



Case Number **ZC-21-010**

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 6, 2021

**Council District** 4

**Zoning Commission Recommendation:**

Denied without prejudice by a vote of 8-1 with  
Commissioner Ranking voting in opposition

**Opposition:** None submitted

**Support:** None submitted

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Monica Lafitte</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** **Guadalupe Valerio**

**Site Location:** 3805 Yucca Avenue & 1307 Gilcrest Drive Acreage: 0.44

**Proposed Use:** **Retail and Ice Cream Shop**

**Request:** From: "A-7.5" One Family  
To: "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change **is consistent (Minor Boundary Adjustment).**

**Staff Recommendation:** **Approval**

**Background:**

The proposed site consists of two lots located at the northwest corner of Yucca Avenue and Gilcrest Drive, about 500 feet west of the intersection of Beach Street and Belknap Street. The corner lot is addressed off of Yucca Avenue and is currently used as a parking lot; the internal lot is addressed off of Gilcrest Drive and is currently vacant. The site is located within a Neighborhood Empowerment Zone, NEZ Area Four. The applicant submitted a NEZ application, NZ20-01072, which was approved in November.

The applicant is requesting to change the zoning from "A-7.5" One Family to "E" Neighborhood Commercial in order to build retail and an ice cream shop.

Surrounding land uses include residential directly adjacent to the north and west, commercial across the street to the south, and community facilities across the street to the east.

This zoning case was continued at the February 10 Zoning Commission meeting, due to technical difficulties with the requested translator.

**Site Information:**

Surrounding Zoning and Land Uses:

North "A-5" One Family / residential  
East "CF" Community Facilities / Knight of Columbus hall

South "E" Neighborhood Commercial / commercial (Sammies Bar-B-Q, Walgreens)  
West "A-7.5" One Family / residential

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on January 21, 2021.  
The following organizations were notified: (emailed January 19, 2021)

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

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to "E" Neighborhood Commercial for retail and ice cream shop use. Surrounding land uses are residential directly adjacent to the north and west and commercial/community facilities across the street to the south and east, respectively.

The two lots requesting the rezone are the same depth as the "CF" Community Facilities zone across Gilcrest to the east. On the other side of the "CF" zone is "E" Neighborhood Commercial with a similar lot depth. The "CF" and "E" districts stretch from the subject lot going east to the Belknap and Beach intersection. Across Yucca Avenue, the "E" district stretches from the Belknap and Beach intersection to the street to the east of the subject site, Seaman Street. In other words, across Yucca Avenue, the "E" district spans the length of the block face on either side of the subject site. Due to the site's location on the corner of the intersection, it actually interacts more with the non-residential uses across Gilcrest Drive and Yucca Avenue than it will with the residential lots to the north that face Gilcrest or the two residential lots to the west that face Yucca Avenue. One of the lots appears to have already been serving in some sort of commercial capacity, as it is a parking lot.

Therefore, the proposed use **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Northeast**

The 2020 Comprehensive Plan designates the subject property as Single-Family Residential.

The proposed use does not meet the below policy within the Comprehensive Plan:

- Protect neighborhoods from commercial and industrial encroachment from Belknap Street, 28<sup>th</sup> Street, Sylvania Avenue and Riverside Drive.

However, it does meet the below policies within the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space.
- Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28<sup>th</sup> Street commercial districts.

Based on conformance with the policies stated above outweighing the lack of conformance, the proposed zoning is **consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

**Attachments:**

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



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## Area Zoning Map

Applicant: Guadalupe Valerio  
Address: 3805 Yucca Avenue, 1307 Gilcrest Drive  
Zoning From: A-5  
Zoning To: E  
Acres: 0.47654593  
Mapsc0: 64J  
Sector/District: Northeast  
Commission Date: 2/10/2021  
Contact: 817-392-2806



0 100 200 400 Feet

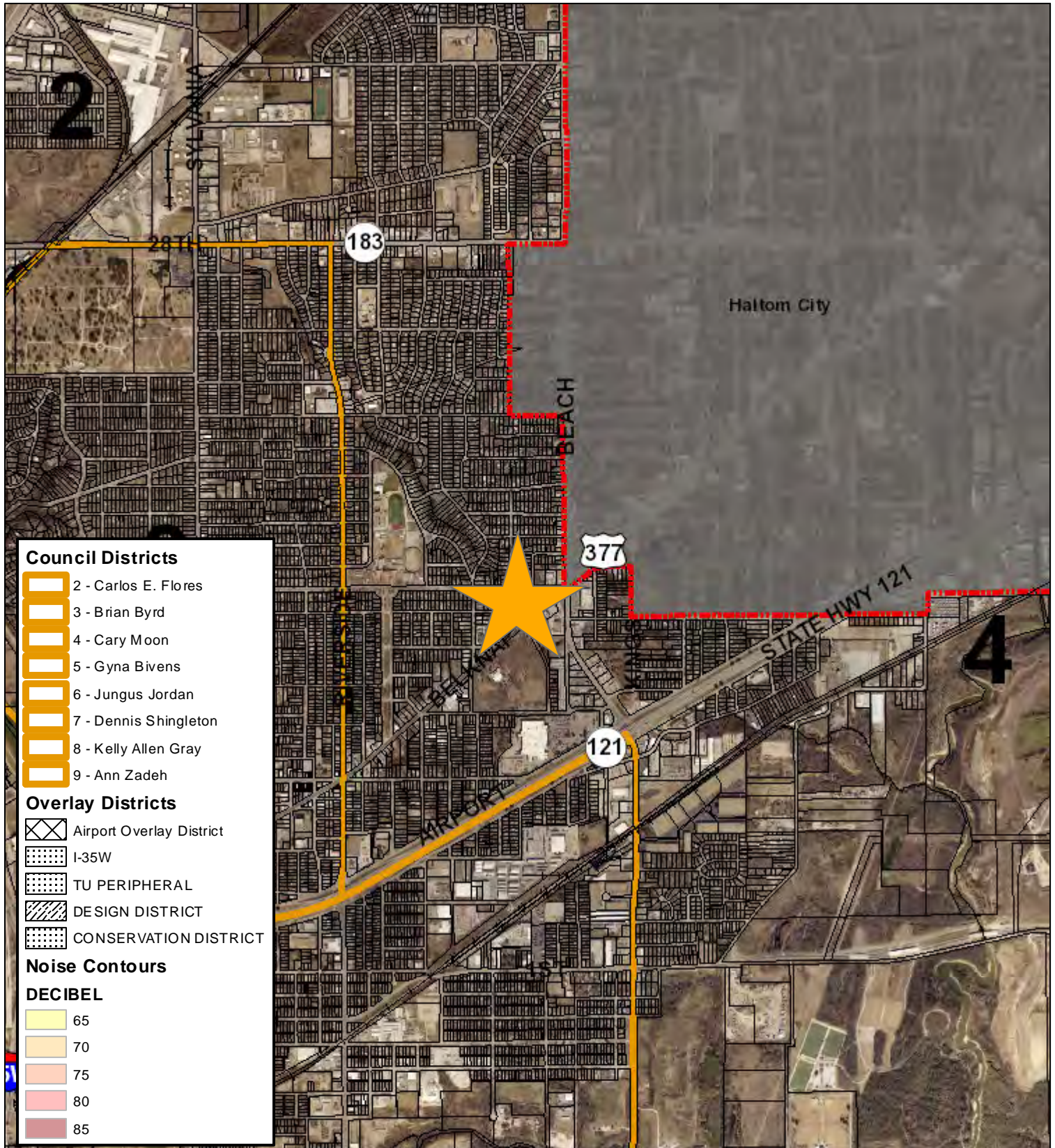
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## Area Map



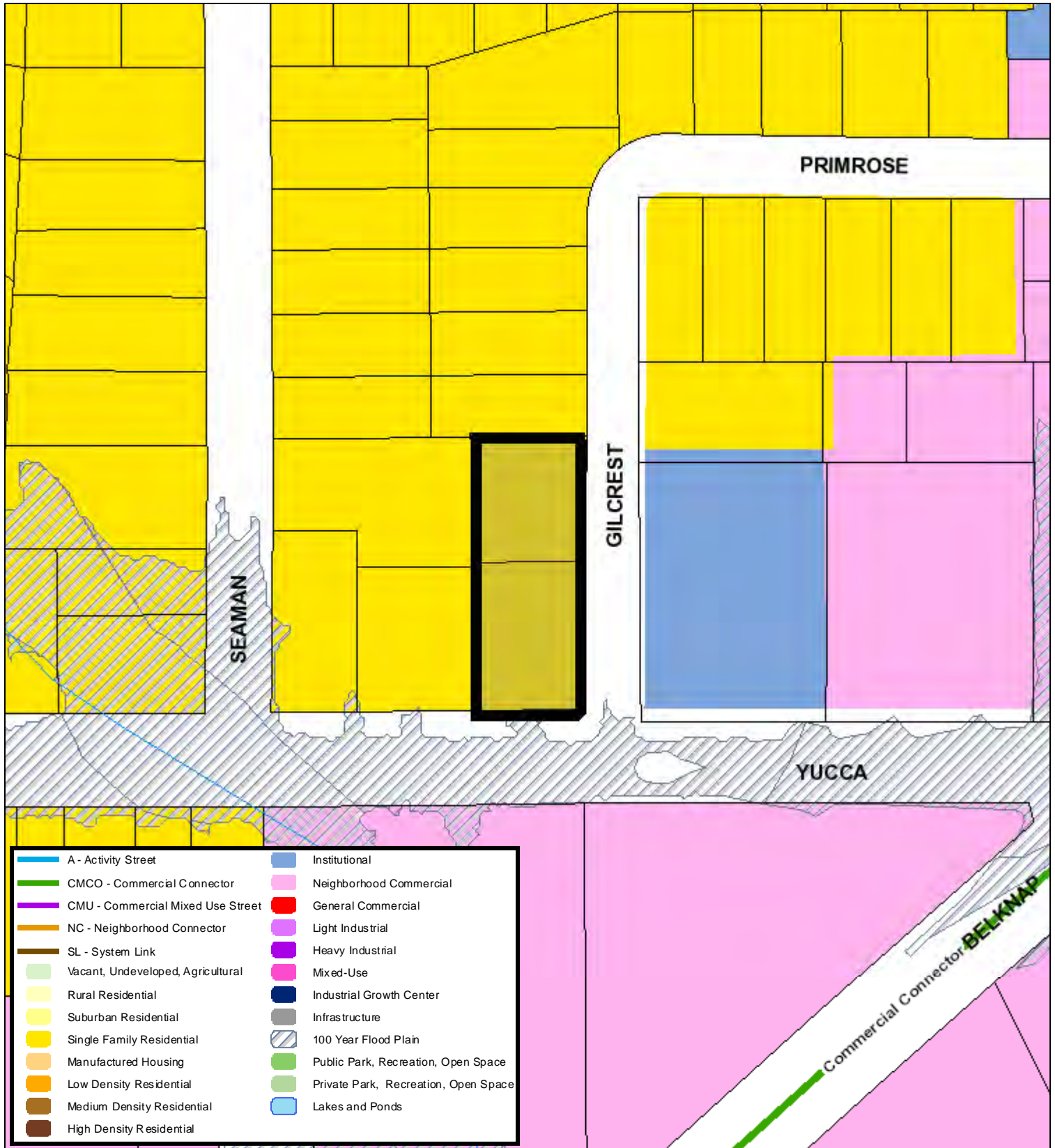
0 1,000 2,000 4,000 Feet





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## Future Land Use



110 55 0 110 Feet

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.



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## Aerial Photo Map



0 70 140 280 Feet

