



Zoning Staff Report

Date: June 28, 2022

Case Number: ZC-22-009

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Martir Quintero Vasquez

Site Location: 4329 E. Rosedale Street

Acreage: 0.16 acres

Request

Proposed Use: Tax Office

Request: From: "A-5/SS" One-Family/ Stop Six Overlay

To: "E/SS" Neighborhood Commercial / Stop Six 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 6-0**

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Project Description and Background

The property is located on East Rosedale Street east of Miller Avenue. The applicant is proposing to change the zoning from “A-5” One-Family to “E” Neighborhood Commercial with Stop Six Overlay to allow for a tax office.

This property went through a Council Initiated Rezoning in 2011 to limit the more intense uses within the corridor. However, “E” Neighborhood Commercial is appropriate zoning to buffer the residential north of Rosedale Street.

Surrounding Zoning and Land Uses

North “A-5” One-Family / residential

East “A-5” One-Family; “E” Neighborhood Commercial/ commercial, single-family

South “A-10” One-Family; “E” Neighborhood Commercial / restaurant, single-family

West “ER” Neighborhood Commercial Restricted / vacant

Recent Zoning History

- ZC-11-030 Council Initiated Rezoning from “I” Light Industrial to “ER” Neighborhood Commercial Restricted and “A-5” One-Family (subject property)

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.

The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
Neighborhoods of East Fort Worth	Historic Stop Six NA*
Stop 6/Poly Oversight	West Meadowbrook 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

* *The subject property lies within this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “E” Neighborhood Commercial with Stop Six Overlay. Surrounding land consists of residential uses to the north, west and south with commercial to the east. E Rosedale Street is considered a major arterial and commercial uses are appropriate because they provide a buffer to more intense uses along the corridor.

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

Comprehensive Plan Consistency – Southeast

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.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Based on the conformance with the future land use map and 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:

Stop Six Primary Considerations

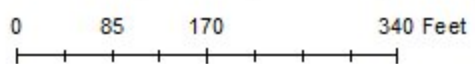
- Housing investment and reinvestment are the most important strategies for this area to raise the level of appeal to existing and future residents as well as businesses.
- Strategic City investments should be focused along corridors and nodes of existing activity. New and existing business should be supported, and mixed-use projects should be targeted for the area.



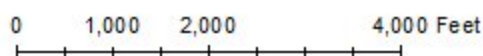
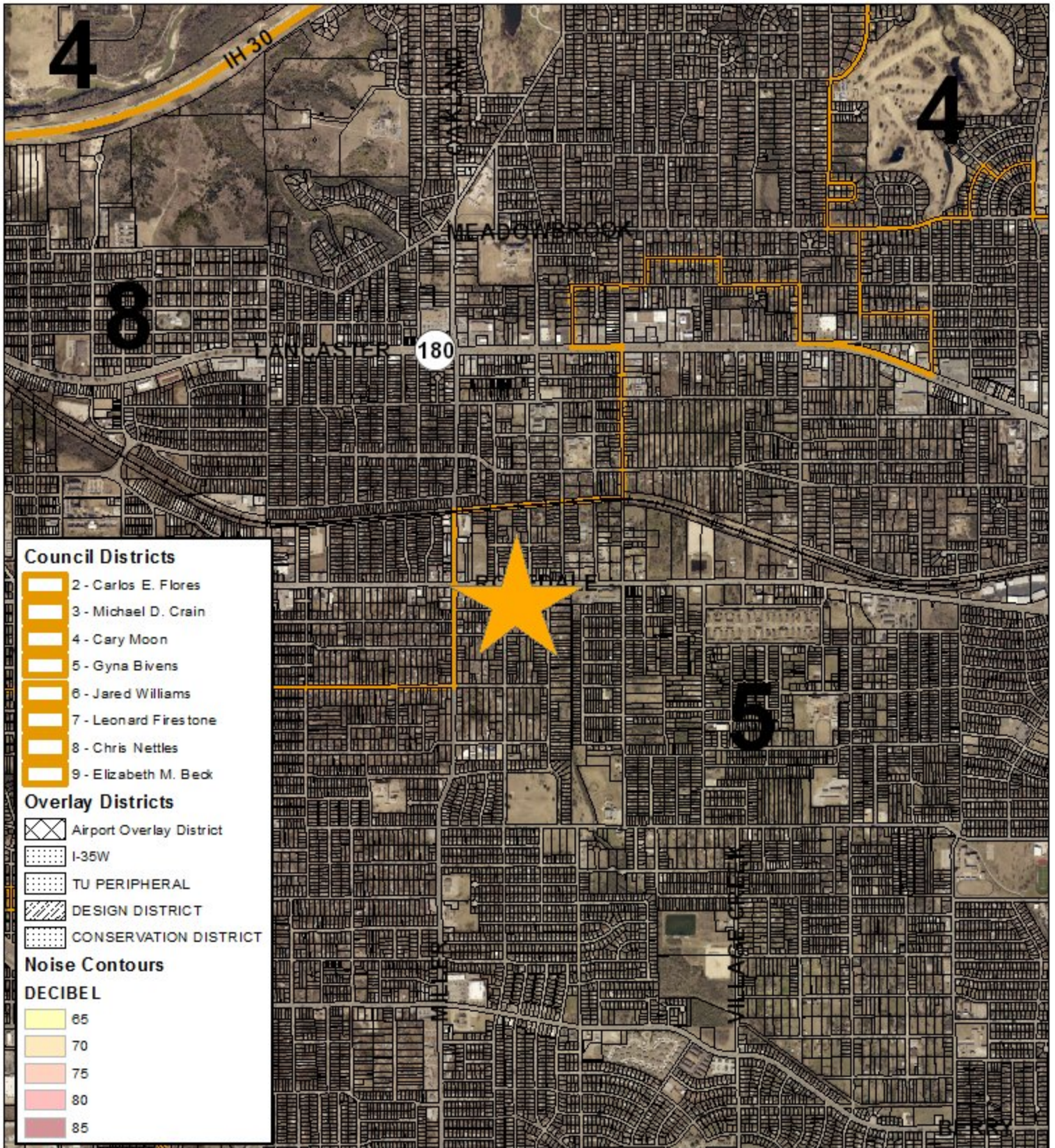
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Area Zoning Map

Applicant: Martir Quintero Vasquez
 Address: 4329 E. Rosedale Street
 Zoning From: A-5
 Zoning To: E
 Acres: 0.1653041
 Mapsco: 79J
 Sector/District: Southeast
 Commission Date: 2/9/2022
 Contact: 817-392-6329



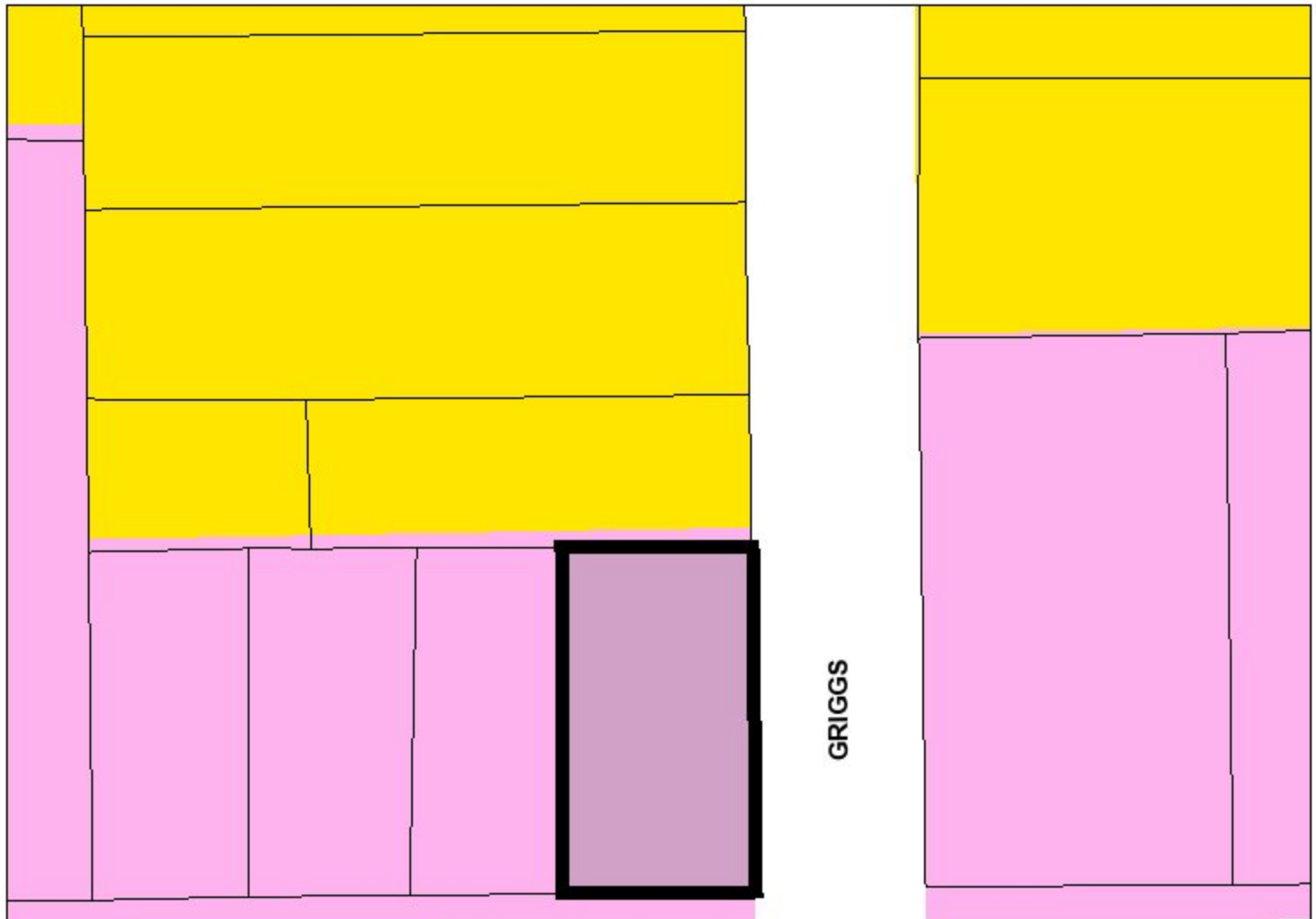
Area Map





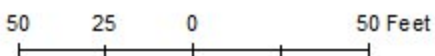
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Future Land Use



ROSEDALE

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



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 30 60 120 Feet

