



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 24, 2021

Council District: 8

Zoning Commission Recommendation:

Denial by a vote of 8-0

Opposition: 6 letters, petition with 43 signatures, 2 speakers

Support: None

Continued: No
Case Manager: Brett Mangum
Council Initiated: No

Owner / Applicant: Celia Muñoz / Ramon Aranda

Site Location: 3429 E. 1st Street

Acreage: 0.346

Proposed Use: Light Industrial/Warehouse

Request: From: "E" Neighborhood Commercial

To: "I" Light Industrial

Land Use Compatibility: Requested change is not compatible

Comprehensive Plan Consistency: Requested change is not consistent

Staff Recommendation: Denial

Background:

The proposed site is located on the north side of 1st Street just before it makes a 90 degree turn north and turns into Penland Street going north towards Highway 121. The site is five (5) blocks south of 121 and four (4) blocks east of Riverside Drive. Access to the site is through neighborhood streets that are predominately residential in character. The neighborhood is the McCall-Hightower Addition and is contained within NEZ Area 4. The applicant is requesting to rezone from "E" Neighborhood Commercial to "I" Light Industrial, for industrial/warehouse development.

The area around the proposed site is mostly residential in nature, with land to the north and west are developed as single-family residences. The site does share its eastern boundary with existing light industrial zoning for a portable restroom warehouse.

The site is adjacent to, but has no direct access on to either the E. 4th Street bridge or the rail line. The street network accessing the site appears to be unsuited to handle industrial or truck traffic. Aside from the isolation of the site from thoroughfares and the potential for industrial traffic to cut through residential areas, the site is earmarked for single-family residential use in the latest adopted Comprehensive Plan. The use of "E" Neighborhood Commercial zoning acts as a buffer between residential and industrial zones. Removal of the buffer will promote more intense industrial zoning within a primarily residential area.

Site Information:

Surrounding Zoning and Land Uses:

North "B" Two-Family / residential
 East "I" Light Industrial / industrial
 South "B" Two-Family / undeveloped (East 4th Street bridge berm)
 West "B" Two-Family / residential

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on June 25, 2021
 The following organizations were notified: (emailed June 24, 2021)

Organizations Notified	
Riverside Alliance	Trinity Habitat for Humanity
Vintage Riverside NA	Oakhurst Alliance of Neighbors
Carter Riverside NA	United Riverside Rebuilding Corporation, Inc.*
United Riverside NA	East Fort Worth Business Association*
East Fort Worth, Inc.*	Fort Worth ISD
Streams And Valleys Inc.	

* Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from "E" Neighborhood Commercial to "I" Light Industrial for industrial/warehouse use. East of the site is existing "I" Light Industrial, occupied by a portable restroom company with outside storage. The properties to the north and west are existing established residences.

While a small warehouse is planned as part of the current rezoning proposal, it is not guaranteed to be built as presented. Rezoning the site from "E" to "I" would open the property to any uses allowed by right in "I", which are generally more intense land uses than what is presently allowed under "E" Neighborhood Commercial zoning. Considering the context of the neighborhood as a whole, the existing industrial use to the east is an anomaly as the remainder of industrial zoning is located on the opposite side (east side) of Penland Street. As such the proposed "I" Light Industrial zoning **is not compatible** at this location.

2. Comprehensive Plan Consistency – Northeast

The 2021 Comprehensive Plan designates the subject property as Single-Family residential. The proposed "I" Light Industrial zoning does not follow the intended future land use; and, the following adopted policies recommend placing the industrial use elsewhere within the City and retaining the current zoning designation of "E" neighborhood commercial:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations
- Encourage the revitalization of commercial districts with neighborhood oriented retail, services, and office space

Based on conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan. Staff recommends either maintaining the current "E" zoning to buffer the neighboring industrial and residential uses, or downzoning to a Single-Family zoning classification that would align with the adopted Comprehensive Plan.

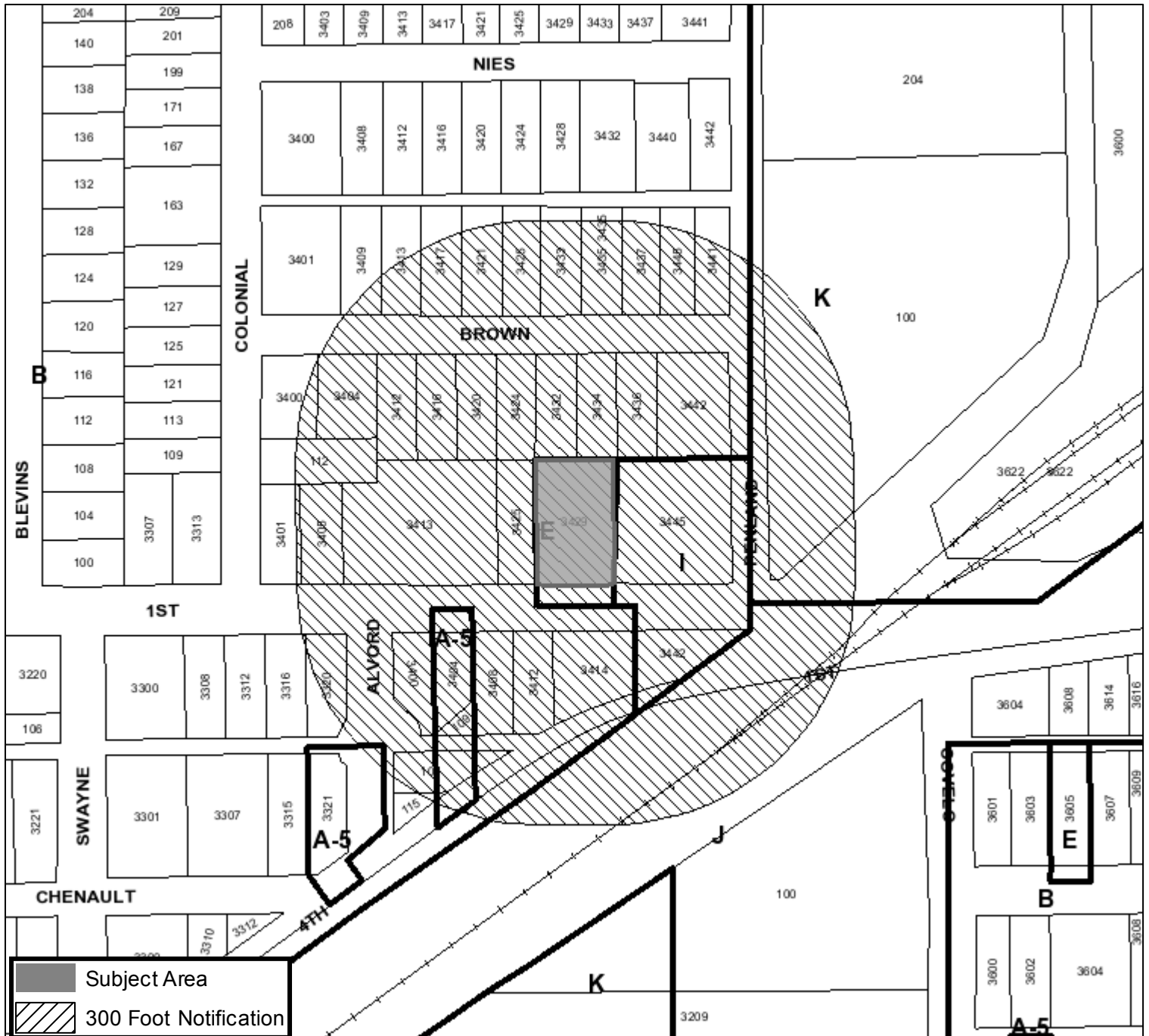
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

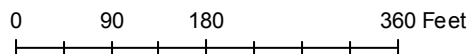


Area Zoning Map

Applicant: Celia Munoz
 Address: 3429 E. 1st Street
 Zoning From: E
 Zoning To: I
 Acres: 0.3463339
 Mapsco: 063V
 Sector/District: Northeast
 Commission Date: 7/14/2021
 Contact: 817-392-8043









Subject Area
 300 Foot Notification








Area Map








Council Districts

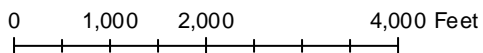
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

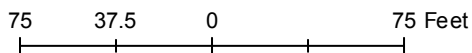
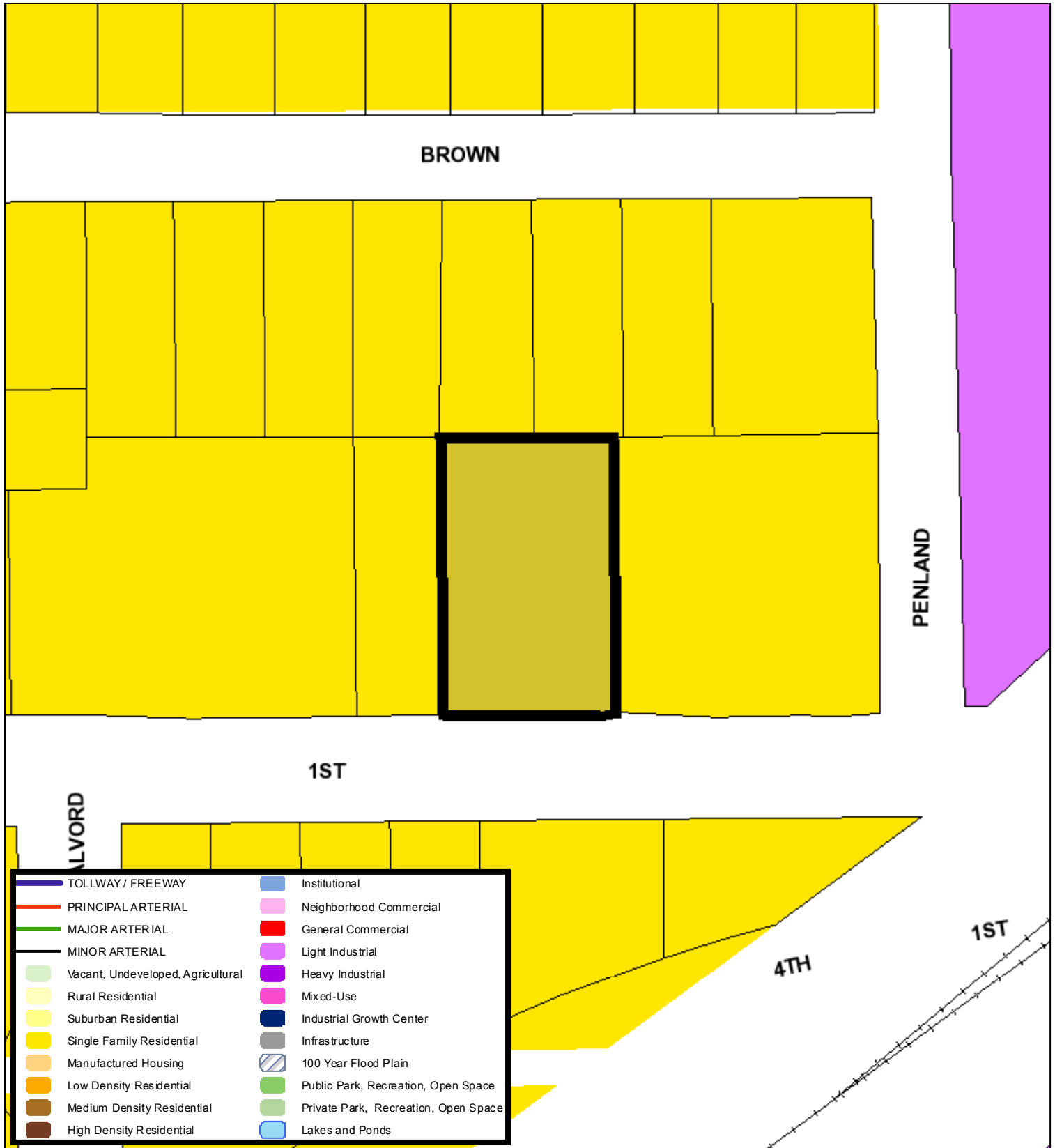
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

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

