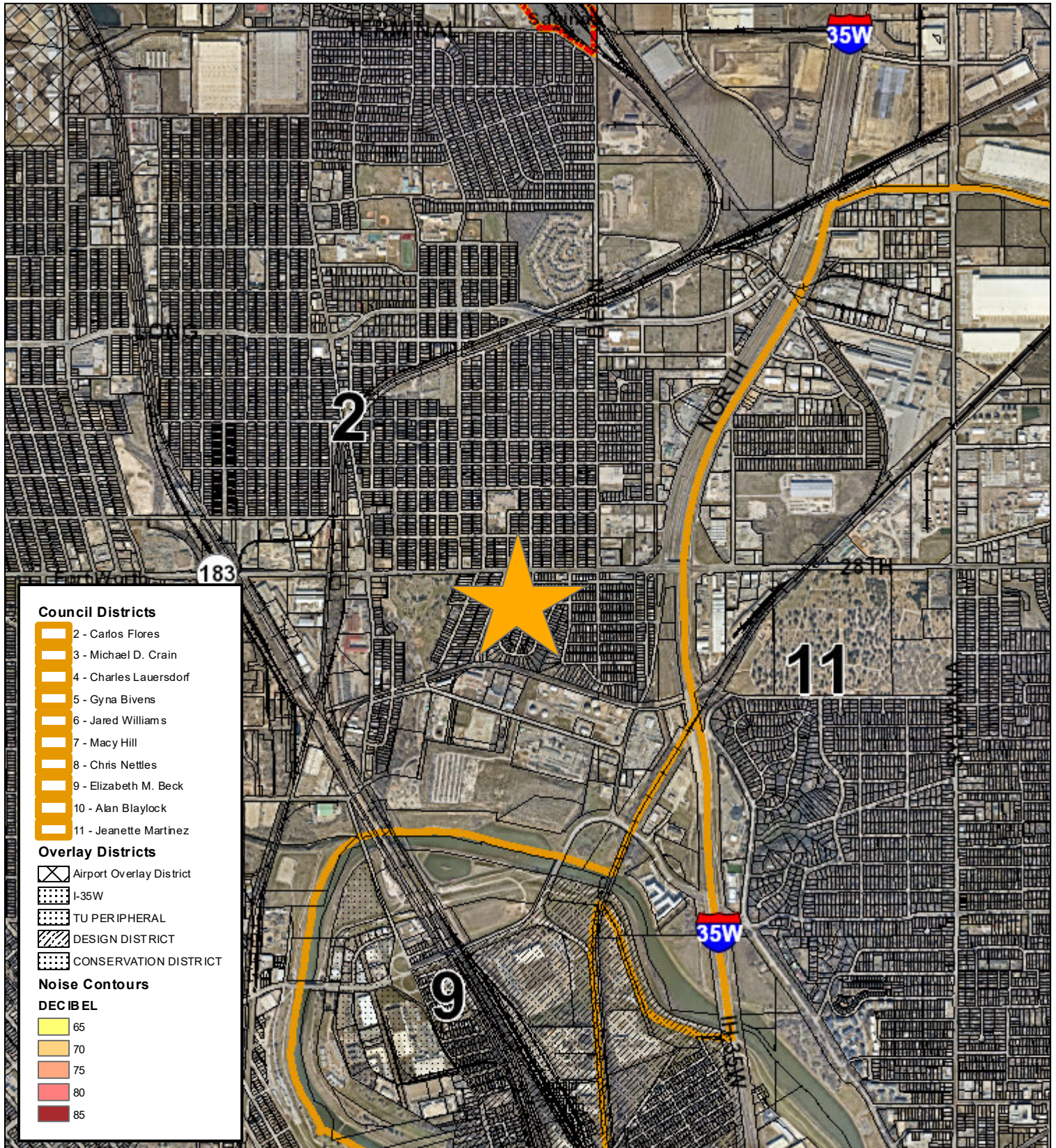
0 85 170 340 Feet

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Area Map

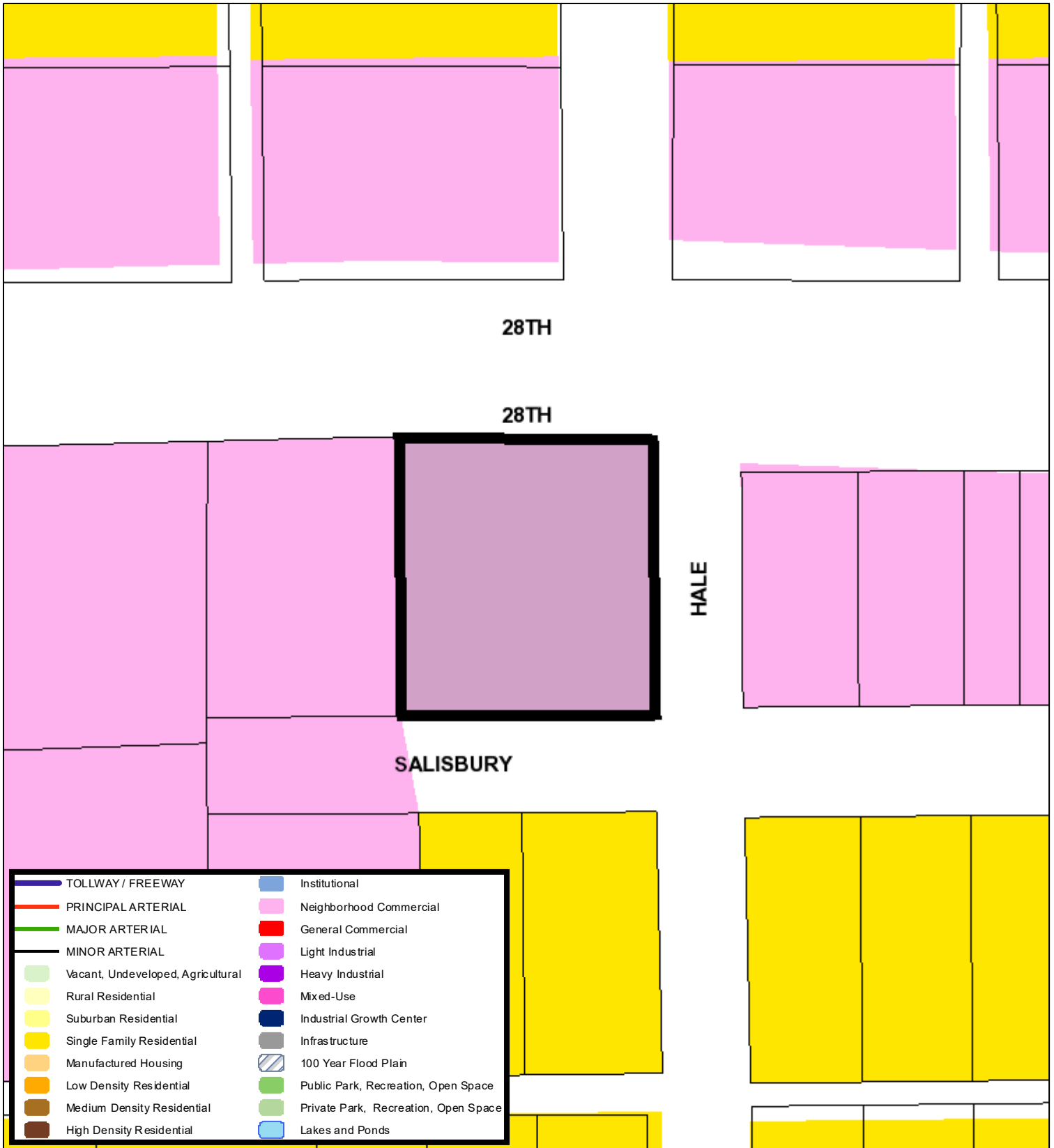


0 1,000 2,000 4,000 Feet



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Future Land Use



60 30 0 60 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.





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Aerial Photo Map



0 37.5 75 150 Feet

