



# Zoning Staff Report

**Date:** April 9, 2024

**Case Number:** ZC-24-002

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Avocet Ventures, LP/ Craig Kautsch

**Site Location:** 3116 Chenault St

**Acreage:** 0.17 acres

### Request

**Proposed Use:** Residential

**Request:** From: “E” Neighborhood Commercial  
To: “A-5” One Family

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 10-0**

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## Project Description and Background

The subject property, currently designated for single-family use, occupies approximately 0.17 acres of land. Positioned between “E” Neighborhood Commercial zoning to the east and “A-5” One Family zoning to the west, the property maintains a balanced adjacency to both commercial and residential areas. Furthermore, neighboring properties to the north and south also bear the “E” Neighborhood Commercial designation.

In the recent past, this parcel was part of a council-initiated rezoning effort in 2019 (ZC-19-057), undertaken to safeguard properties zoned as two-family but predominantly developed as single-family homes. Additionally, the rezoning aimed to address potential growth along the riverfront while mitigating the intensity of industrial zoning districts, all while preserving existing uses. However, despite these intentions, the protective measures intended for existing single-family homes were inadvertently overlooked on this particular parcel.

The applicant now seeks to rezone the current “E” Neighborhood Commercial designation to “A-5” One Family zoning. This request stems from the desire to uphold the current status of the single-family home situated on the property, which has been an integral part of the fabric of the community since its construction in 1940. This proposed rezoning aims to align the zoning designation with the existing land use.

## Surrounding Zoning and Land Uses

North	“E” Neighborhood Commercial / Commercial
East	“A-5” One Family / Residential
South	“E” Neighborhood Commercial / Commercial
West	“E” Neighborhood Commercial / Vacant Lot

## Recent Zoning History

- ZC-19-057; This was a city initiative to rezone properties from a mixture of primarily “B” Two-Family and various commercial and industrial zoning districts that was adopted in 1940. The lots have been developed with mostly single-family uses surrounded by commercial and industrial sites along Riverside and Sylvania Drives. The ZC case was approved vote 9-0 on 05/08/2019;

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were notified: (emailed March 1, 2024)

Organizations Notified	
United Riverside	Streams and Valleys Inc
East Fort Worth Business Association	United Riverside Rebuilding Corporation, Inc.
Trinity Habitat for Humanity	Riverside Alliance
East Fort Worth, Inc.	

*\* Located within a registered Neighborhood Organization*

# Development Impact Analysis

## Land Use Compatibility

The majority of adjacent parcels are currently zoned as “E” Neighborhood Commercial, except for the “A-5” One-Family designation to the east. The proposed land use aligns well with the existing surroundings due to the presence of a single-family home on the property and the prevalence of single-family homes in the surrounding area. This compatibility ensures that the requested land use is in harmony with the existing neighborhood fabric.

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

## Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use (FLU) Map. The FLU classifies Neighborhood Commercial as ER, E, MU-1, and Applicable Form-Based Codes, all of which do not allow for single-family homes. With that said changing the zoning district from “E” Neighborhood Commercial to “A-5” One Family goes against the Comprehensive Plan policies and map.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

Figure 1

The proposed zoning is **not consistent** with the future land use map for this area.

## Comprehensive Plan Policy Consistency

The proposed heavy industrial zoning for this area does not align with the policies outlined in the Comprehensive Plan:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

The proposed rezoning of the parcel will have significant implications for the city's future plans for Riverside Drive. This impact is particularly noteworthy due to the challenges associated with the adjacent parcel's buildable area and the specific design requirements applicable to this zoning district. The complexities surrounding the adjacent parcel, including its limited buildable space and adherence to stringent design criteria, underscore the importance of carefully considering and evaluating the potential effects of the proposed rezoning on the broader development vision for Riverside Drive.

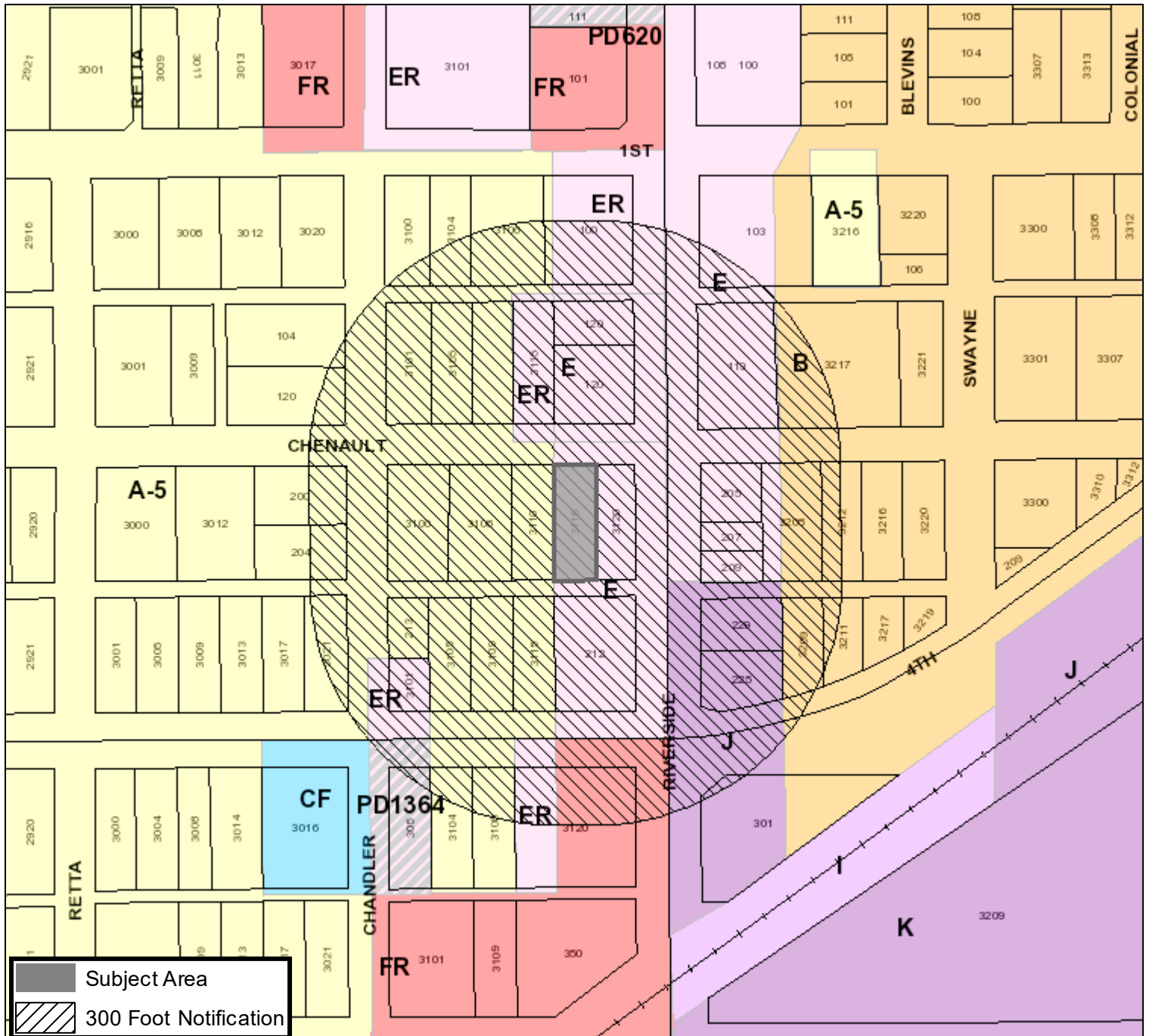
The proposed zoning is **not consistent** with the land use designations for this area.



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## Area Zoning Map

Applicant: Avocet Ventures LP  
Address: 3116 Chenault Street  
Zoning From: A-5  
Zoning To: E  
Acres: 0.16878125  
Mapsc0: Text  
Sector/District: Northeast  
Commission Date: 3/13/2024  
Contact: null

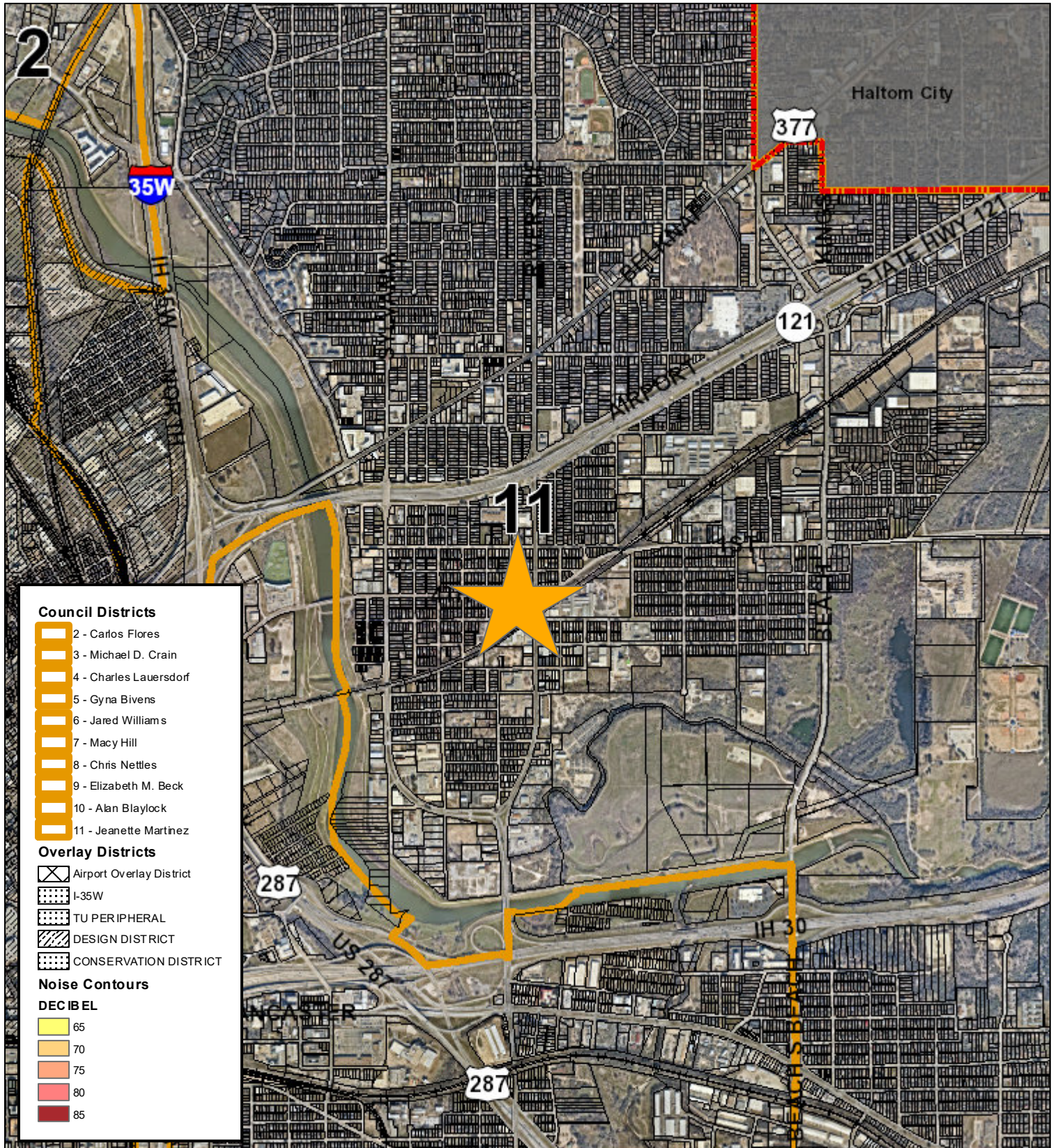


0 87.5 175 350 Feet

Created: 3/1/2024 2:29:33 PM



### Area Map



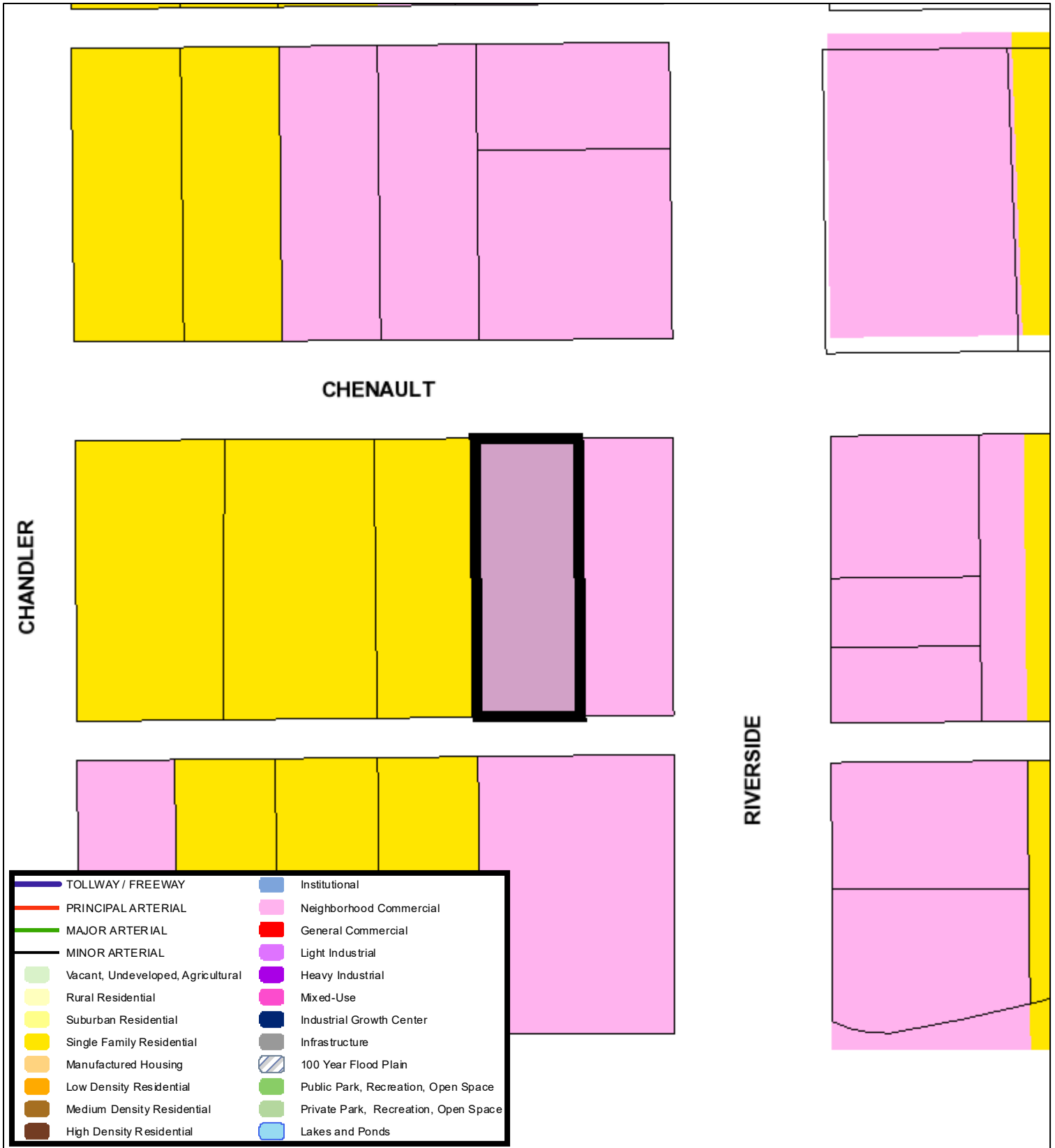
0 1,000 2,000 4,000 Feet





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## Future Land Use



60 30 0 60 Feet

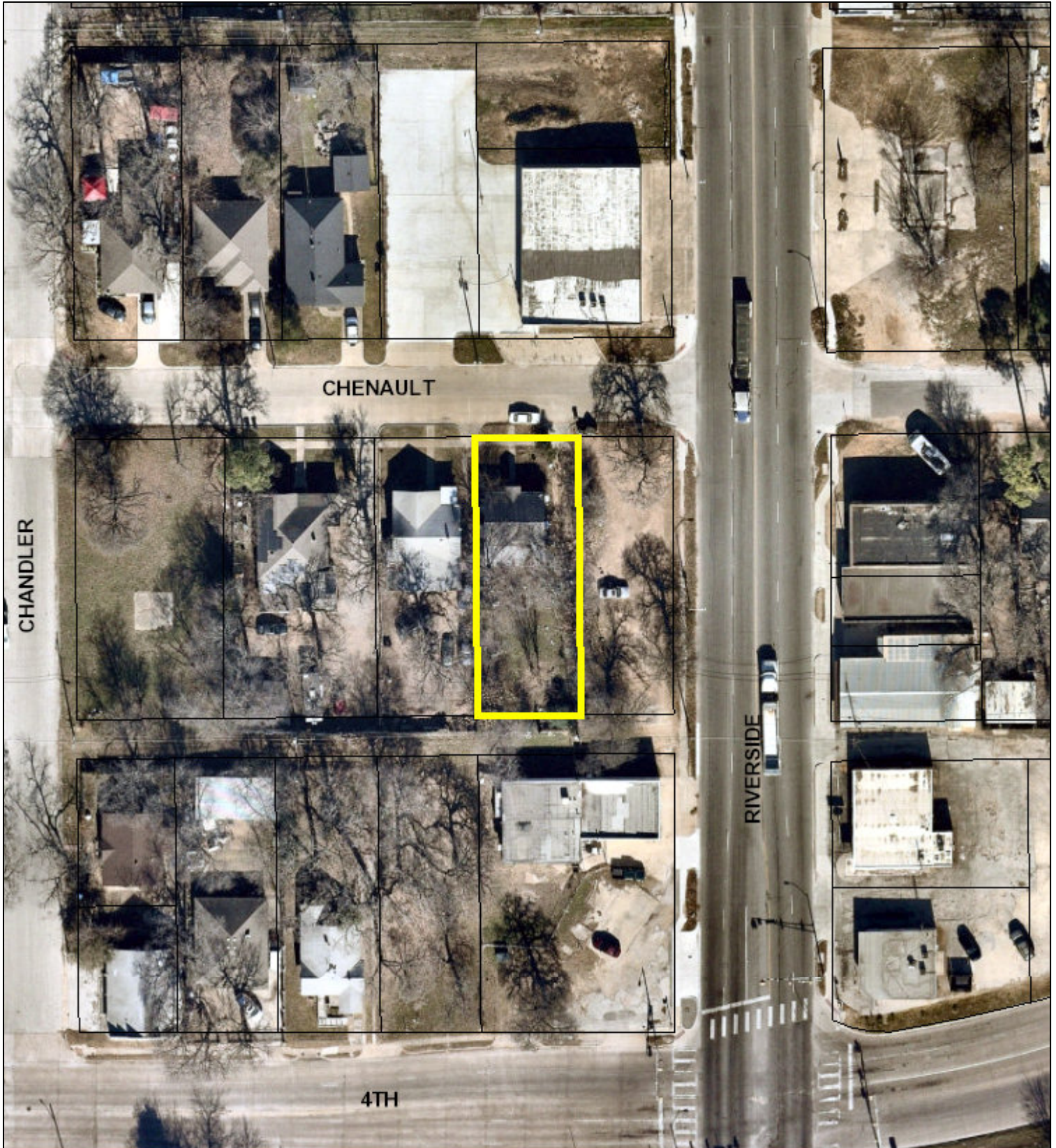
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





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## Aerial Photo Map



0 40 80 160 Feet

