



Zoning Staff Report

Date: October 15, 2024

Case Number: ZC-24-101

Council District: 11

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: Jose Rojero / Darryl Brewer

Site Location: 3506 & 3510 E Lancaster Avenue

Acreage: 0.69 acres

Request

Proposed Use: Auto Sales

Request: From: "E" Neighborhood Commercial

To: "FR" General Commercial Restricted

Recommendation

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

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

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

Staff Recommendation: **Denial**

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

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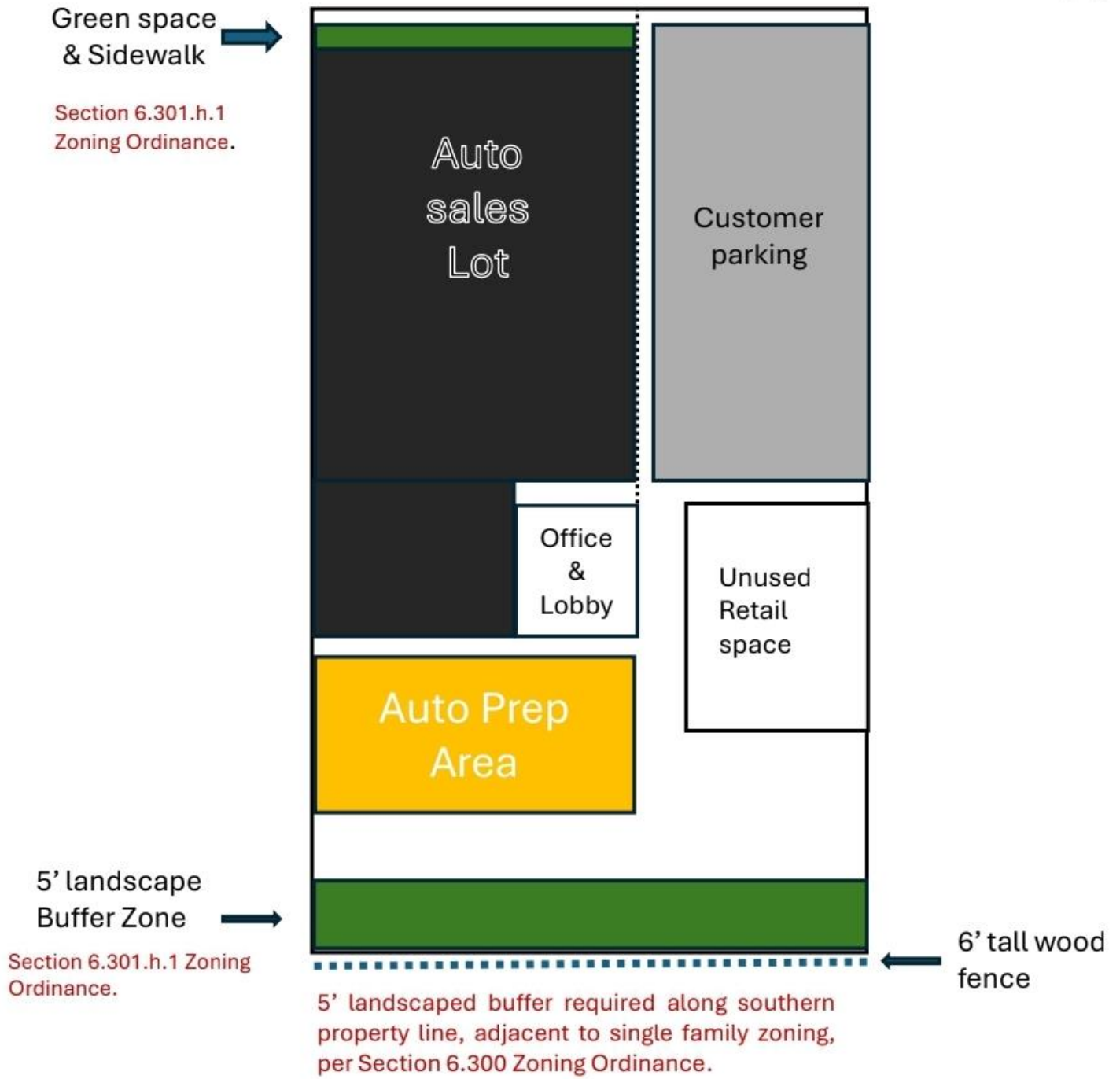
Project Description and Background

The applicant proposes to rezone the subject site from the current “E” Neighborhood Commercial to “FR” General Commercial Restricted to allow a used car lot. This site was previously home to a car lot, and before February 2010, the site was zoned “F” General Commercial. The zoning designation was changed to “E” Neighborhood Commercial as part of the City initiated rezoning effort.

“FR” zoning does not require a Site Plan to accompany the application, however providing an exhibit can give staff a better understanding of the intended layout, scope, and function of the proposed development. A conceptual layout was provided by the applicant to show how they intend to utilize the property.



Concept Layout 3510 E. Lancaster Ave



Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / tire shop
East “E” Neighborhood Commercial / food store
South “A-5” One Family Residential / single family residential
West “E” Neighborhood Commercial / undeveloped

Recent Zoning History

- ZC-22-097:
“E” to “FR” request **denied** (without prejudice) by City Council on December 13, 2022 by a vote of 8-0

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
The following organizations were emailed on August 30, 2024:

Organizations Notified	
Neighborhoods of East Fort Worth	Polytechnic Heights NA
West Meadowbrook NA	East Fort Worth, Inc
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Business Association
Polytechnic Heights South NA	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

Property to the north, west, and east of the subject site are zoned “E” and used for commercial purposes. Property to the south is zoned “A-5” single family and has direct adjacency, which requires both a 5’ planted landscape buffer as well as a solid screening fence of at least 6’ in height along the southern property line. “FR” General Commercial Restricted is similar to “F” General Commercial zoning but would not allow the sale of alcohol. “FR” zoning is the least intensive classification that allows auto sales by right.

The general direction of the East Lancaster corridor is towards one that is more transit-oriented, with improvements to transit service planned over the next decade. The City should discourage the establishment of auto-oriented uses in the corridor, and instead adopt a forward minded approach that prioritizes pedestrian friendly development, including denser residential developments and mixed-use type projects that will be more of a draw.

The direct adjacency to single family homes, along with the community vision for East Lancaster Avenue, makes evident that the proposed rezoning for auto sales **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan currently designates the subject property as *future neighborhood commercial*. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area". "FR" General Commercial Restricted is not listed in the implementing zoning districts, and would fall under *future general commercial*.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed zoning **is not consistent** with the Comprehensive Plan map. If the zoning request is approved as presented, then City staff will update the future land use map accordingly.

Rezoning **is not consistent** with City policy. The request is opposed to one of the specific goals listed pertaining to the Eastside sector, shown below:

FUTURE LAND USE

EASTSIDE SECTOR FUTURE LAND USE

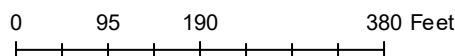
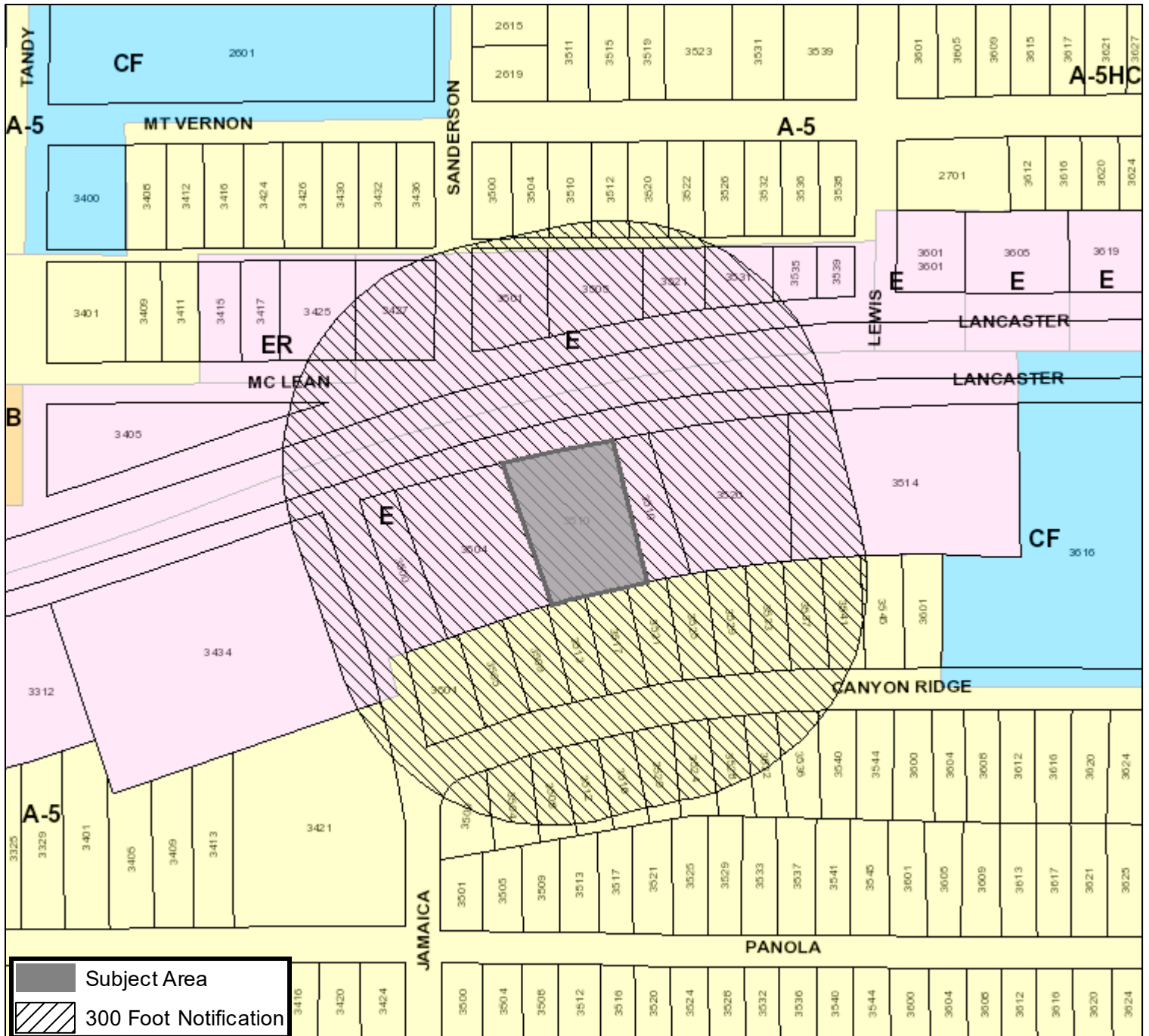
Sector Land Use Policies

4. Facilitate redevelopment of the East Lancaster Avenue corridor in accordance with Transit-Oriented Development principles and plans.

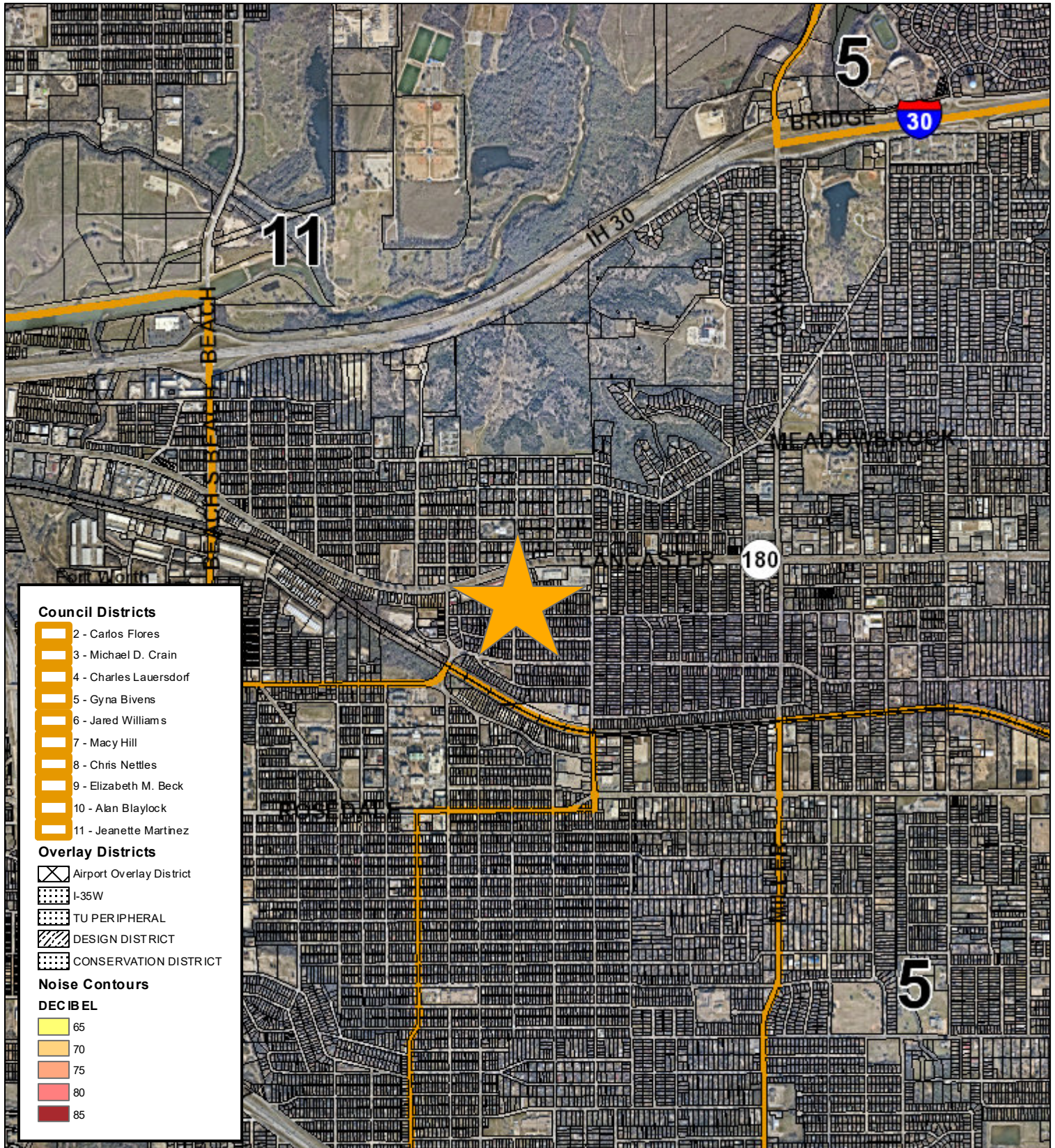
Additionally, This zoning request does not assist in the Economic Development Plan's goals. A used car lot does not create high-wage job growth, is not a targeted high-growth industry, and the auto-oriented use does not contribute to walkable corridors.

Area Zoning Map

Applicant: Jose Rojero
 Address: 3510 E. Lancaster Avenue
 Zoning From: E
 Zoning To: FR
 Acres: 0.65955796
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 9/11/2024
 Contact: 817-392-8043



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

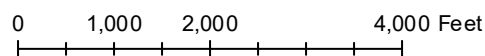
Overlay Districts

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

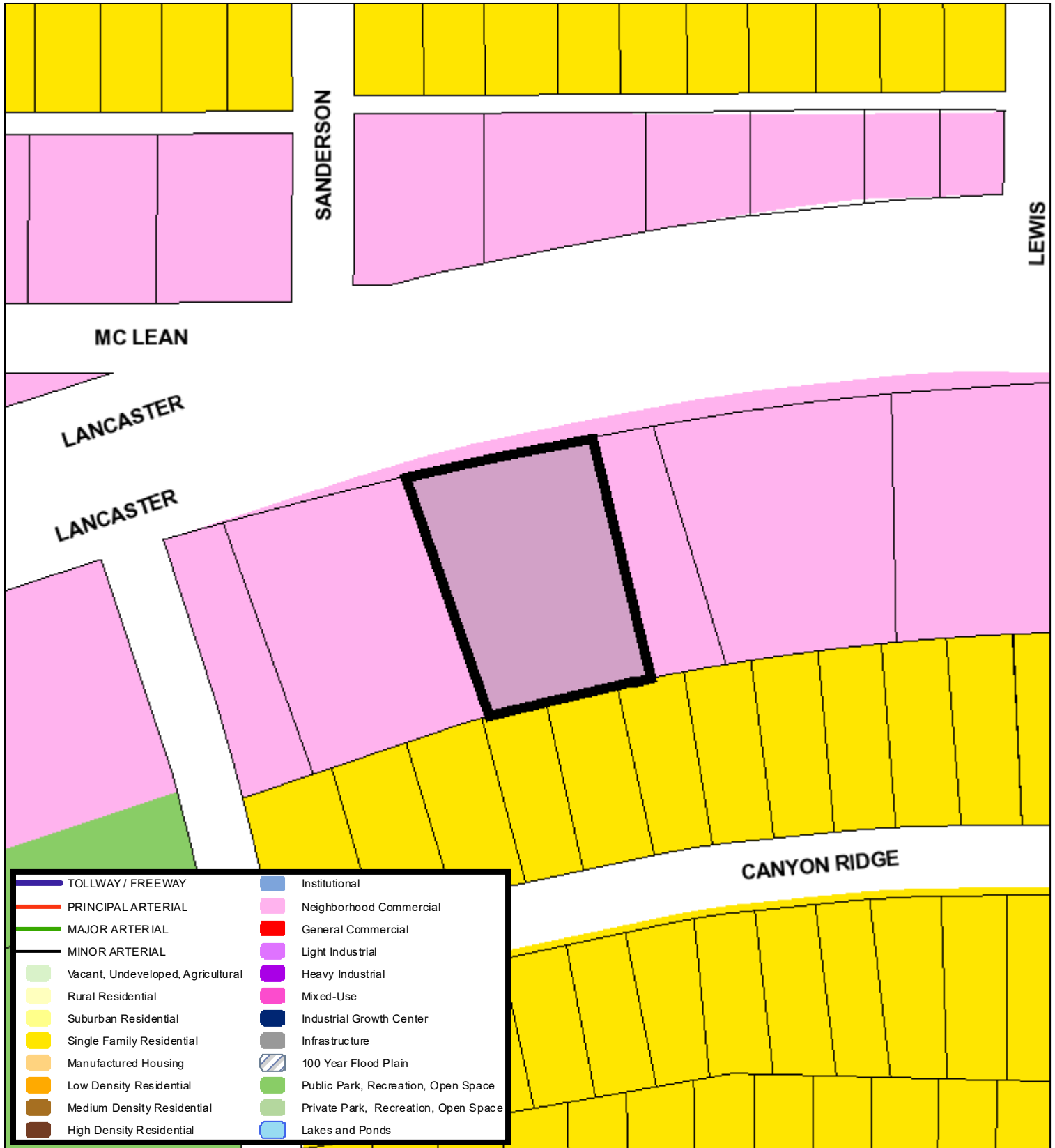
Noise Contours

DECIBEL

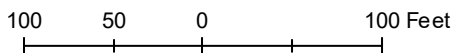
- 65
- 70
- 75
- 80
- 85



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		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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 65 130 260 Feet

