



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
July 15, 2014

**Council District** 8

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** One letter submitted, (within 200 ft)  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes X No \_\_\_  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** City of Fort Worth Planning and Development

**Site Location:** 415 S Sylvania Street Mapsco: 63Y

**Proposed Use:** Single-family

**Request:** From: "I" Light Industrial  
To: "A-5" One-Family

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

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

**Background:**

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site is currently vacant and located on Sylvania Avenue near the corner of Lawnwood Street.

**Site Information:**

Owner: City of Fort Worth  
1000 Throckmorton Street  
Fort Worth, TX 76102

Acreage: 0.36 ac  
Comprehensive Plan Sector: Northeast

**Surrounding Zoning and Land Uses:**

- North "I" Light Industrial / vacant, single-family
- East "B" Two-Family / single-family
- South "I" Light Industrial / single-family
- West "B" Two-Family; "J" Medium Industrial / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sylvania Ave.	Major Arterial	Major Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
United Riverside	United Riverside Rebuilding Corporation Inc
Riverside Alliance	Eastside Sector Alliance
East Fort Worth Business Assn	FWISD
Streams & Valleys, Inc	

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family. The proposed "A-5" One-Family zoning is **compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

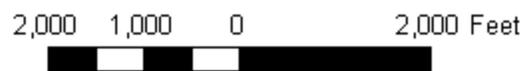
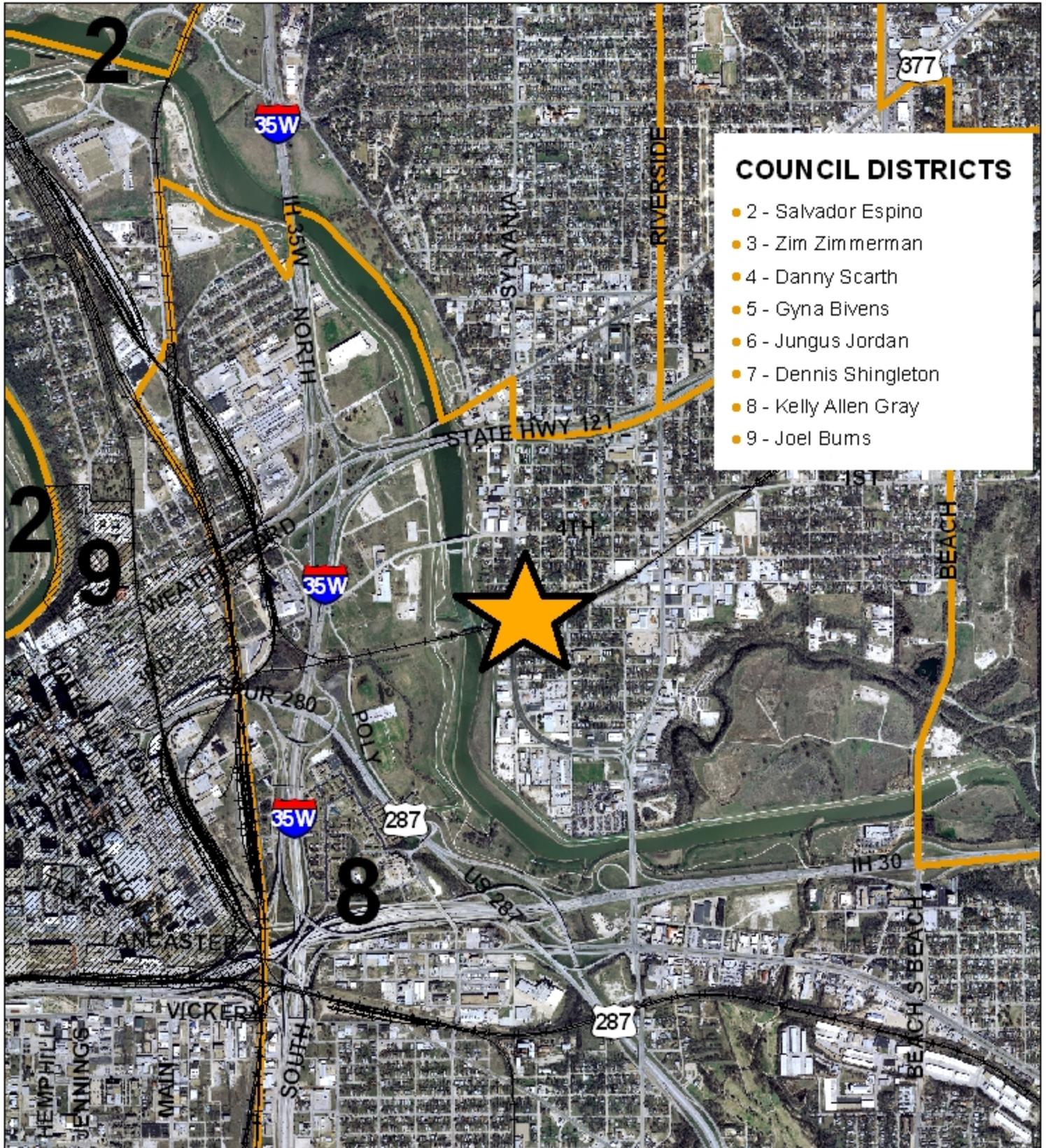
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

**Attachments:**

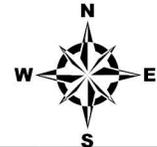
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

## Location Map

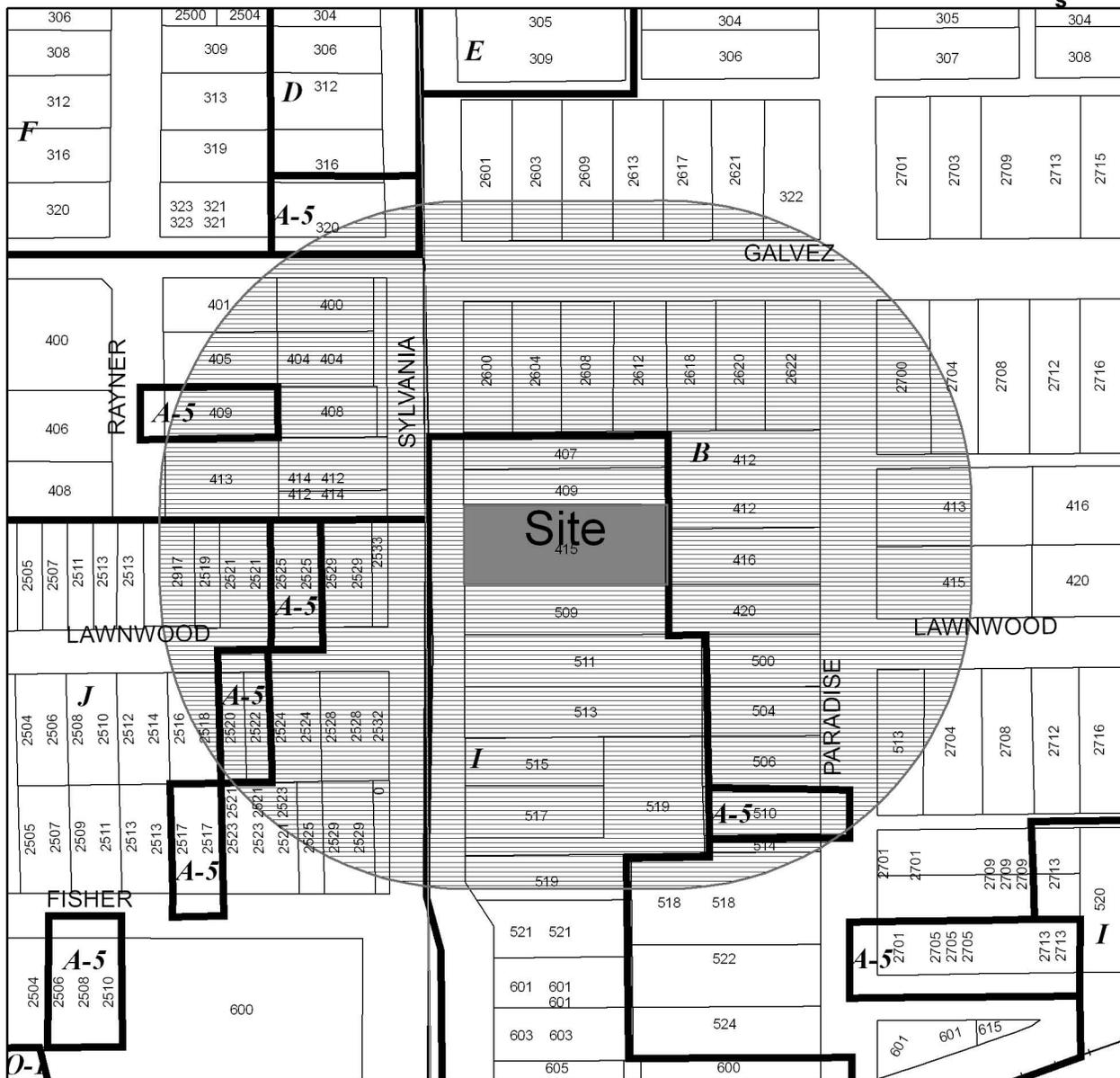


## Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
 Address: 415 S. Sylvania Avenue  
 Zoning From: I  
 Zoning To: A-5  
 Acres: 0.36157289  
 Mapsco: 63Y  
 Sector/District: Northeast  
 Commission Date: 6/11/2014  
 Contact: 817-392-8043



300 Ft. Buffer

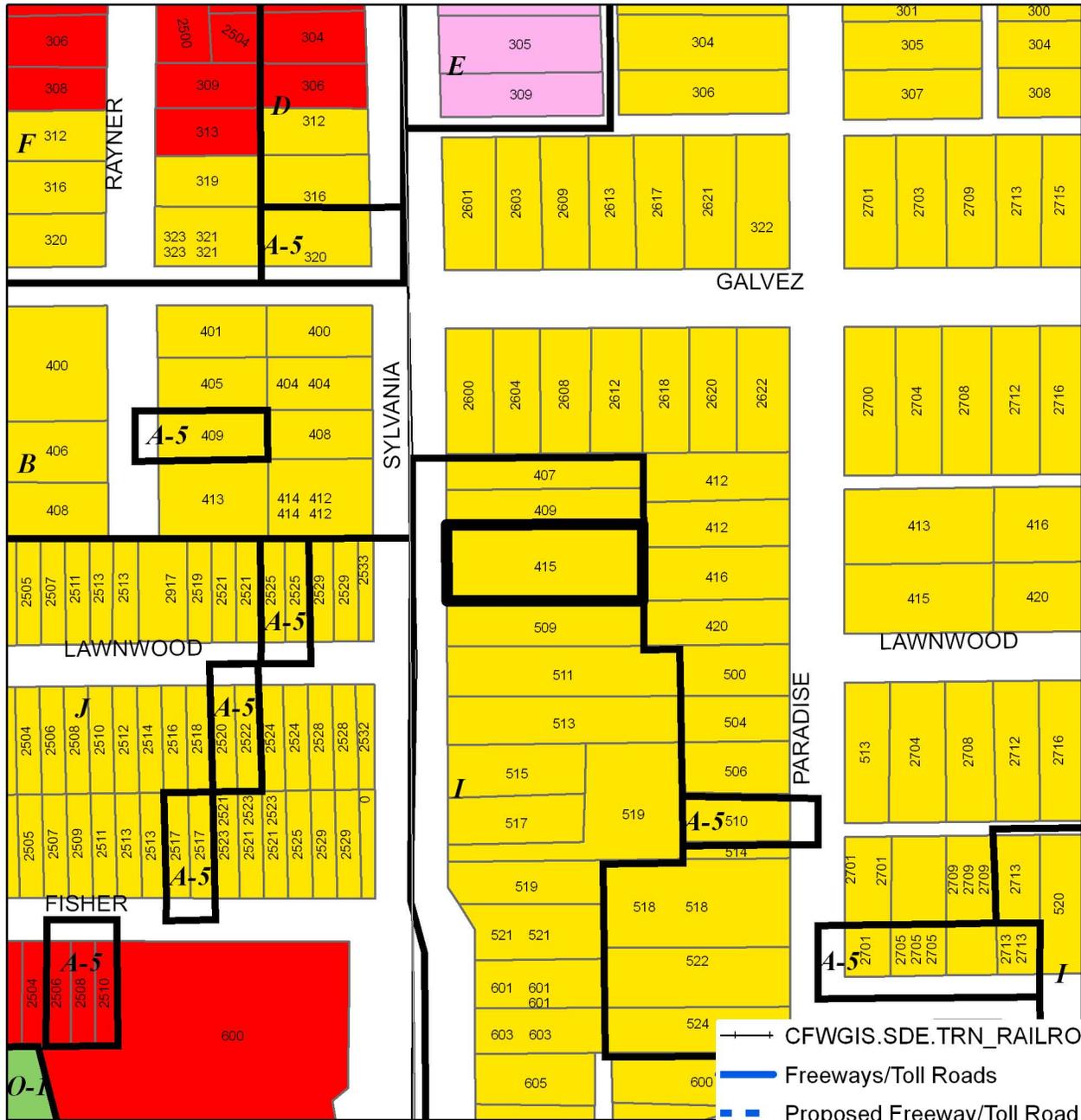




415 S. Sylvania Avenue

# Future Land Use

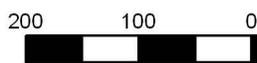
ZC-14-076



- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

**FLD\_ZONE**  
 Floodplain



200 Feet

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 18, 2014.



## Aerial Photo Map



Jocelyn Murphy, Planning Manager called the surplus case.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

**15. ZC-14-075 City of Fort Worth Planning & Development (CD 9) – 2017 May Street (Emory College Sub of Patillo, Block 14, Lot 46, 0.11 Acres): from “I” Light Industrial to “A-5” One-Family**

Jocelyn Murphy, Planning Manager called the surplus case.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

A motion was made by Ms. Reed, seconded by Mr. West to pull ZC-14-073 and ZC-14-076 from consideration. The motion carried unanimously.

**16. ZC-14-076 City of Fort Worth Planning & Development (CD 8) – 415 S. Sylvania (Benjamin E. Walker Survey, Abstract 1659, Tract 1A, 0.36 Acres): from “I” Light Industrial to “A-5” One-Family**

Jocelyn Murphy, Planning Manager called the surplus case.

James Walker, 415 S. Sylvania, Fort Worth, Texas spoke in opposition. He said he purchased the property from the City of Fort Worth and wants to keep in zoned I Light Industrial. Dana Burghdoff, Deputy Direct said according to their information the closing has not happened on this property. Mr. Walker said they only purchased it about 30 days ago. Ms. Murphy explained all surplus properties are put up for auction, some of them receive bids and some do not. It went to Council last night for acceptance of the bid with the understanding all the properties will be rezoned to match the Comprehensive Plan.

Ms. Reed asked if he understood the plan to rezone the property to match the Comprehensive Plan. Mr. Walker said yes he understands that is why he is here to request it remain Light Industrial.

Ms. Conlin asked staff about the surrounding zoning. Ms, Burghdoff said there has been other surplus properties rezoned to single-family in the area.

Mr. West asked what the surrounding land uses are. Mr. Walker said some of the lots are residential with a commercial store on the corner. Mr. Walker said they own several lots and want to do some type of commercial use.

Motion: Following brief discussion, Ms. Conlin recommended a Denial of the request, seconded by Mr. West. On a substitute motion Mr. Edmonds recommended Approval of the request, seconded by Ms. Reed. The motion carried 7-1 with Ms. Conlin against.

<i>Document received for written correspondence</i>				<i>ZC-14-076</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
James Walker	415 S Sylvania	In		Opposition	Spoke at hearing

**17. ZC-14-077 City of Fort Worth Planning & Development (CD 8) – 1725 E. Tucker Street (Glenwood Addition, Block 22, Lot 14, 0.14 Acres): from “B” Two-Family to “A-5” One-Family**

Jocelyn Murphy, Planning Manager called the surplus case.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

**18. ZC-14-078 City of Fort Worth Planning & Development (CD 8) – 3014 Vanhorne Avenue (Carver Place, Block, Lot 37, 0.17 Acres): from “E” Neighborhood Commercial to “A-5” One-Family**

Jocelyn Murphy, Planning Manager called the surplus case.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

**Meeting adjourned: 01:07 p.m.  
06/11/14**

---

Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

---

Nick Genua, Chair