



Zoning Staff Report

Date: January 14, 2025

Case Number: ZC-24-076

Council District: 8

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Richard Gasca / Alicia Rangel Villalobos

Site Location: 1108 S. Riverside Drive

Acreage: 0.21 acres

Request

Proposed Use: Auto Repair / Sales

Request: From: "E" Neighborhood Commercial

To: "F" General Commercial

Recommendation

Land Use Compatibility: Requested change is not compatible

Comprehensive Plan Map Consistency: Requested change is not consistent

Comprehensive Plan Policy Consistency: Requested change is not consistent

Staff Recommendation: Denial

Zoning Commission Recommendation: Denial by a vote of 9-0

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Project Description and Background

The case was continued from the November meeting.

The subject property is located at the northwest corner of Avenue E and South Riverside Drive. This property is situated in South Riverside Drive Scenic Corridors and Neighborhood Empowerment Zone (NEZ) Area Six.

Before a City initiated zoning change in 2004 to rezone various properties in the area, the site was zoned “FR” General Commercial Restricted and was developed with a mechanic shop. The shop operated as a legal non-conforming for some time. In 2017, the previous owner applied for a legal non-conforming use; however, the application was denied because they could not prove that the business had been operating legally and continuously since the zoning change occurred and went into effect on August 10, 2004. In 2022 the applicant applied for a zoning change to “E” Neighborhood Commercial for professional offices and bakery.

The new owner proposes to rezone the entire site to “F” General Commercial to use the existing building for auto repair and sales.



Site Photo

Surrounding Zoning and Land Uses

- North “A-5” One-Family / vacant
- East (across Riverside Drive) “B” Two-Family / vacant
- South “A-5” “A-5” One-Family / vacant
- West “A-5” One-Family / single-family home

Recent Zoning History

- ZC-22-142: rezoned to “E” Neighborhood Commercial on October 11, 2022.
- ZC-04-191: rezoned to "A-5" Ordinance 16073 on August 10, 2004 as part of a larger City-initiated rezoning

Public Notification

300-foot Legal Notifications were mailed on October 31, 2024.

The following organizations were notified: (emailed October 31, 2024)

Organizations Notified	
United Communities Association of South Fort Worth	Hillside NA
Polytechnic Heights South NA	Parker Essex Boaz NA
Belmont NA	East Fort Worth, Inc.
Glenwood Triangle NA	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc *	East Fort Worth Business Association

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “E” Neighborhood Commercial to “F” General Commercial to use the existing building for auto repair and sales. Surrounding north and south are zoned “A-5” One-Family and are currently vacant. The property to the east is zoned “B” Two-family and is also vacant. The property to the west is zoned “A-5” and is used as a single-family home occupied by renters.

South Riverside Drive is designated as an arterial roadway on the Master Thoroughfare Plan; additionally, two (2) transit lines run within a block or two of the sites (Trinity Metro bus routes 4 & 25), which supports slightly more intensive development than the current “A-5” One-Family zoning.

The proposed “F” General Commercial zoning has more intensive uses that would not be compatible with the overall neighborhood character.

The proposed zoning is **not compatible** with surrounding land uses.

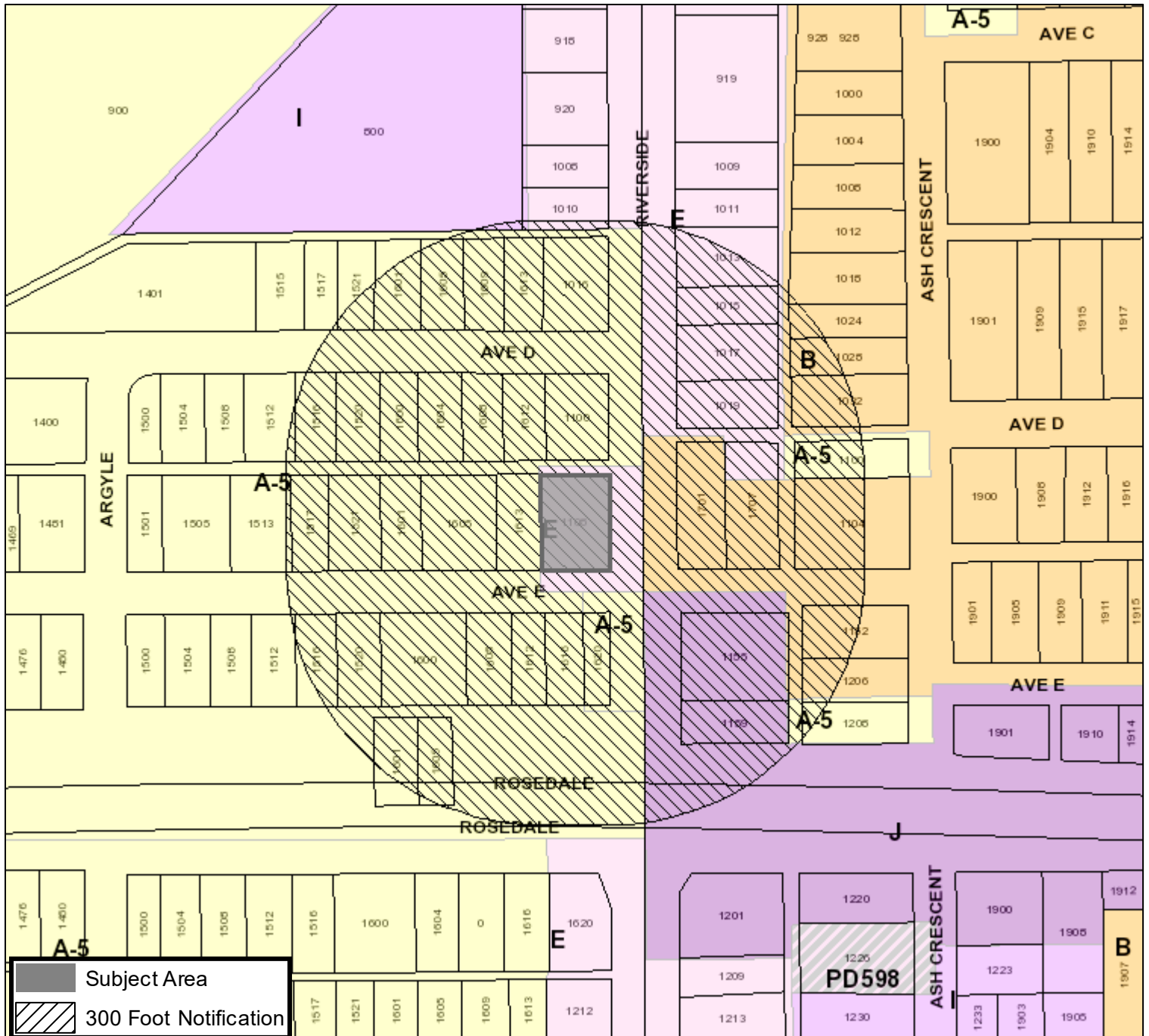
Comprehensive Plan Consistency – Southside

The area requested to be rezoned to “F” General Commercial is currently earmarked as neighborhood commercial. The proposed zoning is **not consistent** with the Comprehensive Plan map or policies.

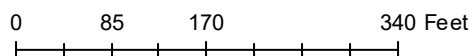


Area Zoning Map

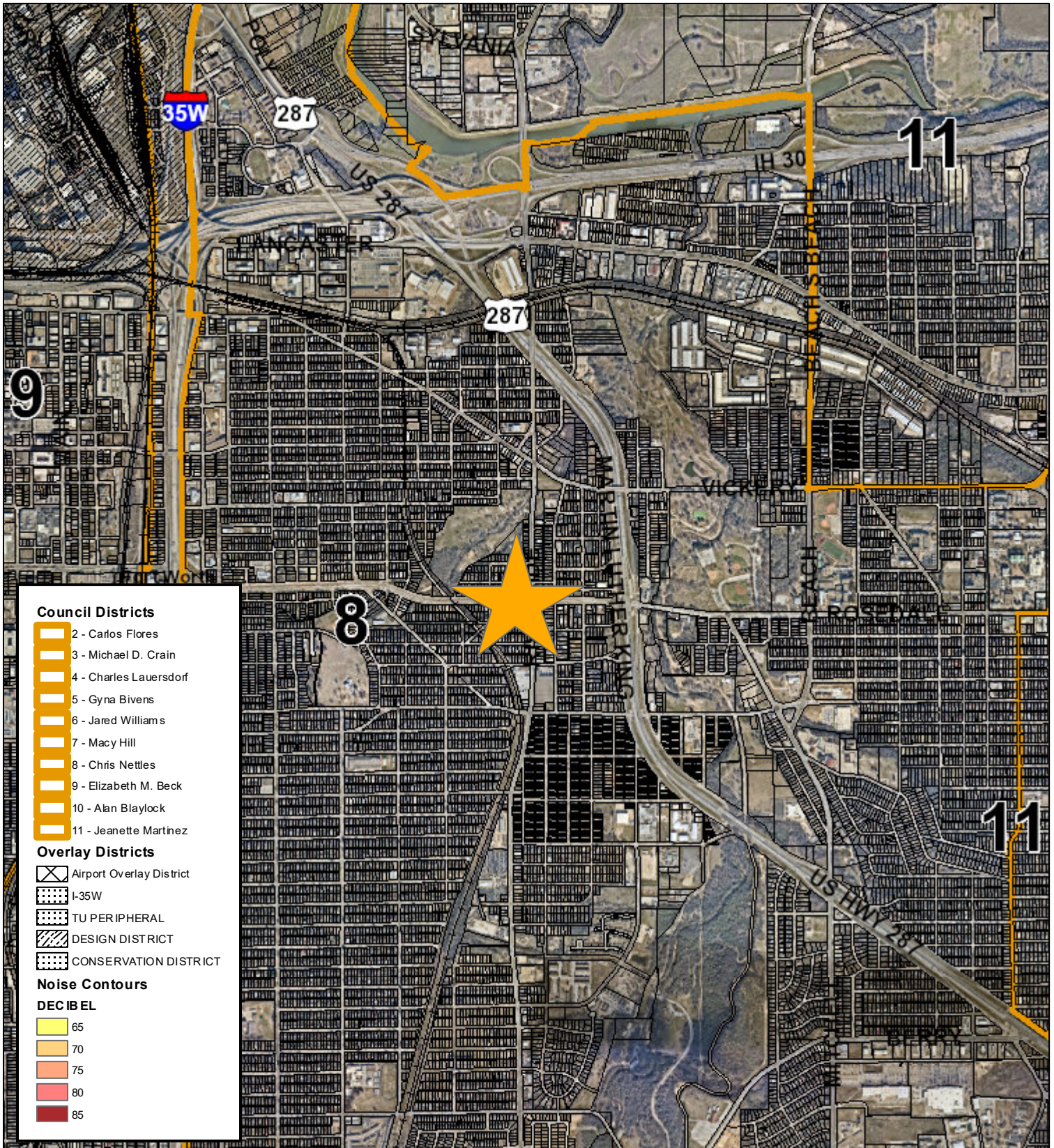
Applicant: Richard Gascas/Alicia Rangel Villalobos
 Address: 1108 S. Riverside Drive
 Zoning From: E
 Zoning To: F
 Acres: 0.21117687
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 11/13/2024
 Contact: 817-392-7869



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 - Jeanette Martinez

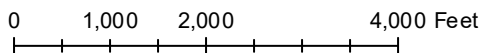
Overlay Districts

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

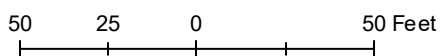
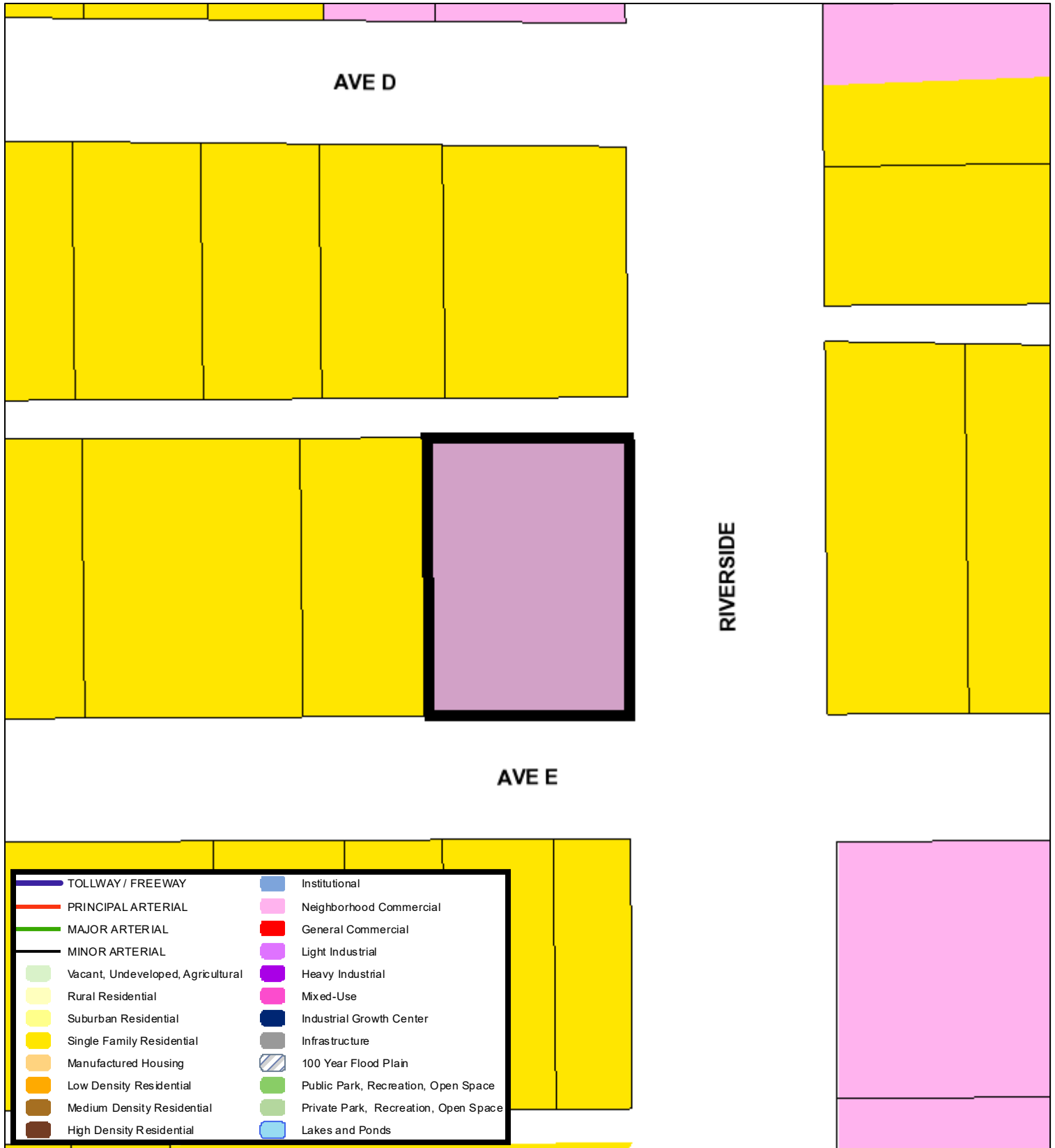
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



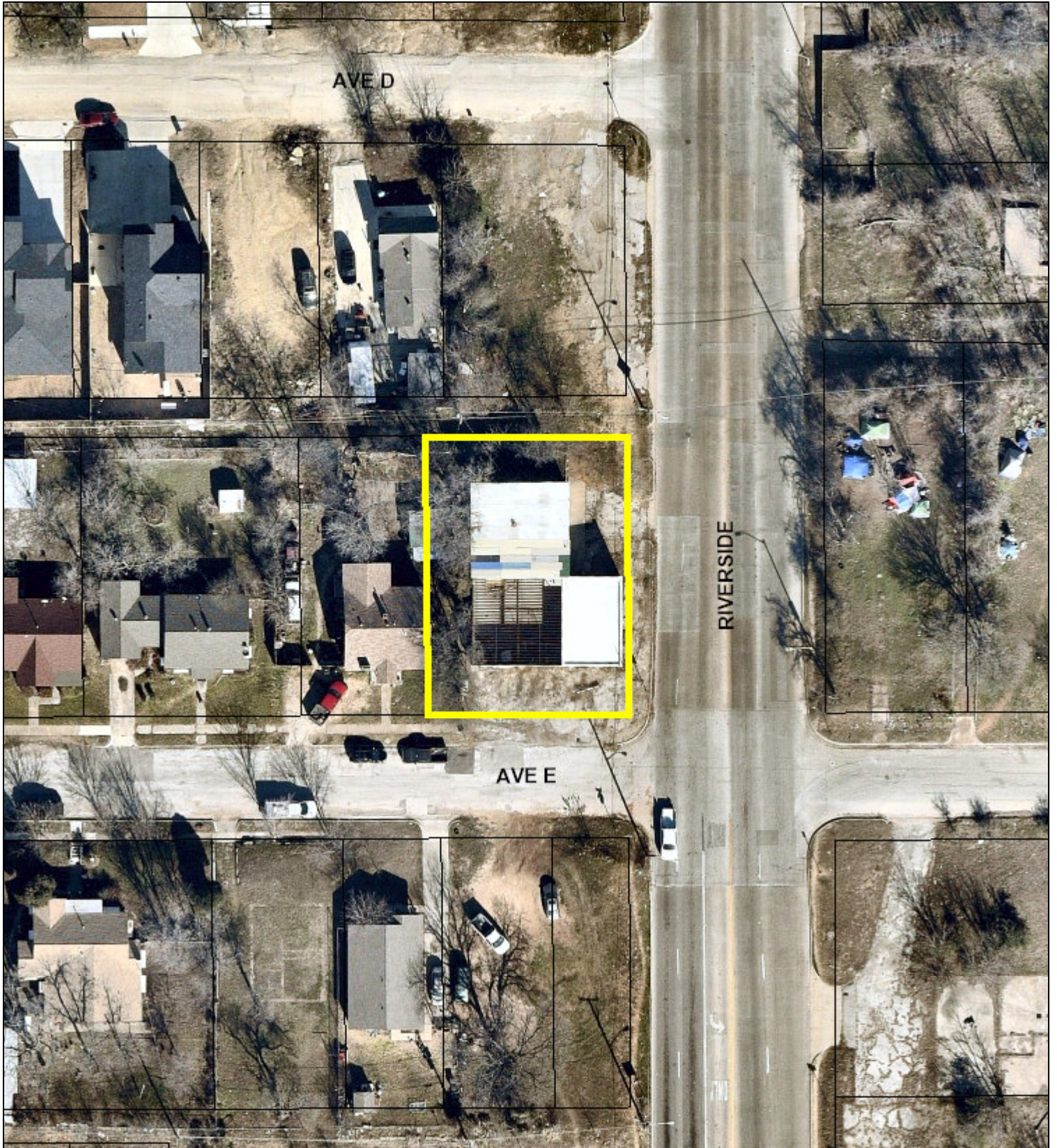
Future Land Use



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 30 60 120 Feet

