



Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-22-151

Council District: 8

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Jaime Saucedo

Site Location: 305 S. Chandler Dr. / 3100 E. 4th St. **Acreage:** .17 acres

Request

Proposed Use: Professional office, barbershop, duplex

Request: From: “A-5” One-family residential

To: “PD/E” Planned Development for a professional office, barbershop and duplex, site plan waiver requested.

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency)**

Staff Recommendation: **Approval**

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

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Project Description and Background

The site is at 305 S. Chandler Dr./3100 E. 4th St. there is an existing commercial office and duplex in this lot. The office building faces 4th St., While the duplex is on Chandler St.

As a part of a City initiated rezoning in 2019, this property which was zoned E, was rezoned to A-5 One-family residential. The property owner could prove legal non-conforming for the commercial office but not for the duplex since a two-family residence would not have been allowed use even when the property was zoned commercial. The applicant requests a zoning change from “A-5” one-family residential to “PD/E” for a professional office, barbershop, and duplex to bring the existing uses into compliance.

This case was continued last month to allow the applicant to have conversations with the United Riverside Neighborhood Association to answer the community's questions since they needed to understand the reason for the rezoning.



Figure 1- Aerial View



Figure 2- View to the South



Duplex



Office

Surrounding Zoning and Land Uses

North “ER” / Neighborhood Commercial Restricted/ Hair salon
East “A-5” One-family/ Residence
South “FR” General Commercial Restricted / manufacturing
West “CF” Community Facilities / The Grand High Court Heroines of Jericho of Texas

Recent Zoning History

- ZC-19-102 City Initiated rezoning from A-5, B, D, ER, E, E/HC, FR, F, G, I, J, K, and PD 335 to: O-1, A-5, A-5/HC, CF, ER, ER/HC, MU-1, E, FR, I, J, and PD/I with exclusions.
- ZC-15-062 City Initiated for surplus property zoning from “C” Multifamily to “A-5” One-family

Public Notification

300-foot Legal Notifications were mailed on September 23 2022
The following organizations were emailed on September 30, 2022

Organizations Notified			
Riverside Alliance	Vintage Riverside NA	Carter 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	Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corp Inc	East Fort Worth Business Association

** Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The surrounding land uses are varied. To the north, there is a hair salon, a single-family residence to the east, a manufacturing facility to the south, and Masonic Lodge to the west. The existing uses in the property are **compatible** with its surroundings.

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

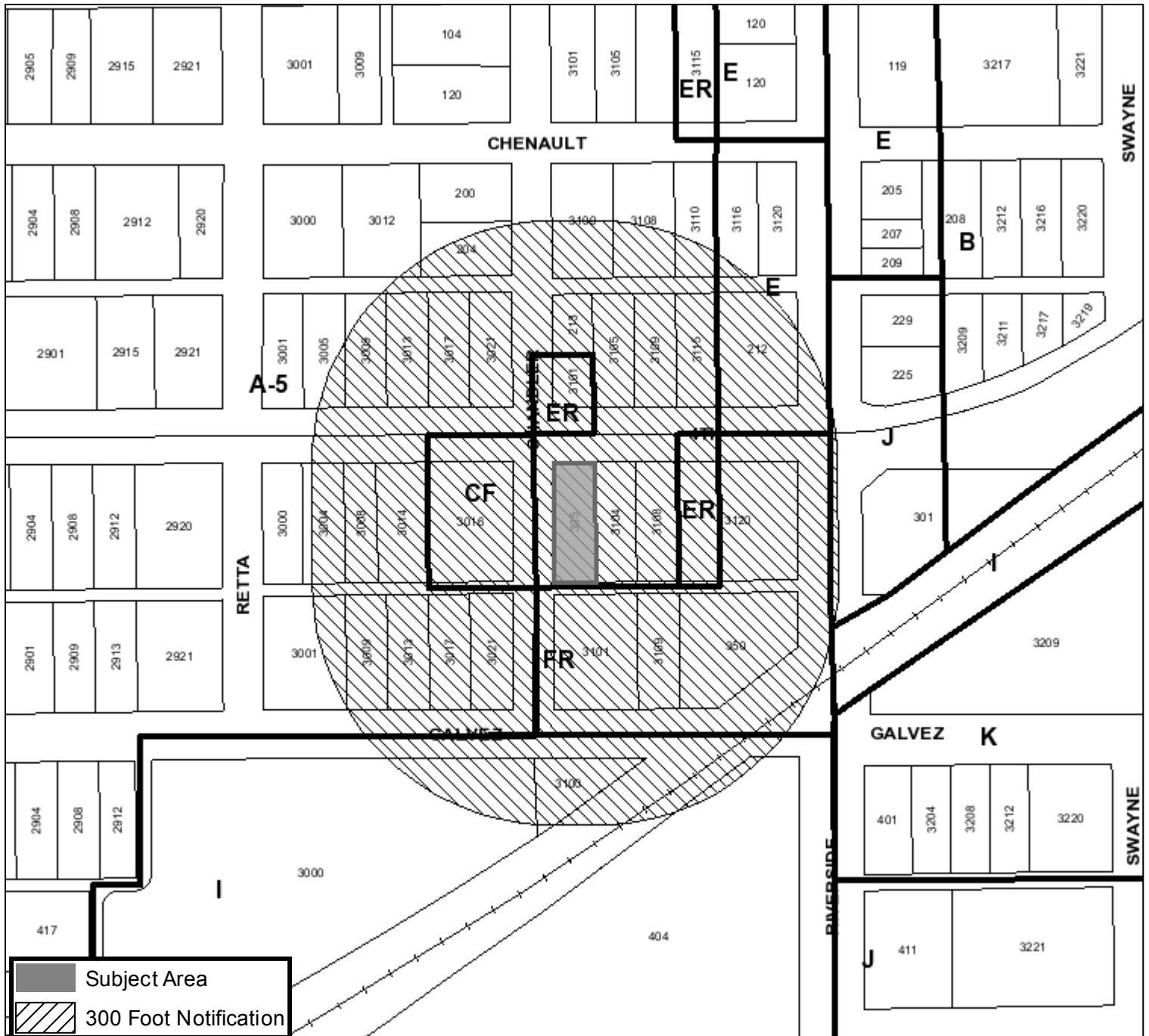
Comprehensive Plan Consistency – Northeast



The 2022 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed zoning change request is **not consistent** (technical inconsistency) with the Comprehensive Plan.

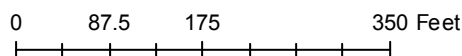


Area Zoning Map

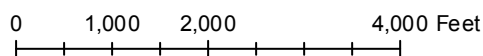
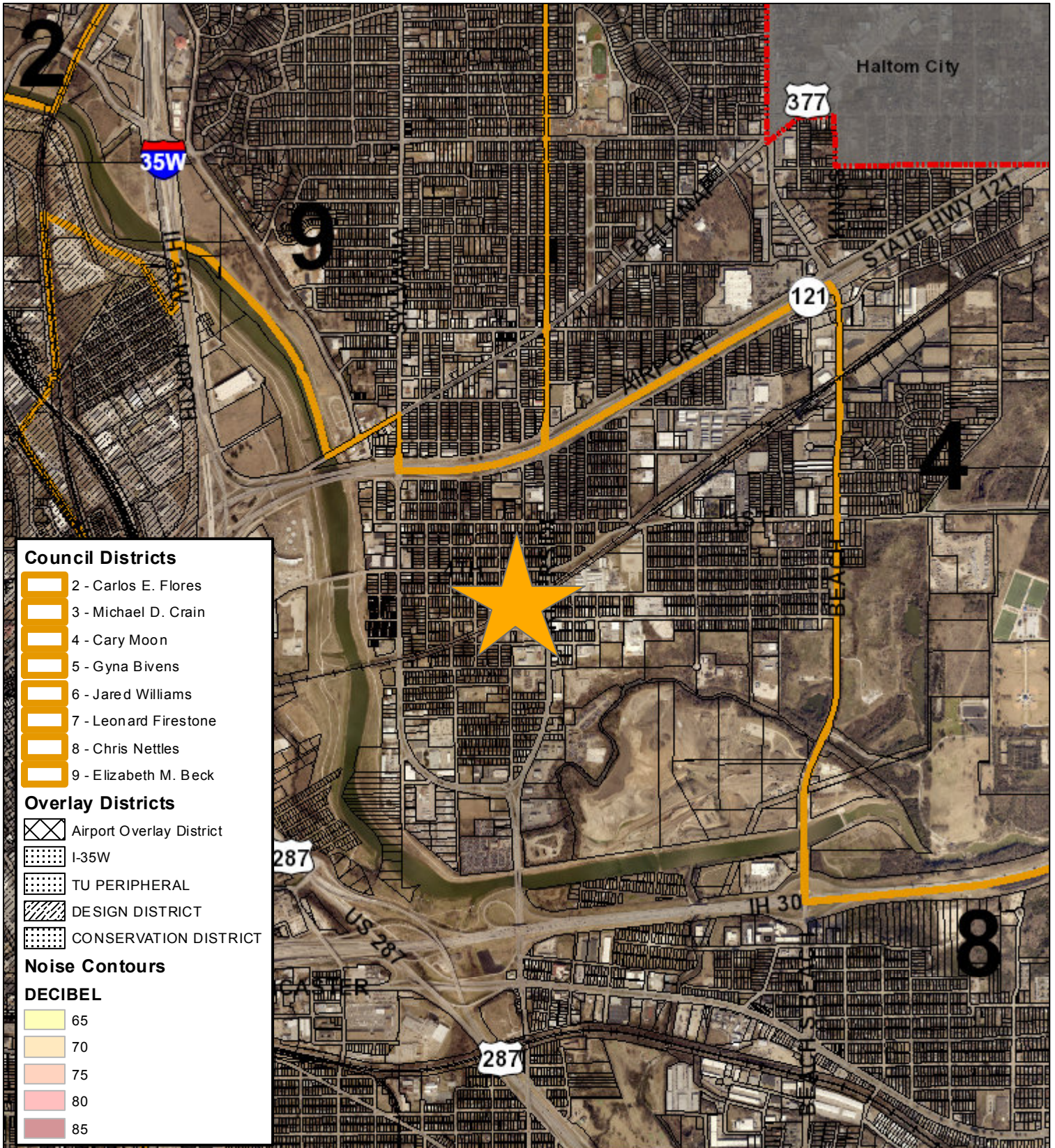
Applicant: Jaime Saucedo
 Address: 305 S. Chandler Drive
 Zoning From: A-5
 Zoning To: PD/E for professional office, barbershop and duplex
 Acres: 0.17599068
 Mapsco: 63V
 Sector/District: Northeast
 Commission Date: 10/12/2022
 Contact: 817-392-2495



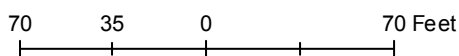
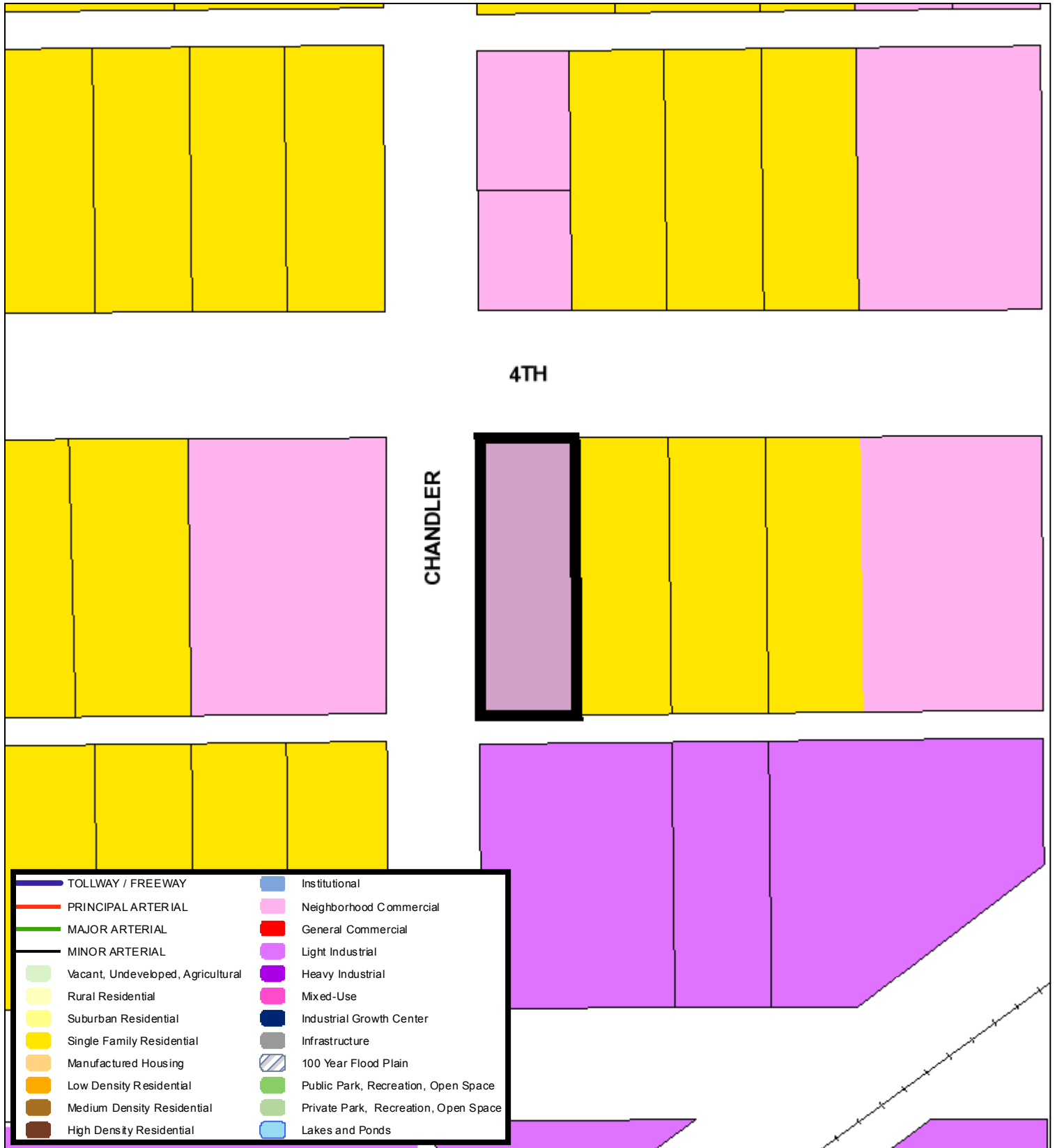
 Subject Area
 300 Foot Notification



Area Map



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 45 90 180 Feet

