



Zoning Staff Report

Date: May 14, 2024

Case Number: ZC-23-182

Council District: 11

Zoning Map Amendment

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

Applicant: City of Fort Worth

Site Location: 1405 & 1409 Weiler Boulevard **Acreage:** 0.86 acres

Request

Proposed Use: Commercial

Request: From: “E” Neighborhood Commercial

To: “ER” Neighborhood Commercial Restricted

Recommendation

Land Use Compatibility: Requested change **is compatible**

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-2**

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Project Description and Background

The rezoning site is located within the Eastern Hills Neighborhood Association, which consists of two individually owned properties. One of these properties, located at 1405 Weiler Boulevard, is currently home to a Liquor Store, while the other, situated to the south at 1409 Weiler Boulevard, is currently vacant.

While the current "E" Neighborhood Commercial zoning aligns with the neighborhood commercial future land use designation of the Comprehensive Plan, the residential neighborhood neighboring this property to the south has expressed concerns to Councilperson Martínez over the scale and intensity of permitted uses. The proposed zoning change would address these concerns while adhering to policies of our Comprehensive Plan for this sector that aim to promote appropriate infill on old commercial sites within developed areas and encourage new development in line with the existing neighborhood scale.

Under the proposed "ER" zoning, alcohol sales would be prohibited, and the height would be restricted to 35 feet. It's important to note that all existing conforming uses that do not comply with "ER" zoning would become nonconforming. This means that they could continue to operate as long as they don't stop for more than two years.

The owners have been contacted by the Council Member's office regarding rezoning, but, by the time this staff report was written, they have not responded to the mailed letters.

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / gas station & convenience store
East "A-10" One-Family and "E" Neighborhood Commercial/ strip mall and single family
South "CR" Low-density multifamily/apartments
West "CR" Low-density multifamily/apartments

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 29, 2024.
The following organizations were notified: (emailed March 29, 2024)

Organizations Notified	
Eastern Hills NA*	Streams and Valleys Inc
Neighborhoods of East Fort Worth	Trinity Habitat for Humanity
East Fort Worth, Inc.	Southeast Fort Worth Inc

Neighborhoods of East Fort Worth	Fort Worth ISD
Woodhaven Community Development Inc	East Fort Worth Business Association
Central Meadowbrook NA	Woodhaven NA
Woodhaven Community Development Inc	

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The site is located on the edge of the Commercial District, which mainly faces Brentwood Stairs. The district extends to Woodhaven Boulevard to the west and the 5600 block of Brentwood to the east, where a Multifamily district begins. The properties located north of the rezoning site, directly across from the East Freeway I-30, are developed with various businesses such as restaurants, beauty salons, and professional offices.

To the site's southeast and west/southwest, the neighborhood is developed as residential, including single-family and multifamily uses, with public parks and community facilities in the immediate area.

The current property is the only one in the commercial district area that does not face Brentwood Stair directly. It is recommended that the more intense uses face Brentwood Stair, an arterial road, instead of Weiler Boulevard. This local road is less suitable for more intense uses in the "E" Neighborhood Commercial.

The proposed "ER" neighborhood commercial would be a transitional use between the neighborhood to the south and the more intense "E" Neighborhood Commercial to the north.

The lack of a Certificate of Occupancy that would document legal non-conforming for alcohol uses has not been located. As such, the proposed zoning **is compatible** with surrounding land uses.

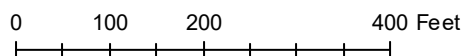
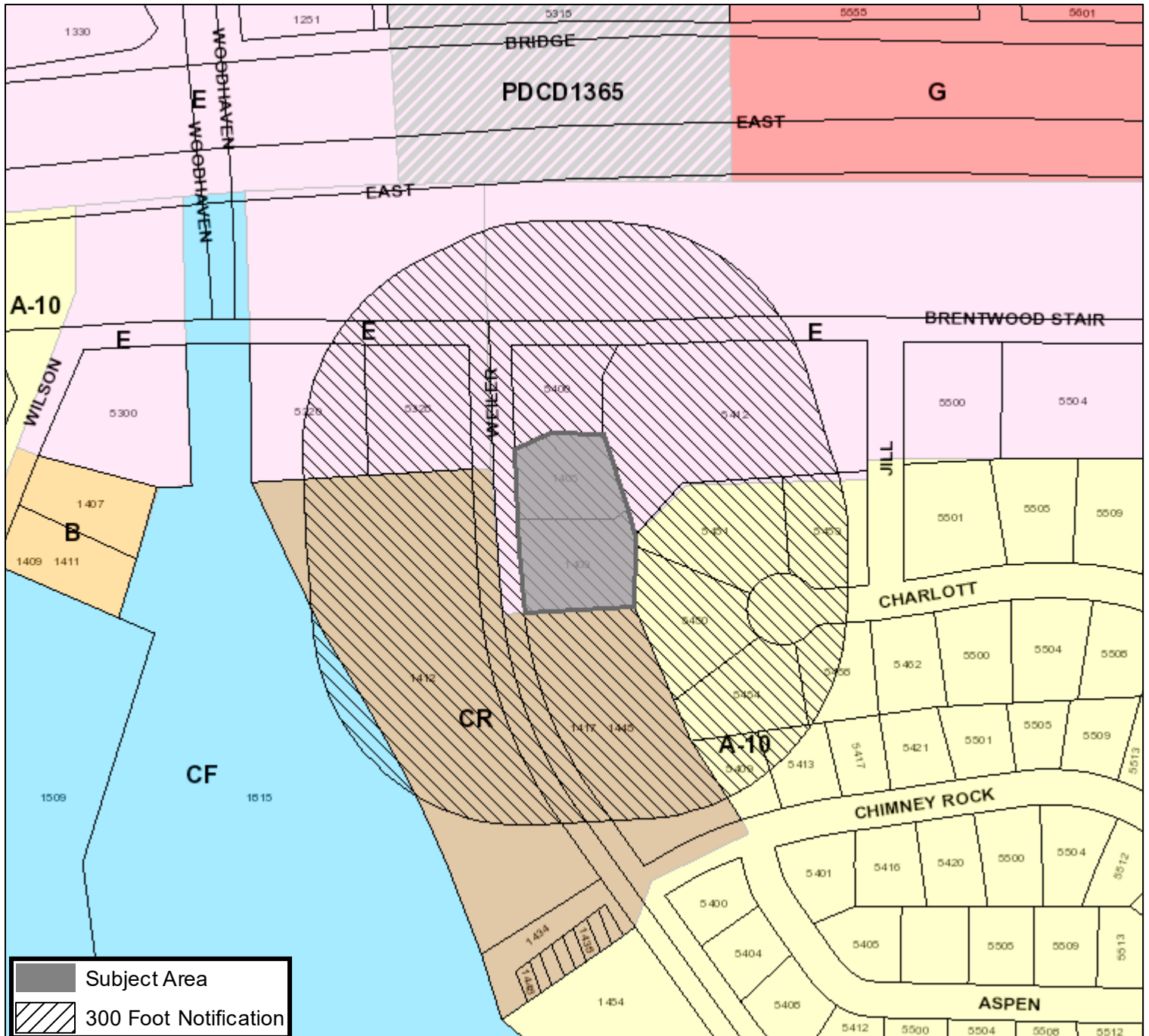
Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, the proposed ER Neighborhood Commercial Restricted **is consistent** with the Future Land Use and compatible with the following policies of the adopted Comprehensive Plan.

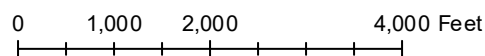
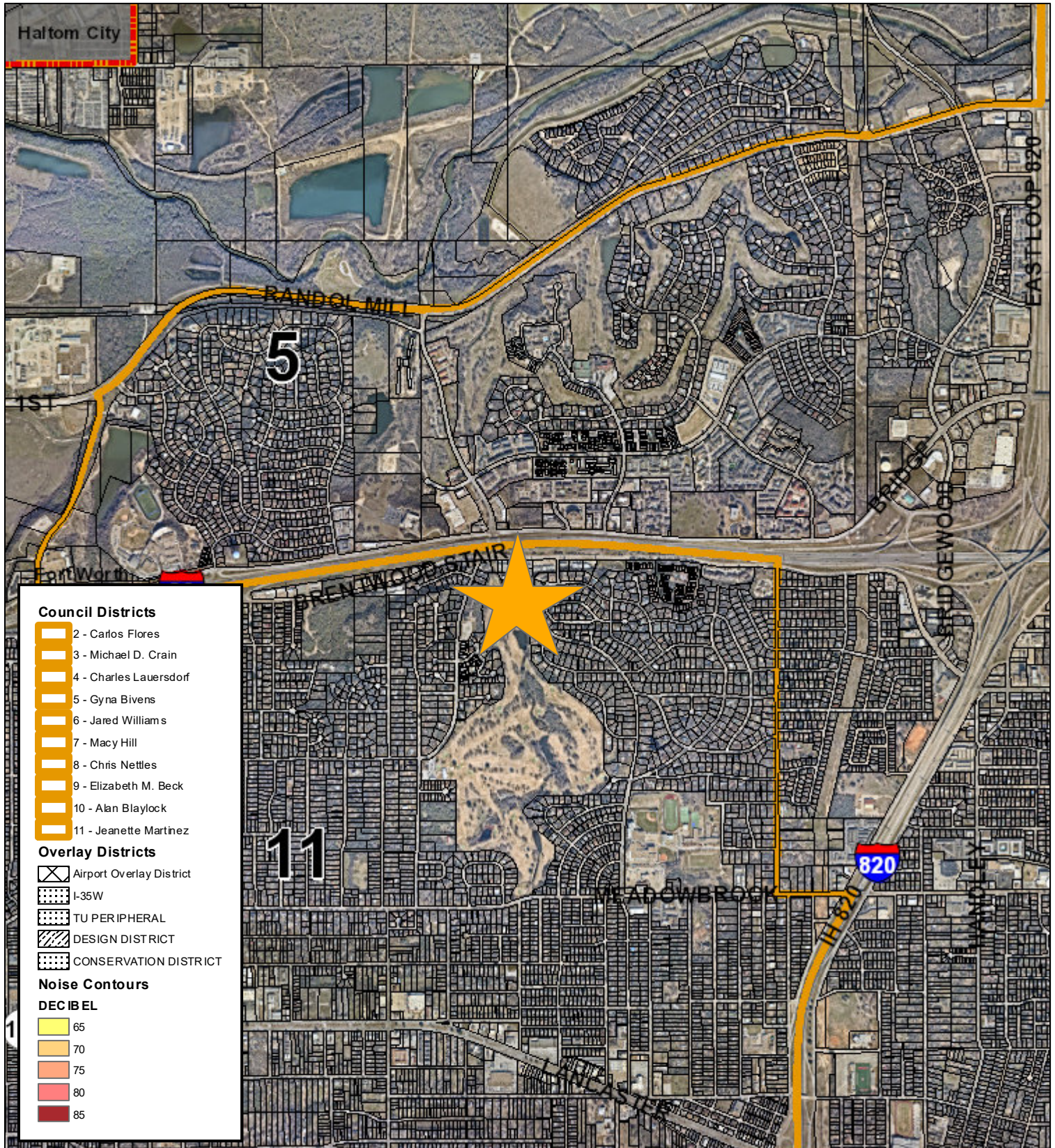
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city

Area Zoning Map

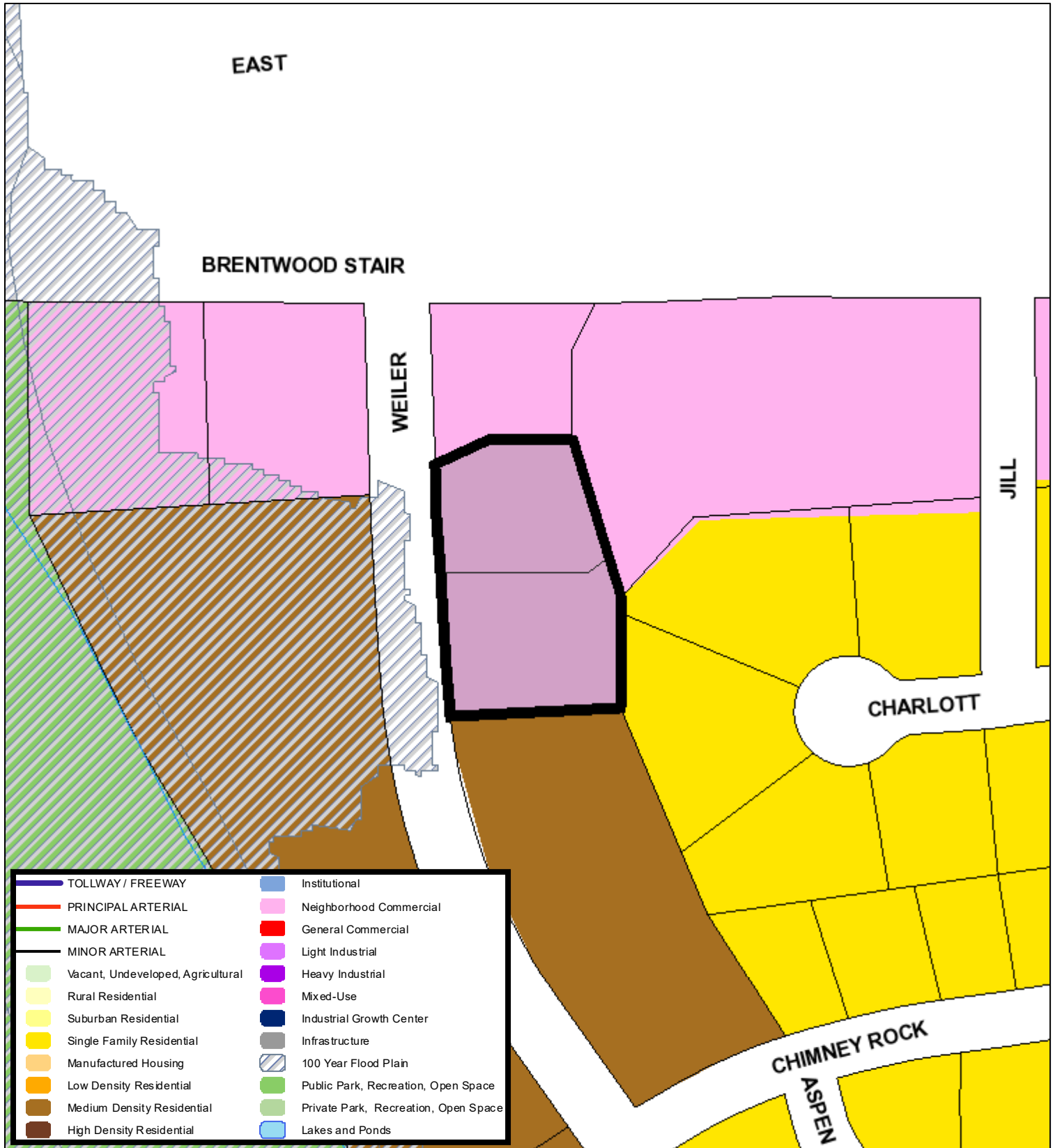
Applicant: City of Fort Worth
 Address: 1405 & 1409 Weiler Boulevard
 Zoning From: E
 Zoning To: ER
 Acres: 0.86040325
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 2/14/2024
 Contact: 817-392-2495



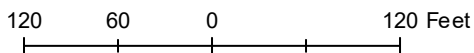
Area Map



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 75 150 300 Feet

