



Zoning Staff Report

Date: February 8, 2022

Case Number: ZC-21-219

Council District: 8

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Paulette & Jacquelyn Byars

Site Location: 2416 Louisiana Avenue

Acreage: 0.14 acres

Request

Proposed Use: Community Facility

Request: From: “A-5” One-Family

To: “CF” Community Facilities

Recommendation

Land Use Compatibility:

Requested change **is compatible**

Comprehensive Plan Consistency:

Requested change **is not consistent (Technical Inconsistency)**

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval by a vote of 9-0

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Project Description and Background

The proposed site is located on the corner of Louisiana Avenue and Atlanta Street. The applicant is proposing to rezone from the current “A-5” One-Family zoning to “CF” Community Facilities. The request was originally for “F” General Commercial. After discussions with staff, and providing additional details regarding the proposal, the applicant revised their application to “CF” Community Facilities which will allow the proposed land use by right.

The applicant intends to construct a building to coincide with their current facility across the street, which is used for a learning center/day care for children and students. The additional site would be used for afterschool tutoring and will be providing other community related activities.

Surrounding Zoning and Land Uses

North “A-5” One-Family Residential / single-family
East “A-5” One-Family Residential / community facility
South “A-5” One-Family Residential / single-family
West “A-5” One-Family Residential / single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were emailed on December 28, 2021:

Organizations Notified	
United Communities Association of South Fort Worth	Morningside NA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

* Located closest to this registered Neighborhood Association (across I-35)

Development Impact Analysis

Land Use Compatibility

The area is mostly residential in character and housing stock consists of primarily older single-family homes. The site is in close proximity to Interstate 35W to the east with a large railroad complex a few blocks to the west. The expansion of the proposed use on the vacant lot is appropriate at this location. The lot dimension would prohibit a large facility and it is likely that the new structure would maintain the residential character of the neighborhood.

The proposed zoning change **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as future Single Family Residential. This is analogous to but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zoning. “CF” Community Facilities zoning would require a future land use designation of “Institutional”.

LAND USE & ZONING CONFORMANCE

COMPREHENSIVE PLAN | LAND USE

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

The proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan Future Land Use designation.

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.

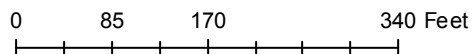
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

Although the proposed zoning request does not assist in high-wage job growth and is not a targeted high-growth industry, it will contribute to the quality of place for the neighborhood.

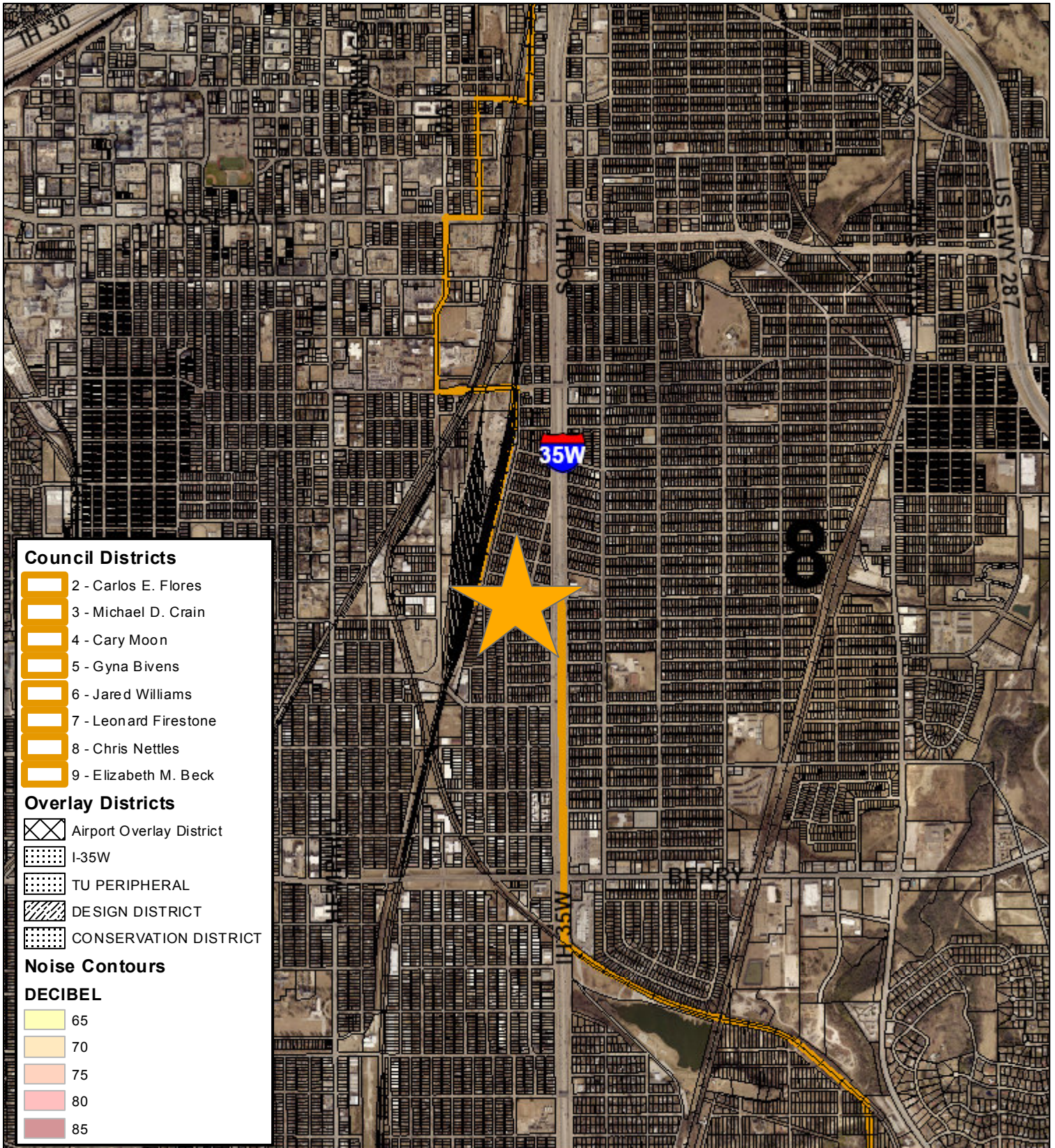


Area Zoning Map


Applicant: Paulette & Jacquelyn Byars
 Address: 2416 Louisiana Avenue
 Zoning From: A-5
 Zoning To: F
 Acres: 0.14201711
 Mapsco: 77T
 Sector/District: Southside
 Commission Date: 1/12/2022
 Contact: 817-392-6329








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

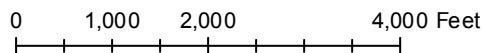
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

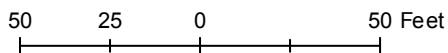
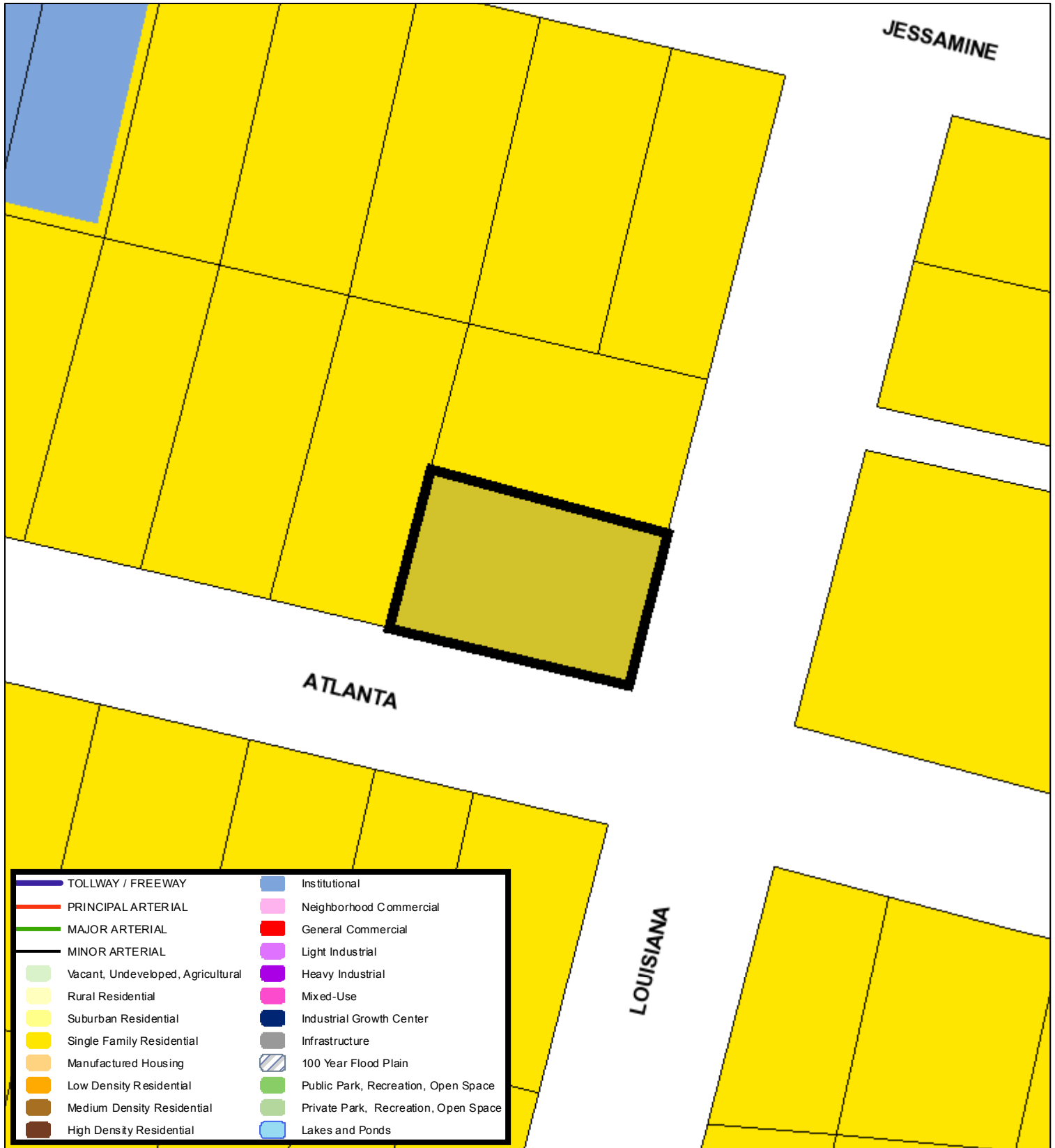
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



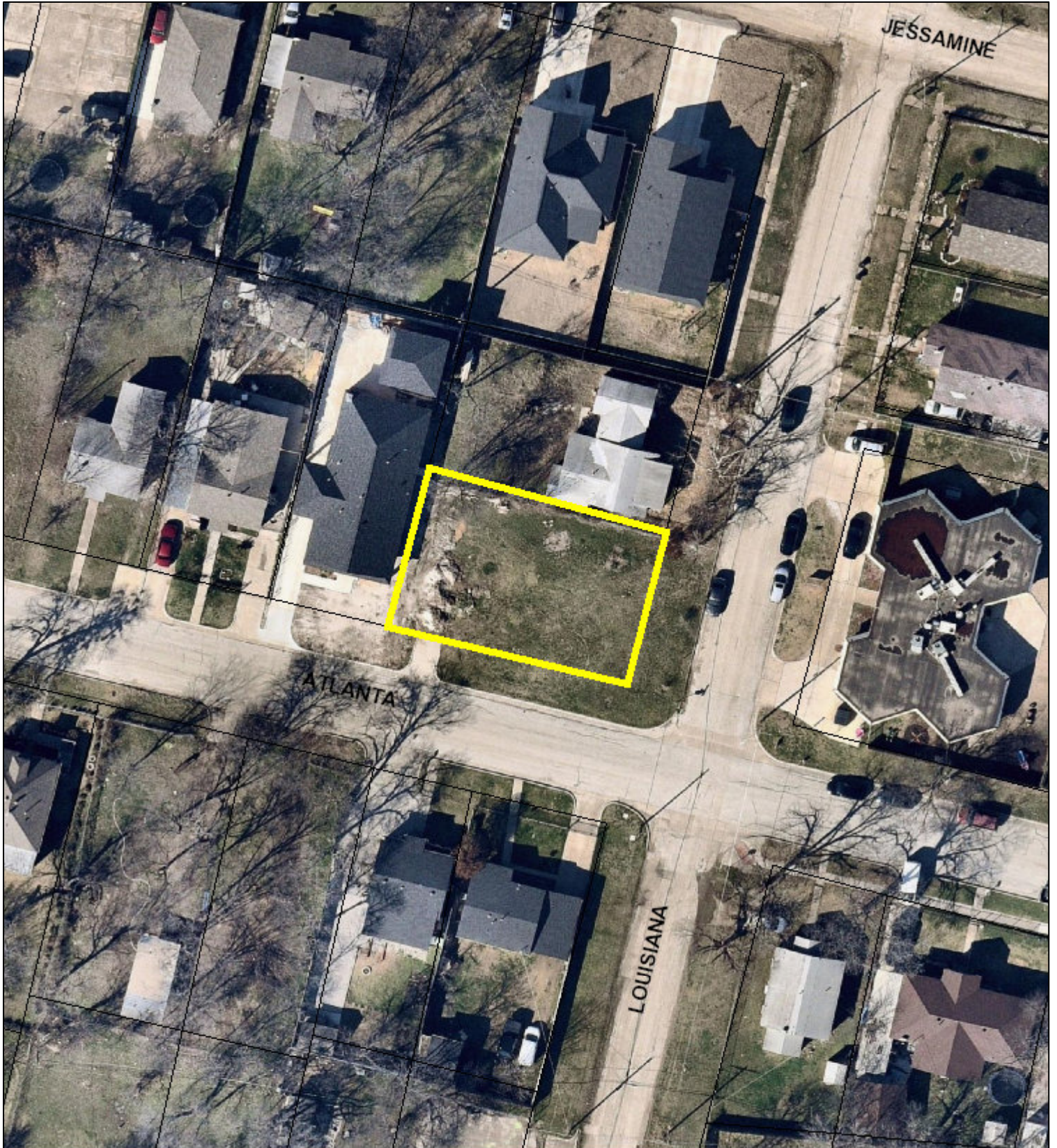
Future Land Use



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

