



Zoning Staff Report

Date: June 27, 2023

Case Number: ZC-23-083

Council District: 11

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Witherspoon Properties Inc. / Michael Kim Witherspoon

Site Location: 2424, 2428, 2500 Race Street

Acres: 0.60 acres

Request

Proposed Use: Short terms rentals

Request: From: "B" - Two-family

To: "MU-1"- Low Intensity Mixed-Use

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

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Project Description and Background

The applicant is requesting to rezone the property from “B” Two-family to “MU-1” Low Intensity Mixed-Use. The subject properties in total are +/- 0.60 acres, two are currently single-family, and one is a duplex. The primary purpose of the rezoning is to allow for short-term rentals, which the current zoning does not allow for this type of development. Short-term rentals are permitted under the Low intensity mixed-use (MU-1) zoning.

2424 Race Street

The current use of this parcel is a two-family-duplex. This site is between a cellular tower (west of the property) and a single-family house (east of the property).

2428 Race Street

The current use of this parcel is a single-family. This site is between a duplex (west of the property) and a single-family house (east of the property).

2500 Race Street

The current use of this parcel is a single-family. This site is between single-family houses (on the west and east of the property).

The applicant has provided a detailed description of their proposed project: “THE OBJECTIVE OF THIS APPLICATION IS TO ACQUIRE THE ZONING TO QUALIFY FOR A SHORT TERM RENTAL RESIDENCE FOR OUR TWO 2 BEDROOM HOMES. WE PROVIDE WELL-KEPT PROPERTIES OF EXCELLENT QUALITY INTERIOR AND OUT. WE RESTRICT PARTIES, PETS, AND SMOKING. WE HAVE OUR LIMIT TO 4 ADULTS.

Surrounding Zoning and Land Uses

Parcel 2424

North “A-5” One-Family / single family
East “B” Two-Family / single family
South “MU-1” Low intensity mixed-use / Vacant Lot
West “MU-1” Low intensity mixed-use / Cellular Tower

Parcel 2428

North “B” Two-Family / single family
East “B” Two-Family / single family
South “I” - Industrial / single family
West “B” Two-Family / duplex

Parcel 2500

North “B” Two-Family / single family
East “B” Two-Family / single family
South “I” - Industrial / single family
West “B” Two-Family / single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.

The following organizations were emailed on May 30, 2023

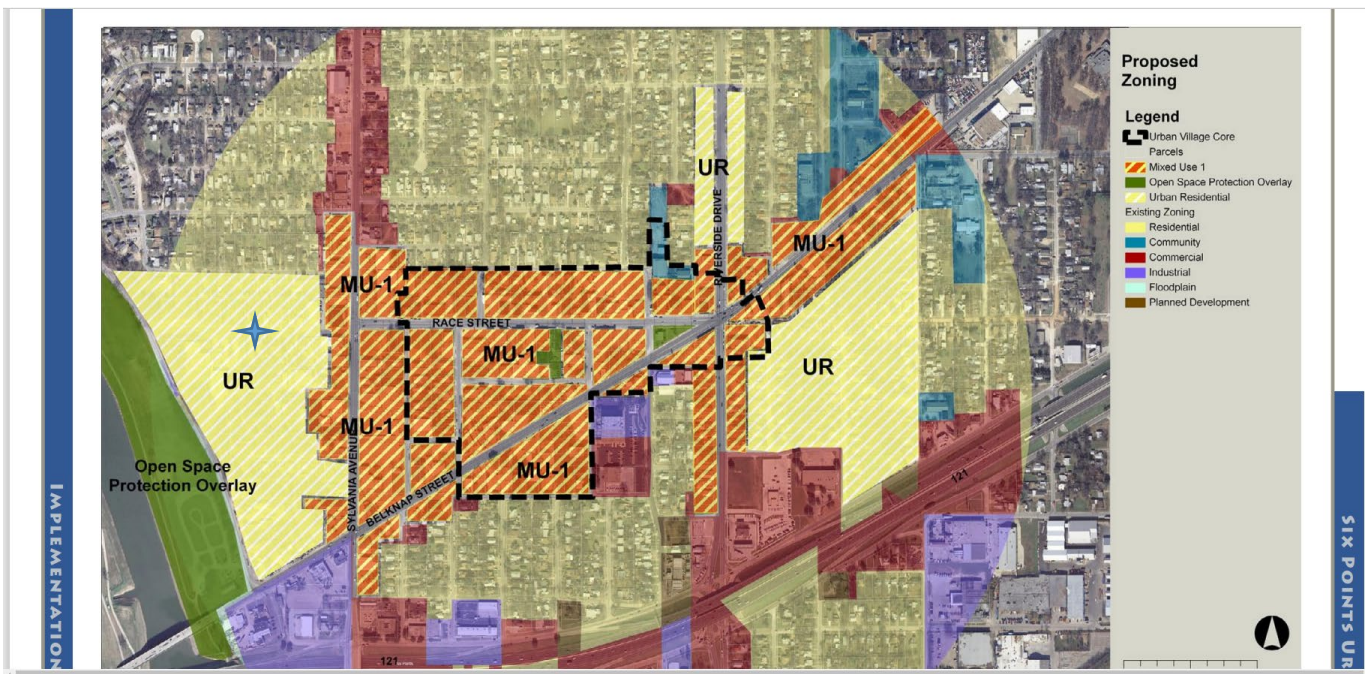
Organizations Notified	
Riverside Alliance	Tarrant Regional Water District
Charleston Homeowners Association	Friends of Riverside Park
Vintage Riverside NA*	East Fort Worth, Inc.
Oakhurst NA	Streams and Valleys Inc
United Riverside NA	Trinity Habitat for Humanity
Riverside Business Alliance	Oakhurst Scenic Drive Inc.
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Association
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Surrounding land uses vary with single-family to the north, south, and east, and cellular tower to the west. The property is currently zoned B Two-family. The site has Mixed Used 1 (MU-1) to the west, Two-family (B) to the north and east, and Light Industrial (I) to the south. Multiple parcels on the same block (Block 10) were rezoned to Mixed Used 2 (MU-2) in 2014 from Light Industrial (I). Surrounding land uses are single-family, industrial, and a cellular tower. The proposed site is located within the Six Point Urban Village. The master plan calls for Urban residential for this section of the site.



The propose MU-1 is **not compatible** with surrounding land uses and the Six Point Urban Village Master Plan.

Comprehensive Plan Consistency

The 2022 Comprehensive Plan currently designates the subject property as Mixed Use on the Future Land Use Map. The proposed zoning is **consistent** with the land use designations for this area.

Form-Based Codes		
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Centers are less intensive, and Regional Growth Centers are more intensive	All Commercial

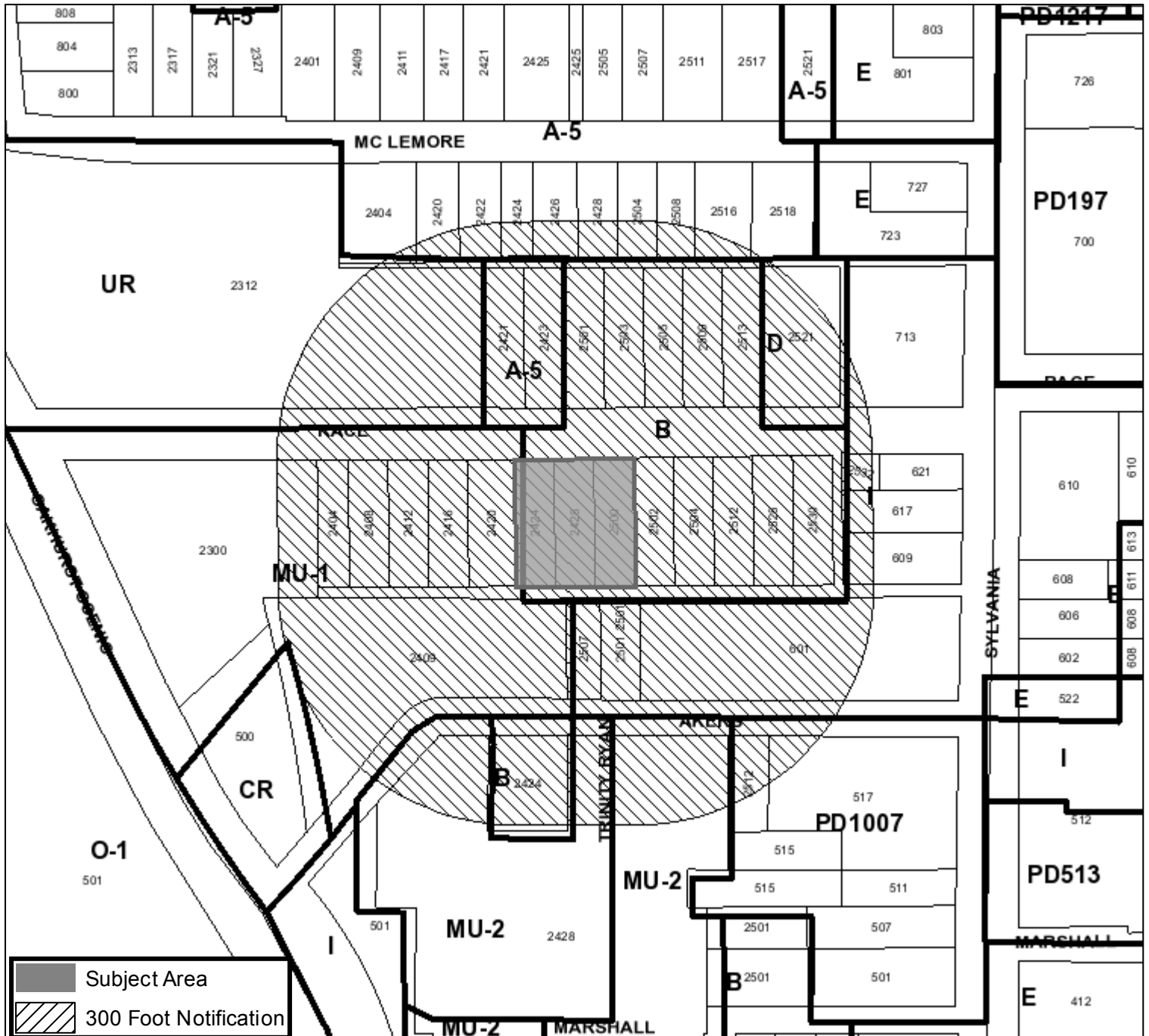
Figure 1: Draft Comprehensive Plan 2023- Ch. 4, page 5

However, the proposed rezoning does not comply with the following:

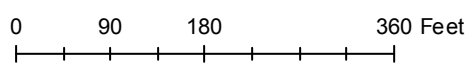
- Promote measures to ensure that all types of residential developments are compatible in scale with abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property unless mitigation is provided to minimize the effects of the new use.

Area Zoning Map

Applicant: Witherspoon Properties Inc.
 Address: 2424-2500 (evens) Race Street
 Zoning From: B
 Zoning To: MU-1
 Acres: 0.55245989
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 6/14/2023
 Contact: null




Subject Area
 300 Foot Notification








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 - Unelected

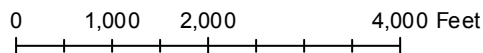
Overlay Districts

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

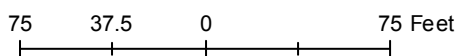
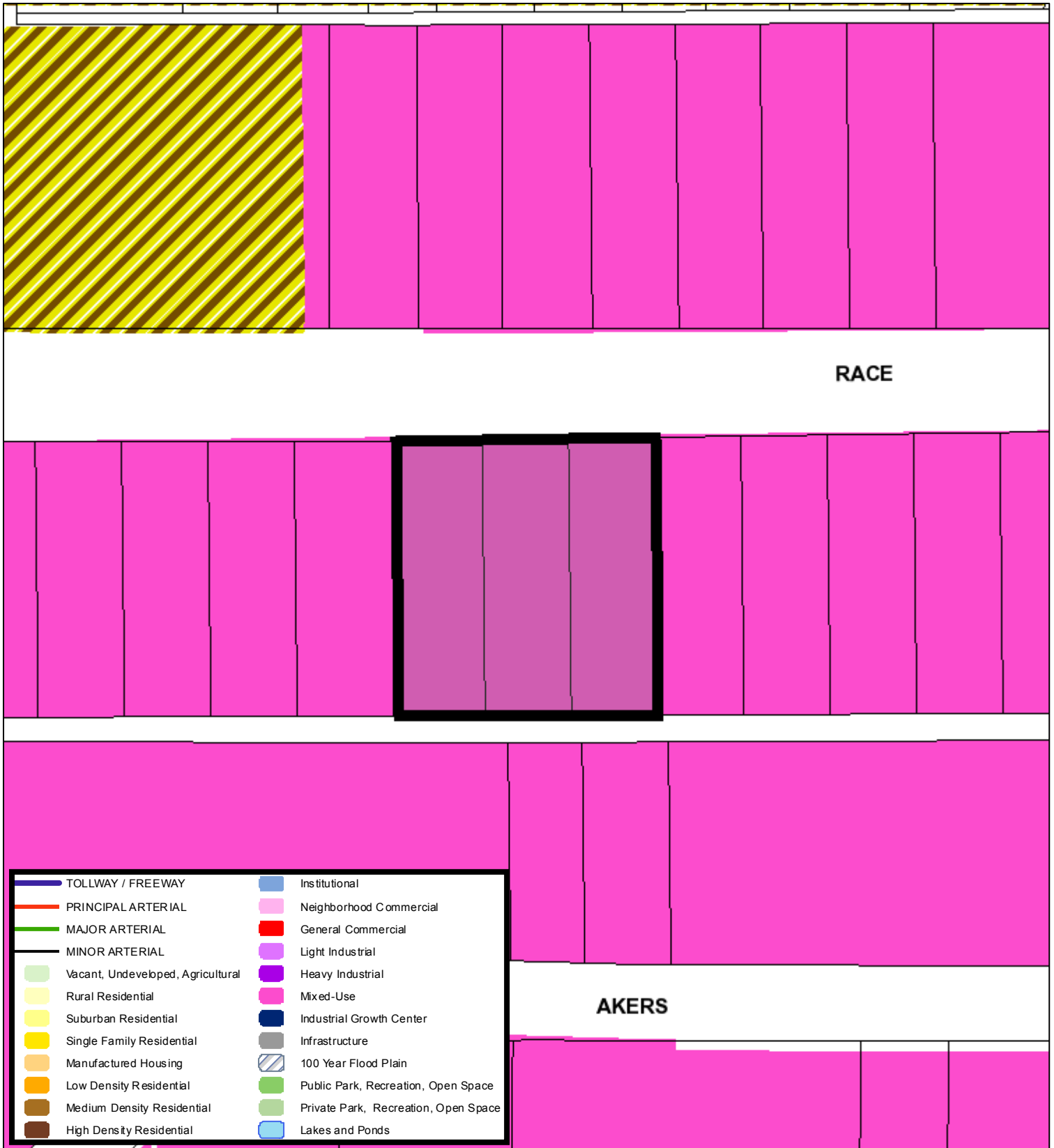
Noise Contours

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 45 90 180 Feet

