



# Zoning Staff Report

**Date:** April 12, 2022

**Case Number:** ZC-21-175

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Martir Quintero Vasquez

**Site Location:** 4309-4325 (odds) E. Rosedale Street      **Acreage:** 1.19 acres

### Request

**Proposed Use:** Office/Towing Company

**Request:**

From: “A-5” One-Family, “ER” Neighborhood Commercial Restricted / Stop Six Overlay

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus truck parking with development standards for setbacks and fencing, site plan included / Stop Six Overlay

### Recommendation

**Land Use Compatibility:** Requested change **is not compatible**

**Comprehensive Plan Consistency:** Requested change **is not consistent (Significant Deviation)**

**Staff Recommendation:** **Denial**

**Zoning Commission Recommendation:** **Denial without Prejudice**

### 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](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## 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, “ER” Neighborhood Commercial Restricted with Stop Six Overlay to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus truck parking, site plan included. The applicant has been storing trucks on the site without proper authorization.

This property went through a Council Initiated Rezoning in 2011 to limit the more intense uses within the corridor. The proposed use does not lend itself to industrial/outdoor storage type of uses. However, standard “E” Neighborhood Commercial or “ER” Neighborhood Commercial restricted would be the appropriate zoning to buffer the residential north of Rosedale Street.

This case was continued last month in order to renote the final proposal. Initially, staff believed that a CUP would suffice for the site, however, the underlying residential zoning would not permit a CUP for the proposed use. As a result, the applicant is requesting a PD/E. This proposal allows for all uses in “E” Neighborhood Commercial with the addition of truck parking. The applicant has been made aware of the changes. Staff is recommending denial of any truck related activities for the site.

## 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 November 24, 2021.

The following organizations were notified: (emailed November 22, 2021)

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

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The applicant is proposing a zoning change to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus truck parking, site plan included/Stop Six Overlay. Surrounding land consist of residential uses to the north, east and south, commercial to the east and south, and vacant land to west. The site was rezoned by the Councilmember in 2011 to reduce the intensity of the zoning category to “A-5” One-Family

The proposed zoning request is **not compatible** at this location.

## Comprehensive Plan Consistency – Southeast

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The Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is not 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 lack of conformance with the future land use map and policy stated above the proposed zoning is **not consistent (Significant Deviation)** with the Comprehensive Plan.

## Economic Development Plan

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The Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and the auto-oriented use does not contribute to walkable corridors.

## Site Plan Comments

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### **Zoning and Land Use**

- 20 ft setback adjacent one- or two-family district (**Development Standard Requested**)
  - Structures prohibited or Waiver needed
  - 5 ft bufferyard with plantings required per Ordinance
- Screening fence and point system required adjacent one- or two-family district (**Development Standard Requested**)
  - Label type of fence surrounding the proposal
- Provide notes per site plan checklist
- Provide note stating parking will be hard surface dust free

### **Transportation and Public Works**

- No comments received

### **Fire, Park & Recreation, Water Departments:**

- No comments received

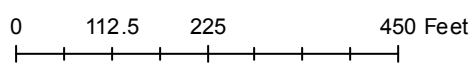
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

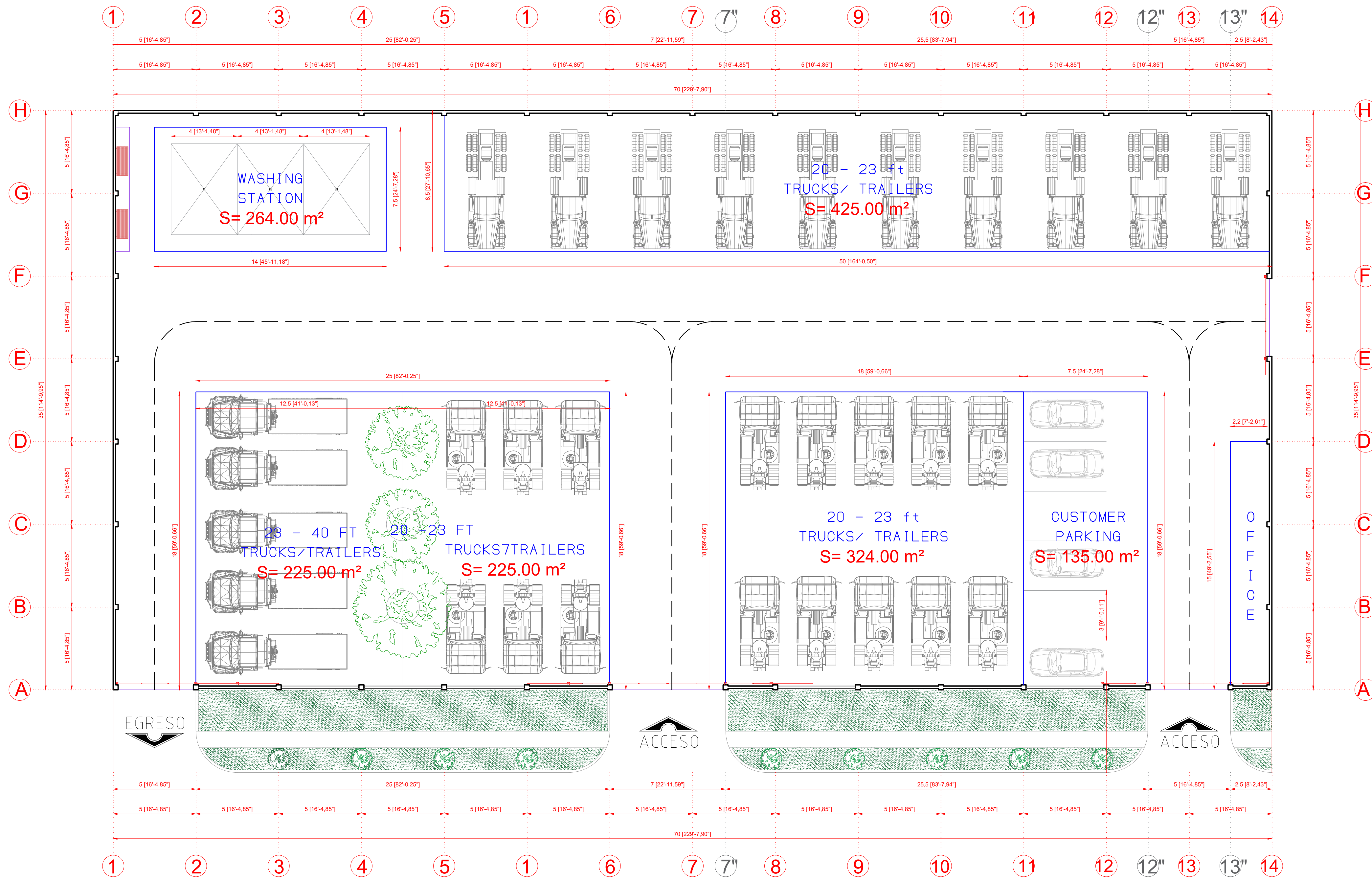
### Area Zoning Map

Applicant: Martir Quintero Vasquez  
 Address: 4309 - 4329 (odds) E. Rosedale Street  
 Zoning From: A-5, ER  
 Zoning To: PD for "E" Neighborhood Commercial removing certain uses, plus truck parking  
 Acres: 1.19266727  
 Mapsco: 79J  
 Sector/District: Southeast  
 Commission Date: 3/9/2022  
 Contact: 817-392-6329

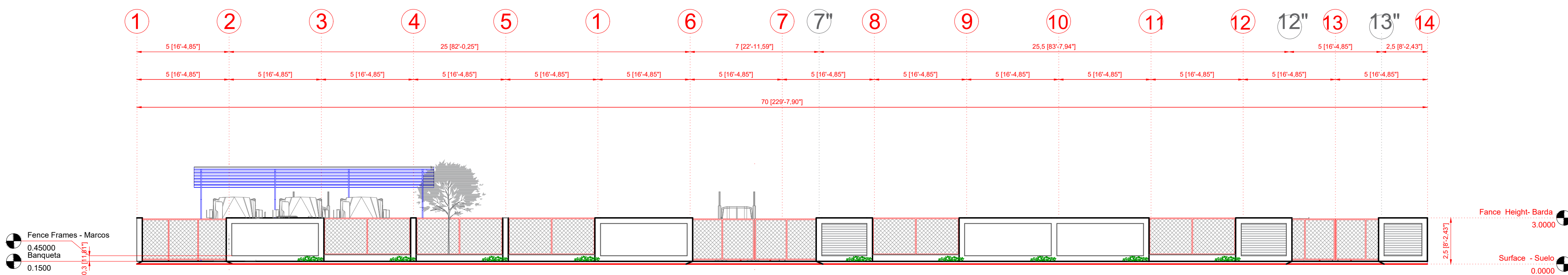


Subject Area  
 300 Foot Notification





ARCHITECTURAL PLANT  
 DIMENSION: MTS - FT - IN SCALE: 1:150



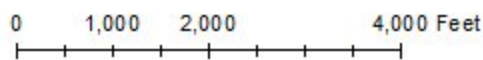
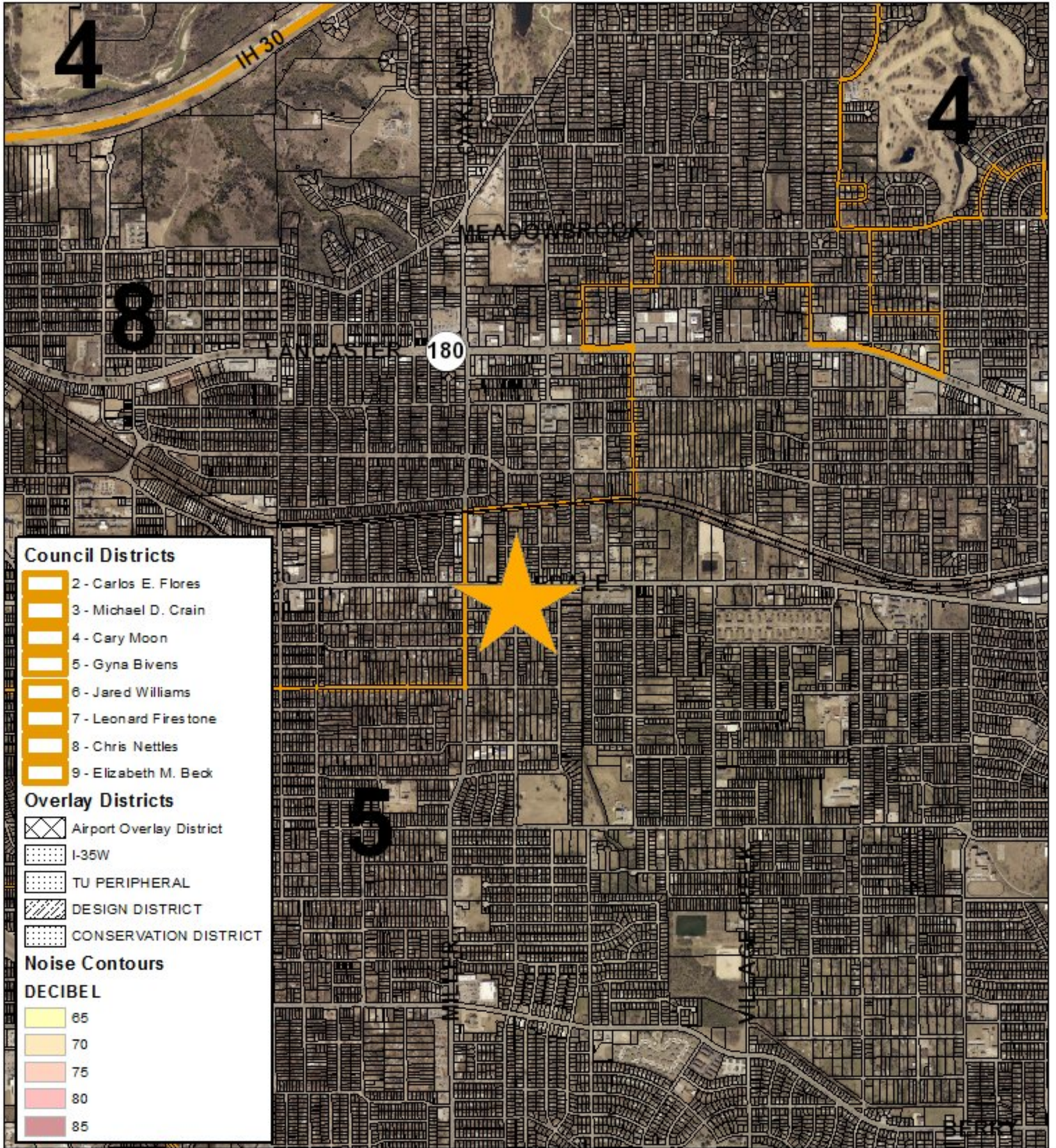
FRONT VIEW-VISTA SUR  
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# QJ TOWING SERVICES

ROSEDALE ST, FORT WORTH, TEXAS 76105



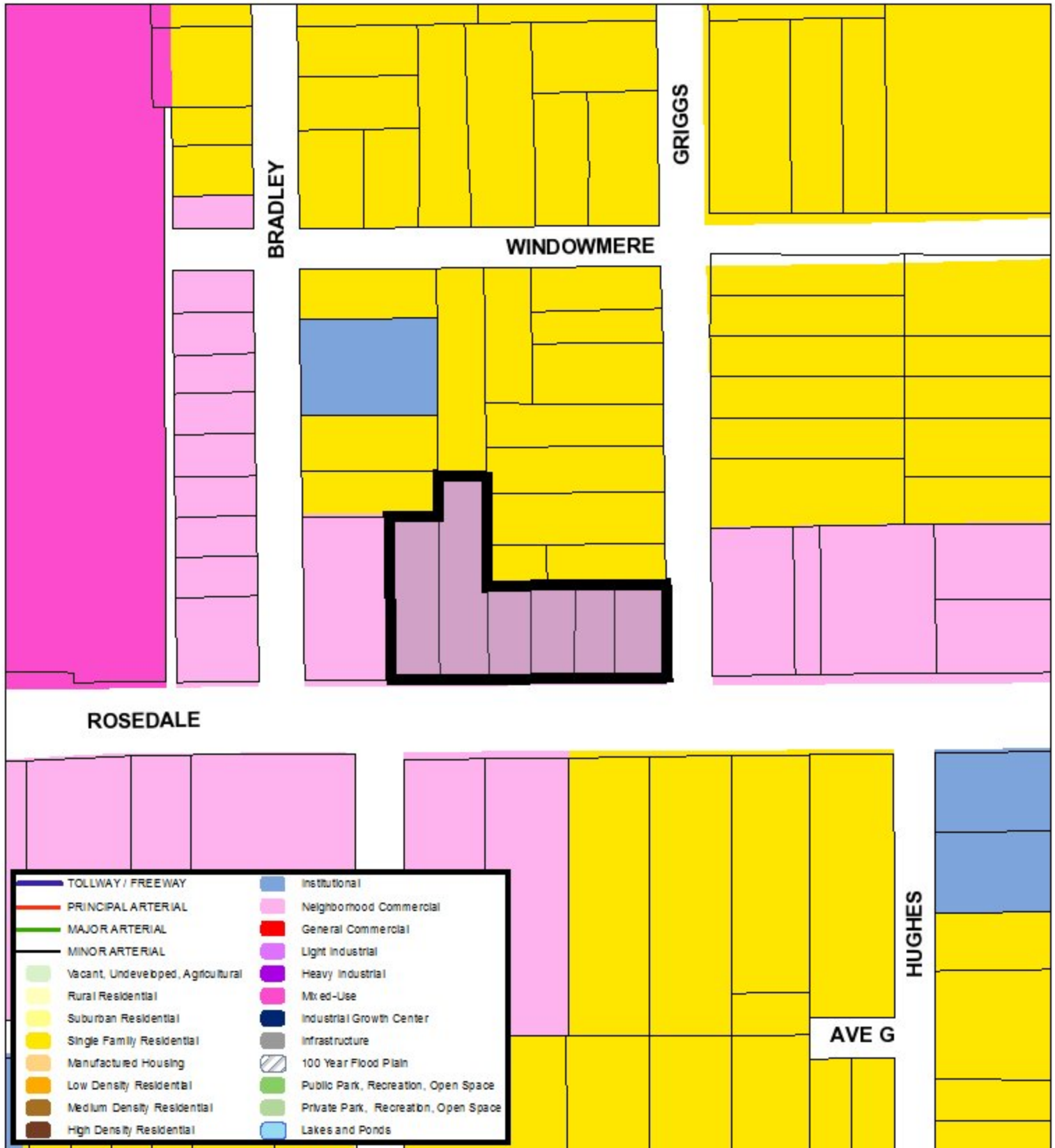
## Area Map





ZC-21-175

# 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

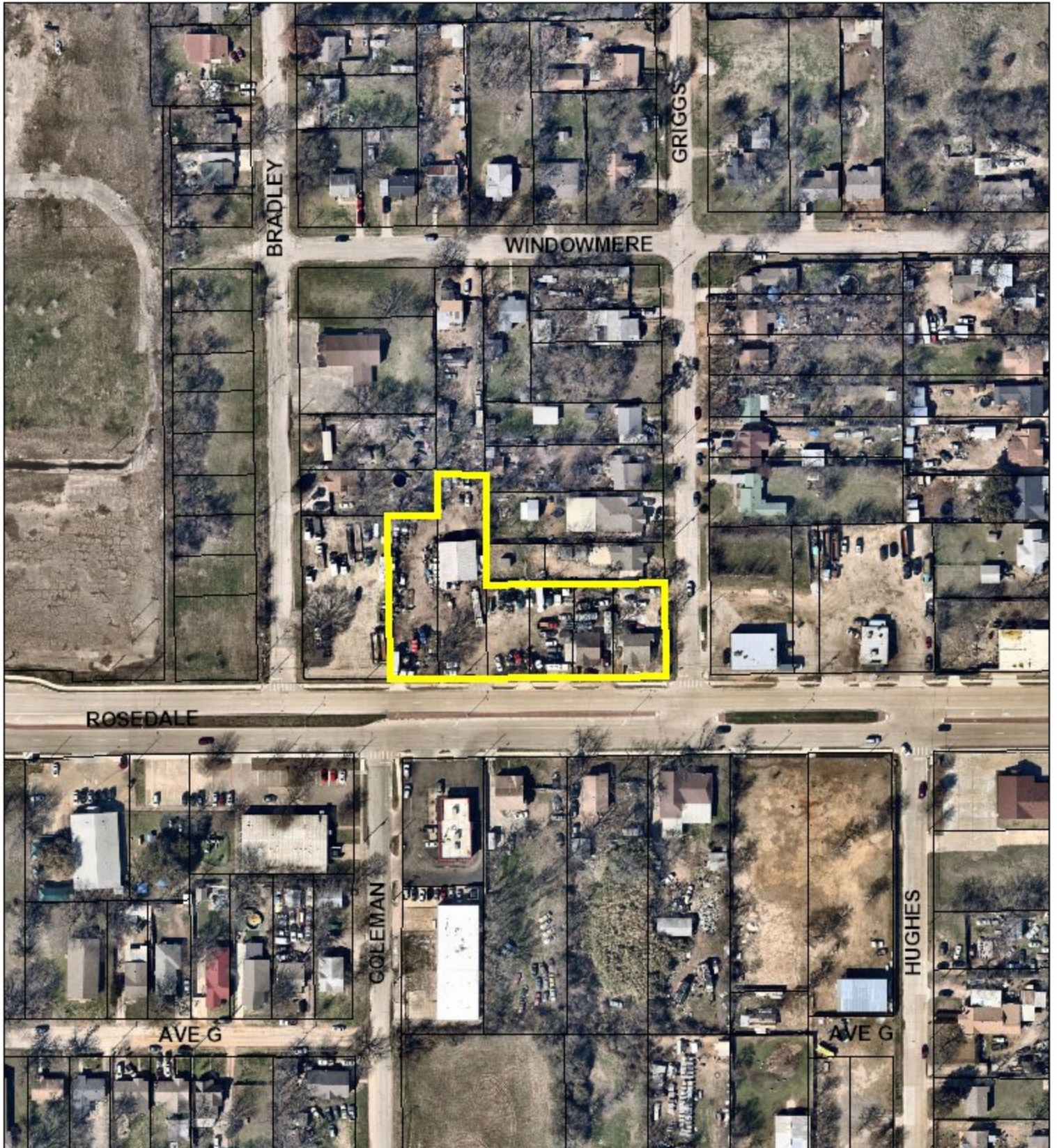
160 80 0 160 Feet

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



0 100 200 400 Feet

