



Zoning Staff Report

Date: April 11, 2023

Case Number: ZC-23-016

District (old/new): 8 / 8

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: VMP Scattered Properties by Luis Matarrita

Site Location: 1520 E. Robert Street

Acreage: 0.14 acres

Request

Proposed Use: Single-family home

Request: From: “ER” Neighborhood Commercial Restricted

To: “A-5” One-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

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

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Project Description and Background

The property is located on E. Robert Street near the S. Riverside Drive intersection. The applicant is proposing to change the zoning from “ER” Neighborhood Commercial Restricted to “A-5” One-Family for a single-family home. The lot faces E. Robert Street, which is classified as a residential street. The remainder of the block is vacant land on residential sized lots or playground area for Edward Briscoe Elementary School. Surrounding land uses are residential and the school, with limited commercial along Riverside Drive. The depth of commercial zoning on the west side of Riverside Drive is generally not sufficient to develop a commercial use with the required supplemental setbacks. Single-family is appropriate at this location.

Surrounding Zoning and Land Uses

North “A-5” One-Family; “FR” General Commercial Restricted / Duplexes and vacant land
East “ER” Neighborhood Commercial Restricted, “FR” General Commercial Restricted, and “I” Light Industrial / Vacant land, convenience store, personal services, and hotel
South “ER” Neighborhood Commercial Restricted / Vacant land
West “A-5” One-Family / Vacant land and playground

Recent Zoning History

- ZC-15-054, subject site and adjacent lots, surplus properties, from “FR” General Commercial Restricted to “ER” Neighborhood Commercial Restricted, approved 6/3/2015.
- ZC-19-072, south of subject site, surplus properties, from “A-5” One-Family and “FR” General Commercial Restricted to “E” Neighborhood Commercial, withdrawn.

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were notified: (emailed March 10, 2023)

Organizations Notified	
Morningside NA*	Trinity Habitat for Humanity
United Communities Association of South Fort Worth	Streams and Valleys Inc
Southeast Fort Worth Inc	Fort Worth ISD

* *The subject property lies in close proximity to this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family. Surrounding land consists of residential uses (duplexes) to the north with limited commercial uses to the east. Additional single family residential uses are being constructed east of the commercial uses beyond S. Riverside Drive. The applicant would like to rezone the site to match the existing “A-5” One-Family zoning adjacent the site to construct a single-family residence. If developed, this house would be the first structure on the block that takes access from a residential street.

The proposed zoning request is **compatible** at this location.

Comprehensive Plan Consistency – Southside

The Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- 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.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

Based on the conformance with the future land use map and policies stated above the proposed zoning is **consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.

2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

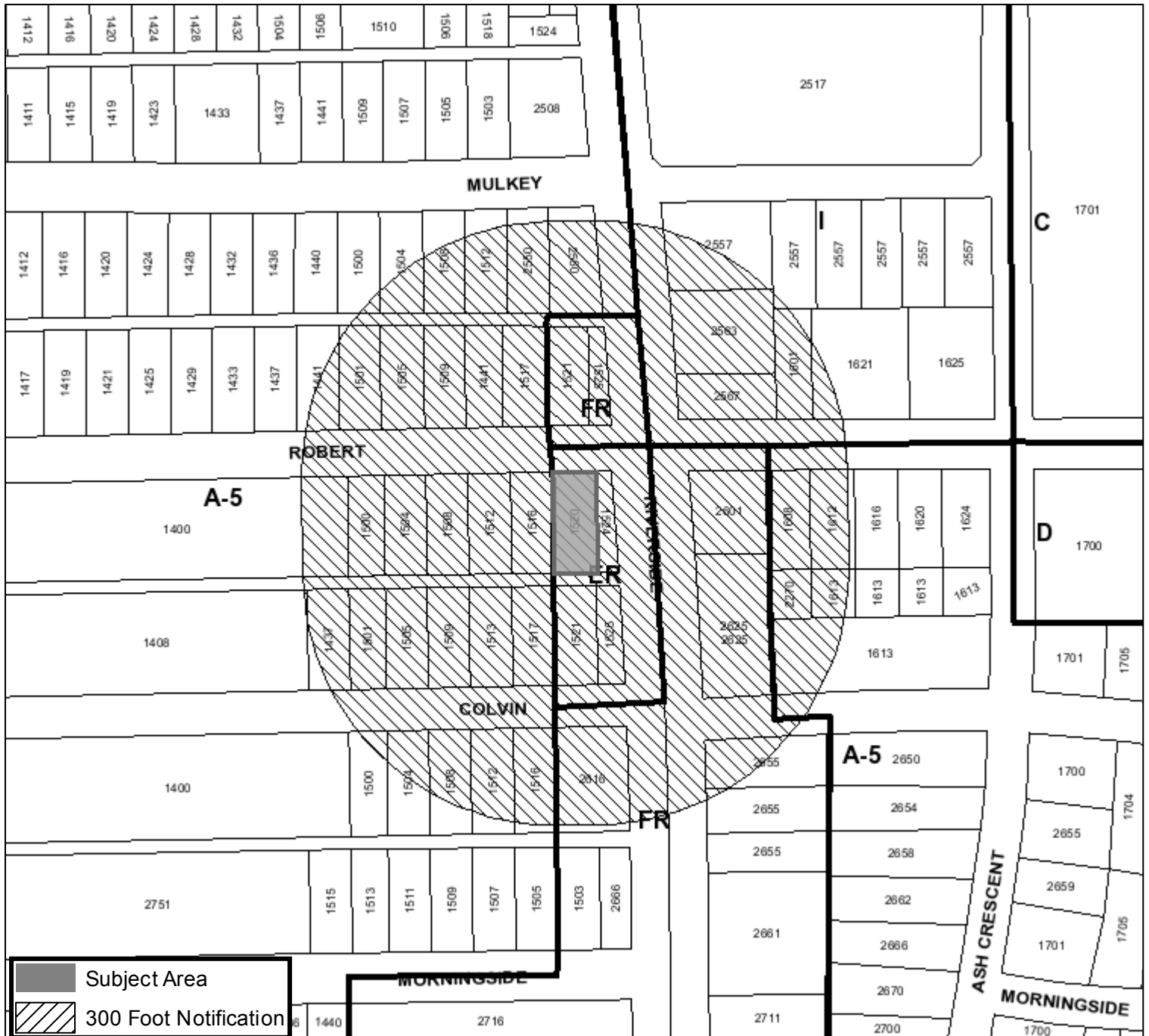
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but would contribute to the quality of place.





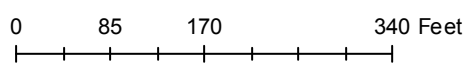


Area Zoning Map

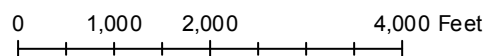
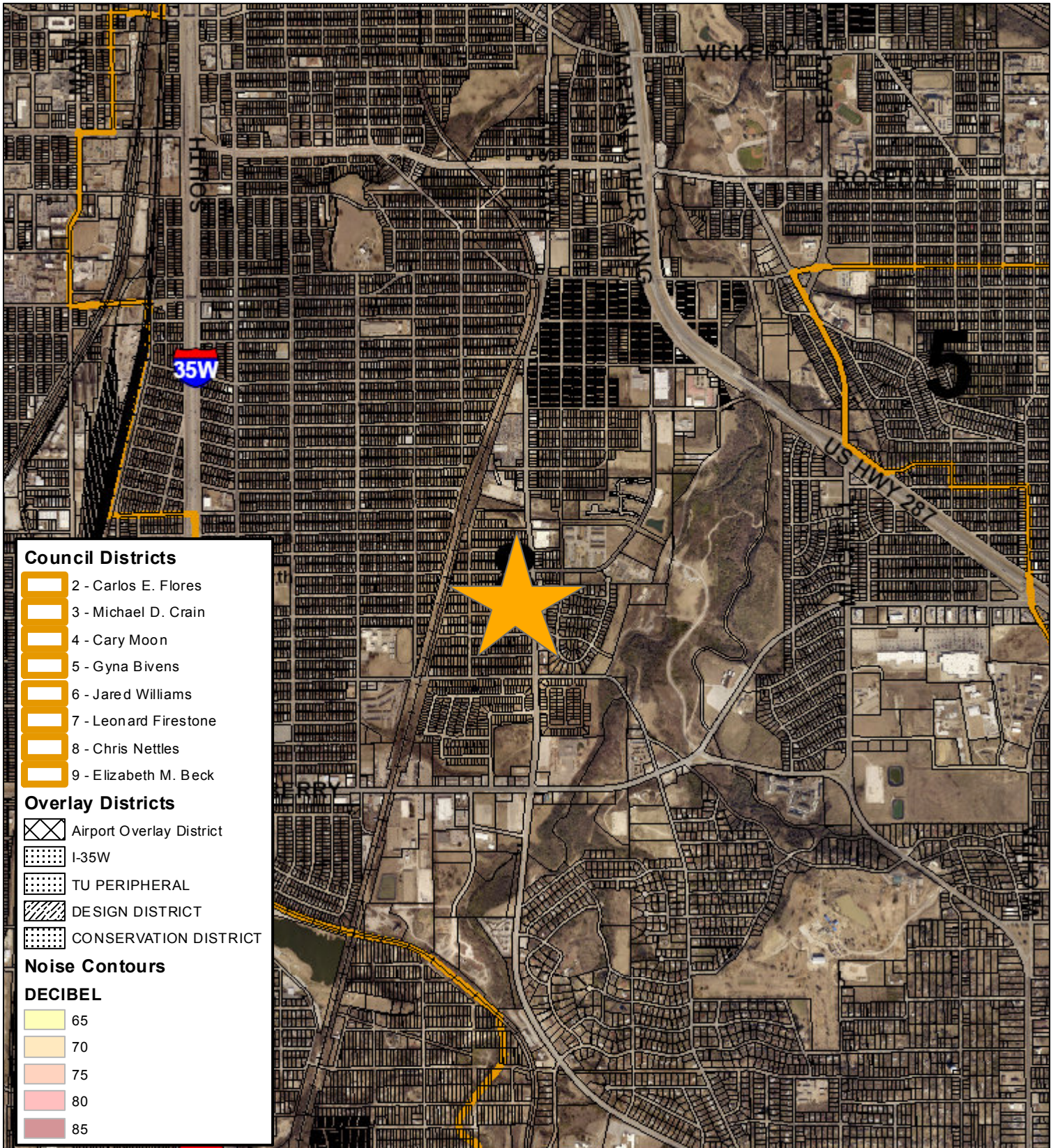
Applicant: VMP Scattered Properties
 Address: 1520 E. Robert Street
 Zoning From: ER
 Zoning To: A-5
 Acres: 0.14139756
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 3/8/2023
 Contact: 817-392-8190



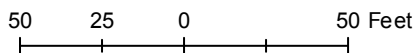
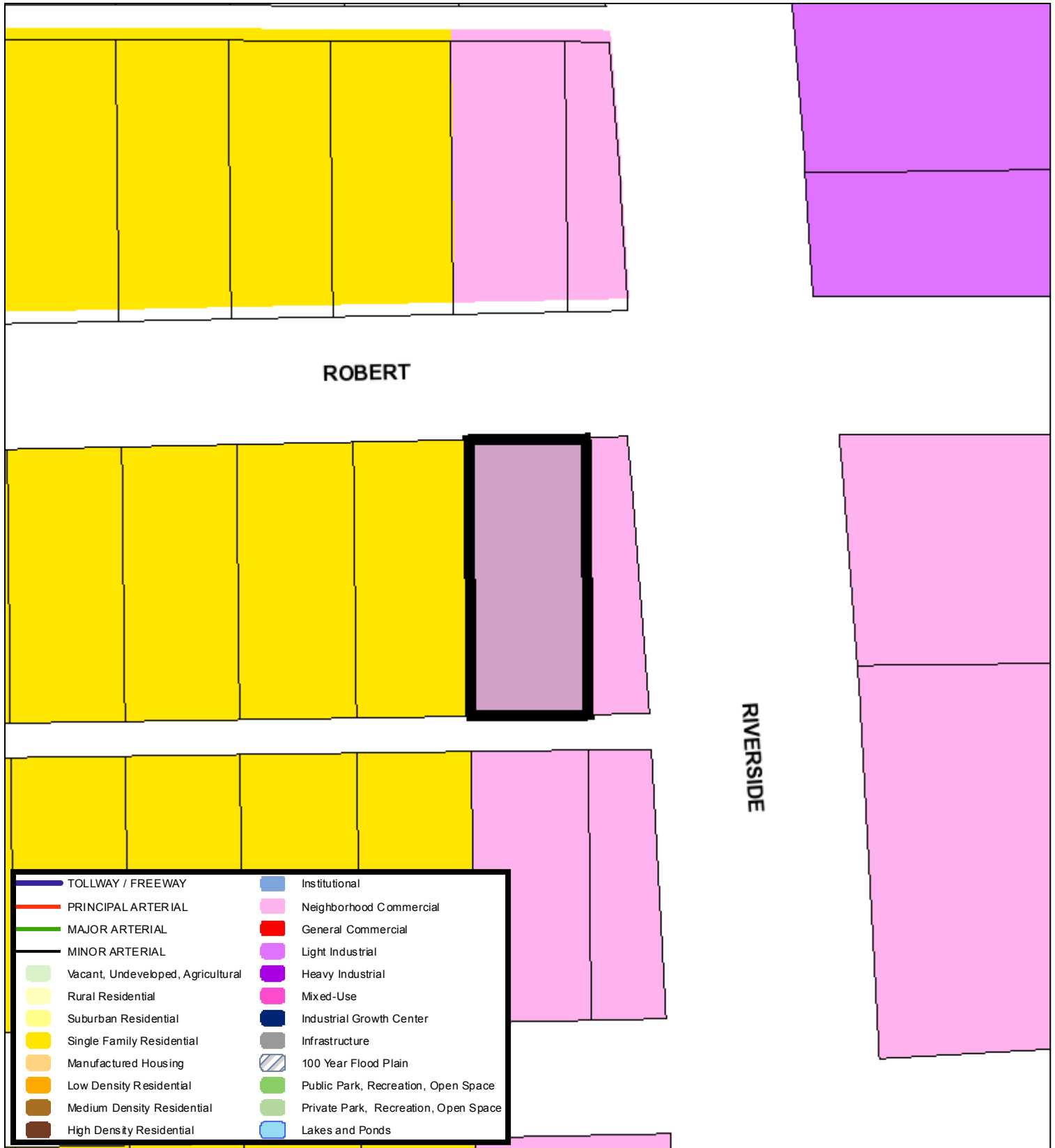
 Subject Area
 300 Foot Notification



Area Map



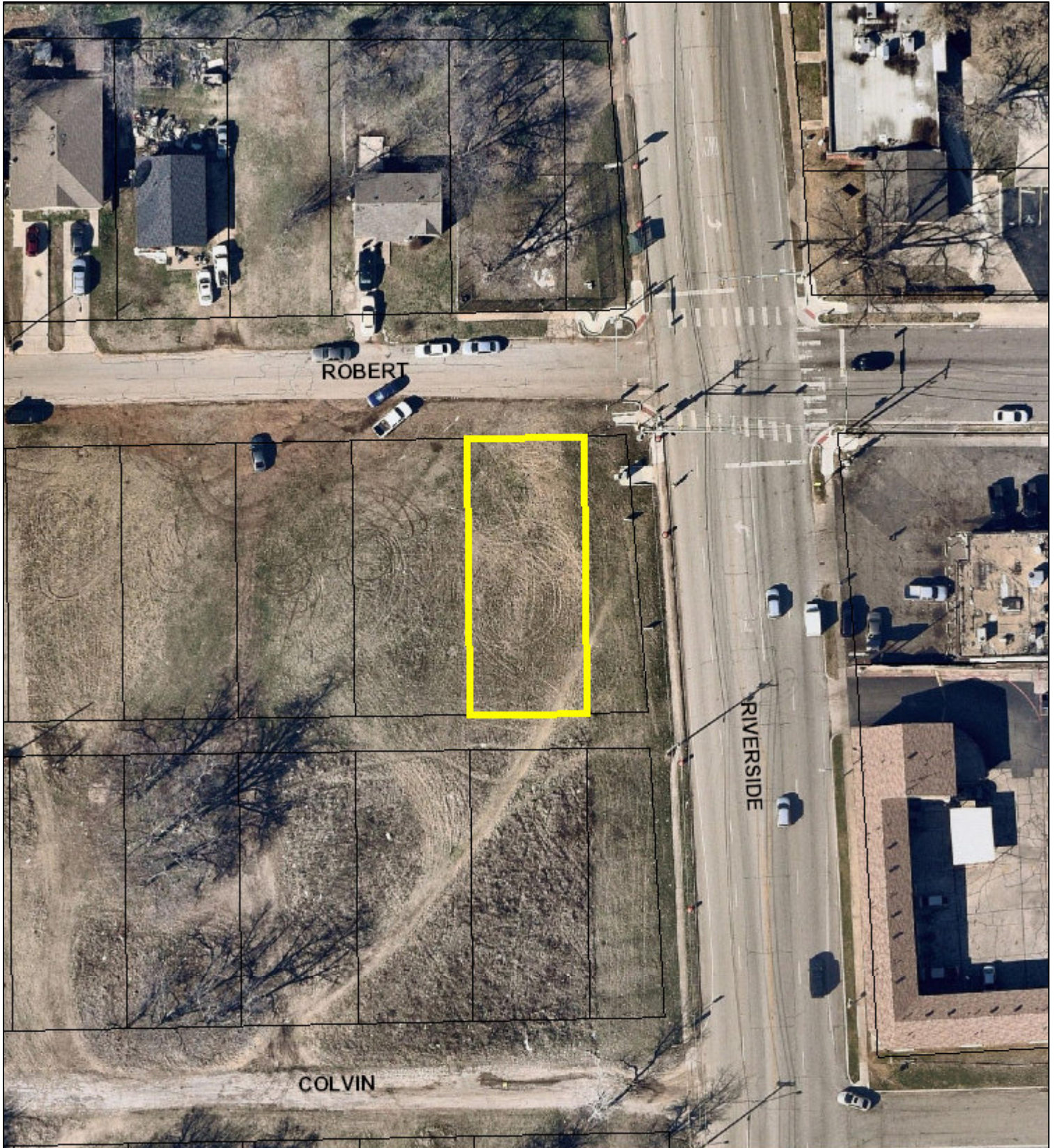
Future Land Use



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 35 70 140 Feet

