



Zoning Staff Report

Date: February 13, 2024

Case Number: ZC-23-185

Council District: 11

Zoning Map Amendment

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

Owner / Applicant: FL Logic LLC / Ohad Ben Shuhad / Rocky Garcia

Site Location: 621 South Retta Street

Acreage: 0.17 acres

Request

Proposed Use: Residential

Request: From: “A-5” One-Family

To: “PD/A-5” Planned Development for all uses in “A-5” One-Family plus duplex;
site plan required

Recommendation

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

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

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial by a vote of 5-3**

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Project Description and Background

The site for rezoning is located in Council District 11, in NEZ Area Four at the corner of Reta Street and Ennis Avenue. The property currently consists of two separate dwellings that were created by converting a single-family home and a detached garage into a duplex.

The request for a zoning change was made after a code violation was issued. If approved, the zoning change would change the current "A-5" Single-Family zoning to a PD (planned development) for duplex use, which would bring the property into compliance while preserving the current base zoning and preventing more intense, incompatible uses from being built

Here is an excerpt from the application:

We purchased this property 2 years ago and it had the detached garage which had been made into a second unit. Both units have a separate driveways and this property is on the corner. We have kept the property as 2 units. We are wanting to get this rezoned so we can rent both units to separate long term renters.

Surrounding Zoning and Land Uses

North "A-5" One-Family/ single family
East "I" Light Industrial / warehouse
South "A-5" One-Family / single family
West "A-5" One-Family / single family

Recent Zoning History

- ZC-19-057 subject site and surrounding area, Council-initiated zoning, approved
- ZC-18-051 Surplus property rezoning from "B" to "A-5" approved
- ZC-22-028 from "ER" to "J" Denied w/o prejudice
- ZC-22-194 from "A-7.5" to "PD/A-7.5" plus triplex, denied

Public Notification

300-foot Legal Notifications were mailed on December 29, 2023.

The following organizations were notified: (emailed December 29, 2023)

Organizations Notified	
United Riverside NA	East Fort Worth, Inc.
Riverside Alliance	Streams And Valleys Inc

Tarrant Regional Water District	Trinity Habitat for Humanity
Friends of Riverside Park	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association	Fort Worth ISD

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The property in question is located on the far end of the A-5 district. East of the intersection of Ennis and Retta, properties are zoned industrial, while on the west side they are zoned A-5 and primarily consist of single-family homes. Moving north from Retta to Fisher, properties are also zoned A-5, which marks the beginning of the ER commercial restricted district. On the southern side of the property, properties are zoned A-5 up to the point where Retta intersects with LaSalle. To the west, properties are zoned CF community facilities, while to the east they are zoned I light industrial.

Although the applicant is requesting the zoning change to bring the existing property into compliance and not to construct a new structure, a site plan has been submitted in the event new construction occurs, it is done consistent with the current dimensions allowing any new building to remain in the existing context of the neighborhood.

As such, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northeast

The 2023 Adopted Comprehensive Plan designates the property as Single Family Residential although the proposed zoning is not consistent with the Future Land Use Designation, it is consistent with following policies of the Comprehensive Plan:

1. Encourage locating multiple-unit residential structures on corner lots.
2. Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments.
3. Promote a desirable combination of compatible residential, office, retail, and commercial uses
4. Additionally, the continued usage of these units provides alternative and affordable housing accommodations, especially within the older parts of town. While the use of two units is not consistent with the Single-Family designation of the future land use plan, it does provide affordable and accessible housing which is also a policy of the city.

Zoning and Land Use

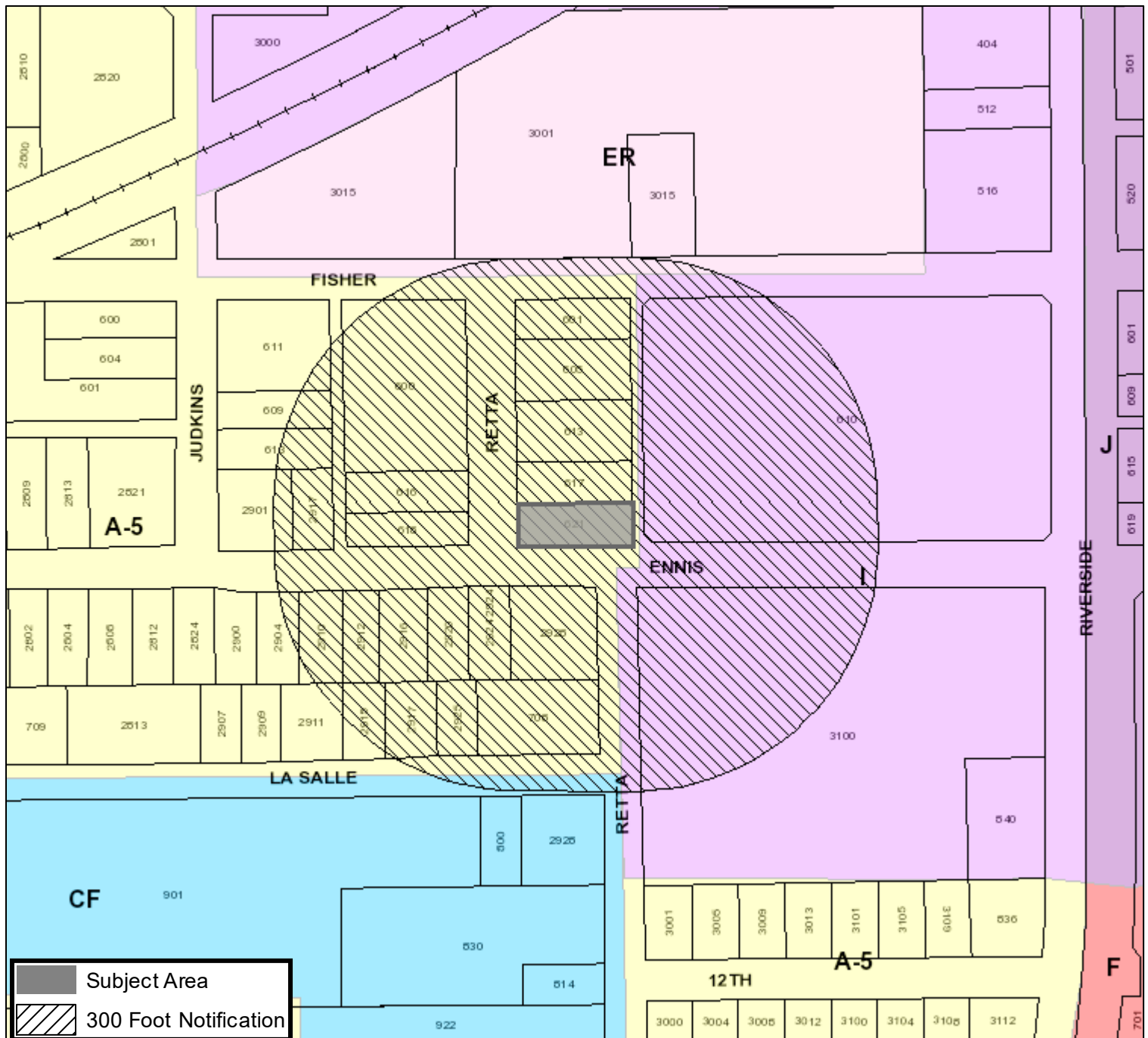
The site plan is not in general compliance with the Zoning Ordinance

- Vicinity map, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: “Director of Development Services” with a “Date” line above the project title
- Buildings and Structures – The location and dimensions of all existing buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, building height and separation, and the location of all entrances and exits to buildings.

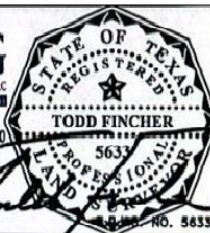
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



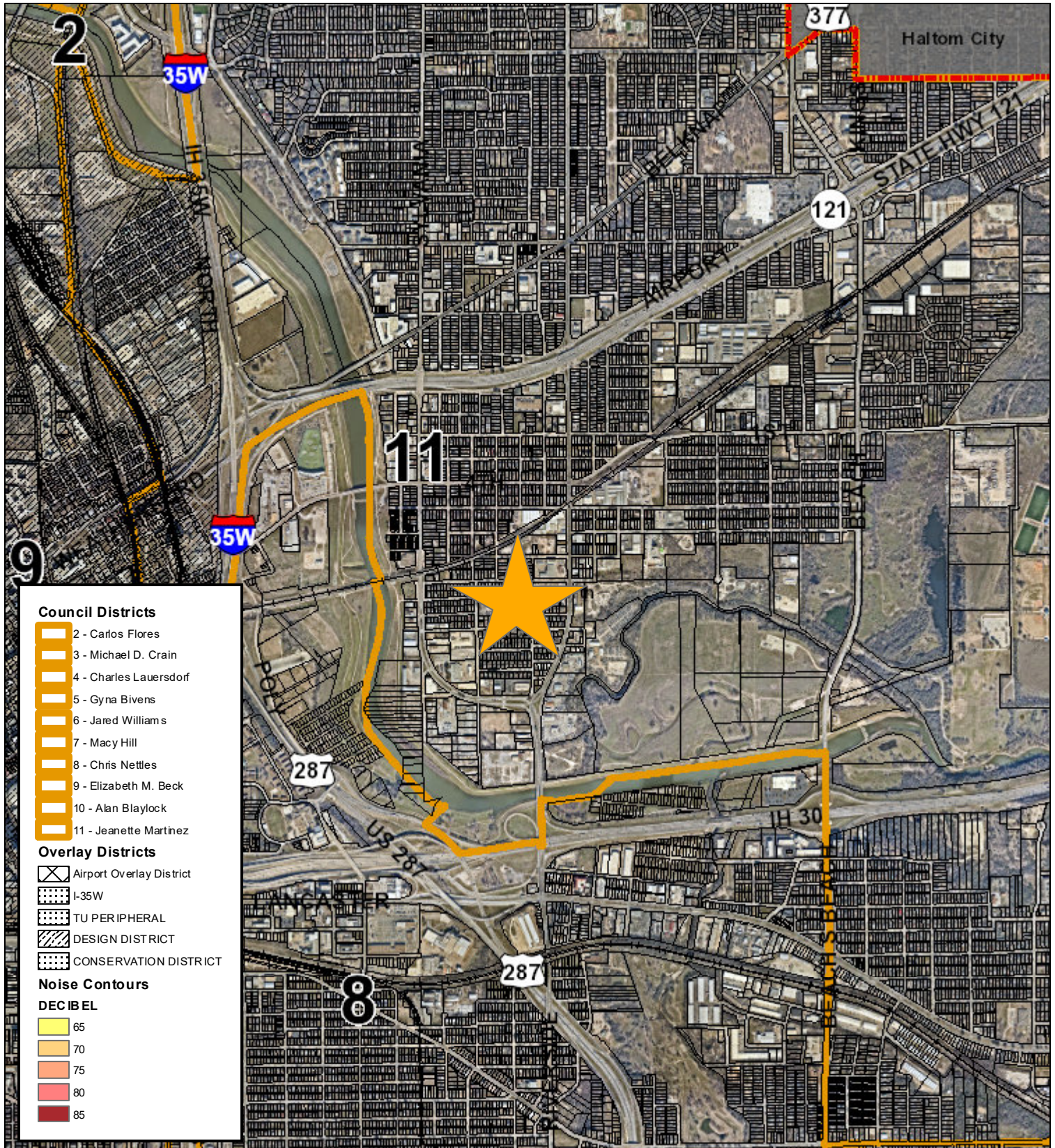
Applicant:	FL Logic LLC/Ohad Ben Shushan
Address:	621 S. Retta Street
Zoning From:	A-5
Zoning To:	B
Acres:	0.17259851
Mapsc0:	Text
Sector/District:	Northeast
Commission Date:	1/10/2024
Contact:	null



0 87.5 175 350 Feet



Area Map

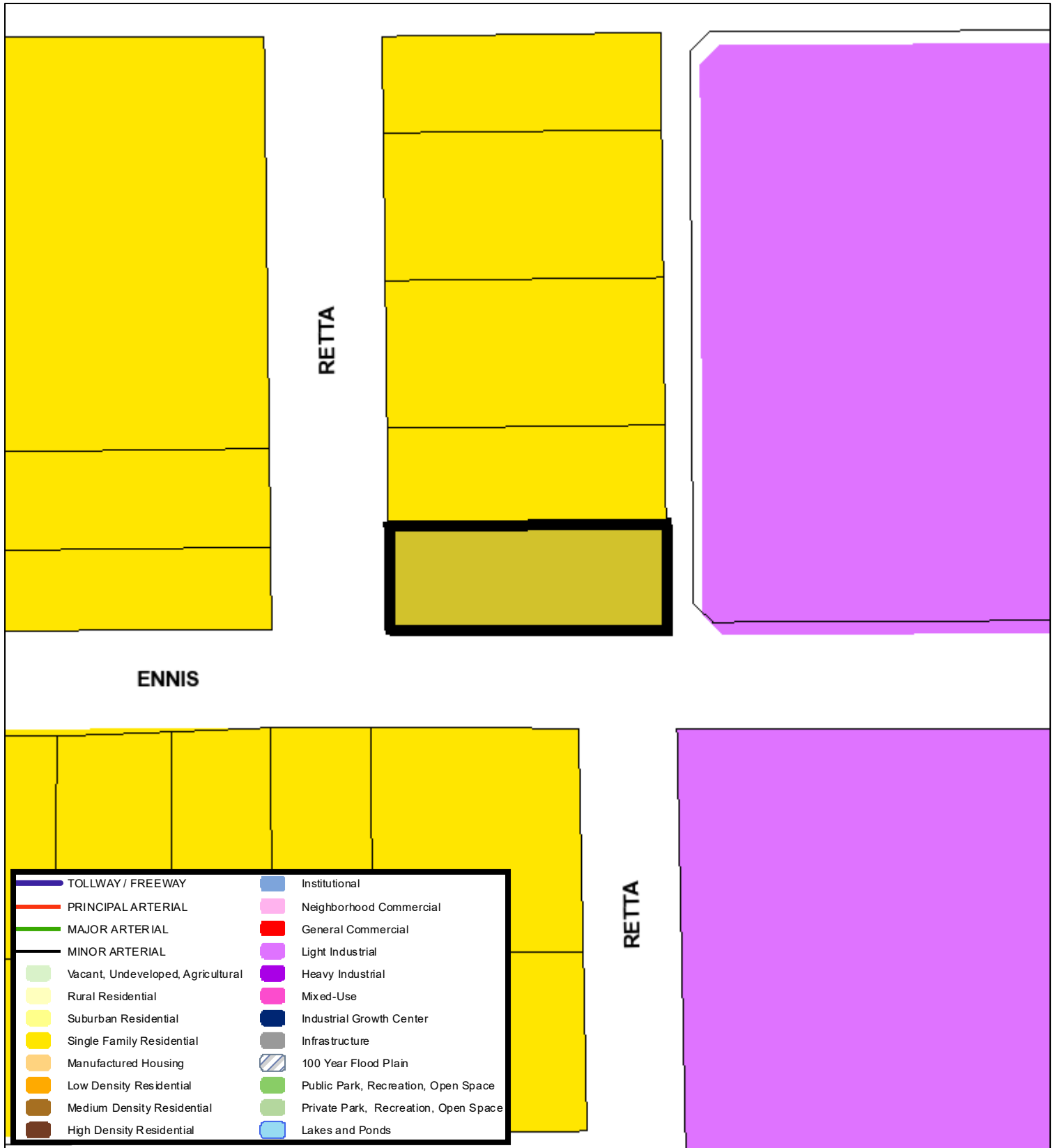


0 1,000 2,000 4,000 Feet



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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

