



Zoning Staff Report

Date: February 14, 2023 **Case Number:** ZC-22-211 **District (old/new):** 5 / 11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Humberto Becerra

Site Location: 4309 Village Creek Road

Acreage: 2.3 acres

Request

Proposed Use: Outdoor Storage

Request: From: "A-21" One-Family

To: "I" Light Industrial

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 by a vote of 6-1

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Project Description and Background

The subject site is located on Village Creek Road near the corner of Garden Lane. The property being used for outdoor storage of vehicles and such. The applicant would like to bring the property into conformance with the Zoning Ordinance. The applicant is requesting a zoning change from "A-21" One-Family to "I" Light Industrial. The end goal for this site is to receive a CUP, however, they are required to have a base industrial based zoning district as a first step in the process. The proposed rezoning was initiated due to a Code Compliance case.

This property was part of Council-initiated rezoning in 2008; it was rezoned from "B" Two-Family to "A-21" One-Family.

Surrounding Zoning and Land Uses

North "A-21" One-Family / single-family
East "A-5" One-Family / single-family
South "A-21" One-Family / single-family
West "A-21" One-Family / light industrial business and home

Recent Zoning History

ZC-08-150 Council Initiated Rezoning from "B" Two-Family to "A-21" One-Family (subject property).

Public Notification

300-foot Legal Notifications were mailed on, December 29, 2022.
The following organizations were emailed on, December 30, 2022:

| Organizations Notified | |
|--------------------------|------------------------------|
| Village Creek NA* | East Fort Worth, Inc. |
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Southeast Fort Worth Inc | Fort Worth ISD |

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The surrounding properties are predominantly single-family with a business/home to the west. The existing business and proposed rezoning is **not compatible** with existing surrounding land uses.

Comprehensive Plan Consistency – Southeast


The 2022 Comprehensive Plan currently designates the subject property as future Suburban Residential on the Future Land Use Map.

The proposed rezoning is **not consistent (significant deviation)** with the adopted Comprehensive Plan designation.

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. This property is not located within one of the six target areas identified in the plan.

One of the desired outcomes of the Economic Development Plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

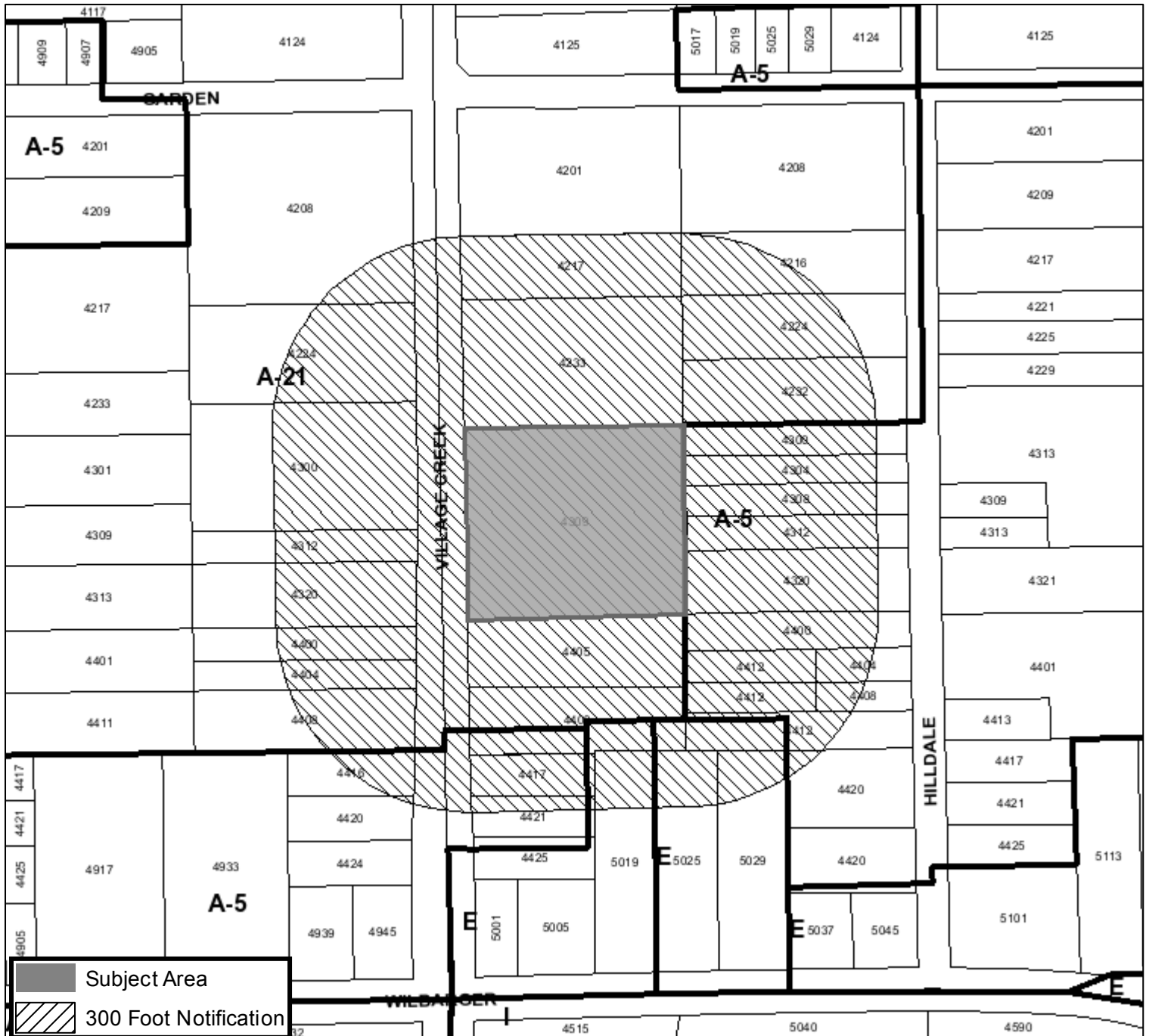






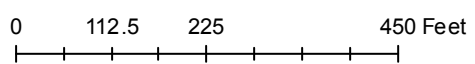
ZC-22-211

Area Zoning Map

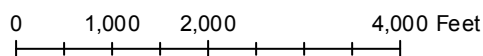
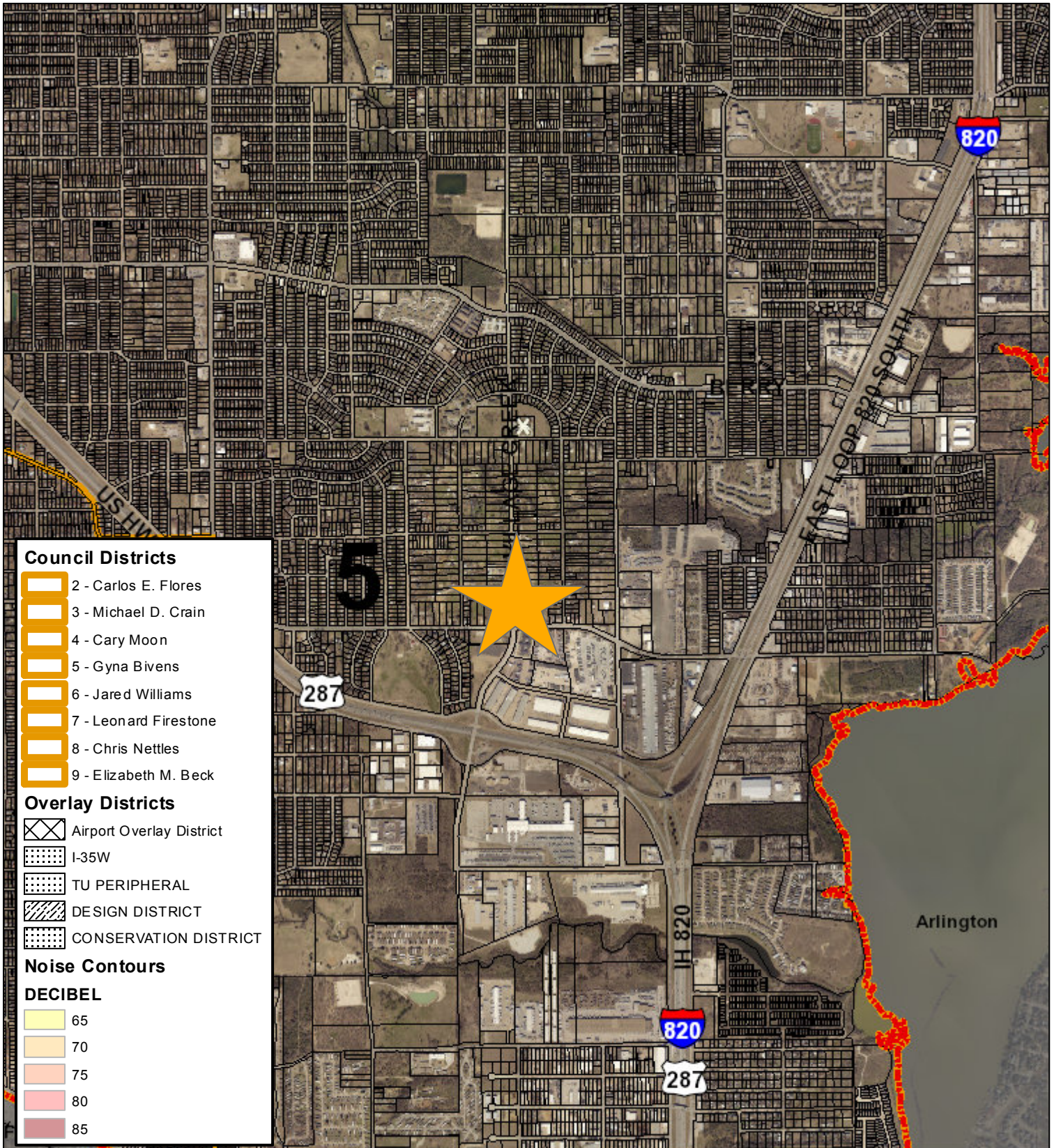
Applicant: Humberto Becerra
 Address: 4309 Village Creek Road
 Zoning From: A-21
 Zoning To: I
 Acres: 2.31965446
 Mapsco: 093B
 Sector/District: Southeast
 Commission Date: 1/11/2023
 Contact: null



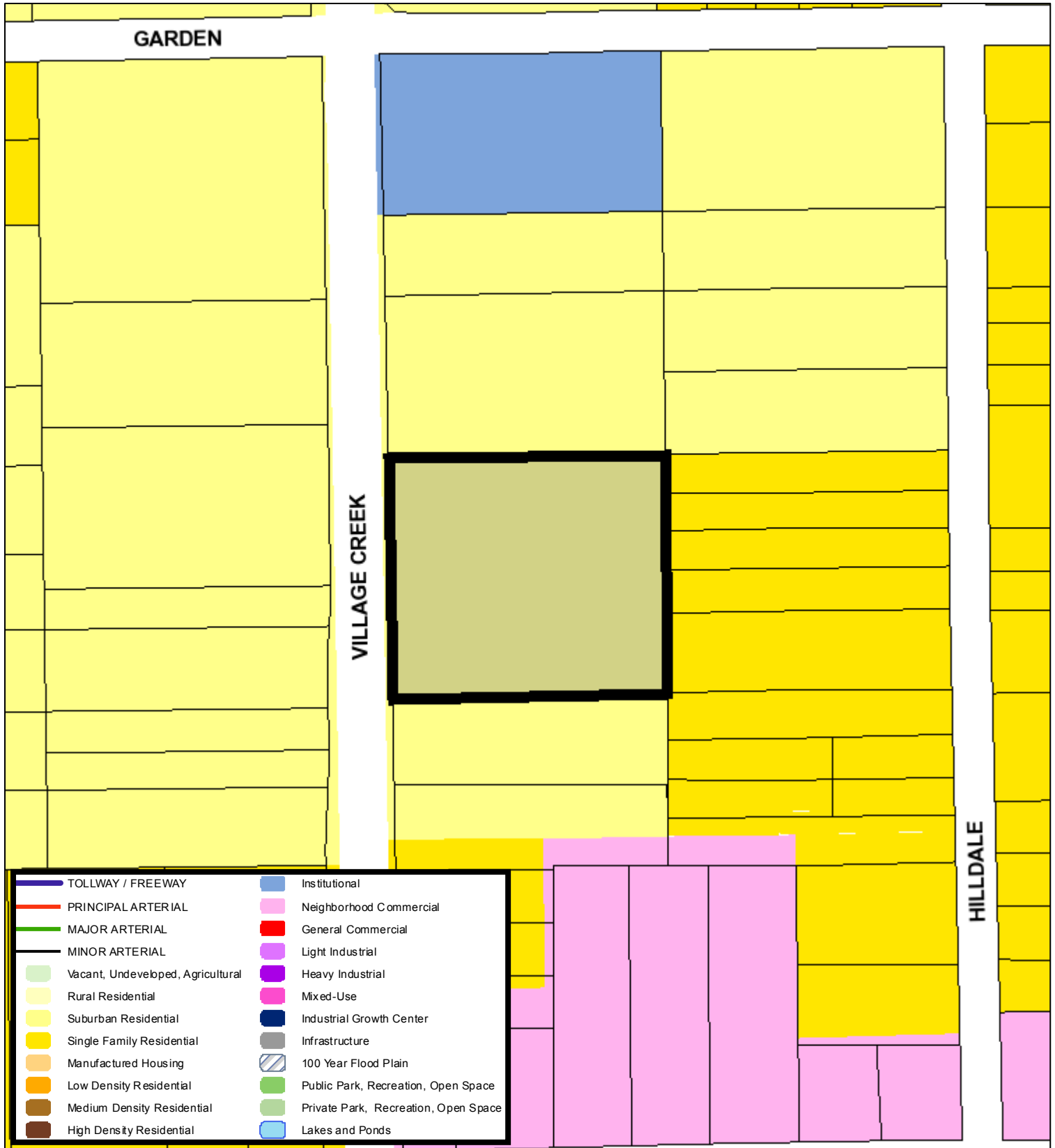
 Subject Area
 300 Foot Notification



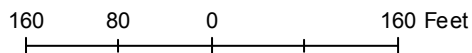
Area Map



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 |



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



0 105 210 420 Feet

