



Zoning Staff Report

Date: March 21, 2023

Case Number: ZC-23-005

District (old/new): 8 / 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Francisco & Feliciano Munoz / James Walker

Site Location: 1612 Logan Street

Acreage: 0.155 acres

Request

Proposed Use: Commercial Use (applicant did not specify)

Request: From: "A-5" One Family Residential

To: "I" Light Industrial

Recommendation

Land Use Compatibility: Requested change **is not compatible**

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

Staff Recommendation: **Denial**

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

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Project Description and Background

The subject site is a 6,750 square foot lot located southwest of the intersection of East Maddox Avenue and Highway 287 in Council District 8. This rezoning request would change the zoning from the current “A-5” One-Family residential to “I” Light Industrial. The following description was provided in the application packet:

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

Client would like to rezone from residential A-5 to Commercial "I". He owns the property adjacent to this lot and would like to make it an addition to his property.

Staff reached out to the applicant on January 19th to get clarification on the proposed land use, and to notify the applicant of the discrepancy (requesting ‘I’ but calling it ‘commercial’ – ‘I’ is light industrial). Subsequent attempts to reach out to the applicant were made on January 30th, but no response has been received as of the writing of this report.

Surrounding Zoning and Land Uses

North “I” Light Industrial / auto sales
 East “UR” Urban Residential / undeveloped
 South “UR” Urban Residential / undeveloped
 West “A-5” One Family Residential & “B” Two Family Residential / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on January 26, 2023.
 The following organizations were emailed on January 27, 2023:

Organizations Notified	
United Communities Association of S. Fort Worth*	The New Mitchell Boulevard NA
East Fort Worth Inc.	Fort Worth ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity
Parker Essex Boaz NA	Historic Southside NA
Southeast Fort Worth Inc*	East Fort Worth Business Association
Belmont NA*	

*Located within these registered Neighborhood Associations

Development Impact Analysis

Land Use Compatibility

The areas surrounding the subject site are mostly undeveloped at the present. To the north is a used car dealership, which is zoned “I”. The owner of the used car dealership at 1604 Logan Street is requesting the zoning change from “A-5” to “I”, presumably to expand this business. The application was vague (see below), stating “commercial use” with no additional details in the narrative section of the application, and the applicant did not respond to multiple requests by zoning staff to provide additional details and clarification.

DEVELOPMENT INFORMATION	
Current Zoning District(s):	A-5
Proposed Zoning District(s):	I
Current Use of Property:	Vacant Lot
Proposed Use of Property:	Commerical Use

To the west are residentially zoned areas that are not developed at the present time. If “I” zoning is approved, adjacency rules will come into force for the subject site, requiring a building setback of 50 feet off the rear property line, a 5 foot landscaped buffer, and a 6 foot height solid screening fence. The required building setback substantially reduces the buildable envelope, since the lot is relatively small at 135 feet depth (50 foot in width/street frontage).

To the south and east are properties zoned “UR” Urban Residential. The “UR” zoning was approved in 2021 (ZC-21-180) to accommodate the construction of a new urban residential apartment development. The proximity between the future urban residential apartment development and the subject site raises concern with the potential for nuisances to arise based on the adjacency between residential and industrial uses. “I” zoning would allow all uses permitted in Light Industrial, including but not limited to: food processing, outdoor kennels, transportation terminals, temporary batch plants, warehousing, outside sales/storage, printing and light manufacturing, etc. These uses would be allowed in “I” by right with no zoning review, and are not appropriate in such close proximity to residential areas.

The proposed “I” Light Industrial zoning **is not compatible** in this location. The existing “I” zone to the north should not be expanded any further in light of increasing residential growth trends in the immediate vicinity.

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as future single family residential. Appropriate zoning classifications for this location would be the “A-5”, “A-7.5”, or “A-10” One-Family Residential zoning. The current “A-5” zoning is in alignment with the Comprehensive Plan designation.

Looking at the land use policies specific to the Southside sector of Fort Worth, there are no policies in place that would support the rezoning to “I” Light Industrial. Retaining the existing “A-5” zoning on the site would meet

policy #7, to ‘Encourage infill of compatible housing’. Rezoning to “I” would not be in harmony with the City Council’s vision for the neighborhood as expressed through the Comprehensive Plan.

The proposed rezoning to “I” **is not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff suggests that the Comprehensive Plan be updated to reflect this change.

Economic Development Plan

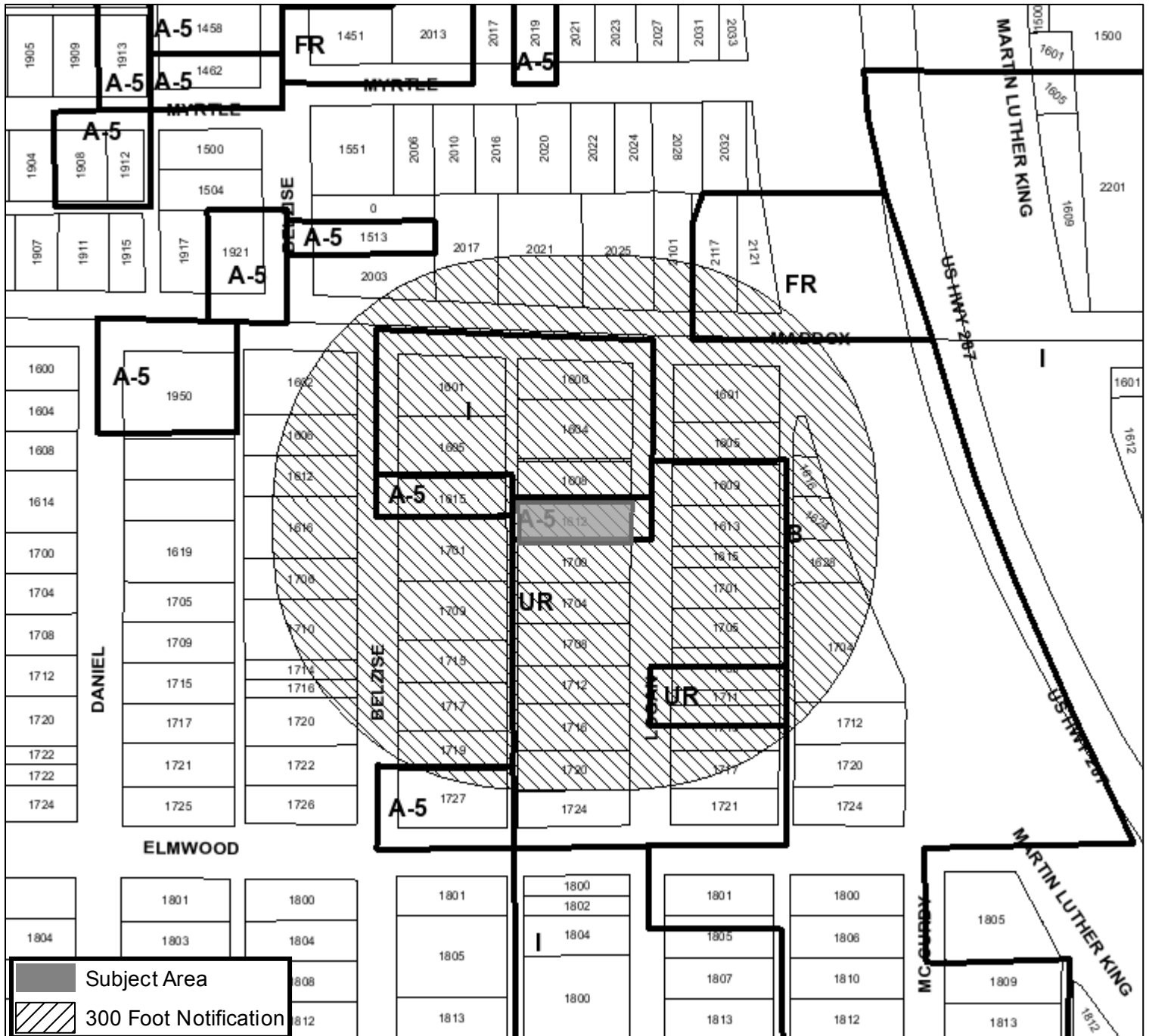
The 2022 Economic Development Strategic Plan Update identified four different results to facilitate the success and growth of Fort Worth:



1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

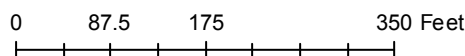
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place.

Area Zoning Map

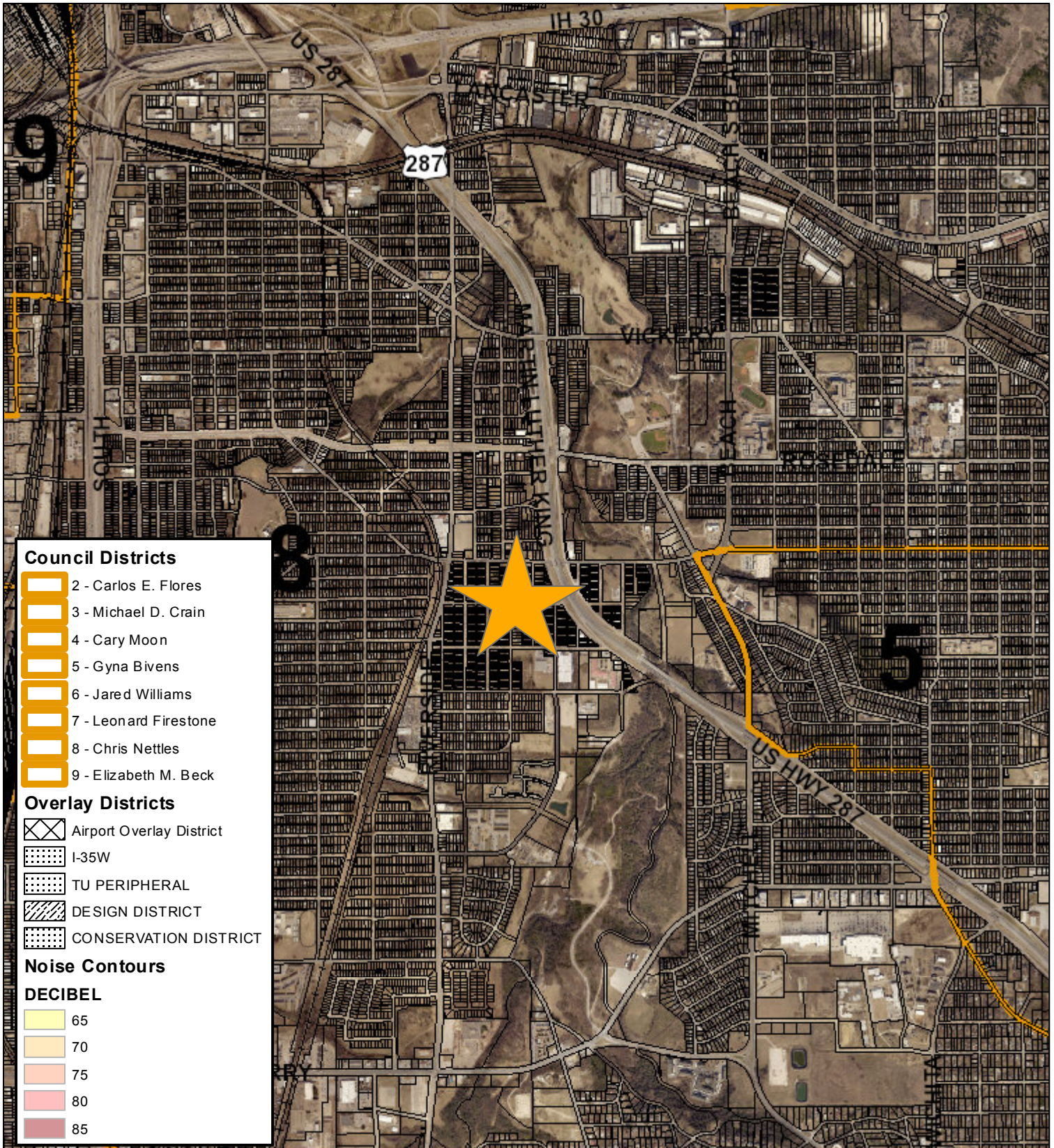
Applicant: Francisco Muñoz/James Walker
 Address: 1612 Logan Street
 Zoning From: A-5
 Zoning To: I
 Acres: 0.16192279
 Mapsco: 077R
 Sector/District: Southside
 Commission Date: 2/8/2023
 Contact: null



	Subject Area
	300 Foot Notification








Area Map








Council Districts

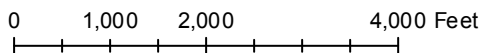
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

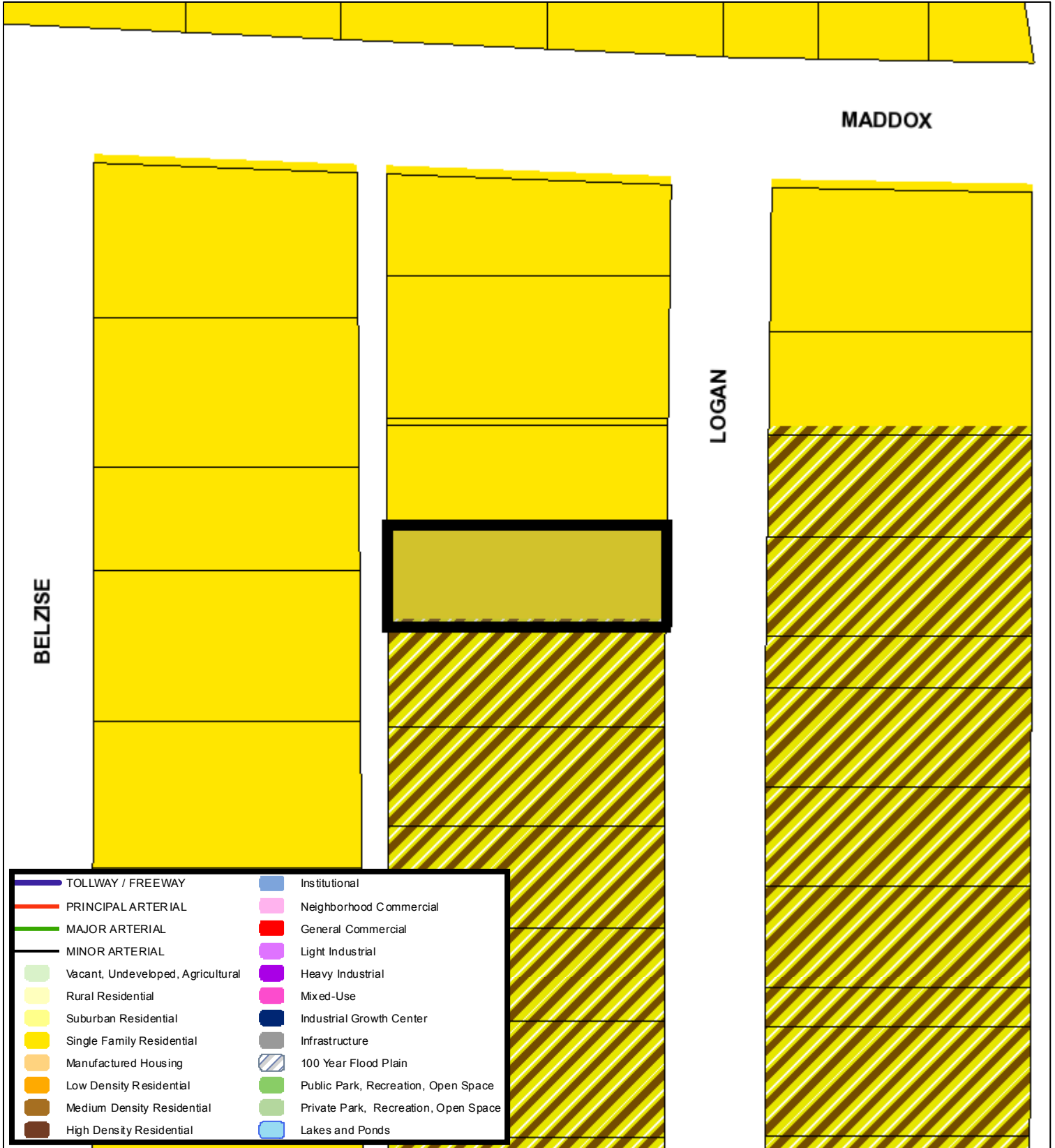
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT










Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85

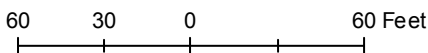


Future Land Use



 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

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.



Aerial Photo Map



0 40 80 160 Feet

