



# Zoning Staff Report

**Date:** October 11, 2022

**Case Number:** ZC-22-142

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Alondra Salas-Beltré](#)

**Owner / Applicant:** Richard Gasca / Alicia Rangel

**Site Location:** 1108 Riverside Ave.

**Acreage:** 0.45 acres

### Request

**Proposed Use:** Offices/Bakery

**Request:** From: “A-5” One-Family

To: “E” Neighborhood Commercial

### 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 subject property is located at the northwest corner of Avenue E and South Riverside Drive. This property is situated in South Riverside Drive Scenic Corridors and Neighborhood Empowerment Zone (NEZ) Area Six.

Before a City initiated zoning change in 2004 to rezone various properties in the area, the site was zoned “FR” General Commercial Restricted and was developed with a mechanic shop. The shop operated as a legal non-conforming for some time. In 2017, the previous owner applied for a legal non-conforming use; however, the application was denied because they could not prove that the business had been operating legally and continuously since the zoning change occurred and went into effect on August 10, 2004.

The new owner proposes to rezone the entire site to “E” Neighborhood Commercial to use the existing building for professional offices and a bakery.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / vacant  
East (across Riverside Drive) “B” Two-Family / vacant  
South “A-5” “A-5” One-Family / vacant  
West “A-5” One-Family / single-family home

## Recent Zoning History

- ZC-04-191: rezoned to "A-5" Ordinance 16073 on August 10, 2004 as part of a larger City-initiated rezoning

## Public Notification

300-foot Legal Notifications were mailed on September 1, 2022.

The following organizations were notified: (emailed August 27, 2022)

Organizations Notified	
United Communities Association of South Fort Worth	Belmont NA
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 *	East Fort Worth Business Association
Fort Worth ISD	

\* *This Neighborhood Association is located closest to the subject property*

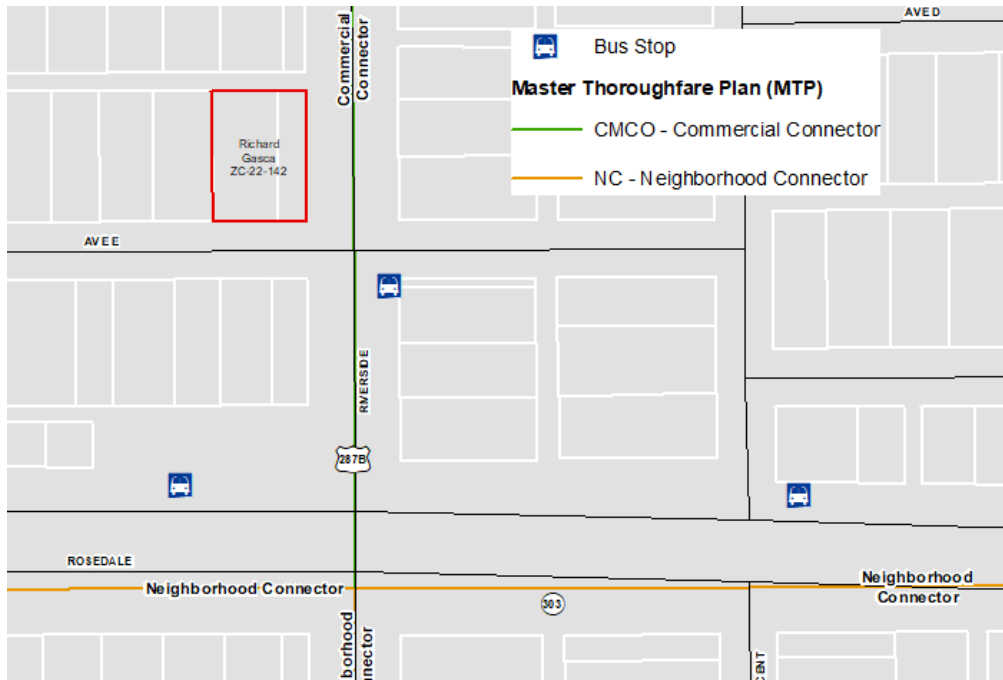
## Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing to change the zoning of this property from “A-5” One-Family to “E” Neighborhood Commercial to use the existing building for professional offices and a bakery. Surrounding north and south are zoned “A-5” One-Family and are currently vacant. The property to the east is zoned “B” Two-family and is also vacant. The property to the west is zoned “A-5” and is used as a single-family home occupied by renters.

South Riverside Drive is designated as an arterial roadway on the Master Thoroughfare Plan; additionally, two (2) transit lines run within a block or two of the sites (Trinity Metro bus routes 4 & 25), which supports slightly more intensive development than the current “A-5” One-Family zoning.



The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Southside

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The area requested to be rezoned to “E” Neighborhood Commercial is currently earmarked as future single-family residential site. The proposed zoning **is not consistent** with the Comprehensive Plan. If the rezoning request is approved, City staff recommends that the Comprehensive Plan be updated to reflect this change.

## Economic Development Plan

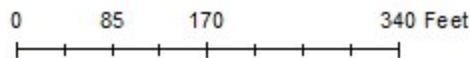
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The site is not directly addressed in the 2017 Economic Development Strategic Plan, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of independent, locally-owned small businesses, including minority-owned firms. Rezoning to allow commercial development of this property could provide a site for exactly this type of desired business endeavor.

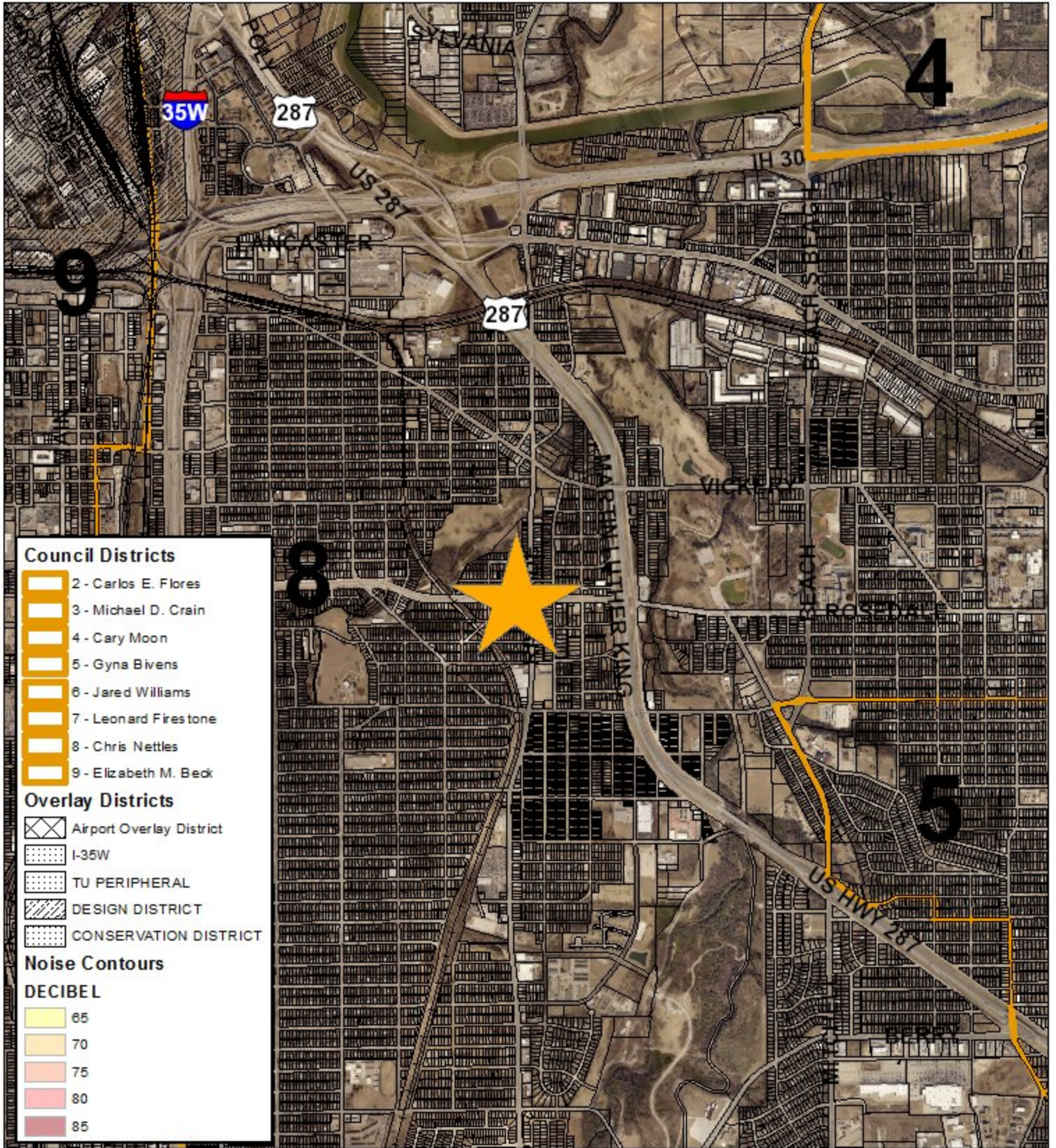


# Area Zoning Map

Applicant: Richard Gasca  
 Address: 1108 Riverside Drive  
 Zoning From: A-5  
 Zoning To: FR  
 Acres: 0.21103925  
 Mapsco: 77M  
 Sector/District: Southside  
 Commission Date: 9/14/2022  
 Contact: 817-392-2495



## Area Map



### Council Districts

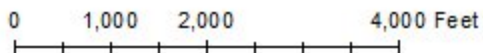
- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

### Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

### Noise Contours

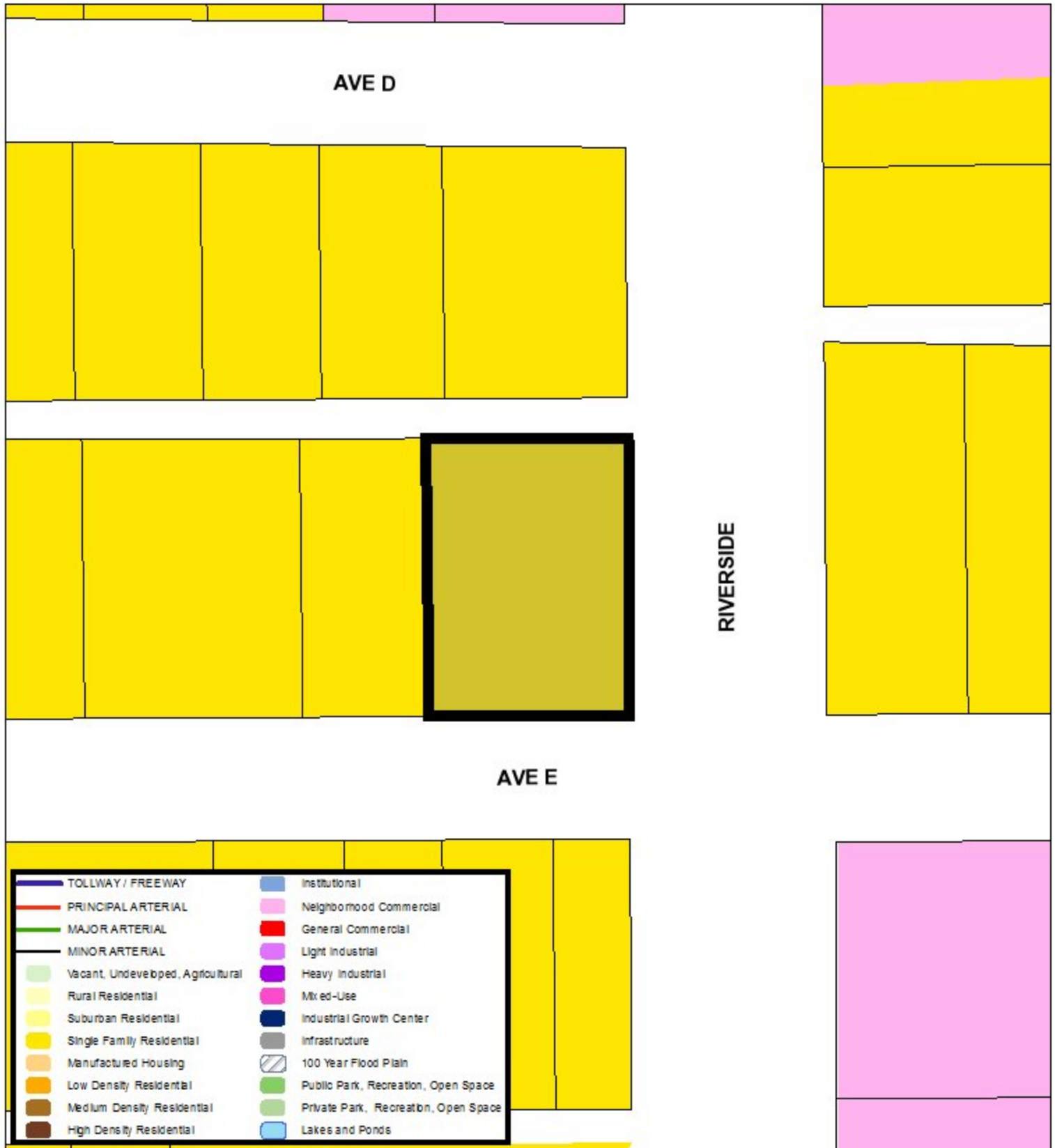
- DECIBEL**
- 65
  - 70
  - 75
  - 80
  - 85





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# Future Land Use



50 25 0 50 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 30 60 120 Feet

