



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-037

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Ramon Jasso & Ana Gutierrez Jasso

Site Location: 903 E. Powell Avenue

Acreage: 0.138 acres

Request

Proposed Use: Duplex

Request: From: “CF” Community Facilities

To: “B” Two-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency)**

Staff Recommendation: **Approval**

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

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. 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 within the Southland Subdivision and NEZ Area Six. The proposal to rezone this lot would change the current “CF” Community Facilities zoning to “B” Two-Family zoning, allowing for one (1) duplex unit containing two (2) dwelling units. The lot is approximately 6,000 square feet, and meets the “B” zoning minimum requirements. The existing building on site is currently a duplex, and the rezoning would bring the land use and zoning into agreement.

Surrounding Zoning and Land Uses

North “CF” Community Facilities / church
East “A-5” One-Family / single family residential
South “A-5” One-Family / undeveloped
West “CF” Community Facilities / single family residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were emailed on March 31, 2022:

Organizations Notified	
Morningside NA*	Near Southside, Inc.
United Communities Association of South Fort Worth	Southeast Fort Worth Inc
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

This site is surrounded by “A-5” One Family zoning on two sides, and “CF” Community Facilities on the other two side. The rezoning of this property to “B” would bring the zoning in line with the existing land use. No change in land use will be occurring, an occupied duplex is on site currently and will remain. There is also a bus route (#5) which runs on Evans Avenue, providing public transportation access.

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

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject site as Institutional. This is analogous to but not the same as “CF” Community Facilities zoning. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The property was likely given the designation as future Institutional since it was previously owned by the church that is just to the north of the subject site.

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
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
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
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2

While the proposed zoning of “B” is **not consistent** with the Comprehensive Plan Future Land Use designation, it is only a **technical inconsistency** since it was only classified in this way based on the previous ownership by the church. If this property had been privately owned at the time the initial Comprehensive Plan designations were assigned, the future land use designation would have likely been different and more in alignment with the existing land use (duplex). If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The subject property is within one of the six target areas, with detailed strategies shown below:

TARGET AREA: EVANS & ROSEDALE

FIGURE 4. EVANS & ROSEDALE SNAPSHOT



INDICATOR	VALUE
Total area (acres)	1,136
Dominant zoning: single family A-5	59%
DEMOGRAPHICS & COMMUTING	
Total residents	9,321
Median household income	\$19,868
Inbound commuters (work in area)	1,233
Outbound commuters (live in area)	1,925
PROJECTED EMPLOYMENT INCREASE BY 2040	
NCTCOG forecast (jobs added)	1,971
FA growth target (jobs added)	5,831
INCENTIVES IN STUDY AREA	
Urban Villages Plan	Yes
Neighborhood Empowerment Zone	Yes
PID District	No
TIF District	Yes

OVERVIEW

Evans & Rosedale is one of the two smallest and least population-dense of the target areas. Its majority Black or African American residents have the lowest household income of all six areas. With large swaths of vacant land and proximity to the Near Southside medical district, Evans & Rosedale is a strong candidate for revitalization and new development. The City of Fort Worth has already made moves to improve this district. The City has included Evans and Rosedale as one of two areas covered by its Urban Village Development Program. This program is designed to revitalize older, once-vibrant districts and their surrounding neighborhoods by creating mixed-use nodes and walkable neighborhoods with distinct character that builds on their history and reflects what makes them unique. The target area also aligns with the Evans & Rosedale Neighborhood Empowerment Zone, which offers special incentives for rehabilitation projects within the area. The primary challenge in improving this target area will be balancing the needs of an underserved population with economic strategies that will benefit the city.

PRIMARY CONSIDERATIONS

- The City should continue its revitalization efforts supported by the Evans & Rosedale Neighborhood Empowerment Zone and the Urban Village Development program, with a special focus on existing businesses.
- As the primary landowner in the Evans and Rosedale area, the City should use the land to promote the kind of walkable, mixed-use, mixed-income urban development desired by the community and detailed in the 2005 Urban Village Master Plan.
- Close attention should be paid to improving housing availability and affordability, in addition to infrastructure to connect neighborhoods with major employment centers such as the Near Southside and downtown.





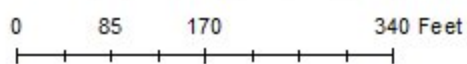
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Area Zoning Map

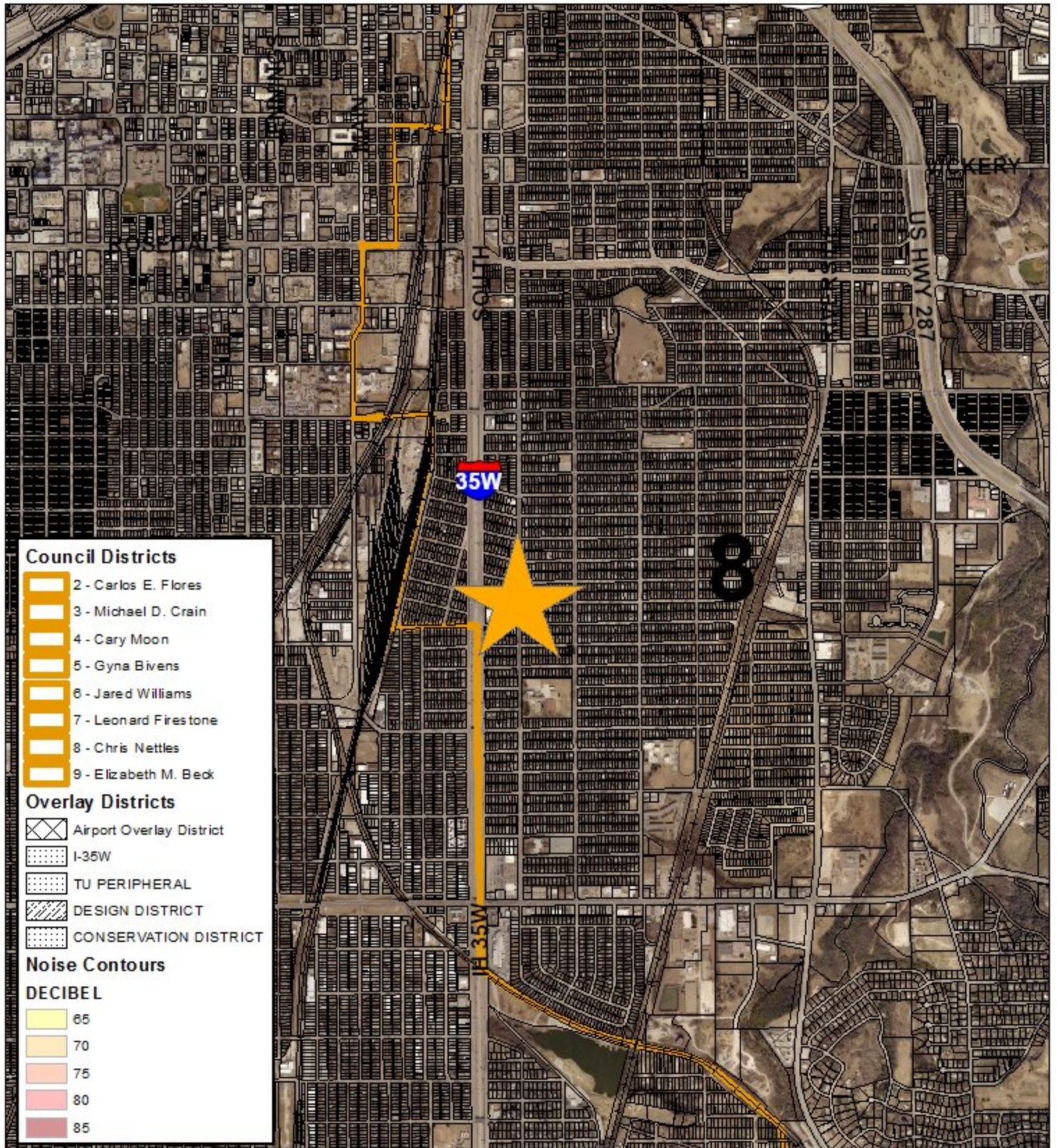
Applicant: Ramon Jasso
 Address: 903 E. Powell Avenue
 Zoning From: CF
 Zoning To: B
 Acres: 0.13822272
 Mapsco: 77T
 Sector/District: Southside
 Commission Date: 4/13/2022
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



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

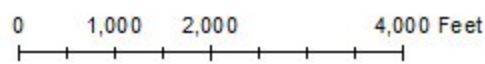
Overlay Districts

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

Noise Contours

DECIBEL

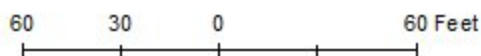
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- 70
- 75
- 80
- 85





ZC-22-037

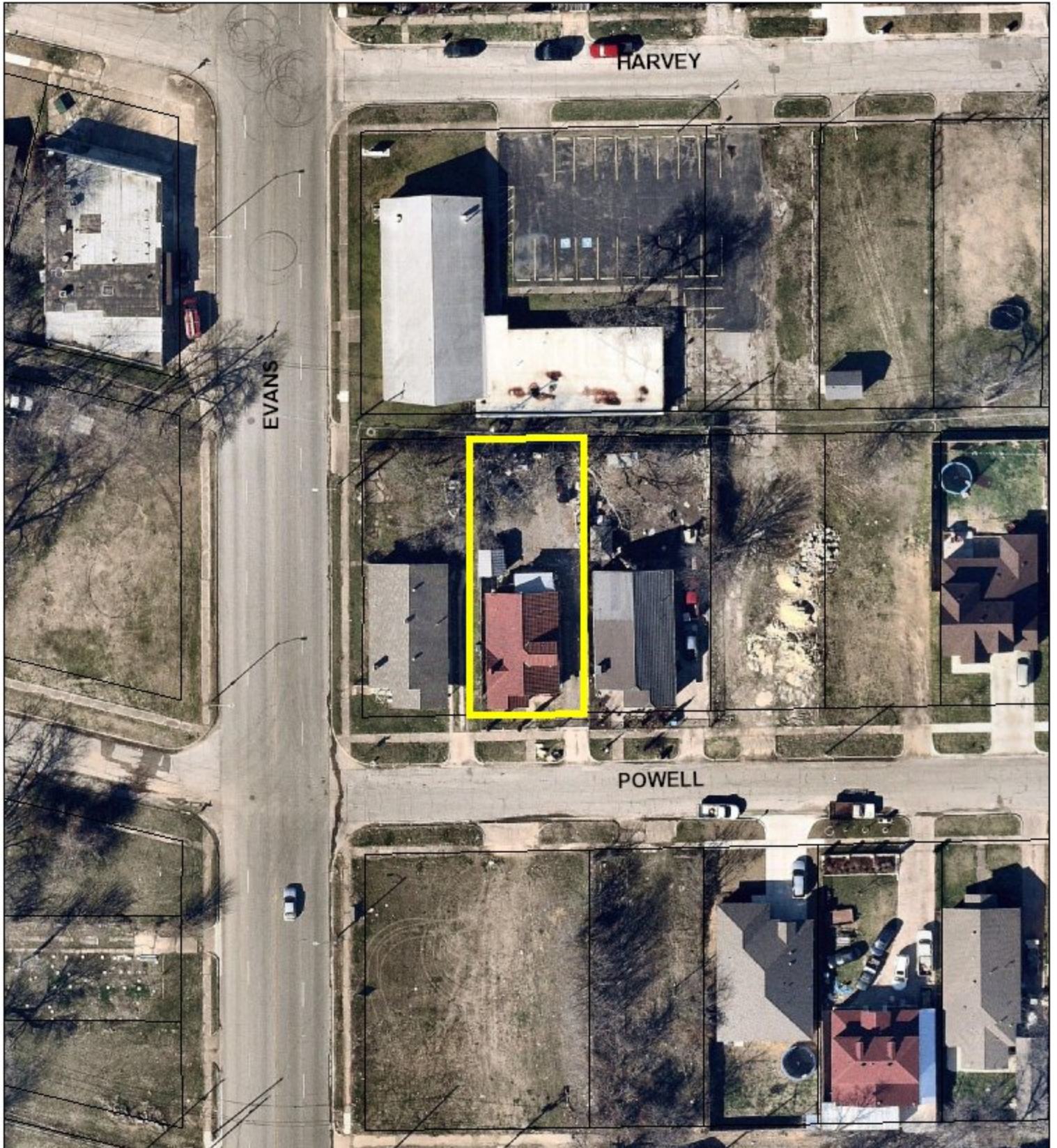
Future Land Use



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 35 70 140 Feet

