



Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-22-042

Council District: 2

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Blas & Rita Rodriguez (owner) / Orlando Fernandez (representative)

Site Location: 2424 Chestnut Avenue

Acreage: 0.318 acres

Request

Proposed Use: Office / Retail

Request: From: “A-5” One Family Residential

To: “FR” General Commercial Restricted

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 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. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Existing Improvements

Project Description and Background

The applicant is proposing to zone the subject site “FR” General Commercial Restricted. This site was previously occupied and used as a church, and is currently zoned “A-5” One Family residential. The property directly to the north of the subject site is owned by the same owner and is already zoned “FR”. According to their application documents, the applicant intends to "convert the church structure into an office/retail location". Rezoning to “FR” would provide a uniform zoning designation across both of their two properties, which are intended to be used together. The northern lot already zoned “FR” would provide additional parking, where as the portion requesting to be rezoned from “A-5” to “FR” would have the 3,936 square foot former church building as well about 10 additional parking spaces, which can be seen in the attachment titled “Existing Improvements”. A detailed division of spaces or square footage breakdown for the repurposed building was not provided with the application. “FR” applications, like most base districts, do not require a Site Plan, however these can be informative and help with the discussions on rezoning applications by showing the intended layout, intensity, and function of what the developer envisions.

Surrounding Zoning and Land Uses

North “FR” General Commercial Restricted / parking lot & cell tower
East “A-5” One Family Residential / residential
South “A-5” One Family Residential / apartments
West “A-5” One Family Residential / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 25, 2022.
The following organizations were emailed on April 22, 2022:

Organizations Notified	
North Side NA*	Inter-District 2 Alliance
Trinity Habitat for Humanity	Streams and Valleys Inc
Far Greater Northside Historical NA	Fort Worth ISD

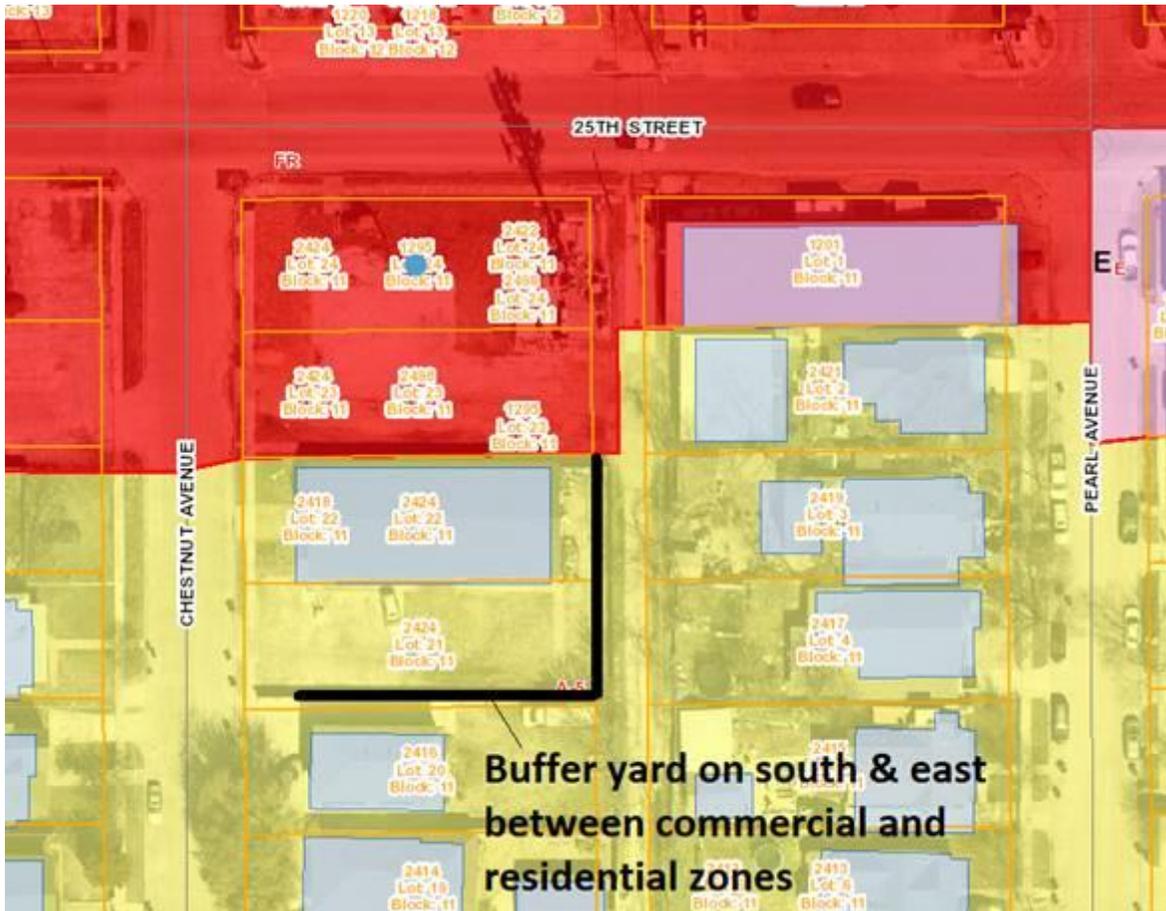
**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Property to the north of the subject site is zoned for commercial purposes. Properties to the west and east are residentially zoned and developed with single-family homes. Property to the south is zoned single family but is occupied with an apartment house.

Zoning staff is comfortable with the overall compatibility of this proposed rezoning, in conjunction with the screening measures mandated by the Zoning Ordinance for any commercial occupation on the subject site. A combination of fencing and landscaping must equal 25 points from the enhanced landscape table found in Section 6.300.c.3.g of the City of Fort Worth Zoning Ordinance. Applicants are encouraged to exceed the minimum 25 point requirement when possible. In addition, there is a required minimum 5' buffer yard composed of landscaped area off of the southern and eastern property lines. A supplemental building setback of 20' prohibits any new buildings and structures within 20' of the northern and eastern property lines (the existing structure can remain as-is). The applicant has been made aware of these screening requirements.



Another consideration to take into account when evaluating this rezoning request would be community desires. As of the writing of this staff report, we have not received any returned courtesy notices, legal notices from owners within 300 feet of the subject property, or any other feedback on whether or not the neighborhood is receptive to this rezoning request. If there is a desire for more neighborhood serving commercial areas to accommodate retail and office space, then this would be a perfect case to approve. However if the community is opposed to commercial activity in this specific place, then that should be weighed accordingly in any decision.

Because any new commercial construction would be subject to the current buffering requirements on the south and east, and because the site adjoins multifamily uses to the south, the proposed zoning **is compatible** with surrounding land uses.

If the Zoning Commission or City Council is not comfortable with the level of commercial zoning requested, there is the option to approve the less intensive “E” Neighborhood Commercial zoning instead of “FR” General

Commercial Restricted zoning that is being requested. “E” zoning would still permit both office and retail uses, however the zoning would not match the owner’s other parcel to the north which is currently zoned “FR”.

Comprehensive Plan Consistency – Northside

The 2022 Comprehensive Plan currently designates the subject property as future Institutional, due to the previous use as a church. Institutional uses would be schools, churches, government, human services, utilities, community centers, day cares – commercial uses are not listed as a use under future Institutional areas.

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, 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

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

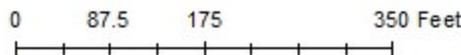
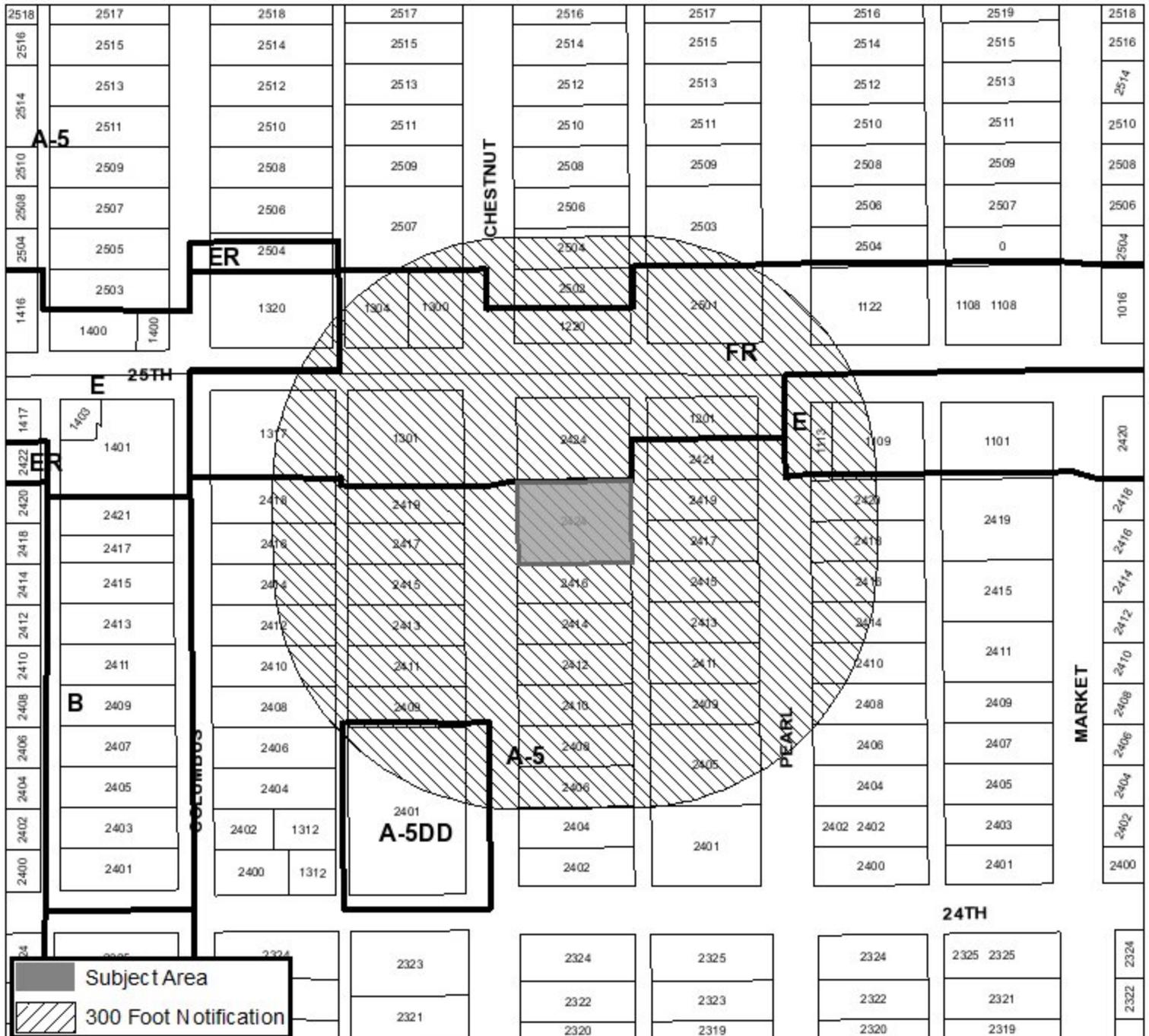
The site is not directly addressed in the 2017 Economic Development Strategic Plan, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal 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.



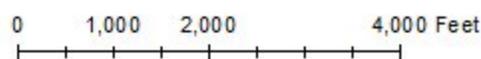
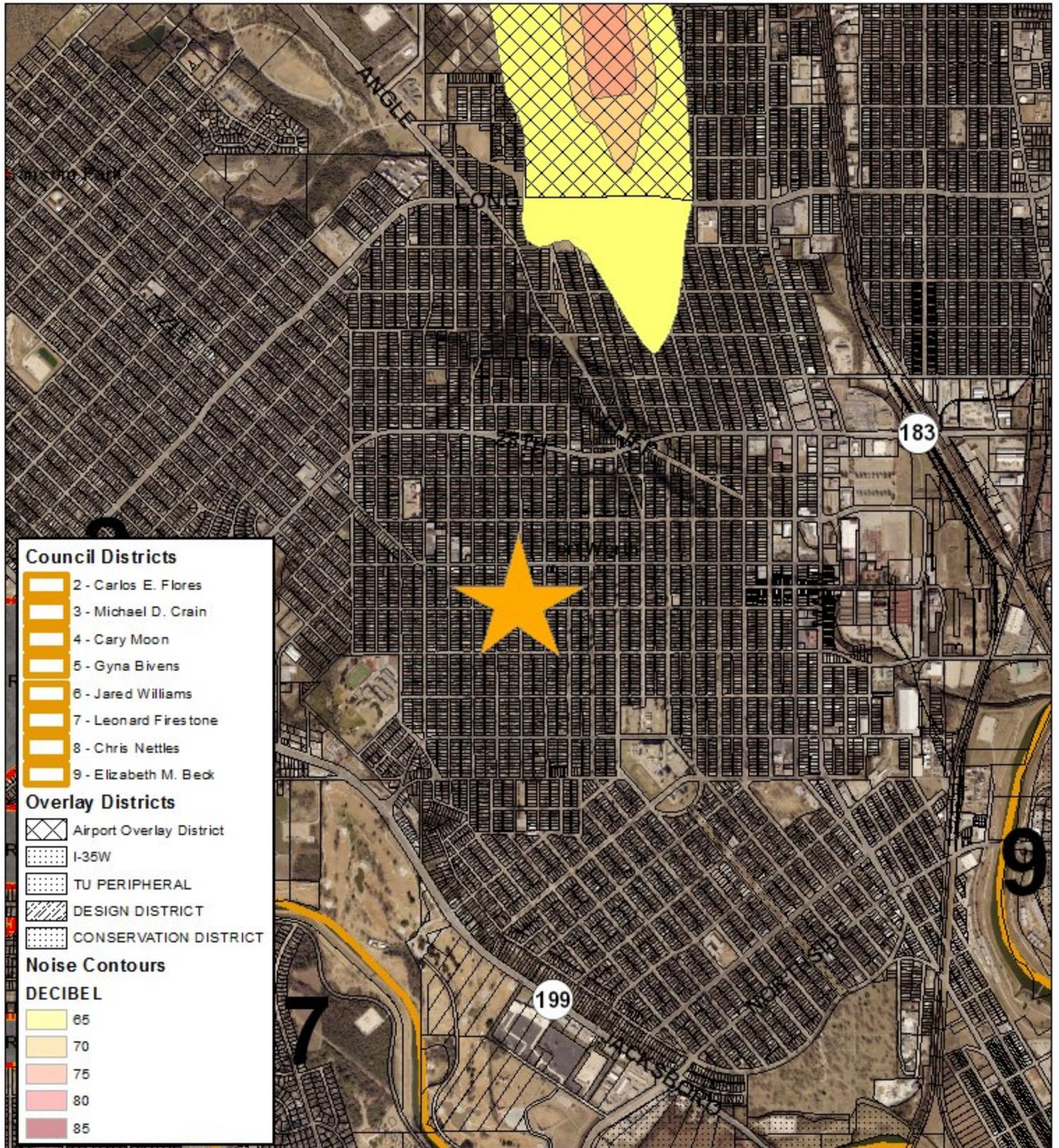
ZC-22-042

Area Zoning Map

Applicant: Blas & Rita Rodriguez
 Address: 2424 Chestnut Avenue
 Zoning From: A-5
 Zoning To: FR
 Acres: 0.31843103
 Mapsco: 62E
 Sector/District: Northside
 Commission Date: 5/11/2022
 Contact: 817-392-8043



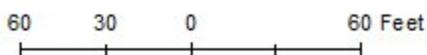
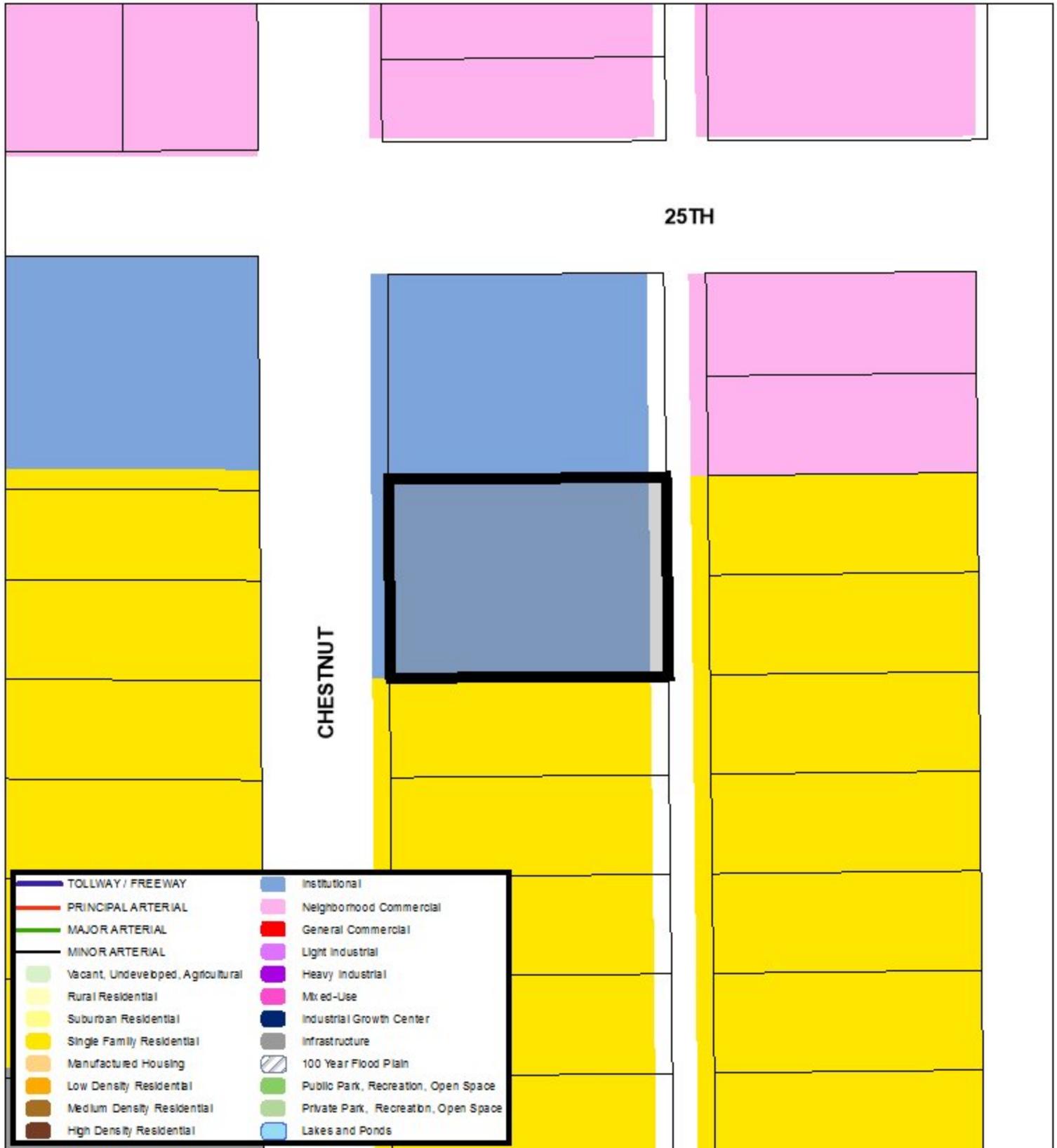
Area Map





ZC-22-042

Future Land Use



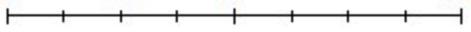
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



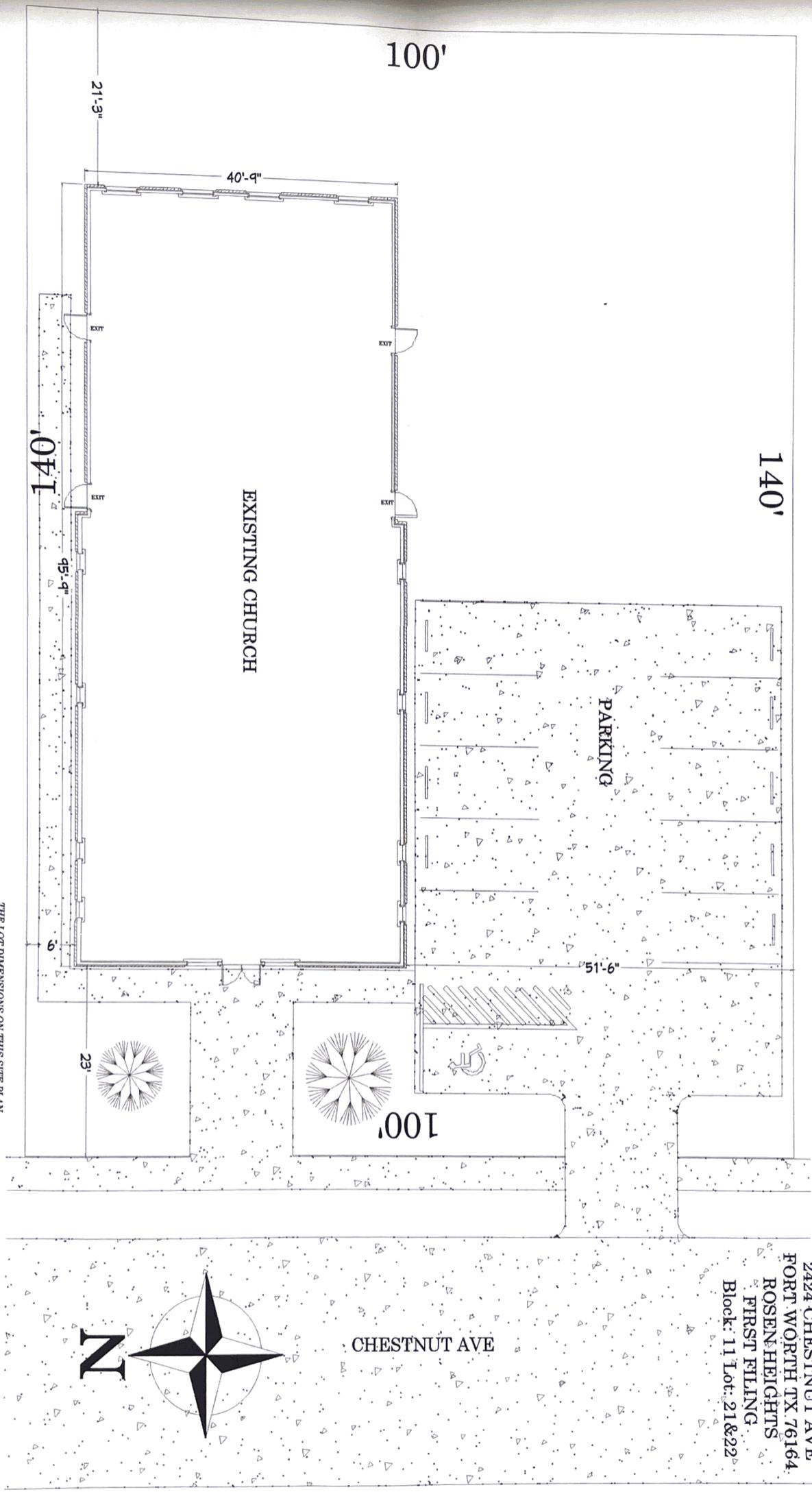
0 40 80 160 Feet



SITE PLAN

SCALE: 3/4"=10ft

2424 CHESTNUT AVE
FORT WORTH TX 76164
ROSEN HEIGHTS
FIRST FILING
Block: 11 Lot: 21&22



THE LOT DIMENSIONS ON THIS SITE PLAN
ARE BASED ON THE PROPERTY SURVEY,
IN THE PLAT DIMENSIONS OR THE INFORMATION
THAT THE OWNER PROVIDED US.
THIS SITE PLAN IS ONLY WITH THE PROPOSAL
TO LOCATE WHERE ARE OR WILL BE
THE HOUSE OR STRUCTURE UNDER CONSTRUCTION

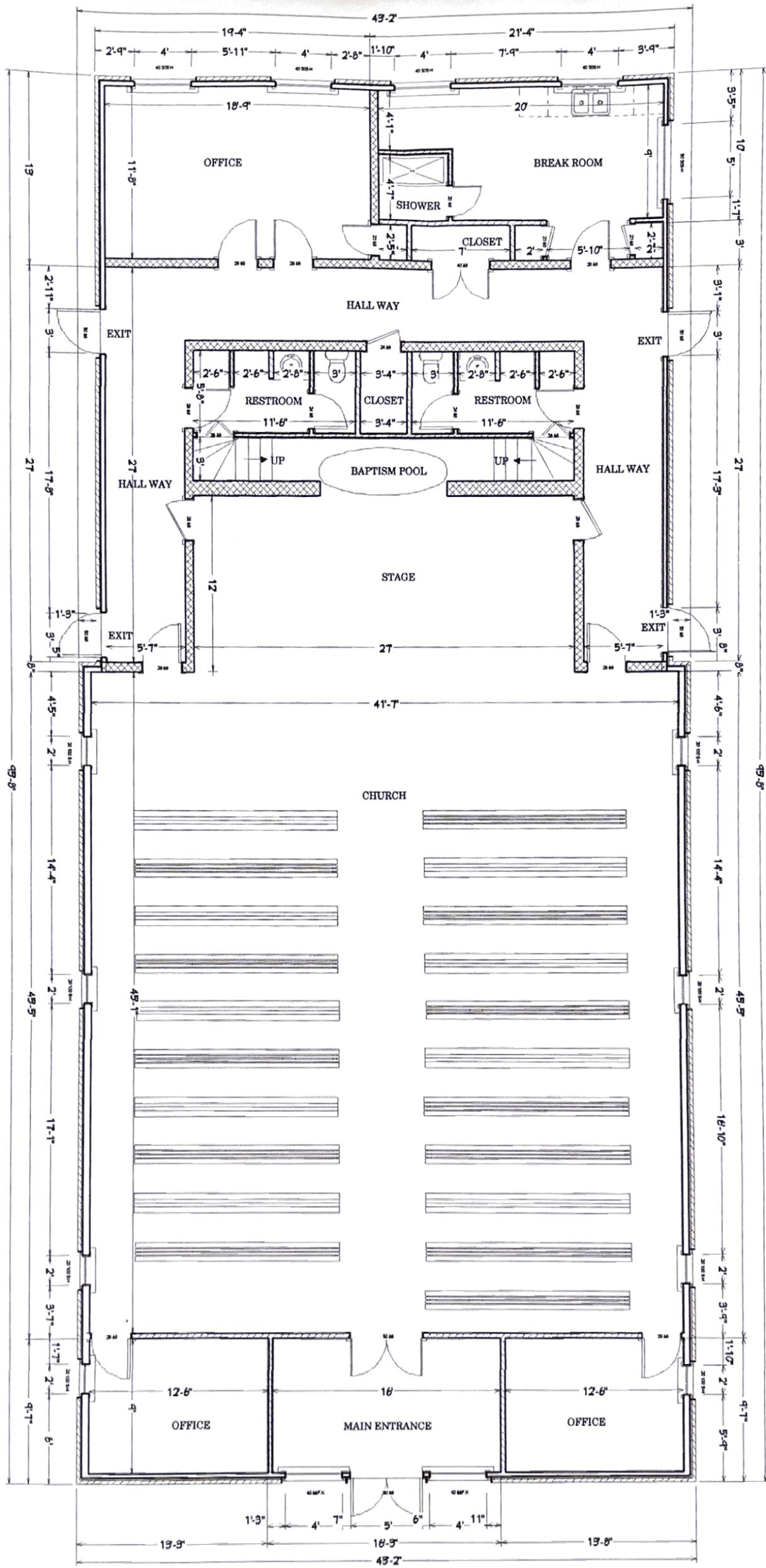
DATE:	6/30/2017
SCALE:	
SHEET:	P-2

NS Plans
Noe Soria (817)615-6942
nsplanos@hotmail.com

Property Address:
2424 CHESTNUT AVE
FORT WORTH TX 76164

Plan Design for:
BLAS RODRIGUEZ
(817) 905-5614





CHESTNUT AVE

EXISTING FLOOR PLAN

SCALE: 1/8"=1 ft

NS Plans
 Noe Soria (817)615-6942
 nsplanos@hotmail.com

Property Address:
 2424 CHESTNUT AVE
 FORT WORTH TX 76164

Plan Design for:
 BLAS RODRIGUEZ
 (817) 905-5614



DATE: 6/30/2017
 SCALE:
 SHEET: P-3