



Zoning Staff Report

Date: September 13, 2022

Case Number: ZC-22-118

Council District: 8

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Affluency Homes, LLC / Vusumuzi Ngwenya

Site Location: 1609 E. Bluff Street

Acres: 0.08 acres

Request

Proposed Use: Single Family Home

Request:
From: “J” Medium Industrial / Samuels Avenue/Rock Island Character Zone in the Downtown Urban Design District Overlay
To: “R1” Zero Lot Line/Cluster / Samuels Avenue/Rock Island Character Zone in the Downtown Urban Design District Overlay

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The site is at the corner of E. Bluff Street and N. Wilderman Street in an area referred to as Rock Island. It is generally at the northwest corner of E. Belknap Street and I-35W. The site is within the Samuels Avenue/Rock Island Character Zone of the Downtown Urban Design District Overlay. It is also within the Downtown Regional Mixed-Use Growth Center.

It is currently a vacant lot in a grouping of about thirty residential homes located between two railroads, north of Belknap; there are about twenty other vacant lots in that area. According to historical aerials, the lot appears to have been vacant since at least 1956. The applicant is requesting to rezone from “J” Medium Industrial to “R1” Zero Lot Line/Cluster. The applicant plans to build a single family home.

The home will need to be designed to meet the “R1” Zero Lot Line/Cluster standards, as well as the Standards and Guidelines of the Samuels Avenue/Rock Island Character Zone.

Surrounding Zoning and Land Uses

North “J” Medium Industrial with Samuels Avenue/Rock Island Character Zone in the DUDD Overlay / single-family residential
East “J” Medium Industrial with Industrial Gateway Character Zone in the DUDD Overlay / Railroad
South “H” Central Business District with Samuels Avenue/Rock Island Character Zone in the DUDD Overlay / single-family residential
West “J” Medium Industrial with Samuels Avenue/Rock Island Character Zone in the DUDD Overlay / single-family residential

Recent Zoning History

- ZC-19-009 from various to “H” Central Business District and retain any historic overlays, DUDD overlays; 154 acre site south of subject site
- ZC-16-107 expand and revise the Downtown Urban Design District Overlay; 1733 acre area including subject site

Public Notification

300-foot Legal Notifications were mailed on July 27, 2022.

The following organizations were notified: (emailed July 29, 2022)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Greenway NA
Vintage Riverside NA	Tarrant Regional Water District
Friends of Riverside Park	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	East Fort Worth Business Association
Fort Worth ISD	

* Not located within a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The site is located in a pocket of residential homes and vacant lots between two railroads. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map.

Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows “R1” zoning as an appropriate type in the Mixed-Use designation of Future Land Use.

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ 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	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

**Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.*

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policy of the Comprehensive Plan:

- 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 **consistent** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

- 3.1.1. Rapidly increase the density of residential development in downtown Fort Worth and surrounding urban districts.
- 3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.

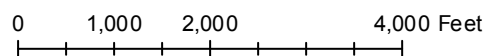
Aerial Photo Map



0 30 60 120 Feet

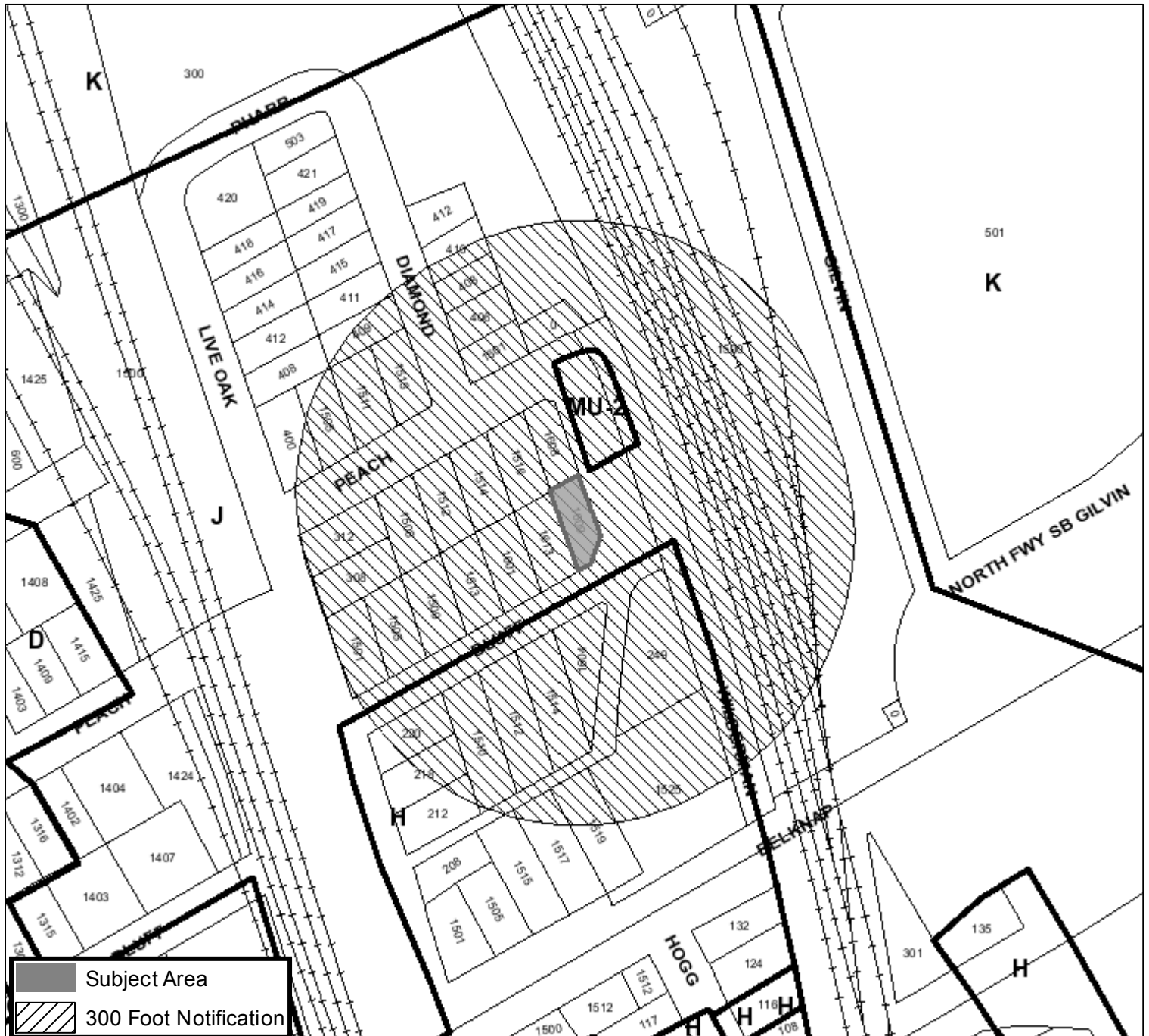




Area Map



Area Zoning Map

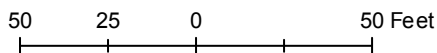
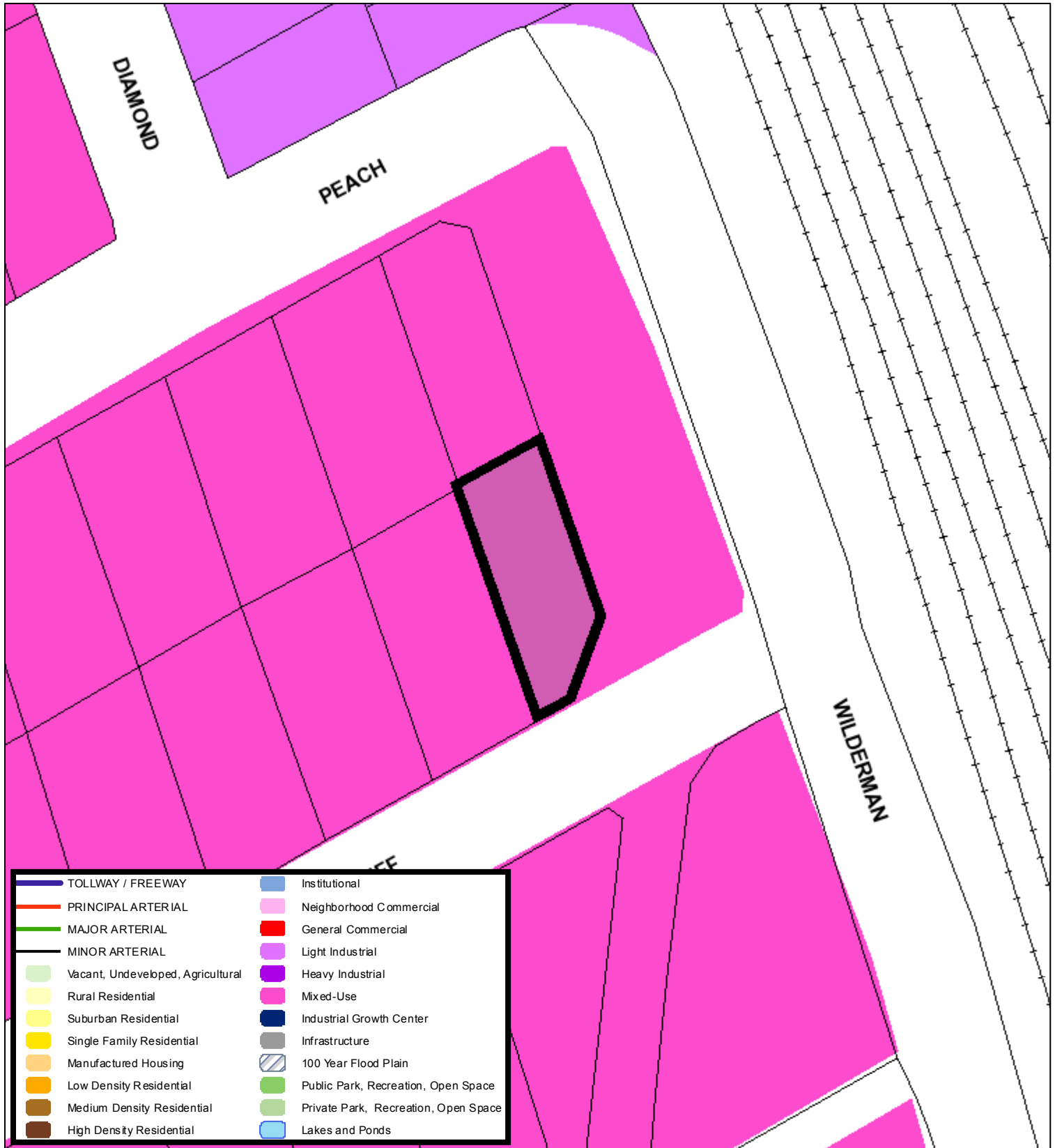
Applicant: Affluency Home, LLC
Address: 1609 E. Bluff Street
Zoning From: J in the Historic Samuels Design District Overlay
Zoning To: R1 in the Historic Samuels Design District Overlay
Acres: 0.08210837
Mapsc0: 63T
Sector/District: Northeast
Commission Date: 8/10/2022
Contact: 817-392-2806



 Subject Area
 300 Foot Notification

0 85 170 340 Feet

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.

