

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 6, 2013

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 9-0
Opposition: none

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: 320 S. Sylvania Avenue Mapsco: 63U

Proposed Use: Single-family

Request: From: "D" High Density Multifamily
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 vacant and located on the corner of Galvez Avenue and Sylvania Avenue.

Site Information:

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

Acreage: 0.15 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

- North "D" High Density Multifamily / vacant
- East "B" Two-Family / single-family
- South "B" Two-Family / single-family
- West "F" General Commercial / duplex

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Galvez Avenue	Residential	Residential	No
Sylvania Avenue	Minor Arterial	Minor Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
United Riverside	East Fort Worth Business Assoc.
Riverside Alliance	United Riverside Rebuilding Corporation
Streams & Valleys (West Fork Trinity River)	FWISD

Development Impact Analysis:

1. Land Use Compatibility

Surrounding land uses vary with single-family to the east and south, duplex to the west, and vacant land just north. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 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)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

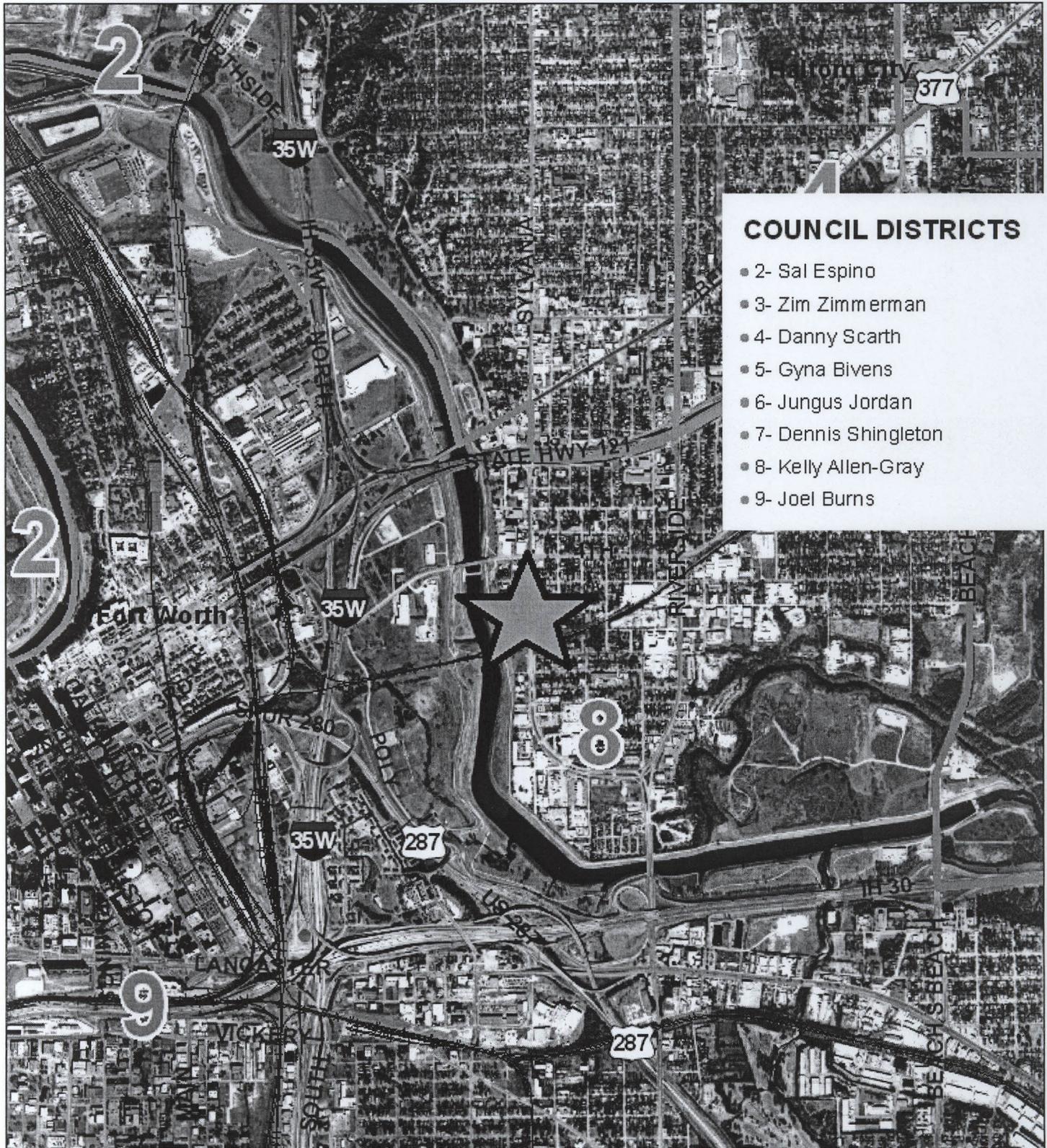
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

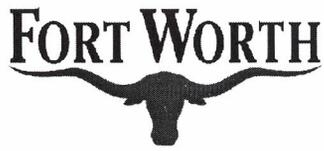
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Location Map



2,000 1,000 0 2,000 Feet





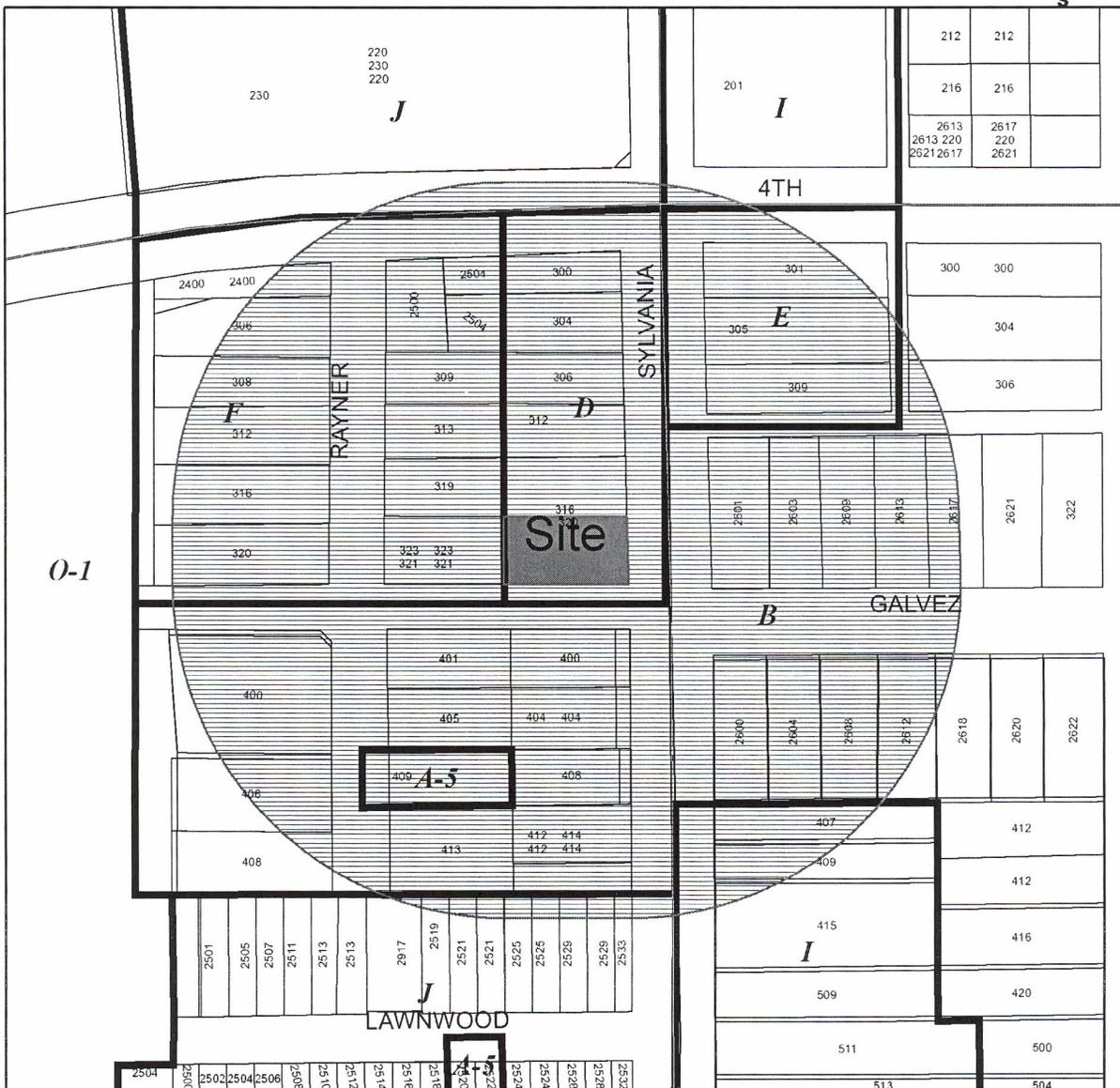
ZC-13-098

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 320 S. Sylvania Avenue
 Zoning From: D
 Zoning To: A-5
 Acres: 0.15730371
 Mapsco: 63U
 Sector/District: Northeast
 Commission Date: 7/10/2013
 Contact: 817-392-8043



300 Ft. Buffer





320 S. Sylvania Avenue

Future Land Use

ZC-13-098



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- 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

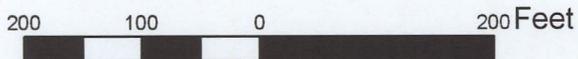
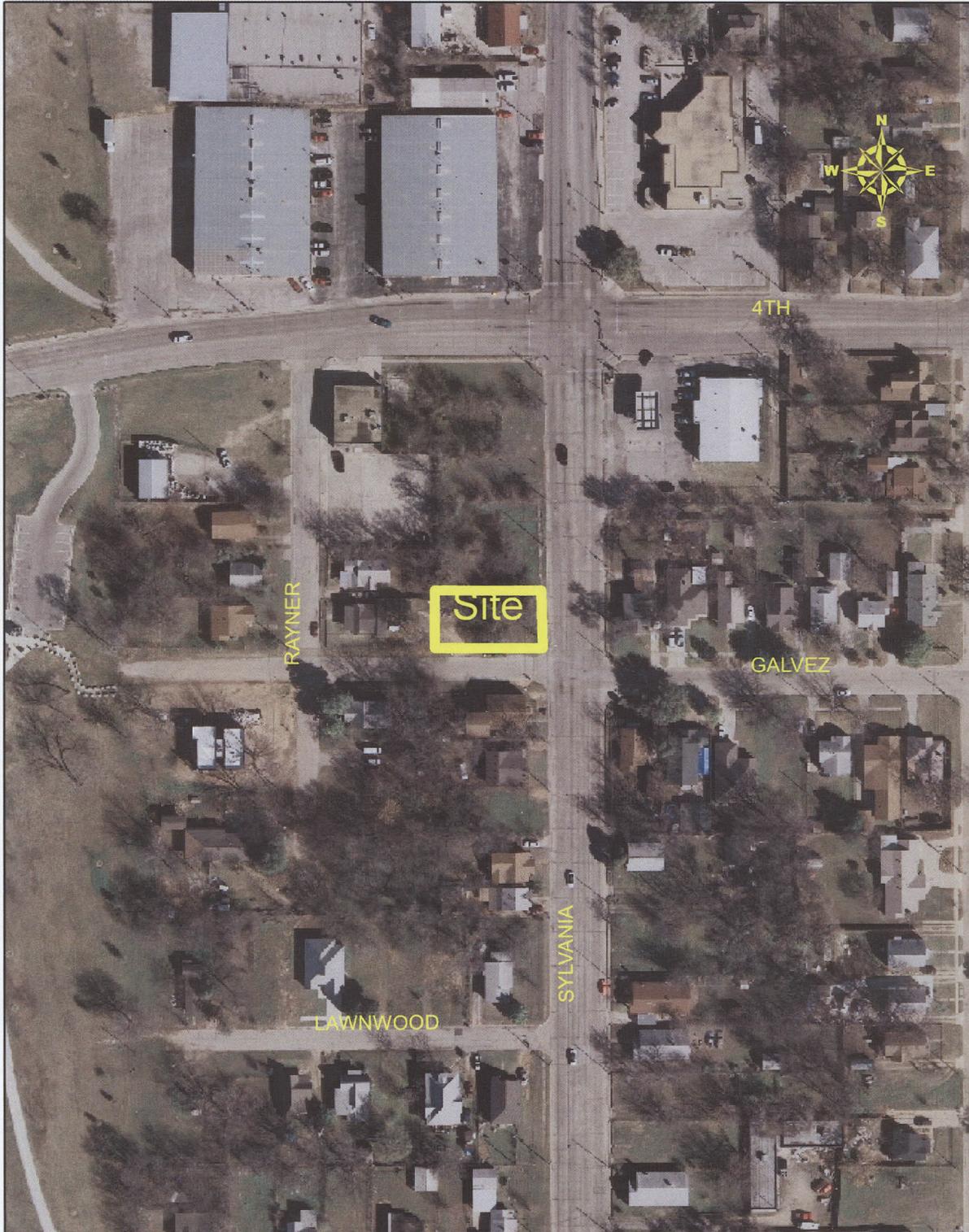
- FLD_ZONE**
- Floodplain



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 5, 2013.



Aerial Photo Map



13. ZC-13-098 City of Fort Worth Planning & Development (CD 8) – 320 S. Sylvania (Bassett Addition, Block 1, Lot 6, 0.15 Acres): from “D” High Density Multifamily to “A-5” One-Family

On a motion by Mr. Edmonds, seconded by Ms. Reed to hear cases ZC-13-096 thru ZC-13-104. The motion carried unanimously 9-0.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

Motion: Following brief discussion, Ms. Conlin recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

14. ZC-13-099 City of Fort Worth Planning & Development (CD 8)–1612 and 1704 Logan Street (Graham Park Addition, Block 4, Lots 33, 34, 37, 38, 0.32 Acres): from “B” Two-Family and “T” Light Industrial to “A-5” One-Family

On a motion by Mr. Edmonds, seconded by Ms. Reed to hear cases ZC-13-096 thru ZC-13-104. The motion carried unanimously 9-0.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

Motion: Following brief discussion, Ms. Conlin recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-13-099	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Laura Borjon	1604/1608 Logan	In		Opposition	Spent letter in

15. ZC-13-100 City of Fort Worth Planning & Development (CD 8) – 1733 and 1737 E. Powell Street (Belmont Addition, Block 9, Lots 13 & 14, 0.18 Acres): from “B” Two-Family to “A-5” One-Family

On a motion by Mr. Edmonds, seconded by Ms. Reed to hear cases ZC-13-096 thru ZC-13-104. The motion carried unanimously 9-0.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

Motion: Following brief discussion, Ms. Conlin recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.