



# Zoning Staff Report

Date: December 12, 2023

Case Number: ZC-23-152

Council District: 8

## Zoning Map Amendment

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

Owner / Applicant: Nomad Syndicate LLC, Kashif Riaz

Site Location: 2105-2123 (odds) Renner Avenue

Acreage: 0.91 acres

### Request

Proposed Use: Duplex/Two-family attached dwelling

Request: From: "I" Light Industrial

To: "B" Two-Family

### Recommendation

Land Use Compatibility: Requested change **compatible**

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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## Project Description and Background

The property is situated at the Northeast corner of the intersection of Arlington and Renner Avenue, which are both residential roads located within the Neighborhood Empowerment Zone (NEZ) Area Six.

The proposed rezoning site is comprised of six undeveloped lots, the smallest of which measures approximately 5500 square feet, surpassing the required minimum of 5,000 square feet for the "B" district. The largest lot measures less than 7000 square feet in area. Based on the lot sizes, the applicant may construct attached duplexes; however, to build detached units, the lot sizes must exceed 7500 square feet. Additional "B" zoning standards dictate a maximum building coverage on the lot of 50%, a 20-foot front yard setback, 5-foot side and rear yard setbacks, a maximum height of 35 feet, and two parking stalls per dwelling unit situated behind the front building line.

While a site plan or concept plan is not mandatory when applying for standard zoning, it may prove beneficial for stakeholders and elected officials to gain a better understanding of how the applicant intends to develop the site. The applicant has submitted some elevations and a concept plan to present to the Zoning Commission.

## Surrounding Zoning and Land Uses

North "I" Light Industrial/vacant

East "B" Two-family/ "A-5" One-family/ single family residential

South "B" Two-family/ "A-5" One-family/single family residential

West "A-5" One-Family / single family residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on October 27, 2023.

The following organizations were emailed on October 27, 2023

Organizations Notified	
United Communities Association of South Fort Worth	Hillside NA
Polytechnic Heights South NA	Belmont NA*
Morningside NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

## Land Use Compatibility

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The subject property is undeveloped and surrounded by single-family homes to the east and south. The properties directly to the north are also vacant which suggests that this area is not currently seen as suitable for industrial development.

Adjacent to the site is Zoning District B, which is predominantly developed by single-family homes. It is worth noting that all the properties in the "I" light Industrial district on the east of Renner up to Richmond are also undeveloped, possibly due to the proximity to the two-family district, which imposes stricter setbacks on any new industrial development. On the other side of Renner, in the "I" light industrial district, there are some industrial uses.

This property is situated in NEZ area 6, which aims to facilitate housing, economic growth, and provision of top-notch services in the heart of Fort Worth.

Considering the property's prolonged vacancy, its proximity to single-family homes, its location in an NEZ area, and its access off of local roads that are unsuitable for industrial uses, it is clear that the property is best suited for residential development, and as such, it is recommended that it be rezoned to allow for this type of development. The rezoning request is **compatible**.

## Comprehensive Plan Consistency – Southside

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The 2023 Comprehensive Plan currently designates the subject property as a future Single-family residential. Appropriate zoning categories would be A-5, A-7.5, A-10 and AR. The request zoning would allow single-family development and attached two-family development, which are slightly denser.

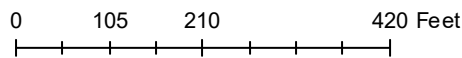
RESIDENTIAL		Others: LR
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed "B" Two-Family Residential is **not consistent (Technical Inconsistency)** with the Future Land Use map. However, it is consistent with the following policies and strategies of the comprehensive plan:

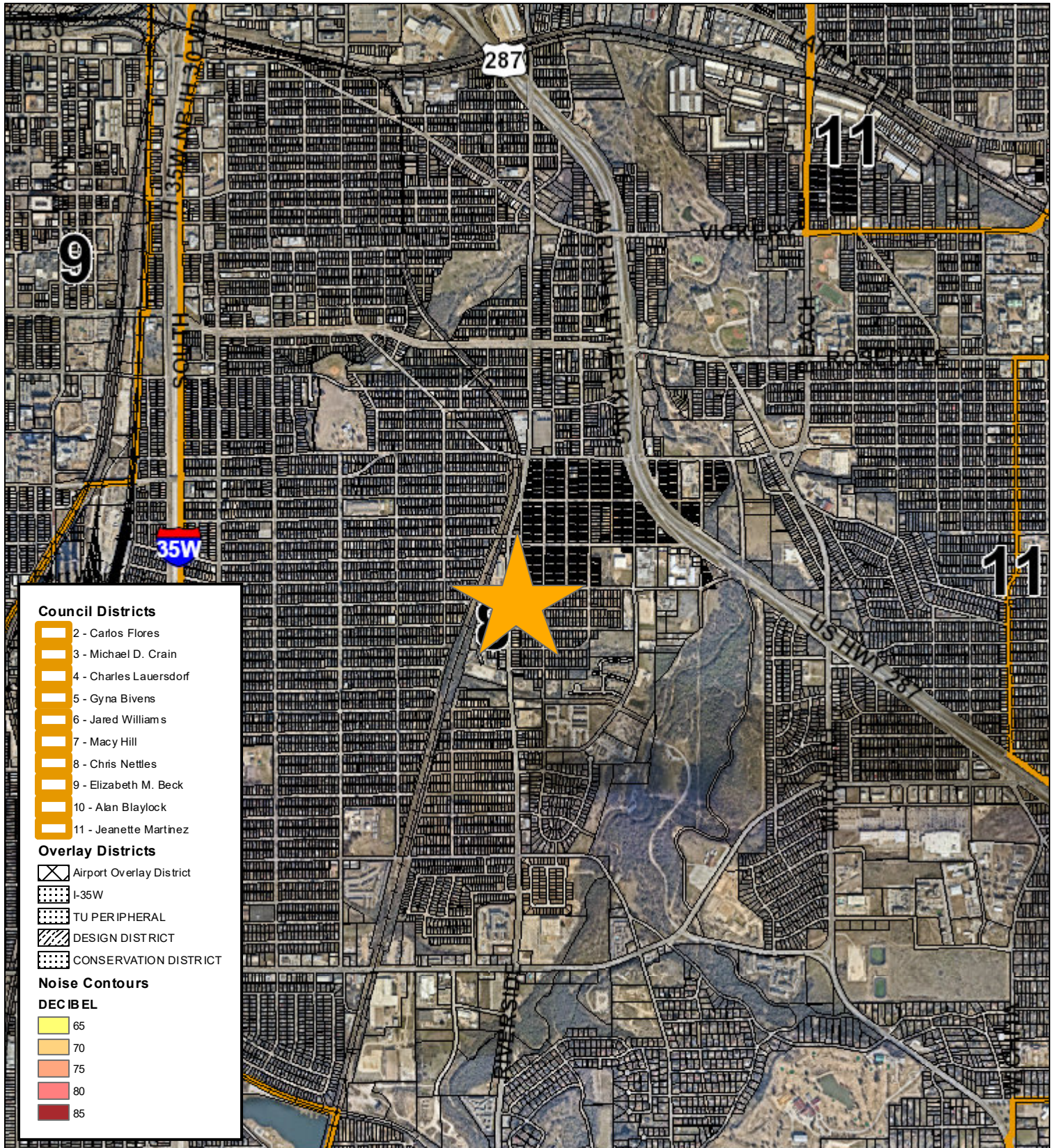
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

## Area Zoning Map

Applicant: Nomad Sydicate LLC  
 Address: 2105-2123 (odds) Renner Avenue  
 Zoning From: I  
 Zoning To: B  
 Acres: 0.91080397  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 11/8/2023  
 Contact: 817-392-2495



### 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

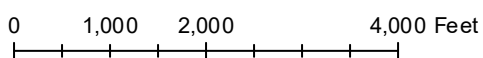
**Overlay Districts**

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

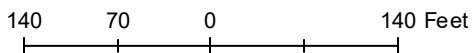
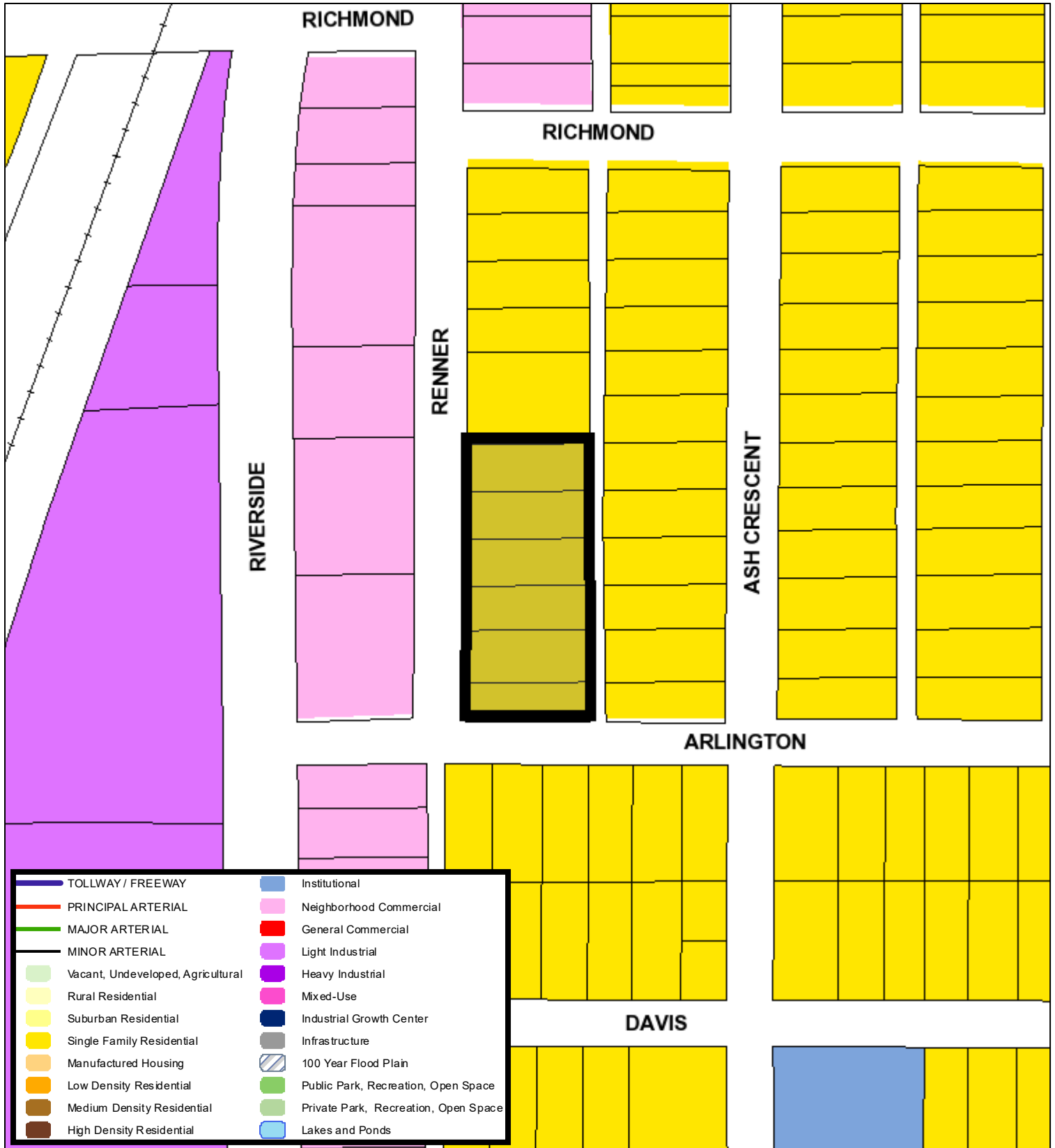
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



### Future Land Use



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 90 180 360 Feet

