



# Zoning Staff Report

**Date:** December 13, 2022

**Case Number:** ZC-22-179

**Council District:** 9

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Silvia Silva

**Site Location:** 2340 N Chandler Drive East

**Acreage:** 0.137 acres

### Request

**Proposed Use:** Single Family Residential

**Request:** From: "E" Neighborhood Commercial

To: "A-5" One-Family Residential

### Recommendation

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

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

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

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject site is located in the Spring Dale Addition of Fort Worth in Council District 9. The proposal to rezone this lot would change the current “E” Neighborhood Commercial zoning to “A-5” One Family Residential zoning. “E” zoning has been in place since at least 2004. The property is currently developed with a structure of approximately 2,634 square feet according to the Tarrant Appraisal District. Aerial footage from 2001 shows a building that appears to have previously been used as a residence, as well as a second building at the rear of the lot. An addition in 2012 connected the two buildings creating the current structure. No new construction is being proposed at this time. The applicant has indicated that they intend to occupy the existing structure as a single family residence. The applicant has been made aware by Zoning staff that if this zoning change for single family is approved, the premises will only be able to be used as a single-family residence, and that no business can be operated from the site. On October 14<sup>th</sup>, 2022, Zoning staff reminded the applicant to meet with registered community groups, owners within 300 feet of the site, as well as the Council member for this district.

The proposed “A-5” zoning matches the zoning of the residential areas to the south and west of the subject site. In addition, the lot does not have access to or frontage on NE 28<sup>th</sup> Street, which is one of the commercial corridors in this neighborhood. A separate lot separates NE 28<sup>th</sup> Street from the subject site, creating a buffer. Considering that the request will also downzone the property from a more intensive zoning category to a less intensive zoning category, staff is supportive of granting this rezoning request as presented.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / parking lot  
East “E” Neighborhood Commercial / used auto sales  
South “A-5” One Family Residential / residential  
West “A-5” One Family Residential / residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on October 25, 2022.  
The following organizations were emailed on October 25, 2022:

Organizations Notified	
Riverside Alliance	Carter Riverside NA*
Bonnie Brae NA*	Oakhurst NA
Streams & Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	Fort Worth ISD

*\*Located closest to these registered Neighborhood Association(s)*

## Development Impact Analysis

### Land Use Compatibility

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A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. No new construction or additions are proposed at this time, meaning the scale of the buildings will not change or impact the neighborhood. The proposed rezoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Northeast

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The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. The zoning types that would be compatible with this future land use designation are Neighborhood Commercial (“ER” or “E”), and Mixed-Use Low Intensity (“MU-1”). The proposed One Family Residential “A-5” zoning does not support the growth of future commercial. Rezoning away from commercial is in line with a land use policy specific to the Northeast planning sector, which is intended to preserve the residential character of the area bounded by the streets listed below, and to protect from commercial and industrial encroachment:

The proposed zoning **is not consistent** with the Comprehensive Plan. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

### Economic Development Plan

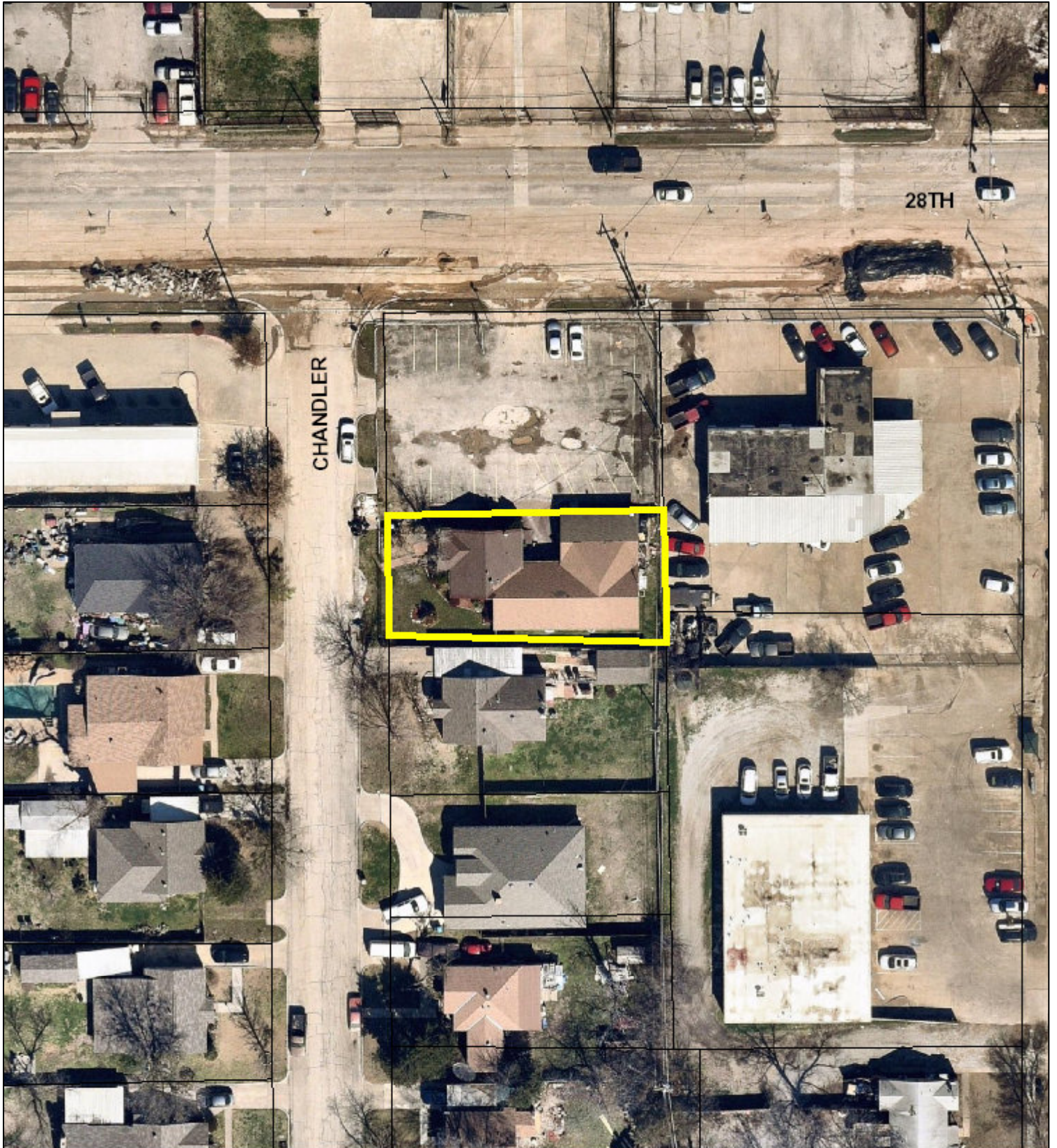
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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.





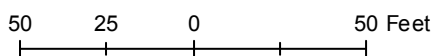
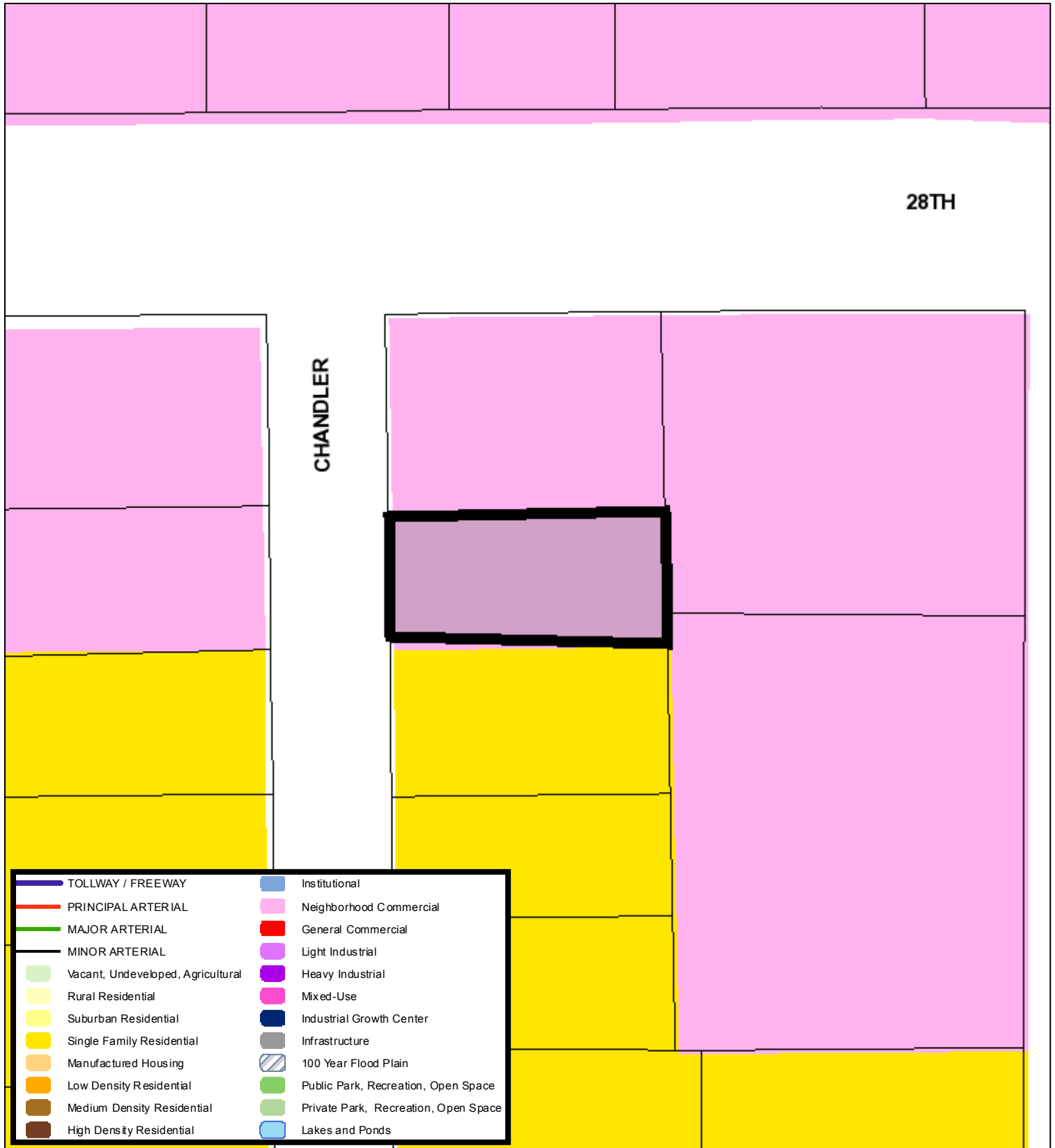
## Aerial Photo Map



0 35 70 140 Feet



### Future Land Use

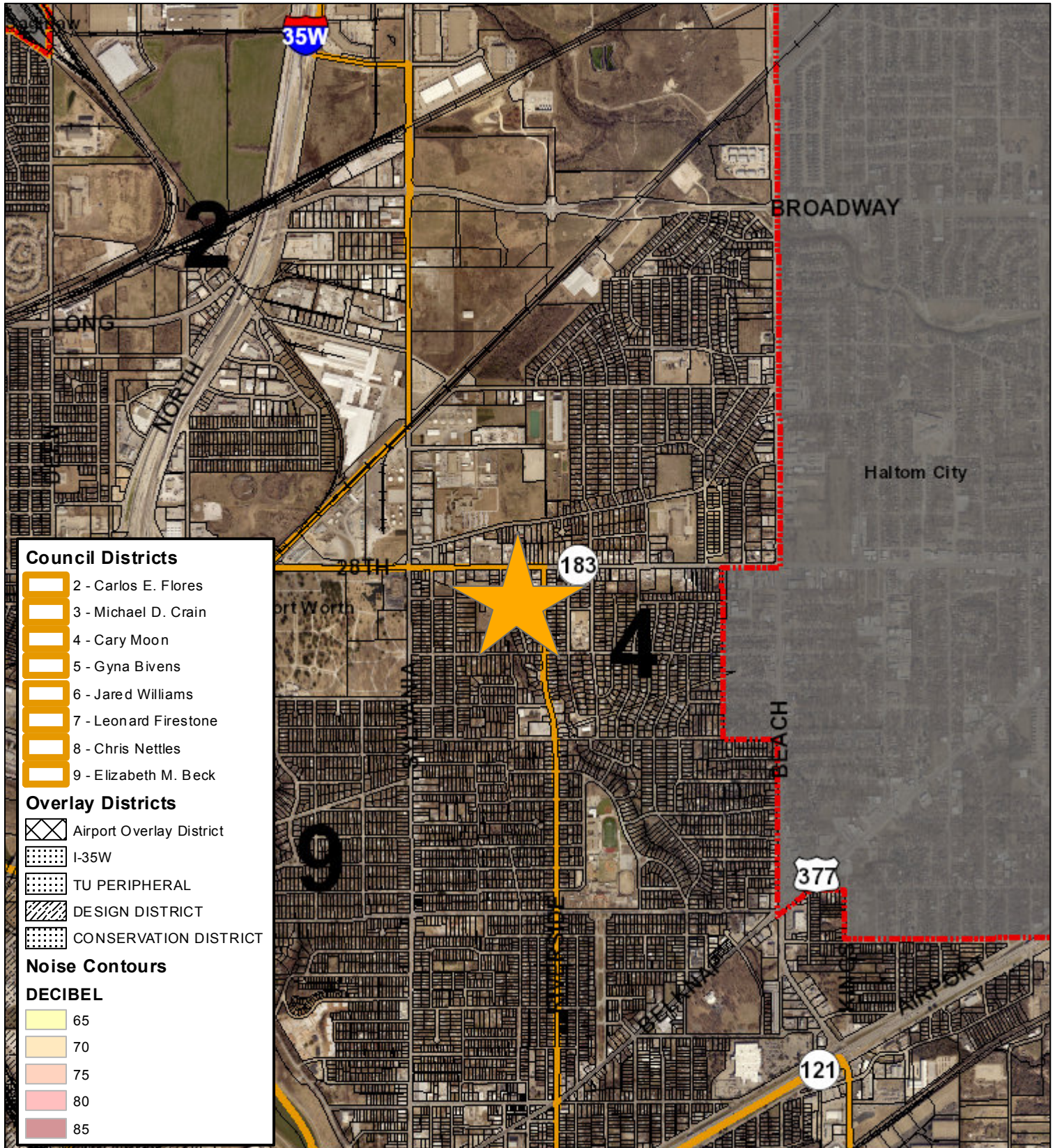


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.










## Area Map



**Council Districts**






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85

