



Zoning Staff Report

Date: May 14, 2024

Case Number: ZC-24-019

Council District: 11

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Alejandra Rojero / Leonardo Munoz

Site Location: 1701 Vaughn Blvd. & 3214 Ave I

Acreage: 0.261 acre

Request

Proposed Use: Single Family

Request: From: "MU-1" Low-Intensity Mixed Use
To: "A-5" One-family

Recommendation

Land Use Compatibility: Requested change **is not compatible**

Comprehensive Plan Map Consistency: Requested change **is not consistent**

Comprehensive Plan Policy Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

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

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Project Description and Background

The subject property, spanning 0.261 acre, is located within the Polytechnic/Wesleyan Urban Village. It is surrounded by "MU-1" Low-Intensity Mixed-Use Districts, with the exception of the "A-5" One-family district to the south of 3214 Ave I. Surrounding properties consist of a mix of commercial and vacant lots.

The site falls within Neighborhood Empowerment Zone (NEZ) Area Six, which aims to promote housing, economic development, and quality services in central Fort Worth. Fort Worth offers incentives for development within NEZs, as approved by the City Council.

The applicant intends to construct a single-family residence on the vacant property, but replatting of the properties is necessary as they are currently platted separately. The reason behind placing the single-family house on the two-platted lots has not been provided by the applicant. Additionally, there is no concept plan or proposed site plan available at this time.

Surrounding Zoning and Land Uses

1701 Vaughn Blvd.

North	"MU-1" Mixed Use-1 / Commercial
East	"MU-1" Mixed Use-1 / Vacant Lot
South	"MU-1" Mixed Use-1 / Barber Shop
West	"MU-1" Mixed Use-1 / Grocery Shop

3214 Ave I

North	"MU-1" Mixed Use-1 / Vacant Lot
Northwest	"MU-1" Mixed Use-1 / Vacant Lot
East	"MU-1" Mixed Use-1 / Vacant Lot
Southwest	"MU-1" Mixed Use-1 / Barber Shop
South	"A-5" One-family / Residential

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on March 29, 2024.

The following organizations were notified: (emailed March 29, 2024)

Organizations Notified	
Polytechnic Heights South	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Streams and Valleys Inc
East Fort Worth, Inc	

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

Adjacent to the parcels under consideration, there are several active commercial businesses. To the south lies Rojero's Barbershop, while across the street sits Wayne's Grocery Store. To the north, there's Jazzy Lady Entertainment. Although there are a few single-family lots and a neighborhood to the east, the majority of the parcels are enveloped by active commercial establishments.

The proposed request for single-family zoning appears incompatible with the surrounding commercial uses. The prevailing landscape is characterized by vibrant commercial activity, contrasting with the proposed residential zoning. This incongruity raises concerns regarding the compatibility of the proposed single-family zoning with the prevailing commercial environment.

The proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

While the property does not fall within the Mixed-Use Growth Center, it's important to note that mixed-use districts serve specific purposes that does not align with single-family dwellings. Mixed-use zoning is intended to facilitate a transition from single-family residential areas to commercial districts, promoting a blend of residential, commercial, and sometimes industrial uses within a cohesive urban environment. Therefore, seeking single-family zoning in an area designated for mixed-use development may not be consistent with the intended urban planning objectives aimed at fostering diverse and integrated neighborhoods. The proposed single-family zoning for this area **does not align** with the policies outlined in the Comprehensive Plan:

- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

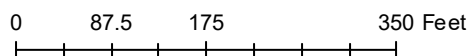
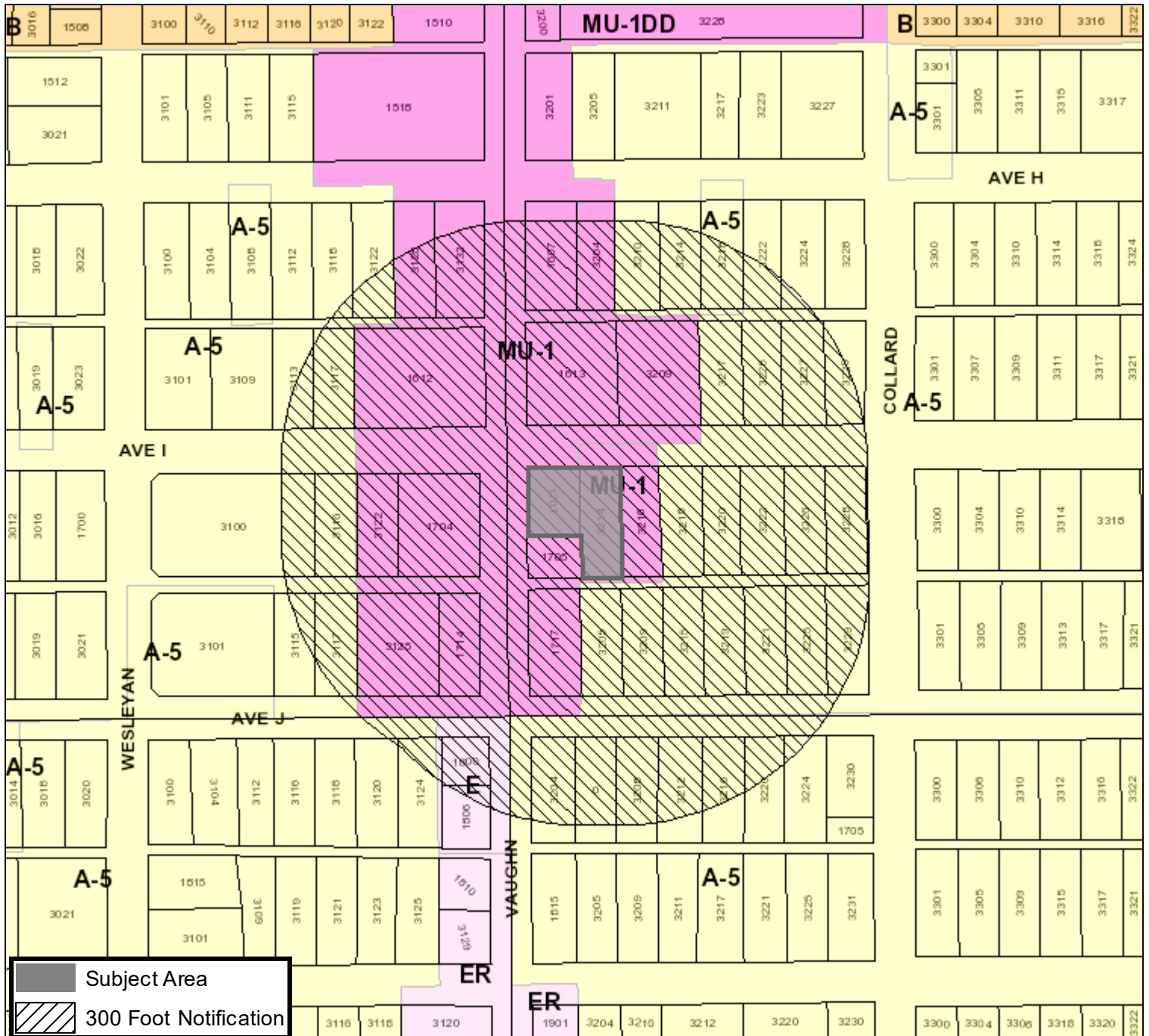
Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map and Policies.



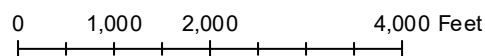
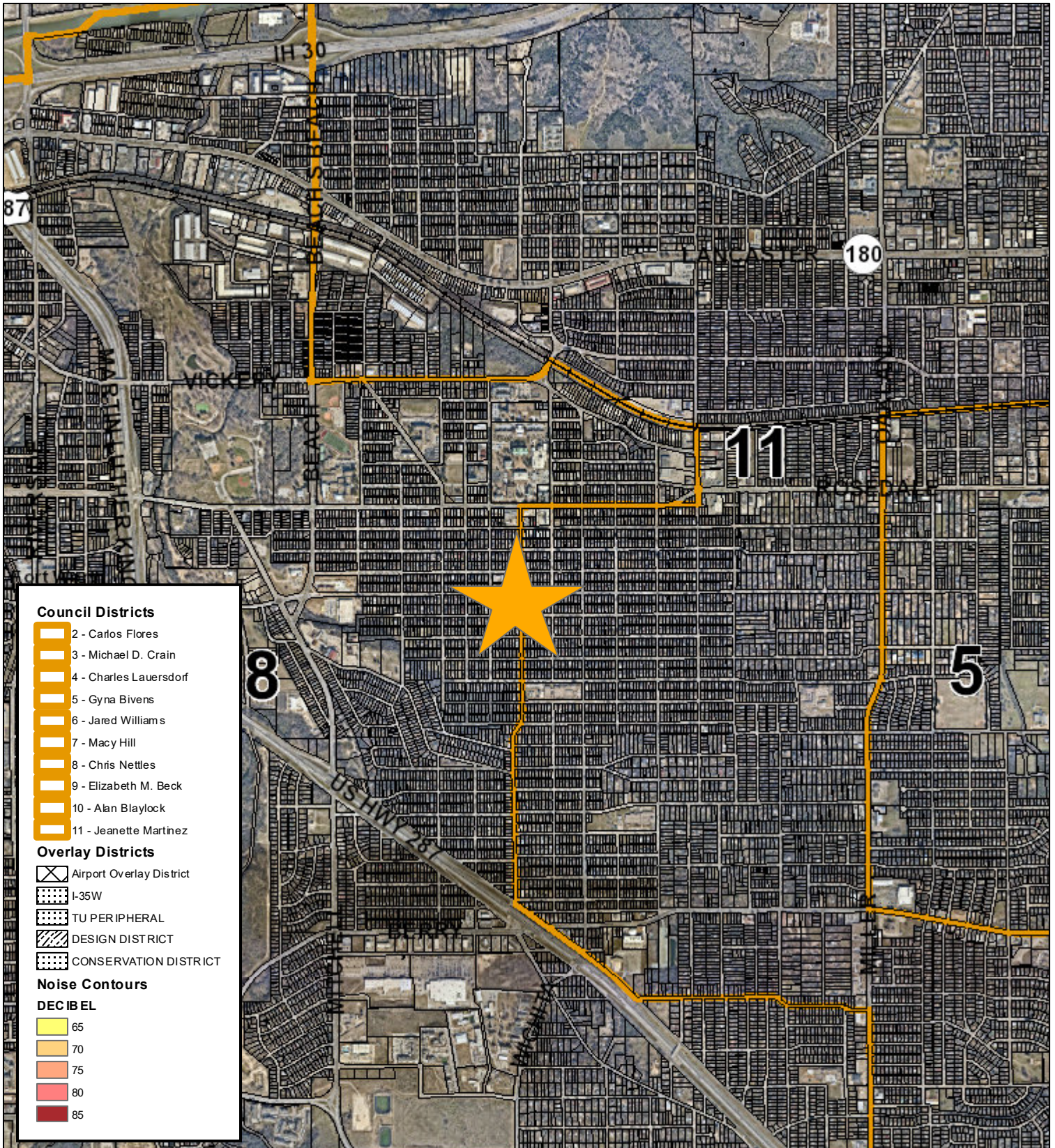
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Area Zoning Map

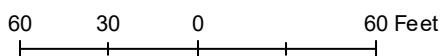
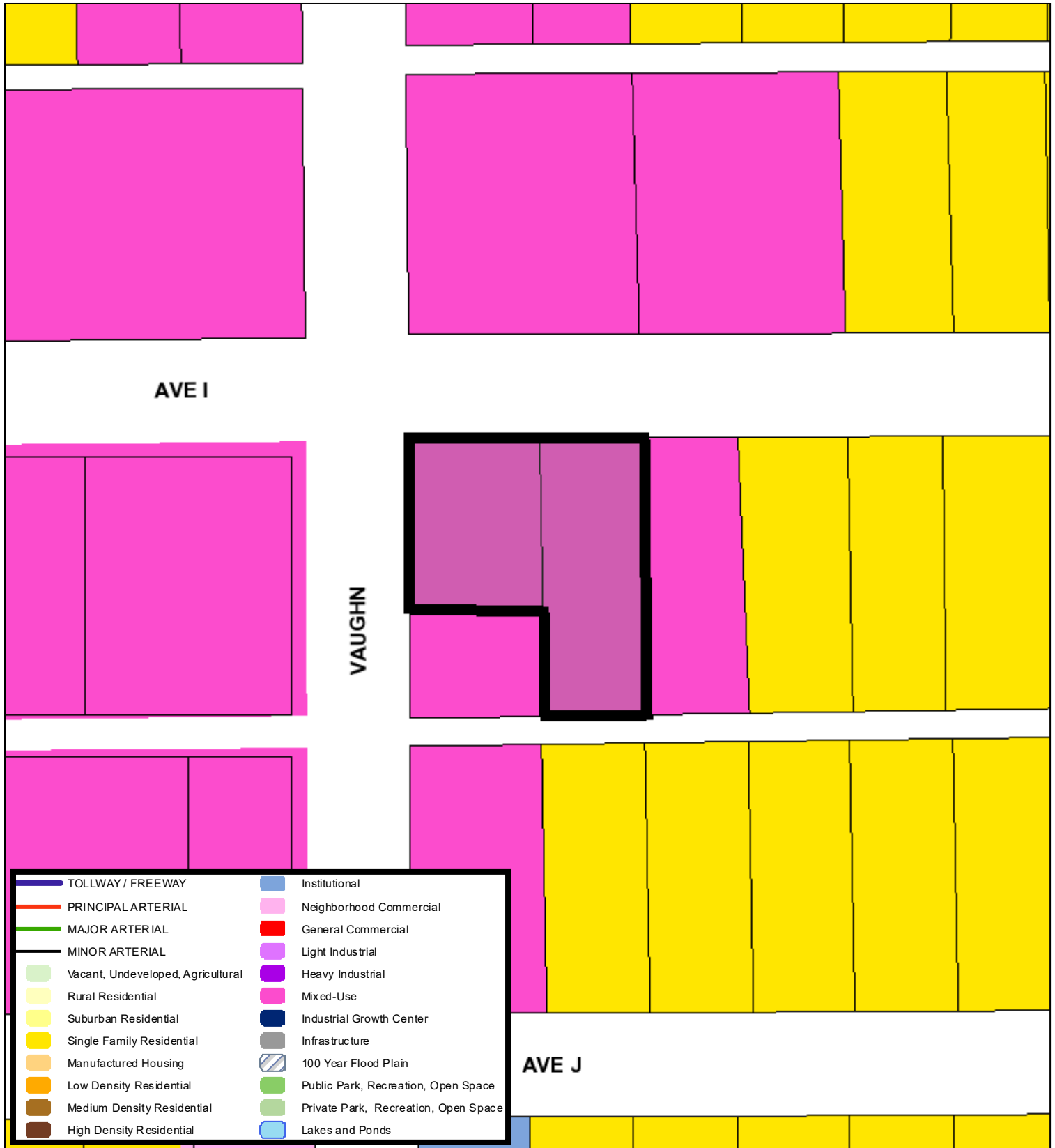
Applicant: Alejandra Rojero/
 Address: 1701 Vaughn Boulevard & 3214 Avenue I
 Zoning From: MU-1
 Zoning To: A-5
 Acres: 0.27422024
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 4/10/2024
 Contact: 817-392-2806



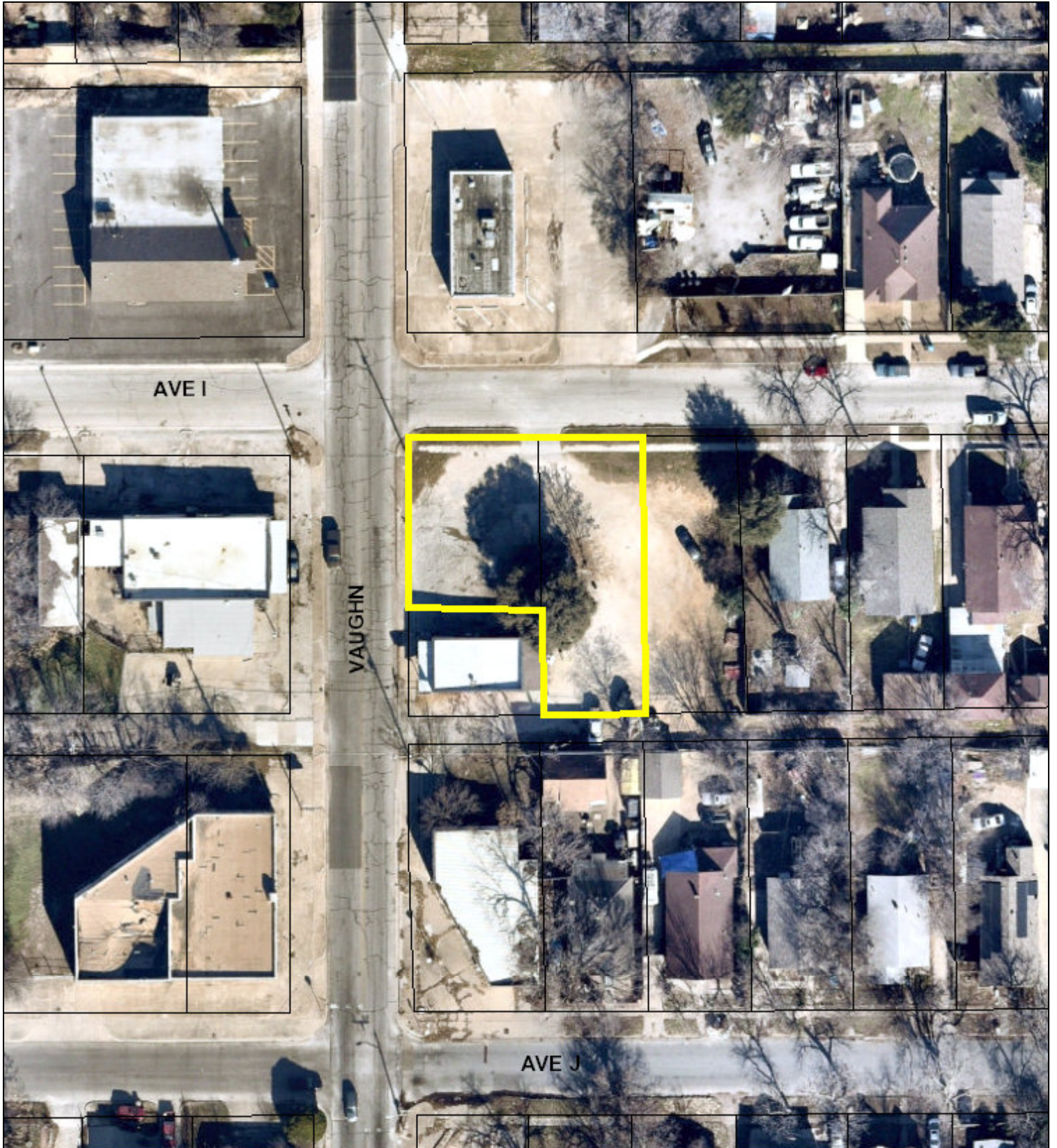
Area Map



Future Land Use



Aerial Photo Map



0 40 80 160 Feet

