



Zoning Staff Report

Date: February 14, 2023

Case Number: ZC-22-224

Council District: 5/5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Phillip W. Galyen

Site Location: 1425 Nottingham Boulevard

Acreage: 0.23 acres

Request

Proposed Use: Residential Development

Request: From: “PD 942” Planned Development for “E” Neighborhood Commercial uses plus outdoor display and sales of playsets

To: “A-5” One-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Technical Inconsistency)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The property is currently a residential lot within “PD 942” Planned Development for “E” Neighborhood Commercial uses plus outdoor display and sales of playsets (playground equipment). The site was rezoned from A-5 One-Family to be part of PD 942 in 2012 due to its location at the southeast corner of East Loop 820 and the East Freeway (I-30). However, the building retained its residential form and was not replatted to be part of the commercial uses. The outdoor playground equipment display ceased in 2017 and has not been resumed.

While the current PD for Neighborhood Commercial zoning does match the neighborhood commercial future land use designation, the residential building matches the residential neighborhood’s intensity to the south and east. Given the residential zoning in the area and the lack of direct access to Handley Road or the East Freeway (I-30) service road to the north, single family zoning to match the surrounding land uses is appropriate for the residential structure. The proposal to rezone this lot would change the “PD 942” Planned Development for “E” Neighborhood Commercial uses plus outdoor display and sales of playsets zoning to “A-5” One-Family zoning, allowing the continued use of the single family residential use by right.

Surrounding Zoning and Land Uses

North “PD 942” Planned Development for “E” Neighborhood Commercial uses plus outdoor display and sales of playsets / vacant commercial land and East Freeway (I-30)
East “PD 942” Planned Development for “E” Neighborhood Commercial uses plus outdoor display and sales of playsets / informal outdoor storage and vacant land
South “A-5” One-Family / City Park
West “A-5” One-Family / church and East Loop 820

Recent Zoning History

- ZC-12-066, subject site and adjacent lots to north and east, from A-5 and PD 575 to PD for E uses plus outdoor display and sales of playsets, approved August 9, 2012.
- ZC-14-015, southwest of subject site, from FR to PD for FR uses plus outdoor kennels, approved April 3, 2014.

Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.

The following organizations were notified: (emailed December 28, 2022)

Organizations Notified	
Ryanwood NA *	Streams and Valleys Inc
Historic Randol's Mill Valley Alliance, Inc.	Woodhaven NA
East Fort Worth, Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	Southeast Fort Worth Inc
Neighborhoods of East Fort Worth	Fort Worth ISD
Woodhaven Community Development Inc	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The surrounding neighborhood that is past the Handley Drive split to access the East Freeway (I-30) is developed as single family uses with scattered institutional uses between the Brentwood Stair Road and the East Freeway (I-30) to the north. With the exception of an existing commercial site to the northeast, the rezoning site is surrounded by residentially zoned vacant land or institutional uses. The parcel was rezoned as a small retail business but did not formally or functionally become part of the commercial use. This portion of the Ryanwood neighborhood has bus service only along Brentwood Stair Road, which is approximately five blocks to the south and a transportation corridor for the area.

The proposed zoning of “A-5” One-Family would allow the site to retain its single family residential uses by right. The lack of direct bus service and homogenous single family development lends this site as a continued single family use. 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, but surrounded by Single Family designations. A minor boundary adjustment to Single Family allows the proposed zoning of “A-5” One-Family to be compatible with the future land use designation of the adopted Comprehensive Plan.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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 traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Southeast Planning Sector:

9. Encourage the reuse of vacant buildings.

Although not in conformance with the future land use map but conforming with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (Technically Inconsistent).

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request does not assist in high-wage job growth nor a more sustainable tax base, is not a targeted high-growth industry, but would contribute to the quality of place.

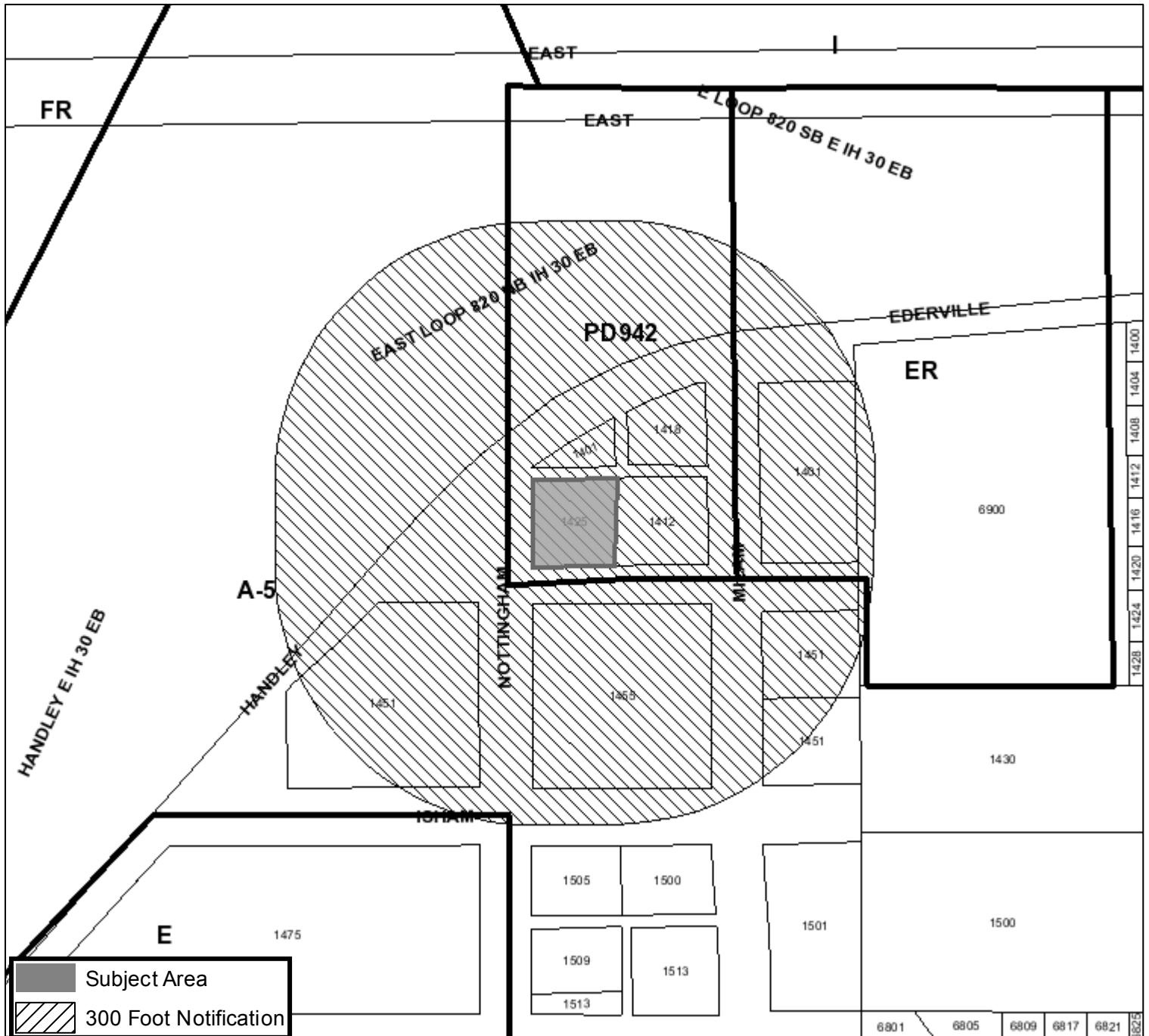




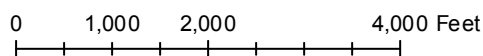
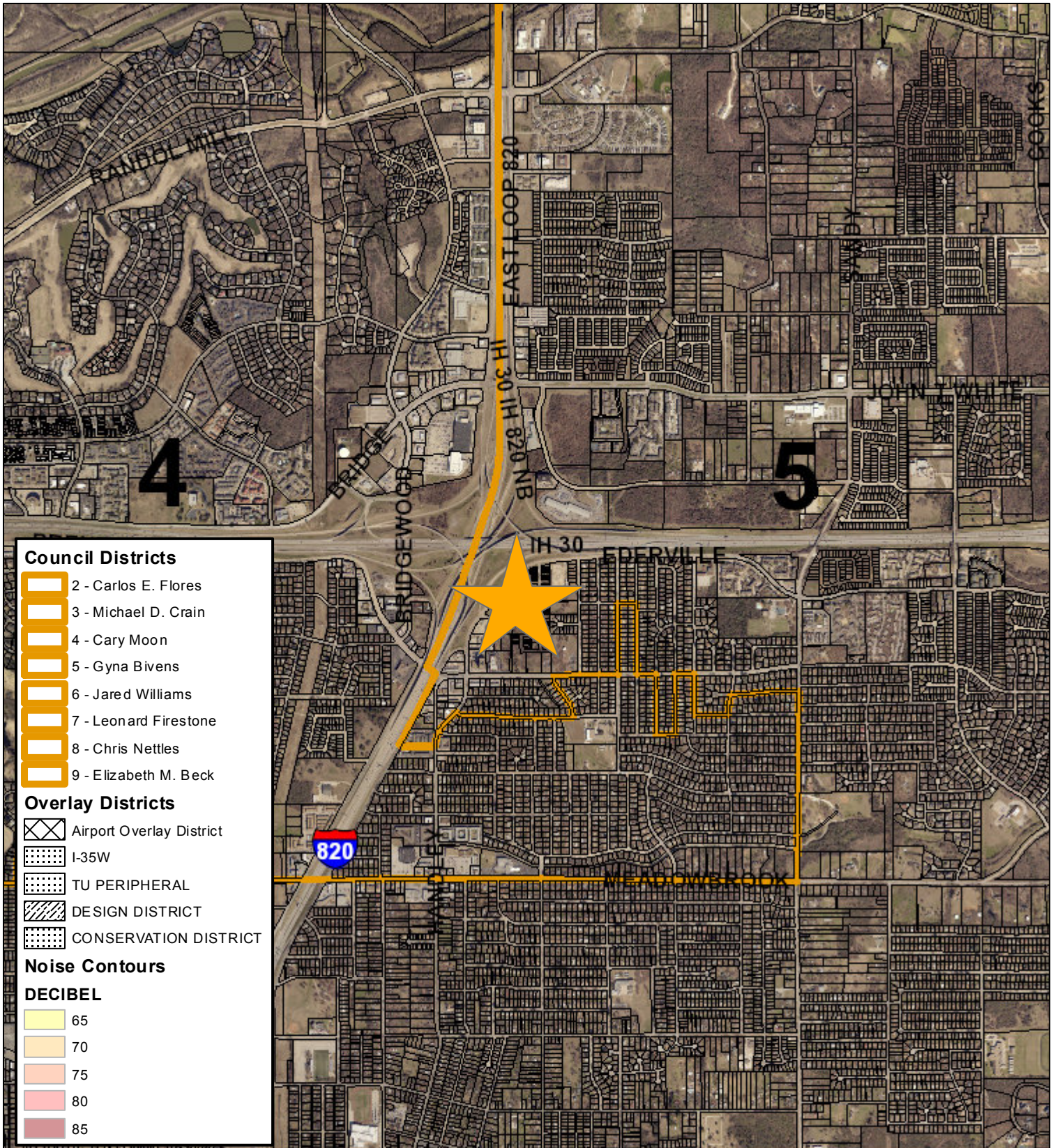
ZC-22-224

Area Zoning Map

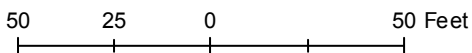
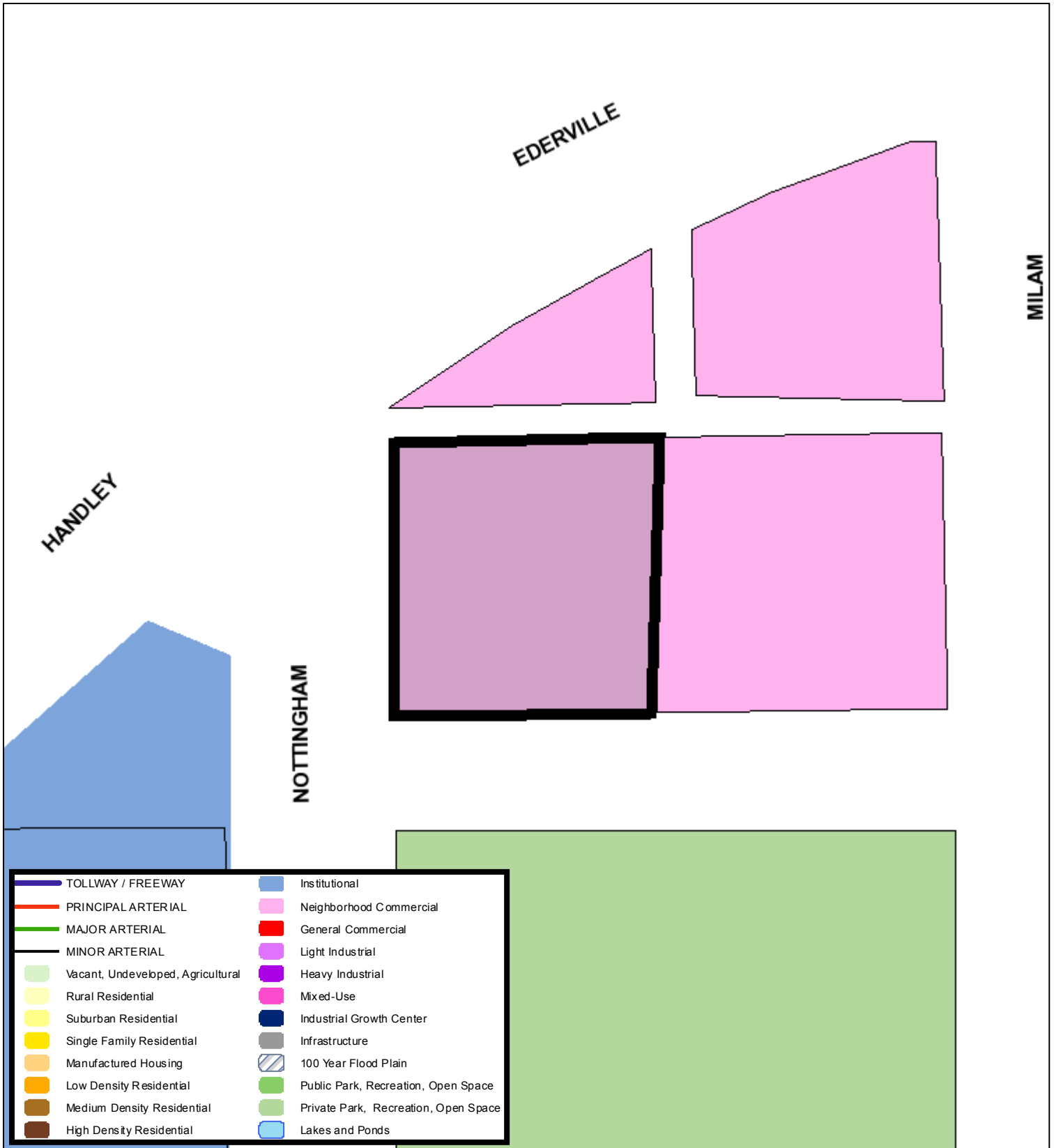
Applicant: Phillip W. Galyen
 Address: 1425 Nottingham Boulevard
 Zoning From: PD942
 Zoning To: A-5
 Acres: 0.22604974
 Mapsco: 066X
 Sector/District: Eastside
 Commission Date: 1/11/2023
 Contact: null



Area Map



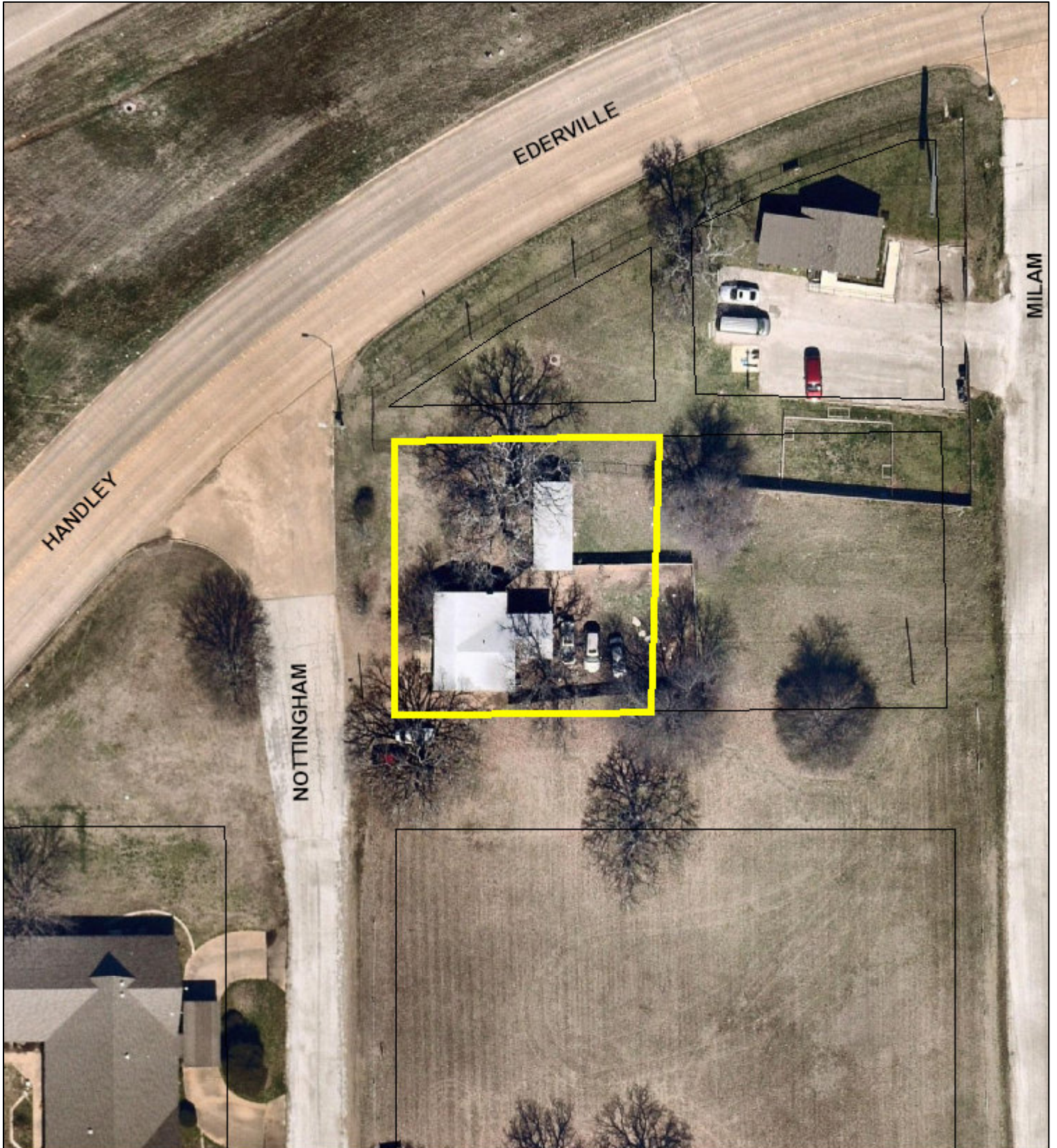
Future Land Use



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

