



Zoning Staff Report

Date: March 19, 2024

Case Number: ZC-23-194

Council District: 11

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Daniel Berhe

Site Location: 150 Emma Street

Acreage: 0.42 acres

Request

Proposed Use: Duplexes on separate lots

Request: From: “A-5” One-Family
To: “B” Two-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 consistent**

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property, spanning 0.4215 acres, lies within the Neighborhood Empowerment Zones (NEZs) Four, situated east of I-35W. The property falls within the purview of several neighborhood associations/community support organizations, including Riverside Alliance, United Riverside, East Fort Worth Business Association, United Riverside Rebuilding Corporation Inc., Trinity Habitat for Humanity, Streams & Valleys, Inc., and East Fort Worth, Inc.

The applicant seeks a zoning change from "A-5" One-family to "B" Two-family to facilitate the construction of 2-4 individually platted, 2-story duplexes. These duplexes are intended for low to middle-income housing. However, no site plan proposal has been submitted yet, and it will require approval from staff before permitting.

Surrounding Zoning and Land Uses

North	"B" Two-Family / Vacant Lot
East	"A-5" One-Family / Residential
Southwest	"A-5" One-Family / Vacant Lot
Southeast	"A-5" One-Family / Residential
West	"A-5" One-Family / Residential

Recent Zoning History

- ZC-19-057; This was a city initiative for the United Riverside Neighborhood to rezone the neighborhood to reflect existing single-family and industrial uses. The area contained a mixture of primarily "B" Two-Family and various commercial and industrial zoning districts since the adoption of zoning in 1940. The lots were developed as single-family uses with the surrounding area commercial and industrial sites along Riverside and Sylvania Drives. The purpose of this rezoning case was to protect the already-built single-family homes, against potential growth along the river, by reducing the intensity of the industrial zoning districts while retaining districts that allow and support the existing industrial uses.; approved 5/8/2019;

Public Notification

300-foot Legal Notifications were mailed on January 31, 2024.

The following organizations were notified: (emailed February 2, 2024)

Organizations Notified	
Riverside Alliance	Vintage Riverside NA
United Riverside NA	Tarrant Regional Water District
Friends of Riverside Park	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Riverside Business Alliance	Oakhurst Scenic Drive Inc.
Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

The parcel was previously classified as "B" Two-Family before the council-initiated rezoning in 2019 (please refer to 'Recent Zoning History'). The purpose of this rezoning was to accommodate and protect the single-family houses in the area. However, since the current lot is vacant, the rationale for the rezoning of this specific lot does not apply.

Most of the surrounding parcels are zoned as "A-5" One-Family, but nearby areas include various higher-density zoning districts such as "B" Two-Family, "E" Neighborhood Commercial, "ER" Neighborhood Commercial Restricted, "G" Intensive Commercial (& PD 99- a PD with based G zoning), "MU-1" Mixed Use-1, and "FR" General Commercial Restricted. Additionally, the parcel to the north is zoned as "B" Two-Family, and given its vacant status and proximity to higher-density areas, staff believes that the requested zoning change is compatible and will facilitate the transition from higher-density to single-family areas.

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

Comprehensive Plan- Map Consistency – Northeast Sector

The adopted Comprehensive Plan currently designates the subject property as Single-Family Residential on the Future Land Use (FLU) Map. The FLU classifies single-family residential as A-10, A-7.5, A-5, AR, all of which do not allow for two-family attached (duplex). With that said changing the zoning district from "A-5" One-Family to "B" Two-Family use will increase the density level which is not suggested under the Single-Family Residential. Under the Low-Density Residential FLU zones, two-family attached (duplex) are encouraged.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

Figure 1

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

Comprehensive Plan Policy Consistency

While two-family use isn't recommended under the Single-Family Residential designation, it is suitable under the Low-Density Residential land use designation. However, this zoning change will conform to the following policies outlined in the Comprehensive Plan:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage Urban Residential and Low-Density Residential as transitional uses between Single-Family Residential and high-density uses.
- 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.

The proposed zoning is **consistent** with the land use designations for this area.

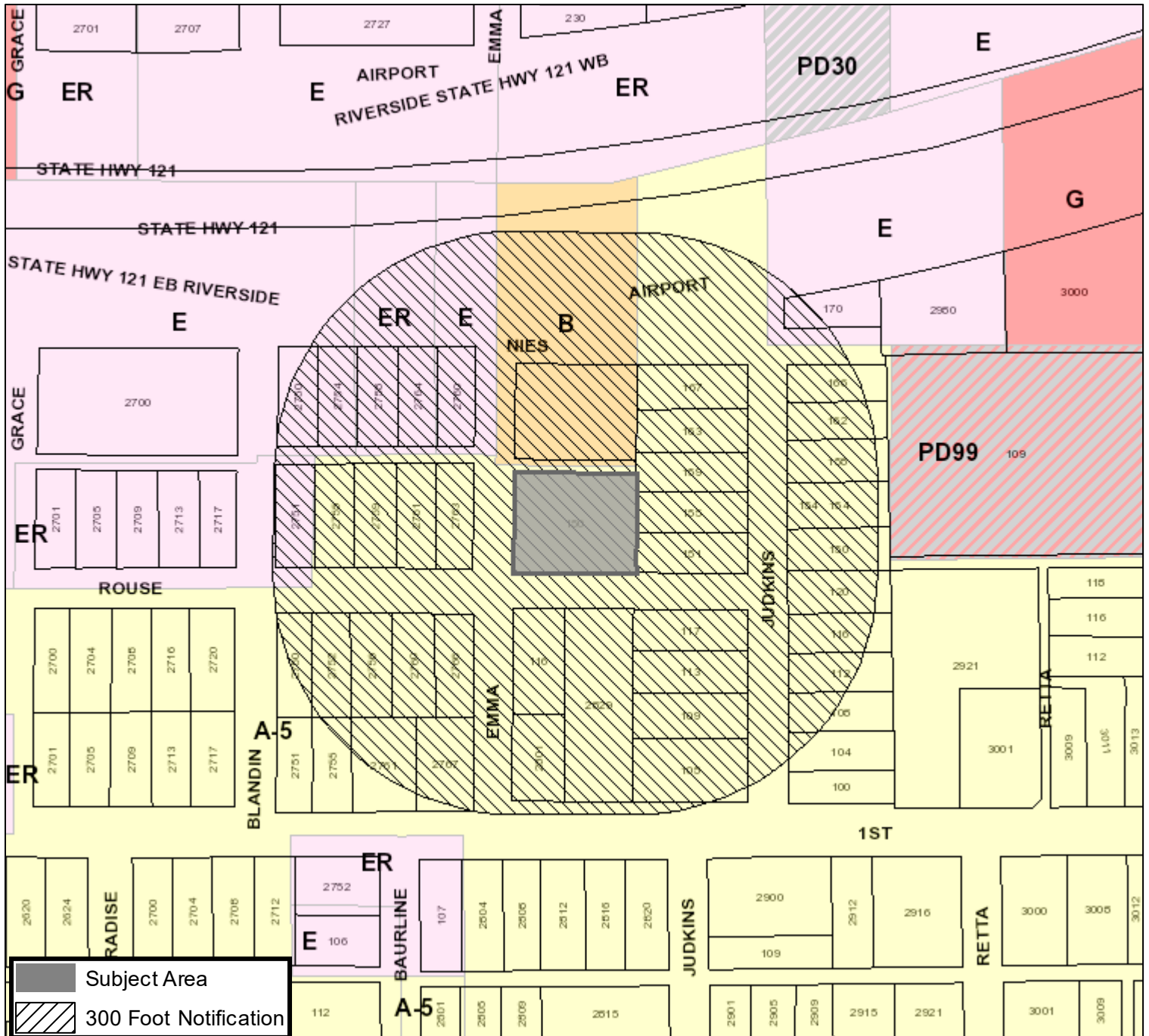




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Area Zoning Map

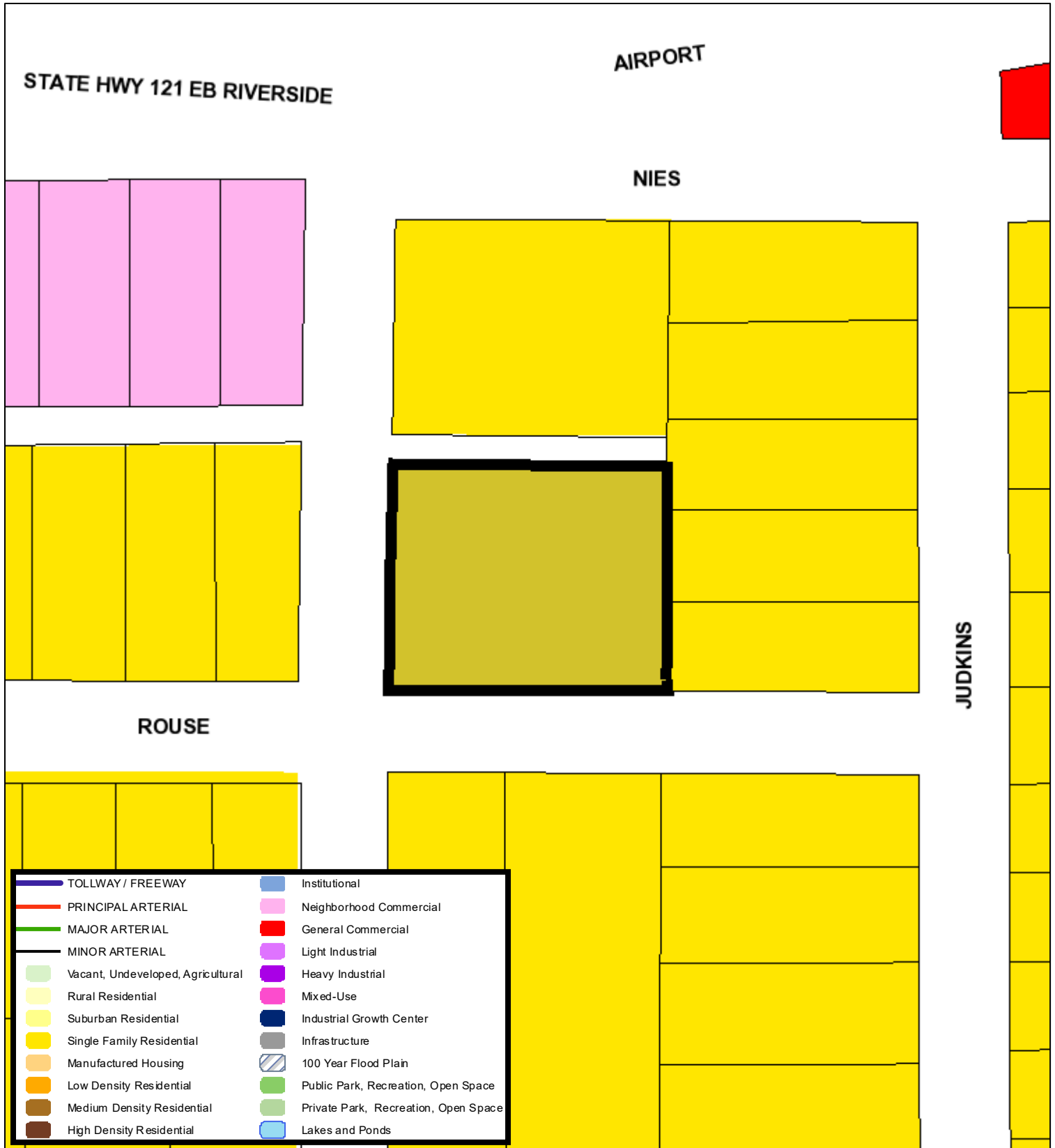
Applicant: Daniel Berhe
Address: 150 Emma Street
Zoning From: A-5
Zoning To: B
Acres: 0.43814549
Mapsc0: Text
Sector/District: Northeast
Commission Date: 2/14/2024
Contact: null





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Future Land Use



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 6, 2018.





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Aerial Photo Map



0 45 90 180 Feet

