



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-21-218 (remanded)

Council District: 8

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Fasih Haider / Kohinoor Rahman

Site Location: 1616 & 1620 East Rosedale Street

Acreage: 0.33 acres

Request

Proposed Use: Convenience Store

Request: From: “A-5” One-Family and “E” Neighborhood Commercial

To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial without Prejudice by a vote of 6-2**

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Project Description and Background

The subject property is located at the southwest corner of East Rosedale Street and South Riverside Drive. The site is currently vacant and is zoned a combination of “A-5” One-Family and “E” Neighborhood Commercial. The applicant is proposing to rezone the entire site to “E” Neighborhood Commercial to allow for development of a new convenience store. There was previously a commercial building on this property, but the structure was removed around 2005 and the site has remained vacant since. This property is located within both the East Rosedale and South Riverside Drive Scenic Corridors and Neighborhood Empowerment Zone (NEZ) Area Six.

Surrounding land uses are primarily residential and therefore any new commercial development of this site will be subject to increased building setback requirements. A 20-foot supplemental building setback will be required along the western and southern property lines, adjacent to one-family zoning, as well as a screening fence and 5-foot landscaped bufferyard. In addition, a projected front yard setback will apply along the front property line adjacent to East Rosedale Street, meaning new buildings cannot be constructed forward of the front build wall of the adjacent homes. Parking areas cannot be located within the projected front yard setback.

This case was originally considered by the Zoning Commission on January 12, 2022. The applicant was not in attendance at this hearing, and the Zoning Commission voted unanimously to recommend denial with prejudice. During the City Council hearing on February 8, 2022, the case was remanded back to Zoning Commission for consideration so that the applicant would have an opportunity to present their request to the Commission. No changes to the proposed zoning or other details of the request have changed since the initial hearing.

Surrounding Zoning and Land Uses

North (across Rosedale Street) “A-5” One-Family / single-family homes
East (across Riverside Drive) “J” Medium Industrial / convenience store
South “E” Neighborhood Commercial / vacant commercial building and “A-5” One-Family / single-family home
West “A-5” One-Family / single-family home

Recent Zoning History

- ZC-08-151: Rezoned 1616 East Rosedale Street from “E” Neighborhood Commercial to “A-5” One-Family as part of a larger City-initiated rezoning

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
United Communities Association of South Fort Worth	Belmont NA
Glenwood Triangle NA	Parker Essex Boaz NA
Historic Southside NA*	East Fort Worth, Inc
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from a combination of “A-5” One-Family and “E” Neighborhood Commercial to “E” Neighborhood Commercial in order to allow for development of a new convenience store. Surrounding properties to the west and southwest are zoned “A-5” One-Family and are developed with single-family residences. Property immediately to the south is zoned “E” Neighborhood Commercial and is developed with a commercial structure that appears to be vacant. To the east, across South Riverside Drive, is an industrial-zoned property that is developed with a convenience store and additional vacant land zoned “E” Neighborhood Commercial.

The zoning ordinance includes specific protections for residential properties adjacent to commercial development, including increased setbacks, screening, and landscaping requirements. In addition, both East Rosedale Street and South Riverside Drive are designated as arterial roadways on the Master Thoroughfare Plan, and new single-family development is not encouraged fronting arterial roadways.

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

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

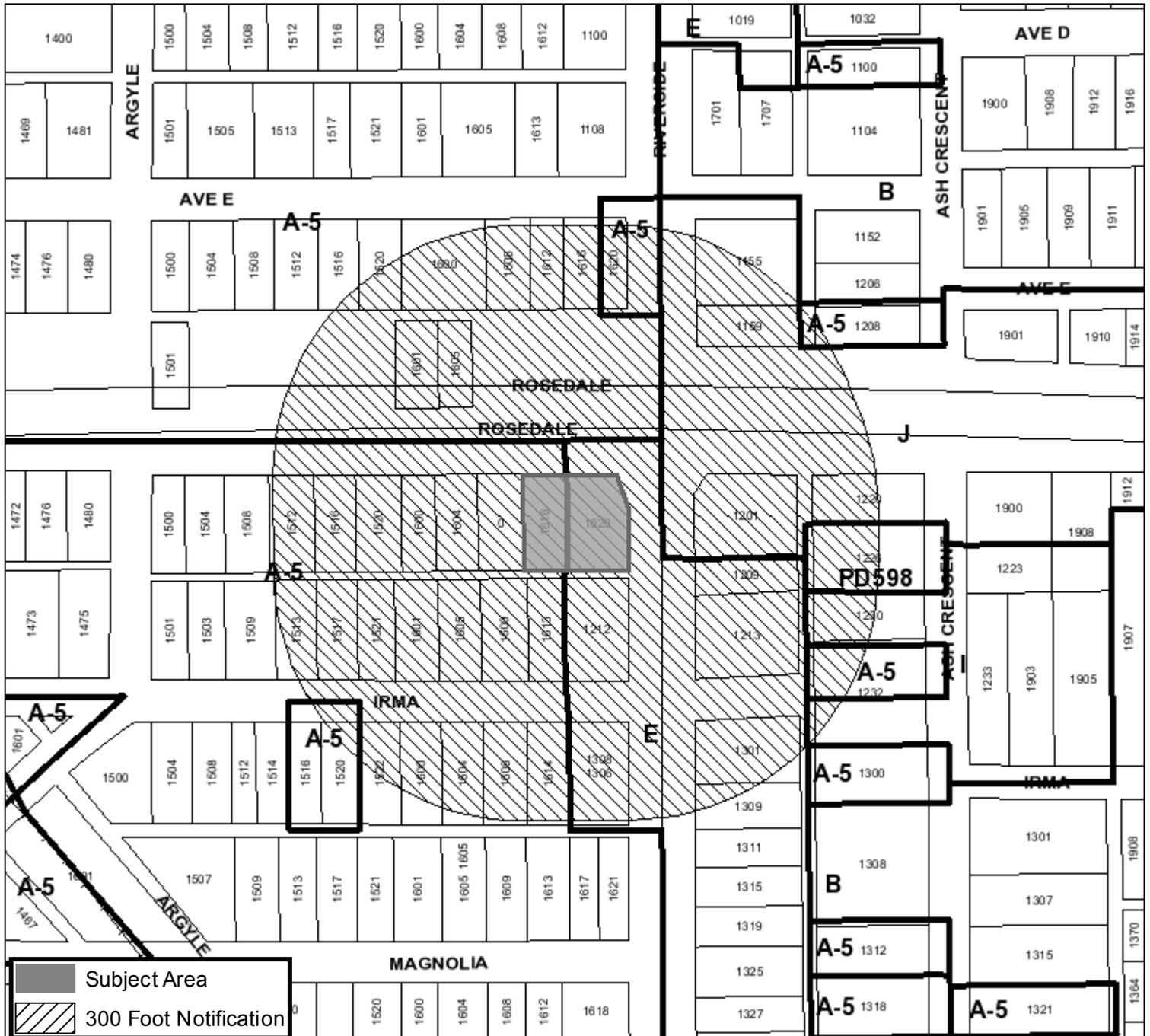
- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

Based on conformance with these policies, the proposed zoning is **consistent** with the Comprehensive Plan.

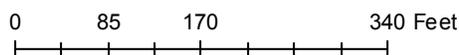


Area Zoning Map

Applicant: ANF Investments, LLC
 Address: 1616 & 1620 E. Rosedale Street
 Zoning From: A-5, E
 Zoning To: E
 Acres: 0.32773913
 Mapsco: 77M
 Sector/District: Southside
 Commission Date: 1/12/2022
 Contact: 817-392-2495



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

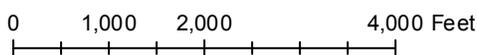
Overlay Districts

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

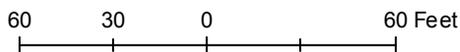
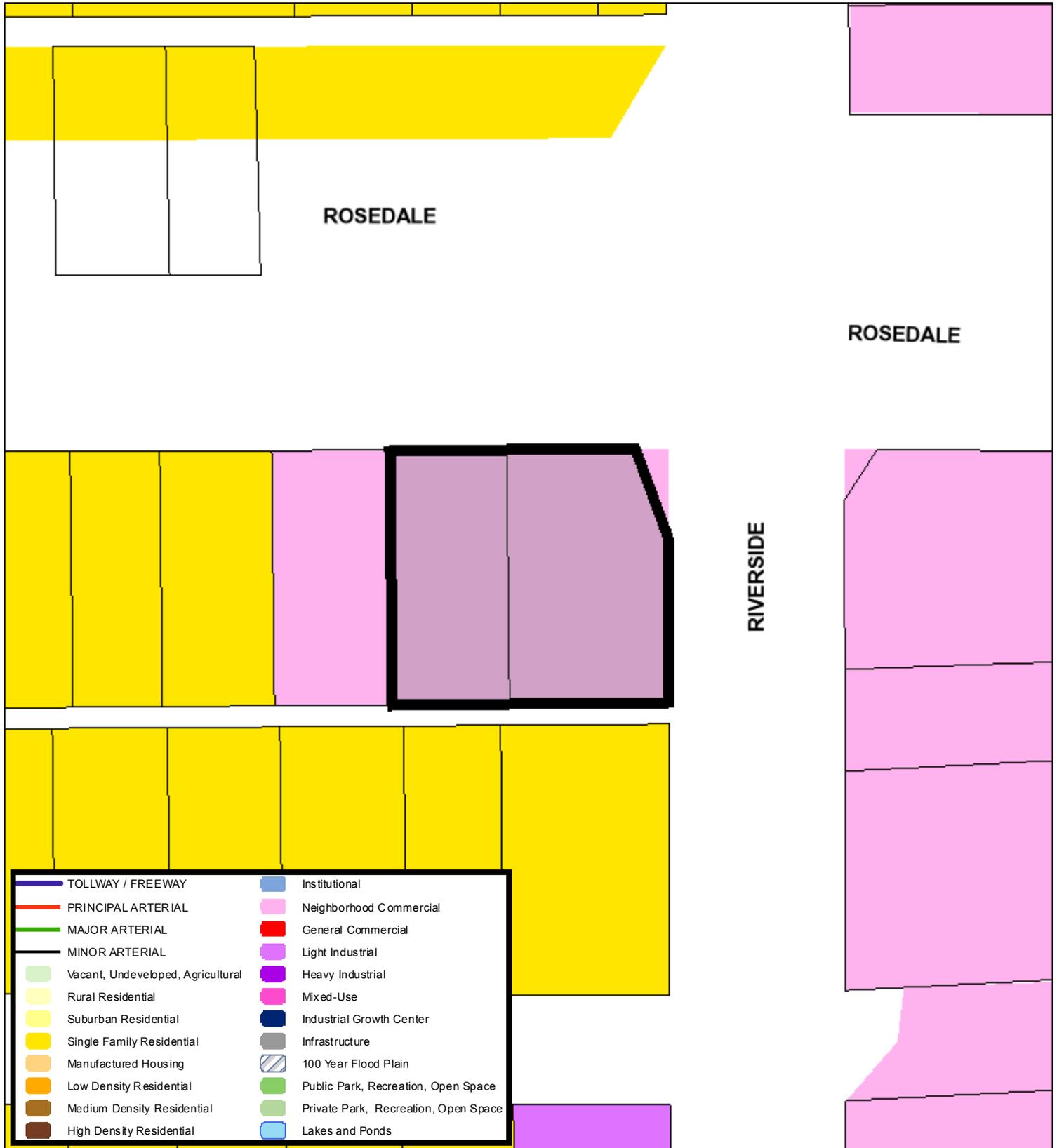
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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 37.5 75 150 Feet

