



Zoning Staff Report

Date: September 30, 2025

Case Number: ZC-25-134

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: David King

Site Location: 3821 , 3833 E. 1st Street

Acreage: 0.32 acres

Request

Proposed Use: Office uses

Request: From: “B” Two-Family, “E” Neighborhood Commercial, and “J” Medium Industrial
To: “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 by a vote of 11-0**

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Project Description and Background

The case was automatically continued from the August 13, 2025 Zoning Commission meeting, as the public hearings closed at 5pm and this case had not been heard.

The subject site is located in the northwest quadrant of E. 1st Street and N. Beach Street. The applicant is proposing to rezone this property from a mixture of “B” Two-Family, “E” Neighborhood Commercial, and “J” Medium Industrial to “E” Neighborhood Commercial. This rezoning request would allow the site to have one zoning district and be redeveloped into an office use. The block was developed with single family residences prior to 1970, but now contains vacant lots interspersed among the houses. The site is a corner lot in a transitional area with commercial or industrial uses on the north side of E. 1st Street, and a combination of vacant lots, single family houses, and small commercial uses on the south side of the street. The site is one of three remaining residential uses on the north side of the street where a small enclave of single-family houses are surrounded by industrial uses.

The lot was developed with a single-family house in 1938, prior to the adoption of zoning in 1940. The industrial uses in industrial zoning have been developed mostly after 1975. Rezoning the subject site to “E” would be generally the same depth as the other non-residential zoning on this side of E. 1st Street that is immediately adjacent to existing residential uses. East 1st Street is now classified as a neighborhood connector arterial. Due the orientation of the house to the north, the rezoning area is already subject to both front yard setbacks on E. 1st and N. De Costa Streets. Any new structure closer to De Costa Street would be required to obtain a Board of Adjustment variance approval.



Surrounding Zoning and Land Uses

North “B” Two-Family / single family houses

East “E” Neighborhood Commercial, “I” Light Industrial / contractor’s shop, moving company

South “J” Medium Industrial / single family, auto repair, and vacant land

West “J” Medium Industrial / 2 single family houses, contractor’s shop, and meat processing facility

Zoning History

None since 1952.

Public Notification

300-foot Legal Notifications were mailed on August 1, 2025.

The following organizations were notified: (emailed August 1, 2025)

Organizations Notified	
Carter Riverside NA *	Neighborhoods of East Fort Worth Alliance
Riverside Alliance	Oakhurst Alliance of Neighbors
East Fort Worth, Inc.	East Fort Worth Business Association
United Riverside Rebuilding Corporation, Inc.	Fort Worth ISD
Streams And Valleys Inc.	Trinity Habitat for Humanity

* Located closest to this registered Neighborhood Association


Land Use Compatibility

The rezoning site has single family uses to the north and west, with the 2 houses to the west covered by “J” Medium Industrial zoning. A mixture of automotive uses and single family uses lies to the south, in a continuation of the “J” zoning district. Intensive commercial and industrial uses flank the 3 remaining houses on the north side of E. 1st Street. The subject site is primarily “J” zoning with the “B” zoning along the northern property line and “E” along the side street frontage. Any new development will have to meet the residential buffering standards to the north and northwest against the residential zoning districts, and the lot’s size will allow a modest building size, likely with parking in the rear. The proposed rezoning **is compatible** with surrounding land uses, as it reduces the zoning intensity on E. 1st Street adjacent to existing houses, but does not materially extend the commercial zoning into the established residential uses to the north.

Comprehensive Plan Consistency – Northeast

The 2023 Comprehensive Plan currently designates the subject property as neighborhood commercial. The zoning types that would be in alignment with this future land use designation are “ER” Neighborhood Commercial Restricted and “E” Neighborhood Commercial. The proposed zoning **is consistent** with the map designation portion of the Comprehensive Plan.

The proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

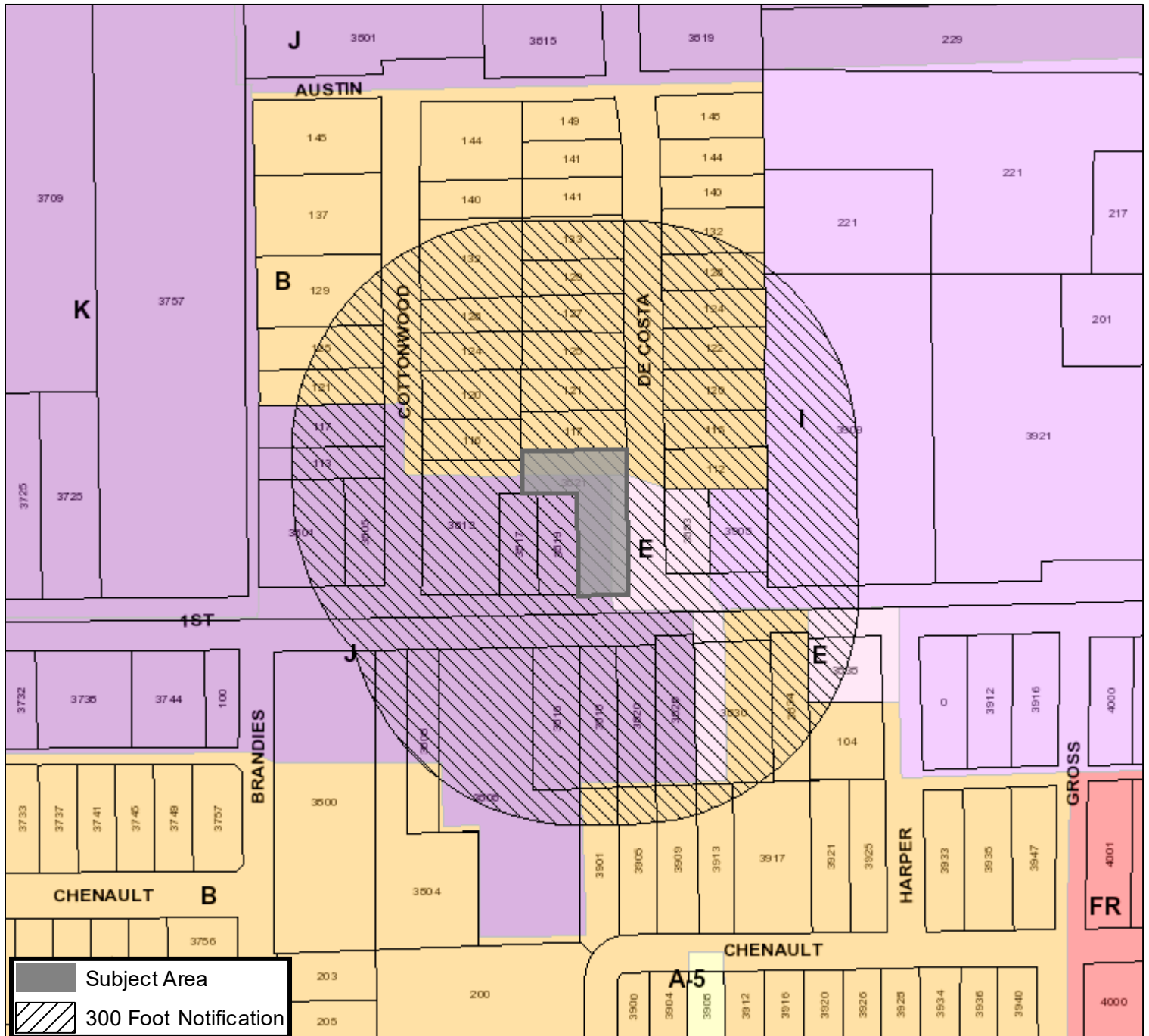
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
 - Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
 - Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
 - Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, office space, and urban residential development.
- 



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Area Zoning Map

Applicant: David King
Address: 3821 E. 1st Street
Zoning From: B, E, J
Zoning To: E
Acres: 0.315
Mapsc0: Text
Sector/District: Northeast
Commission Date: 8/13/2025
Contact: 817-392-8190





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Area Map

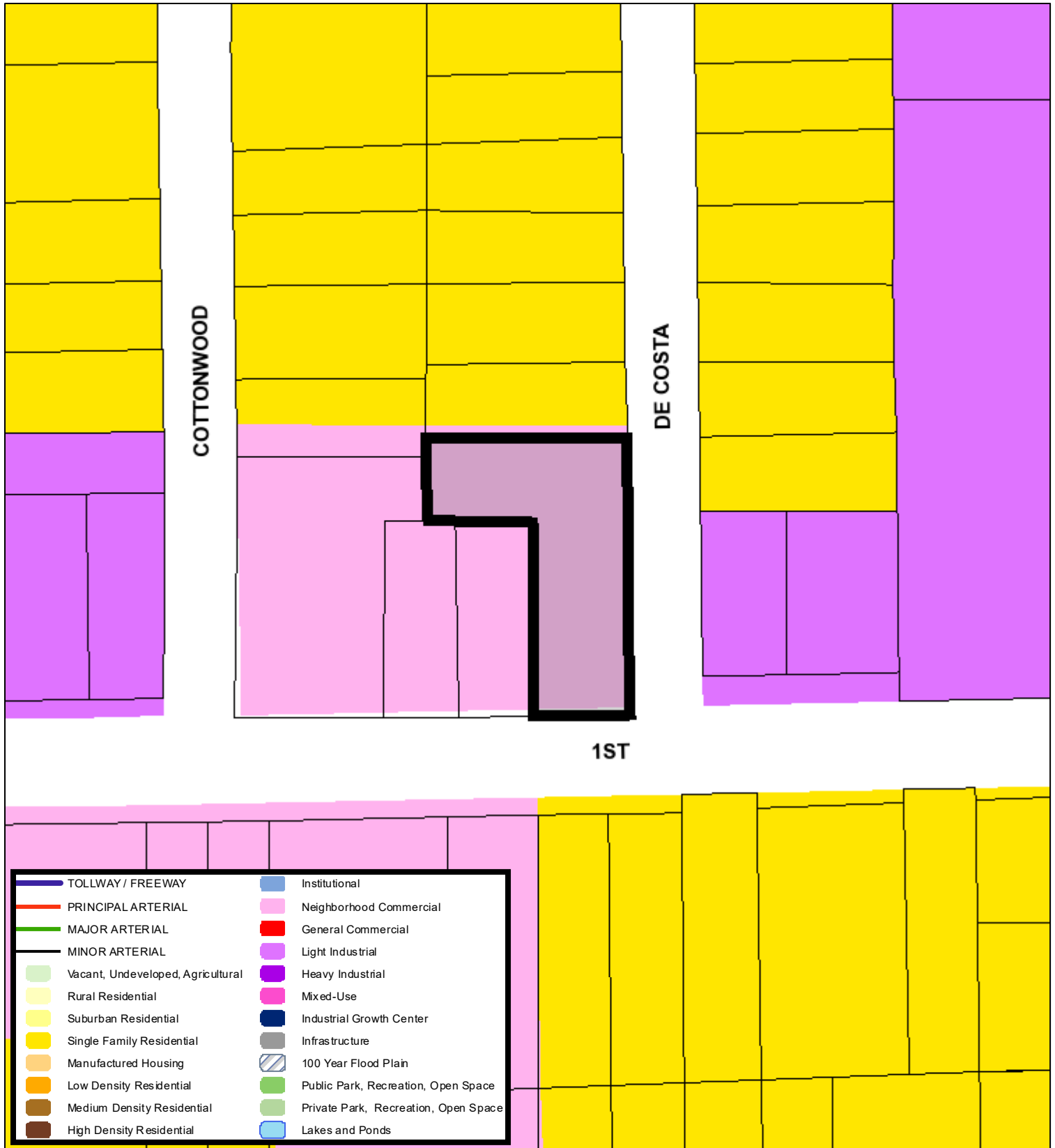


0 1,000 2,000 4,000 Feet



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Future Land Use



90 45 0 90 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 55 110 220 Feet

