



# Zoning Staff Report

**Date:** October 15, 2024

**Case Number:** ZC-24-026

**Council District:** 11

## Zoning Map Amendment

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

**Applicant:** NMS Investments/Shamim Naem

**Site Location:** 1405 Weiler Boulevard

**Acreage:** 0.39 acres

### Request

**Proposed Use:** Commercial

**Request:** From: “ER” Neighborhood Commercial Restricted

To: “FR” Neighborhood Commercial Restricted

### Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change is **not consistent**

**Comprehensive Plan Consistency:** Requested change is **not consistent**

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

**Zoning Commission Recommendation:** **Denial by a vote of 9-0**

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## Project Description and Background

The property at 1405 Weiler Boulevard, currently housing a Liquor Store, is within the Eastern Hills Neighborhood Association. It was recently subject to a Council-Initiated Rezoning, a process that was initiated to address neighborhood concerns about the scale and intensity of permitted uses. This decision was made in consultation with the community, reflecting our shared goal to promote appropriate infill on old commercial sites within developed areas and encourage new development in line with the existing neighborhood scale.

The applicant opposed the Council-Initiated Request and now seeks to rezone the property to FR, general commercial restricted. This proposed rezoning would still prohibit alcohol sales for a new business but would allow the property to have more flexible development standards. The ER zoning restricts the building to a maximum of 10,000 sf and 5,000 GFA per tenant with a maximum lot coverage of 30% while FR does not have that restriction. And to allow for more uses than those of ER. The applicant wants to develop the property with an auto shop/dealership business. Other uses allowed in FR zoning include Tattoo parlors, auto parts supply, retail & gasoline sales.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / gas station & convenience store  
East “A-10” One-Family and “E” Neighborhood Commercial/ strip mall and single family  
South “CR” Low-density multifamily/apartments  
West “CR” Low-density multifamily/apartments

## Recent Zoning History

- ZC-23-182 1405 & 1409 Weiler Boulevard Council Initiated from E to ER

## Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.  
The following organizations were notified: (emailed August 30, 2024)

Organizations Notified	
Eastern Hills NA*	Streams and Valleys Inc
Neighborhoods of East Fort Worth	Trinity Habitat for Humanity
East Fort Worth, Inc.	Southeast Fort Worth Inc
Neighborhoods of East Fort Worth	Fort Worth ISD
Woodhaven Community Development Inc	East Fort Worth Business Association
Central Meadowbrook NA	Woodhaven NA
Woodhaven Community Development Inc	

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

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The site is located on the edge of the Commercial District, which mainly faces Brentwood Stairs. The district extends to Woodhaven Boulevard to the west and the 5600 block of Brentwood to the east, where a Multifamily district begins. The properties located north of the rezoning site, directly across from the East Freeway I-30, are developed with various businesses such as restaurants, beauty salons, and professional offices.

To the site's southeast and west/southwest, the neighborhood is developed as residential, including single-family and multifamily uses, with public parks and community facilities in the immediate area.

The current and vacant properties to the south are the only ones in the commercial district area that do not face Brentwood Stair directly. It is recommended that the more intense uses face Brentwood Stair, an arterial road, instead of Weiler Boulevard. This local road is less suitable for more intense uses in the "FR" General Commercial Restricted.

The current "ER" neighborhood commercial is a transitional zone between the neighborhood to the south and the more intense "E" Neighborhood Commercial to the north; however, the more intense "FR" would not be suitable at this location, closer to the single-family and multifamily neighborhoods.

As such, the proposed zoning **is not compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Southeast

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The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, the proposed ER Neighborhood Commercial Restricted **is not consistent** with the Future Land Use and not compatible with the following policies of the adopted Comprehensive Plan.

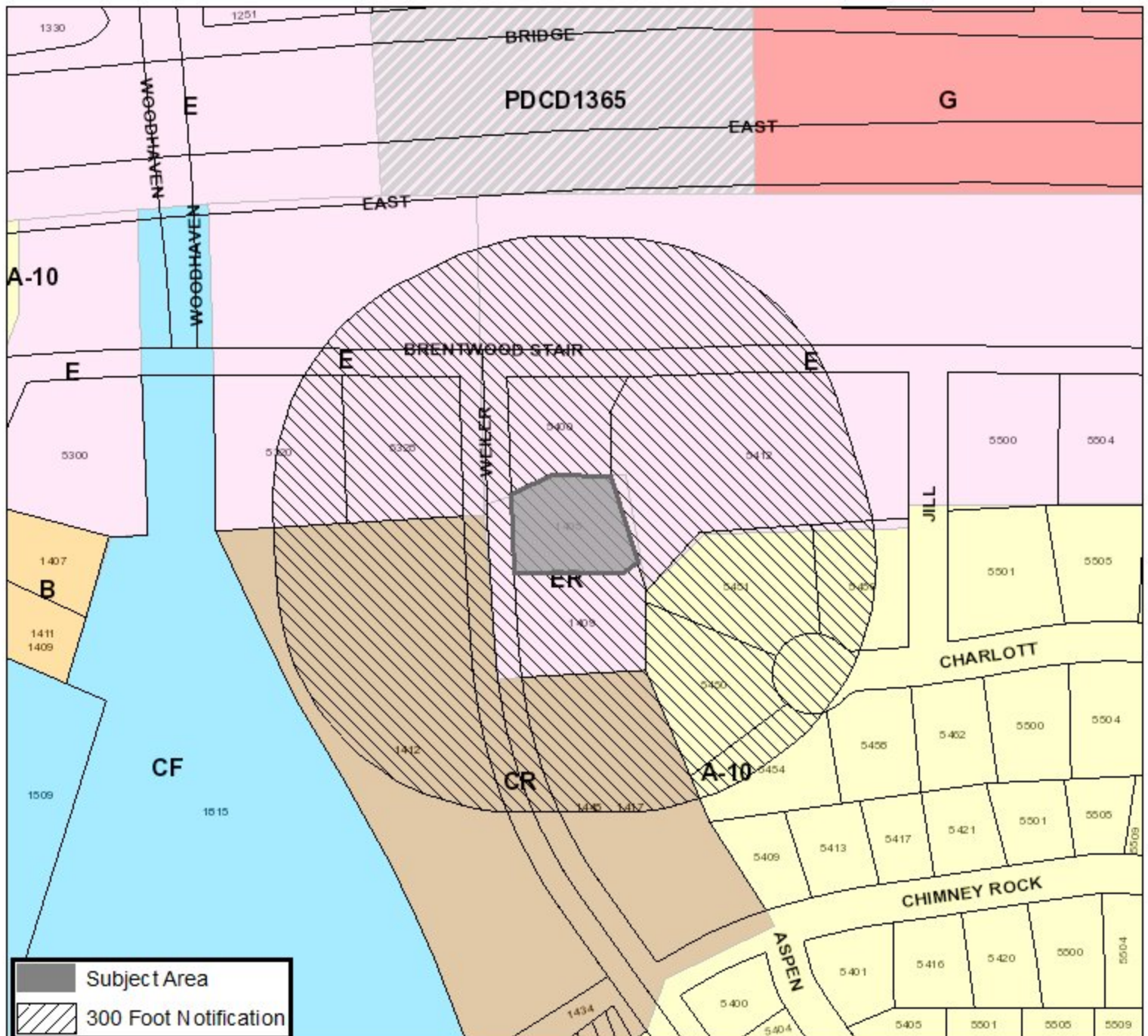
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.



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## Area Zoning Map

Applicant: NMS Investments Inc.  
Address: 1405 Weiler Boulevard  
Zoning From: ER  
Zoning To: FR  
Acres: 0.3850608  
Mapsc0: Text  
Sector/District: Eastside  
Commission Date: 9/11/2024  
Contact: 817-392-2495



0 90 180 360 Feet

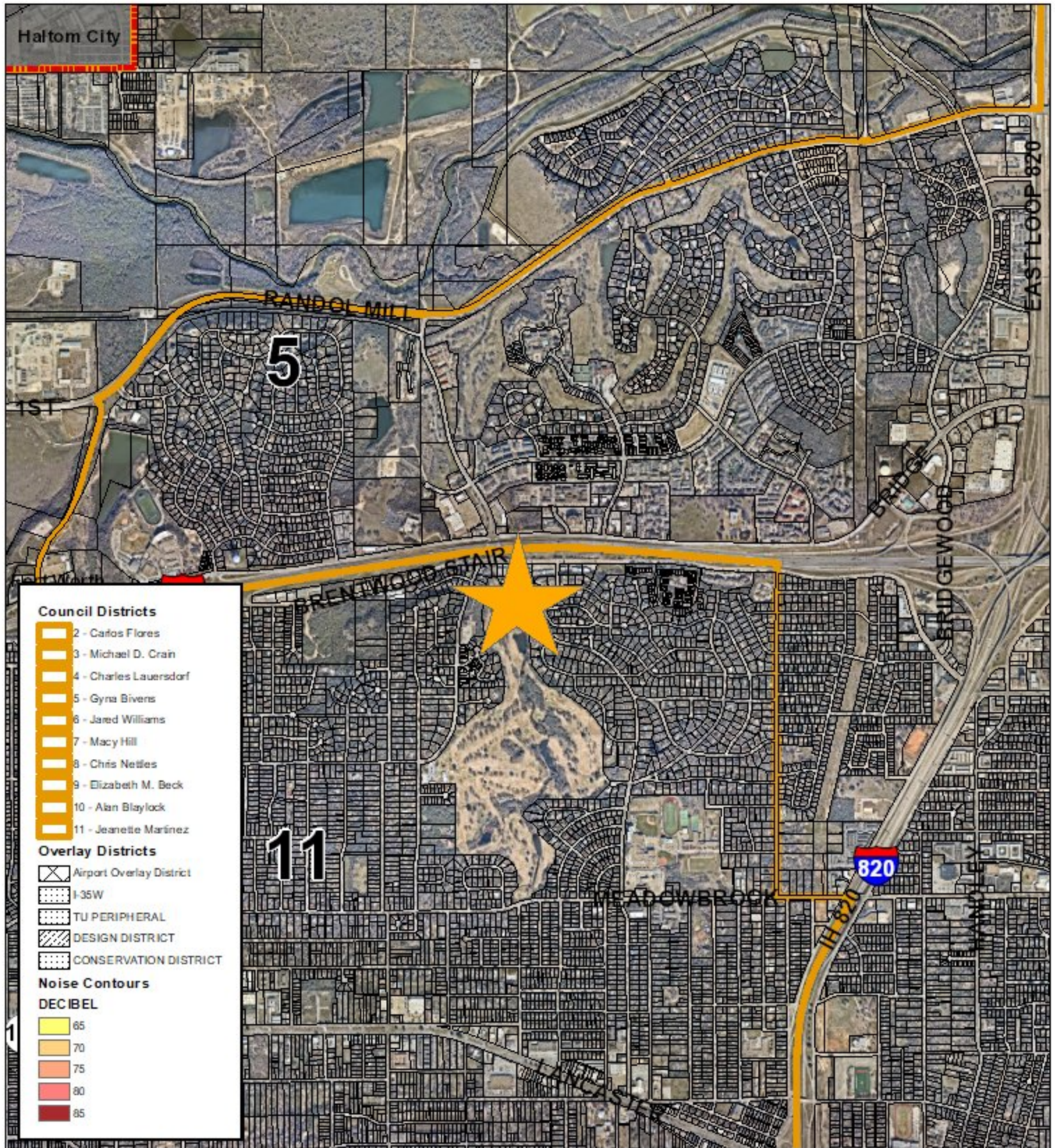
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## Area Map



0 1,000 2,000 4,000 Feet



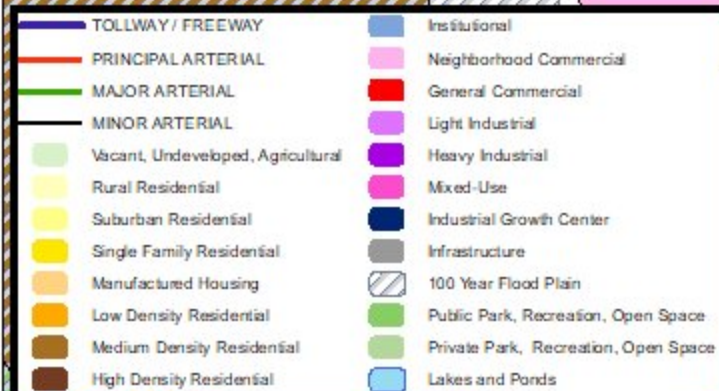


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## Future Land Use

BRENTWOOD STAIR

WEILER



75 37.5 0 75 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 8, 2018.

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## Aerial Photo Map



0 45 90 180 Feet

