



Zoning Staff Report

Date: April 11, 2023

Case Number: ZC-23-021

District (old/new): 5 / 8

Zoning Map Amendment

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

Owner / Applicant: Osareth Igodaro

Site Location: 3918 Miller Avenue

Acreage: 0.20 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 7-0**

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Project Description and Background

The subject site is located just southwest of the Miller and Quail intersection. It is within NEZ Area Six. The proposal to rezone this lot would change the current “E” Neighborhood Commercial zoning to “A-5” One Family Residential zoning. “E” Neighborhood Commercial zoning classification was adopted in 2009 as part of a more extensive Council-initiated rezoning. Before 2009, the property was zoned “B” Two-Family residential, and it is unclear if it was a legal non-confirming property at the time.

The applicant is requesting the zoning change to A-5 to make some improvements to the property, including adding a master bedroom and bathroom; because the current land use is not in conformance with the zoning in place, the applicant is unable to obtain the appropriate permits.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / abandoned building
East “A-5” One Family Residential / undeveloped
South “E” Neighborhood Commercial / residential
West “A-5” One-family Residential / residential

Recent Zoning History

- ZC-22-032 (3904 Miller) From “E” Neighborhood Commercial and “A-5” Single-family to R-2
- ZC-19-116 (Across Miller) Council initiated to Add Stop Six Design Overlay

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023

The following organizations were emailed on March 10, 2023:

Organizations Notified	
Glen Park NA	Village Creek NA
Eastland NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

According to TAD records, the subject residence has existed in the neighborhood since 1952. The block face is comprised of various uses. All immediate surrounding properties north of 3920 Miller Avenue up to Baylor Street are either residential or vacant. In contrast, properties south of the abovementioned property start transitioning into more intensive uses. A church and a large vacant lot are buffers between the existing residential and commercial properties. This segment of Miller Avenue is designated as a Neighborhood Connector. There is also access to public transit route sites (Trinity Metro bus route 25). All properties directly across from Miller Street are residential and part of the Stop Six Design Overlay.

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

Comprehensive Plan Consistency – Southeast

The adopted 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.

COMMERCIAL

Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
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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

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.



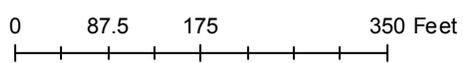


Area Zoning Map

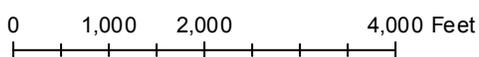
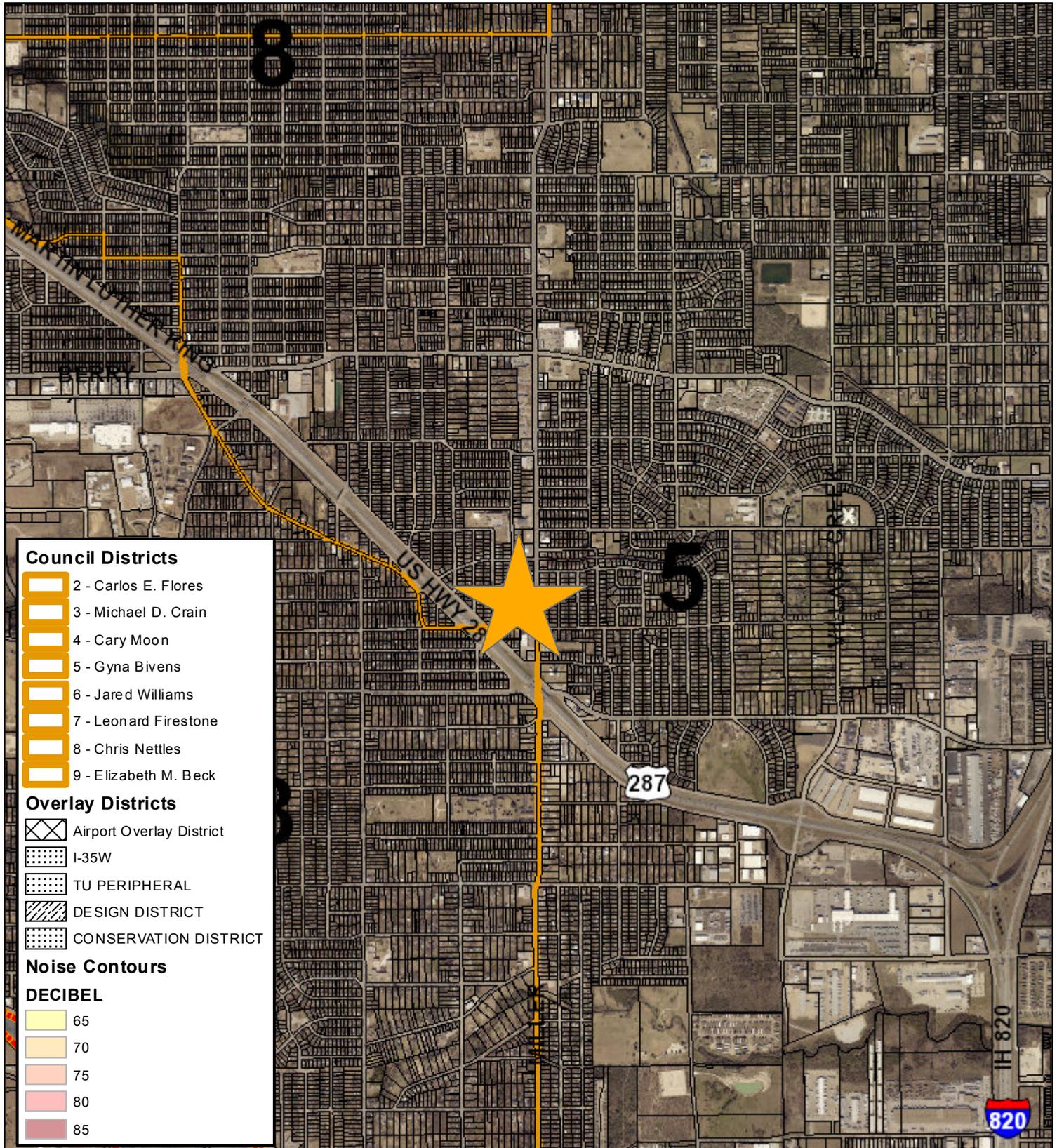
Applicant: Osareth Ighogaro
 Address: 3918 Miller Avenue
 Zoning From: E
 Zoning To: A-5
 Acres: 0.20396222
 Mapsco: Text
 Sector/District: Southwest
 Commission Date: 3/8/2023
 Contact: null



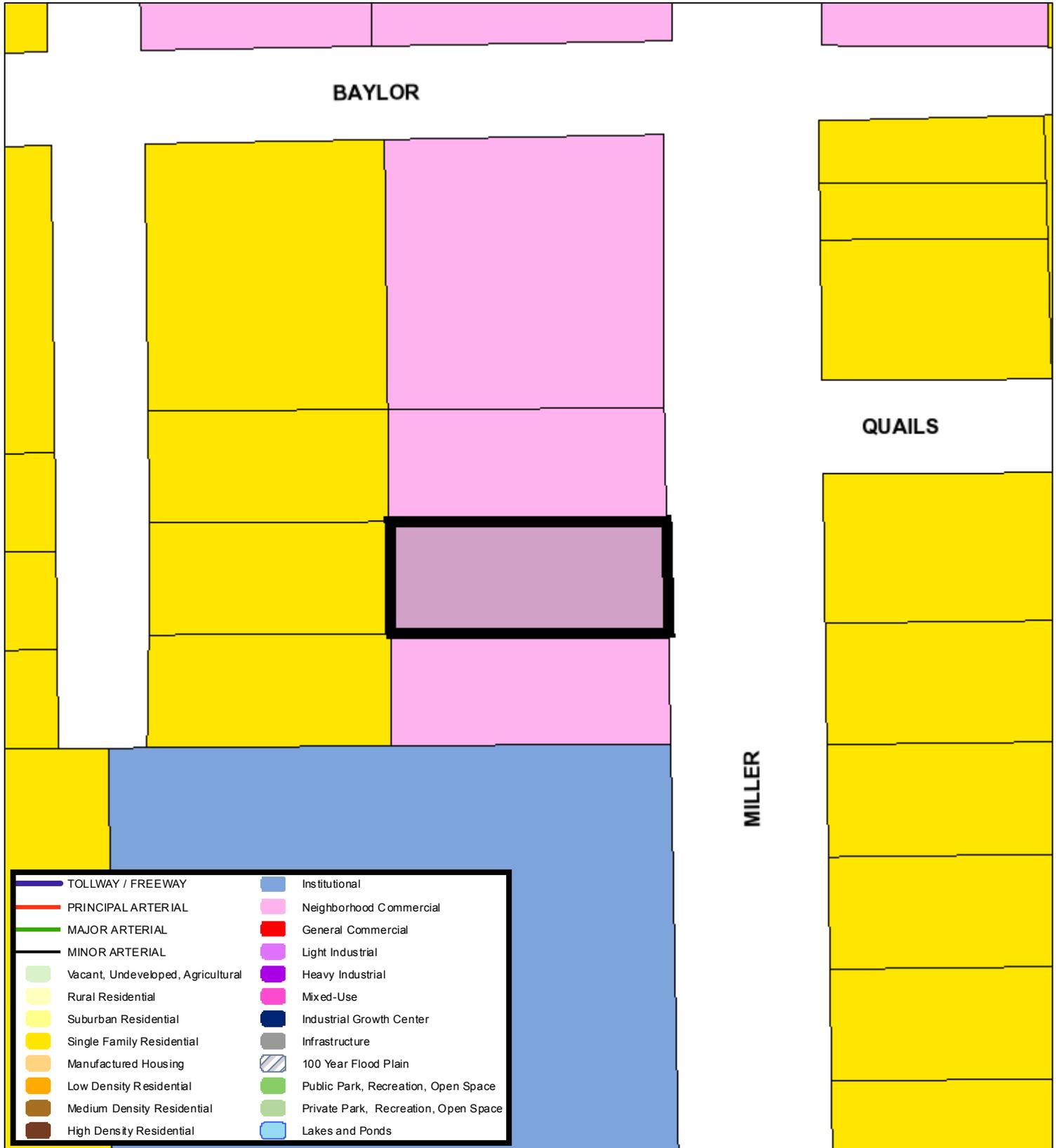
 Subject Area
 300 Foot Notification



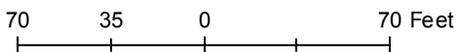
Area Map



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



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

