



Zoning Staff Report

Date: November 12, 2024

Case Number: ZC-24-023

Council District: 11

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Ayman Dalkomoni / Elizabeth Alvarez / Roberto Nunez

Site Location: 4521 Miller Avenue; 4215 Chickasaw

Acreage: 0.30 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**

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Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial w/Prejudice by a vote of 9-0**

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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 for an auto sales lot. This site was part of a council-initiated rezoning back in 2009, the subject property went from FR to E.

Subject property



Property to the east



Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial /

East “PD941” Planned Development/Specific Use for lumber yard with outdoor storage and drying kiln; site plan approved / lumber yard

South “E” Neighborhood Commercial / gas well site

West “C” Medium Density Multifamily / single family; “ER” Neighborhood Commercial Restricted / vacant land; “E” Neighborhood Commercial / vacant land and church

Recent Zoning History

- ZC-09-100 Council-Initiated rezoning for various properties in this area, approved by City Council 10/09
- ZC-12-051 From “I” Light Industrial To PD/SU for lumber yard with outdoor storage and drying kiln, approved by City Council 7/12
- ZC-06-306 From “E” Neighborhood Commercial To “ER” Neighborhood Commercial Restricted, approved by City Council 2/07

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.
The following organizations were emailed on September 27, 2024:

Organizations Notified	
Glen Park NA	
Glencrest Civic League NA*	Southeast Fort Worth, Inc
United Communities Association of South Fort Worth	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

**Located within this Registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Property to the north of the subject site are zoned “A-10” and used for outdoor storage and agricultural purposes, within the block face along Cannon Avenue are older single-family structures. Property to the east was recently rezoned “PD-E” to add auto repair, auto sales and wash detail.

The direct adjacency to single family zoning, along with the community vision for Mansfield Highway, makes it evident that the proposed rezoning for auto repair **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

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 the following City Sector Land Use Policies.

- Protect residential areas from commercial encroachment adjacent to Mansfield Highway, Wilbarger Street, East Berry Street, and East Rosedale Street.
- Stimulate the redevelopment of the East Rosedale, East Berry Street, Miller Avenue, and Mansfield Highway commercial districts.

