



# Zoning Staff Report

**Date:** January 11, 2022

**Case Number:** ZC-21-182

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** DFW Investment Properties ENT LLC, Alfredo Goytia / Jesus Guzman

**Site Location:** 1800 East Leuda Street

**Acreage:** 0.562 acres

### Request

**Proposed Use:** Multifamily

**Request:** From: "A-5" One-Family

To: "CR" Low Density Multifamily

### Recommendation

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

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## Project Description and Background

The property is Lot 5, Block 14 of the Glenwood Addition and is within NEZ Area Six. The proposal to rezone this lot would change the current “A-5” One-Family zoning to “CR” Low Density Multifamily zoning, going from an allowance for one (1) single family dwelling unit to an allowance for up to nine (9) units. The lot is approximately 24,500 square feet, just over half an acre. “CR” zoning allows densities of up to 16 units per acre. There is a small area of floodplain in the southeastern corner of the lot.

The Zoning Commission first heard this case on **November 10<sup>th</sup>**, and the application at that time was to rezone the site to “C” Medium Density Multifamily. Based on feedback from the Zoning Commission and advice from City staff, the applicant amended the application from “C” to “CR” Low Density Multifamily to lower the potential density and to lessen the intensity of the request overall. The applicant made staff aware of more detail regarding their proposal. The existing structure would be demolished to accommodate new construction on the lot. No Site Plan is required under “CR” zoning, though the building would need to meet the established “CR” standards, including 60% open space. The applicant has reached out to the Council office for District 8 and is waiting to hear back on meeting coordination.

## Surrounding Zoning and Land Uses

North “C” Medium Density Residential / church  
East “I” Light Industrial / church  
South “A-5” One-Family / Glenwood Park (COFW)  
West “A-5” One-Family / residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on November 19, 2021.  
The following organizations were emailed on November 22, 2021:

Organizations Notified	
Glenwood Triangle NA	Parker Essex Boaz NA
Historic Southside NA*	East Fort Worth, Inc
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	United Communities Assoc. of S. Fort Worth*
Fort Worth ISD	East Fort Worth Business Association

\* Located within this registered Neighborhood Association

# Development Impact Analysis

## Land Use Compatibility

The current zoning of “A-5” would allow construction of one (1) single family dwelling unit. The proposed zoning of “CR” Low Density Multifamily would allow up to nine (9) units on the lot based on its size. Surroundings are primarily single family residential in nature, with two (2) churches to the north and to the east. Terrell Heights Historic District begins one (1) block to the west.

By virtue of the site being situated adjacent to a principal thoroughfare (Riverside Drive), near a major intersection (Riverside Drive & Vickery Boulevard), as well as the subject property being separated from the remainder of the block by an unimproved street right-of-way (Cromwell Street), the proposed zoning is **compatible** with surrounding land uses in this area. Proximity to transit (Trinity Metro bus routes 4 & 54) also promotes the change in zoning to accommodate more units.

## Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as Single-Family Residential. This is analogous to but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zones. The site is currently in conformance with the Comprehensive Plan with its zoning designation of “A-5”. Multifamily “CR” zoning would be classified as Medium Density Residential under the adopted Future Land Use Plan, two (2) categories removed what is currently envisioned.

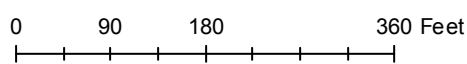
### LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
<b>RESIDENTIAL</b>		
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

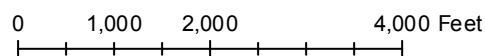
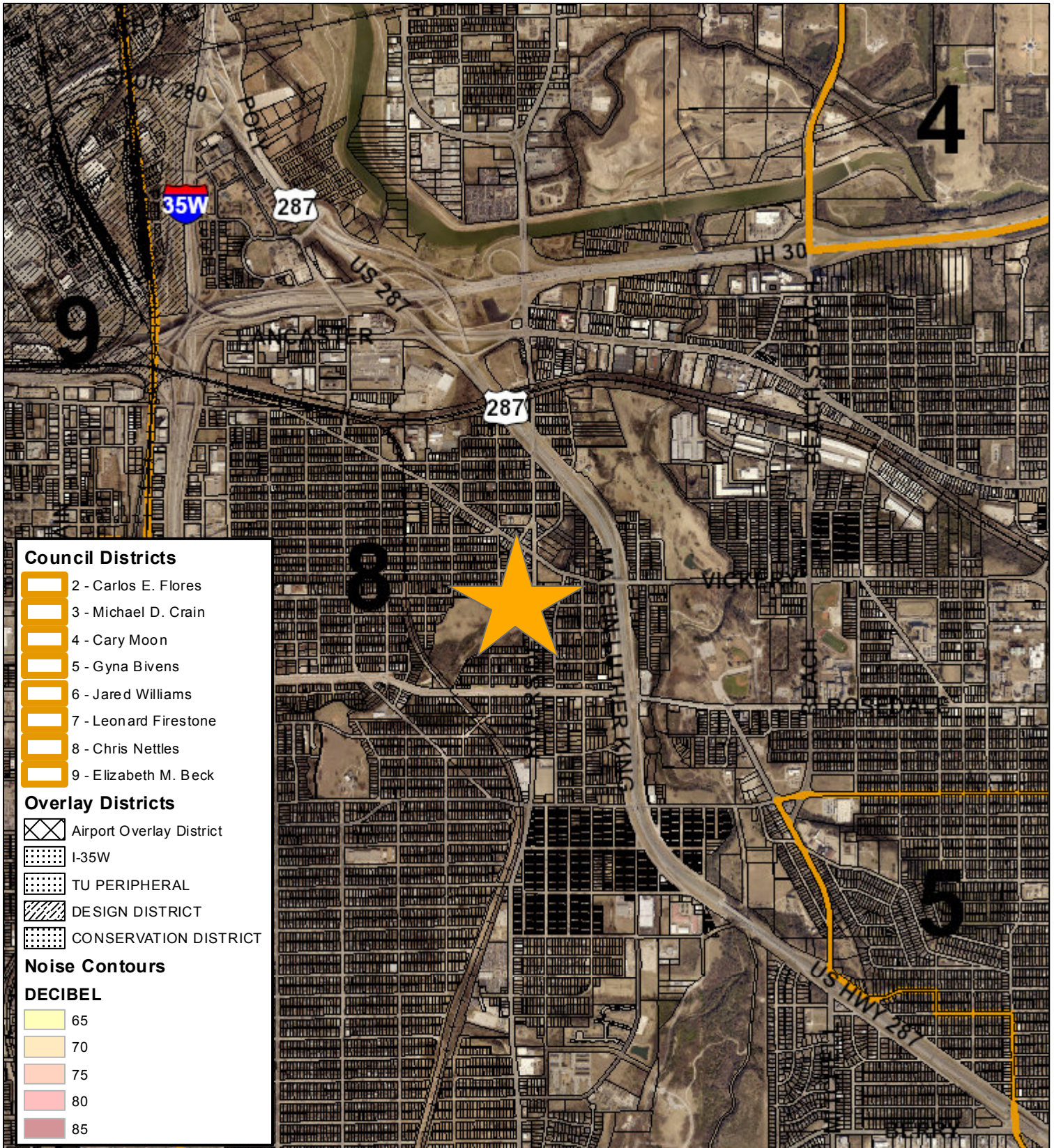
The proposed zoning is **not consistent** with the Comprehensive Plan Future Land Use designation and can be used as reasoning to deny the request as presented. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

### Area Zoning Map

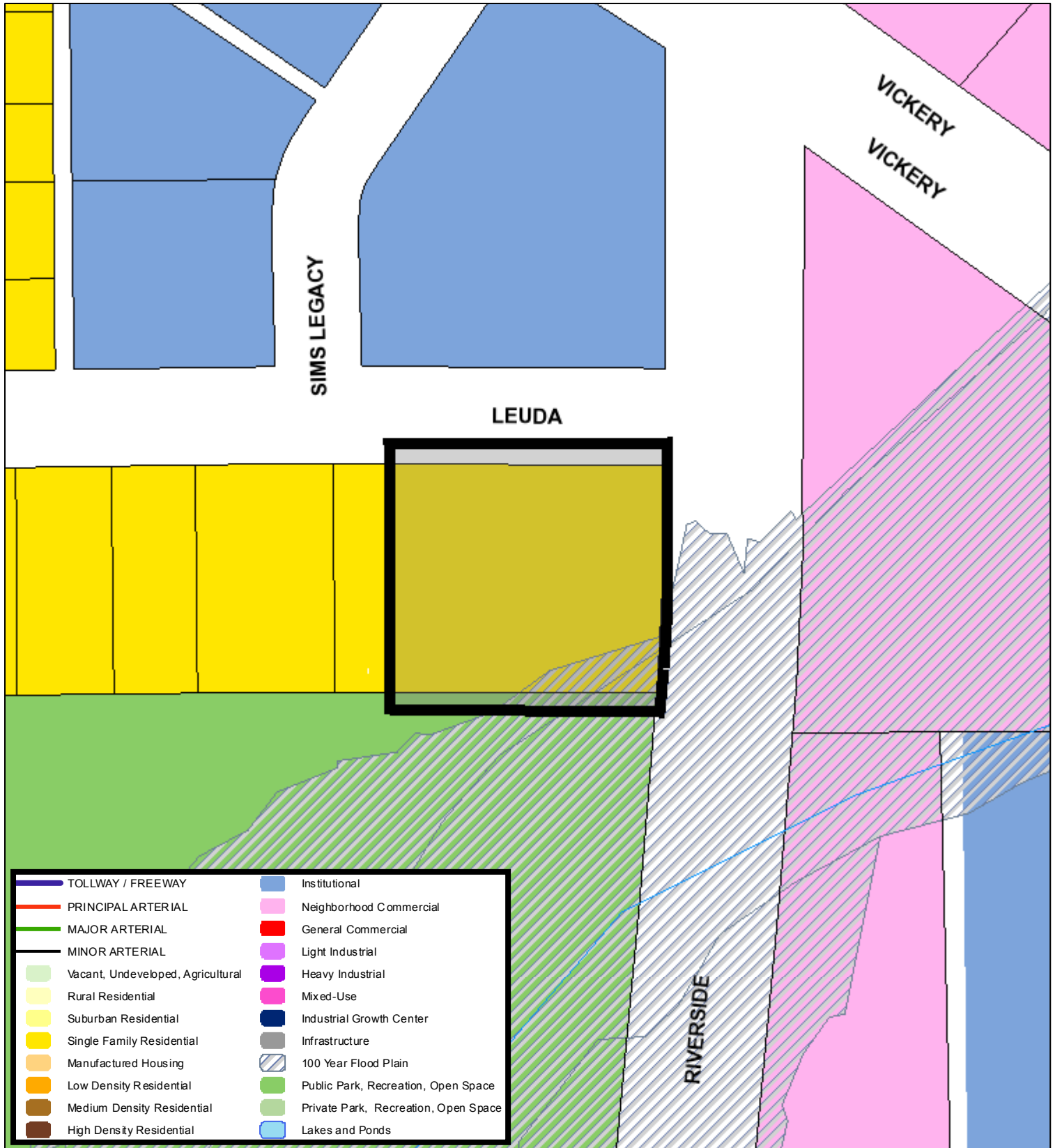
Applicant: DFW Investments Properties Enterprises  
 Address: 1800 E. Leuda Street  
 Zoning From: A-5  
 Zoning To: CR  
 Acres: 0.56175531  
 Mapsco: 77M  
 Sector/District: Southside  
 Commission Date: 11/10/2021  
 Contact: 817-392-8043



### Area Map




### Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds

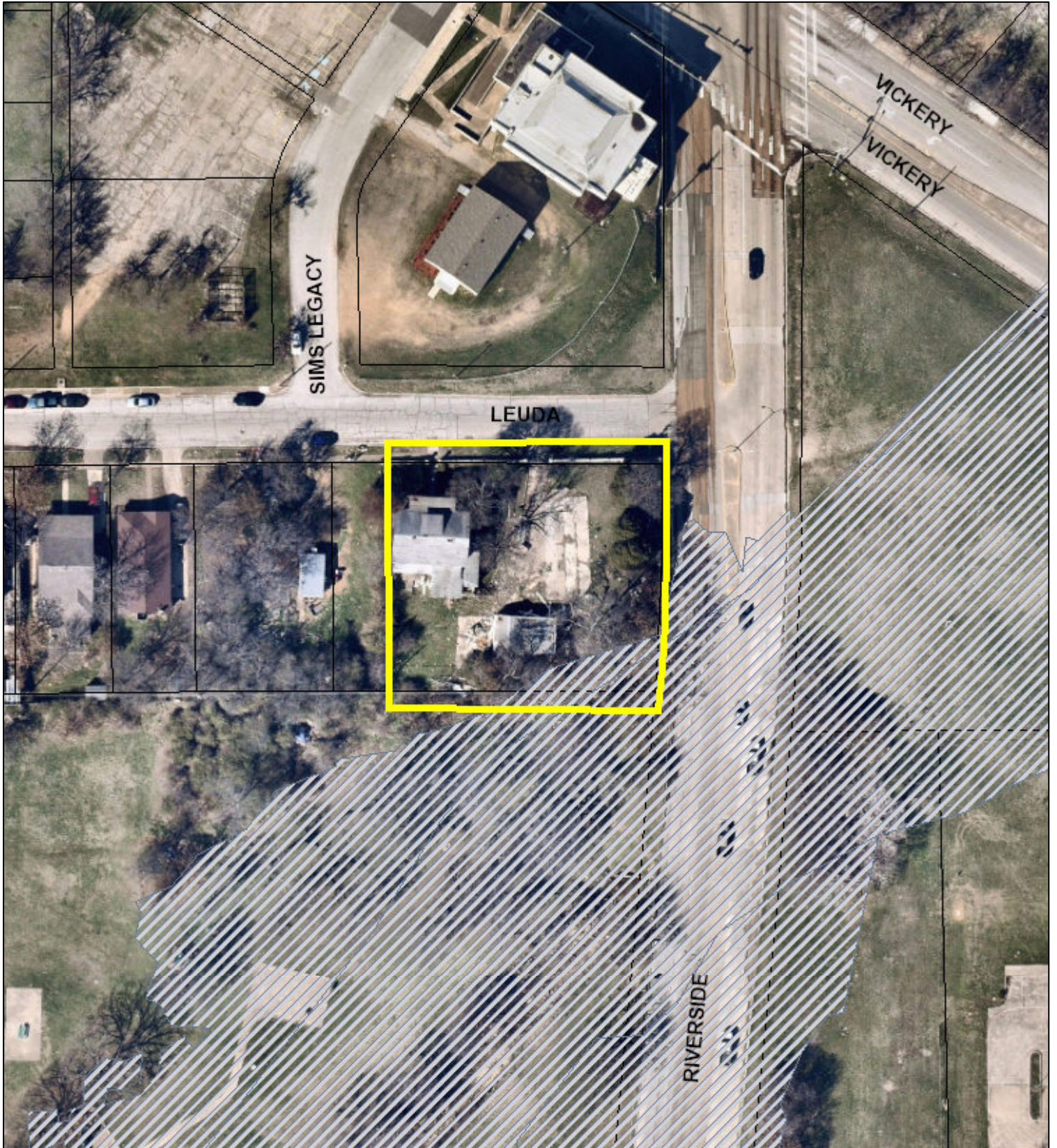
75 37.5 0 75 Feet



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.



**Aerial Photo Map**



0 45 90 180 Feet

