



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 15, 2020

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes X No ___

Owner / Applicant: City of Fort Worth Development Services Department

Site Location: 100 – 200 blocks South Sylvania Avenue Acreage: 7.54

Proposed Use: Commercial and Industrial uses

Request: From: "ER" Neighborhood Commercial Restricted, "MU-1" Low Intensity Mixed-Use

To: PD/F Planned Development for all uses in "F" General Commercial plus light manufacturing and brewery, to allow more than 50% enclosed storage area and excluding the following uses: no liquor package store, bar, tavern, club or cocktail lounge, massage or tattoo parlor, pawnshops, auto repair and sales, tire shops, amusement outdoor, RV park, game rooms as a primary use; site plan waiver recommended. Additionally the PD would allow outdoor storage related to the businesses at 112 and 120 South Sylvania Avenue

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

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

Staff Recommendation: **Approval**

Background:

The subject area is bounded by South Sylvania Avenue, Rayner Street and East 4th Street. The subject properties have various commercial and industrial type uses. The rezoning case, addresses potential growth along the river while retaining a zoning district that allows and supports the existing industrial uses.

A meeting was held at the request of Council Member Kelly Allen Gray on August 6, 2020 regarding the proposed zoning change. Staff notified the property owners according to Tarrant Appraisal District through email. Two parties attended, a property owner and the United Riverside NA President.

Surrounding Zoning and Land Uses:

- North "MU-1" Low Intensity Mixed-Use / vacant and commercial uses
- East "E" Neighborhood Commercial and "CF" Community Facilities / Single family, commercial and industrial uses, vacant land
- South "O-1" and "O-2" Floodplain Districts / Trinity River
- West "O-1" Floodplain District / Trinity River

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-049, -055, -056, -058 and -062, within subject area, surplus cases from B, E, I, J to A-5, approved;
ZC-15-071, within subject area, from B to E, approved; and
ZC-17-043, within subject area, from A-5, B, F, J to UR, MU-1, approved as PD 1138 for R2 uses and MU-1.
ZC-19-057 within subject area, council-initiated rezoning for multiple properties to various zoning districts, approved

Public Notification:

300 foot Legal Notifications were mailed on August 21, 2020.
The following organizations were notified: (emailed August 21, 2020)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Vintage Riverside NA
Riverside Alliance	Carter Riverside NA
Tarrant Regional Water District	United Riverside NA*
Friends of Riverside Park	East Fort Worth, Inc.
Streams and Valleys Inc.	Trinity Habitat for Humanity
Riverside Business Alliance	Oakhurst Scenic Drive Inc.
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Assoc.
Fort Worth ISD	

*Located within this registered neighborhood association**

Development Impact Analysis:

1. **Land Use Compatibility**

Based on retaining an established non-residential development pattern, the proposed zoning **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency-Northeast Sector**

The 2020 Comprehensive Plan designates the site as general commercial. The proposed zoning conforms to the following Comprehensive Plan policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

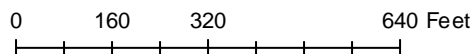
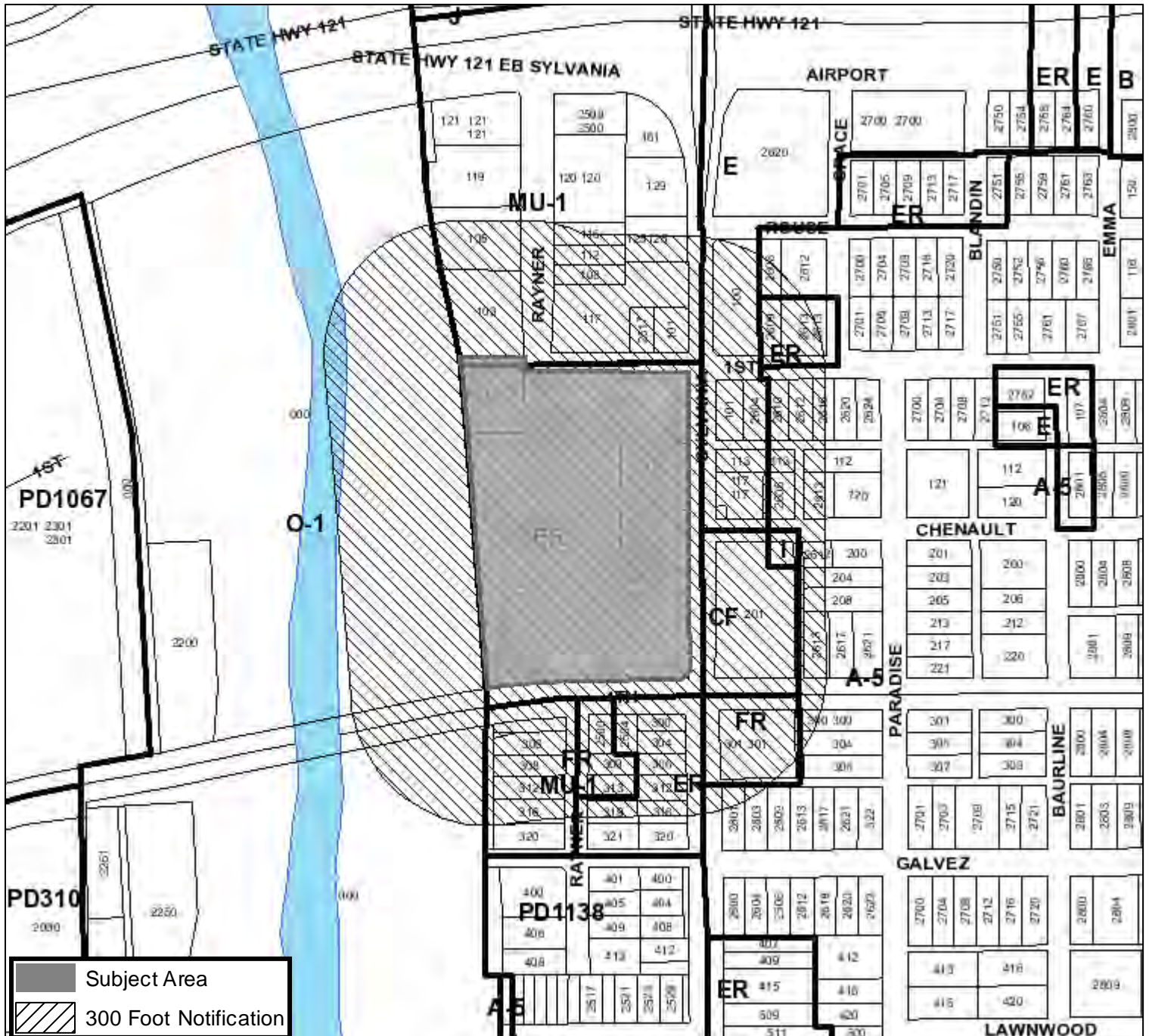
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2020 Comprehensive Plan.

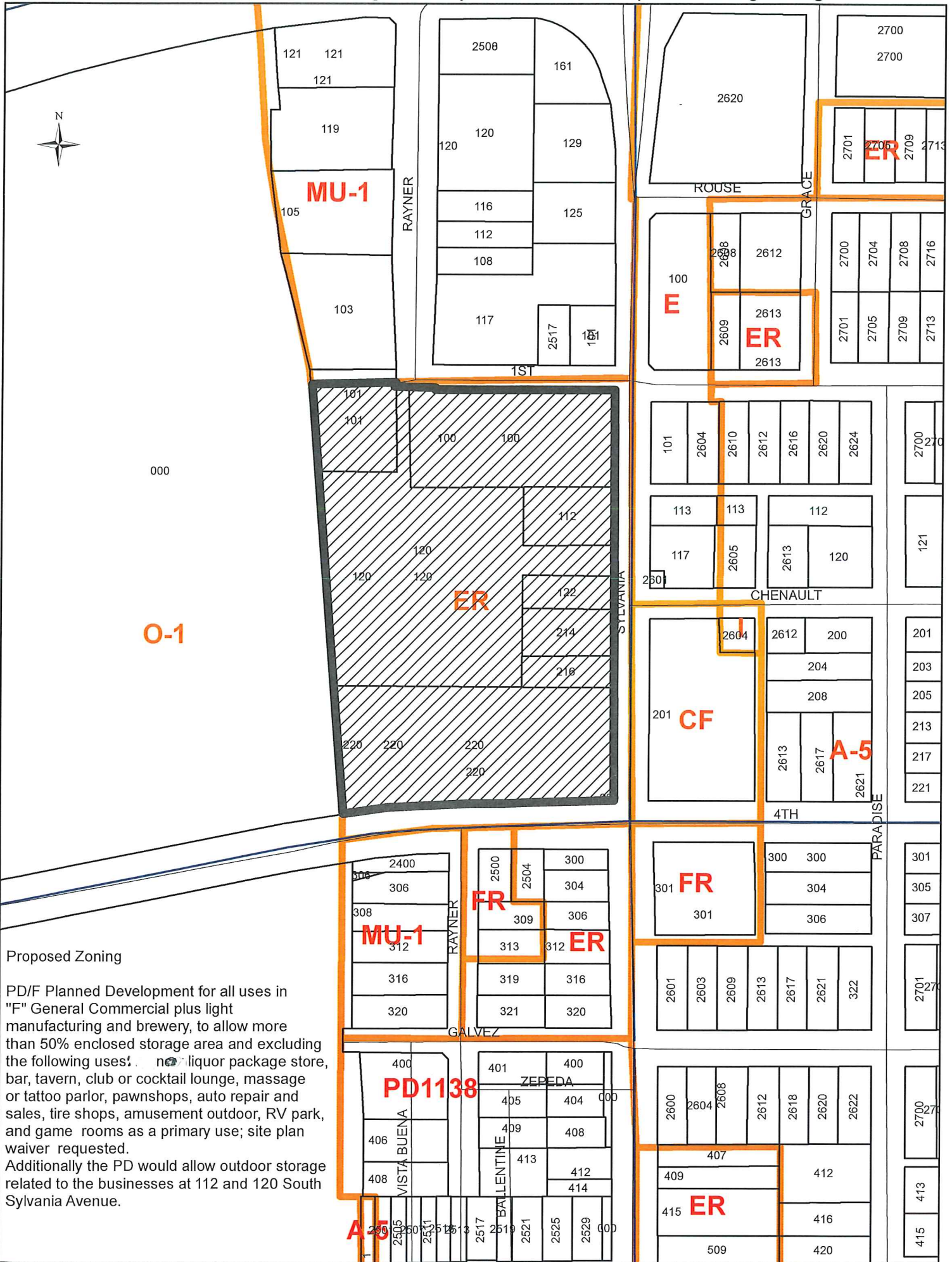
Attachments:

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

Area Zoning Map

Applicant: City of Fort Worth - Development Services
 Address: 100 - 200 blocks S. Sylvia Avenue
 Zoning From: ER, MU-1
 Zoning To: MU-1, PD for F uses plus light manufacturing & brewery, excluding certain uses, with dev. n.
 Acres: 7.54779416
 Mapsco: 63U
 Sector/District: Northeast
 Commission Date: 9/9/2020
 Contact: 817-392-2495





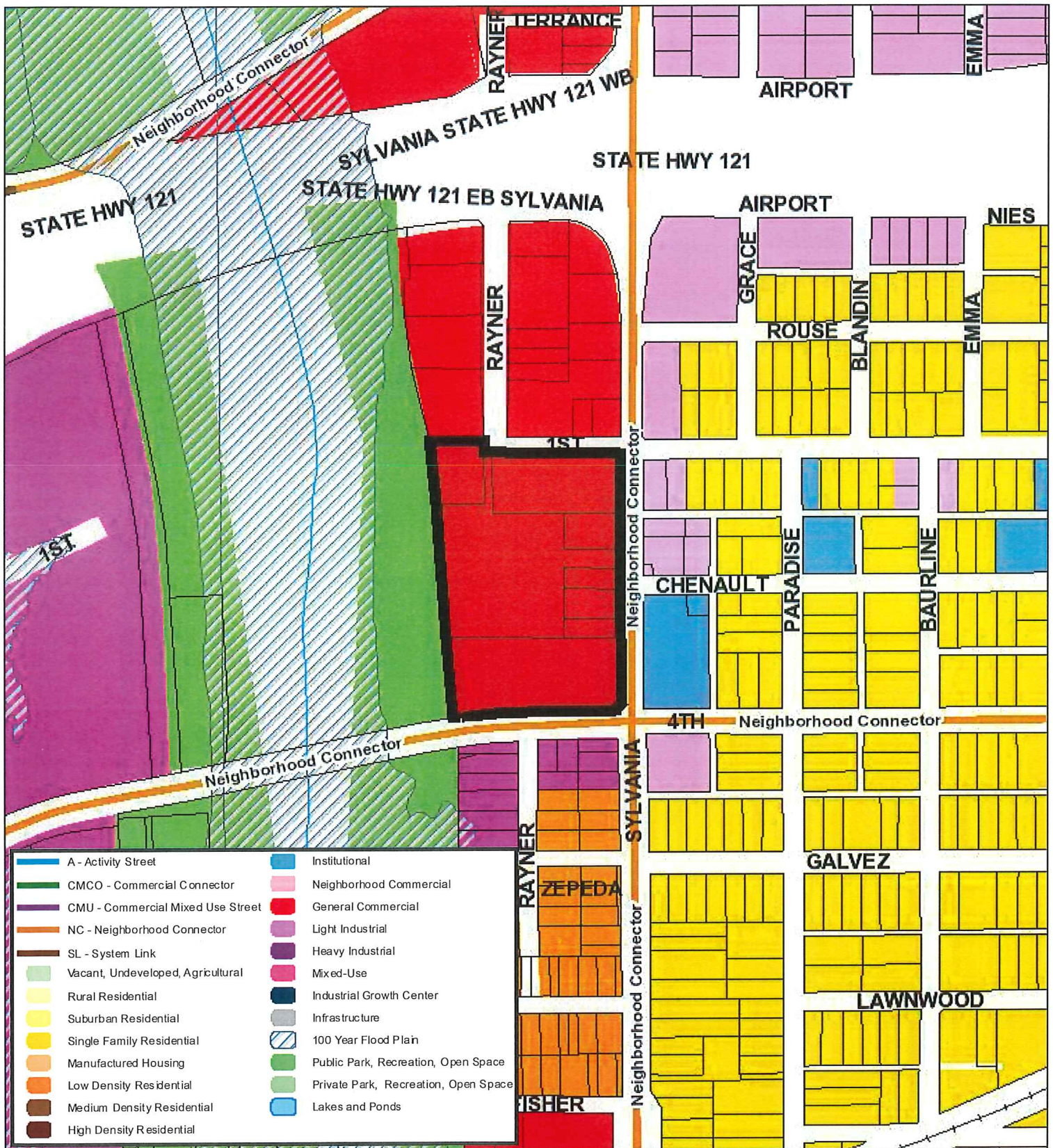
Proposed Zoning

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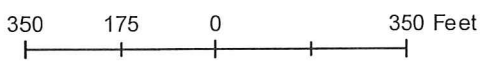
Area Map



Future Land Use



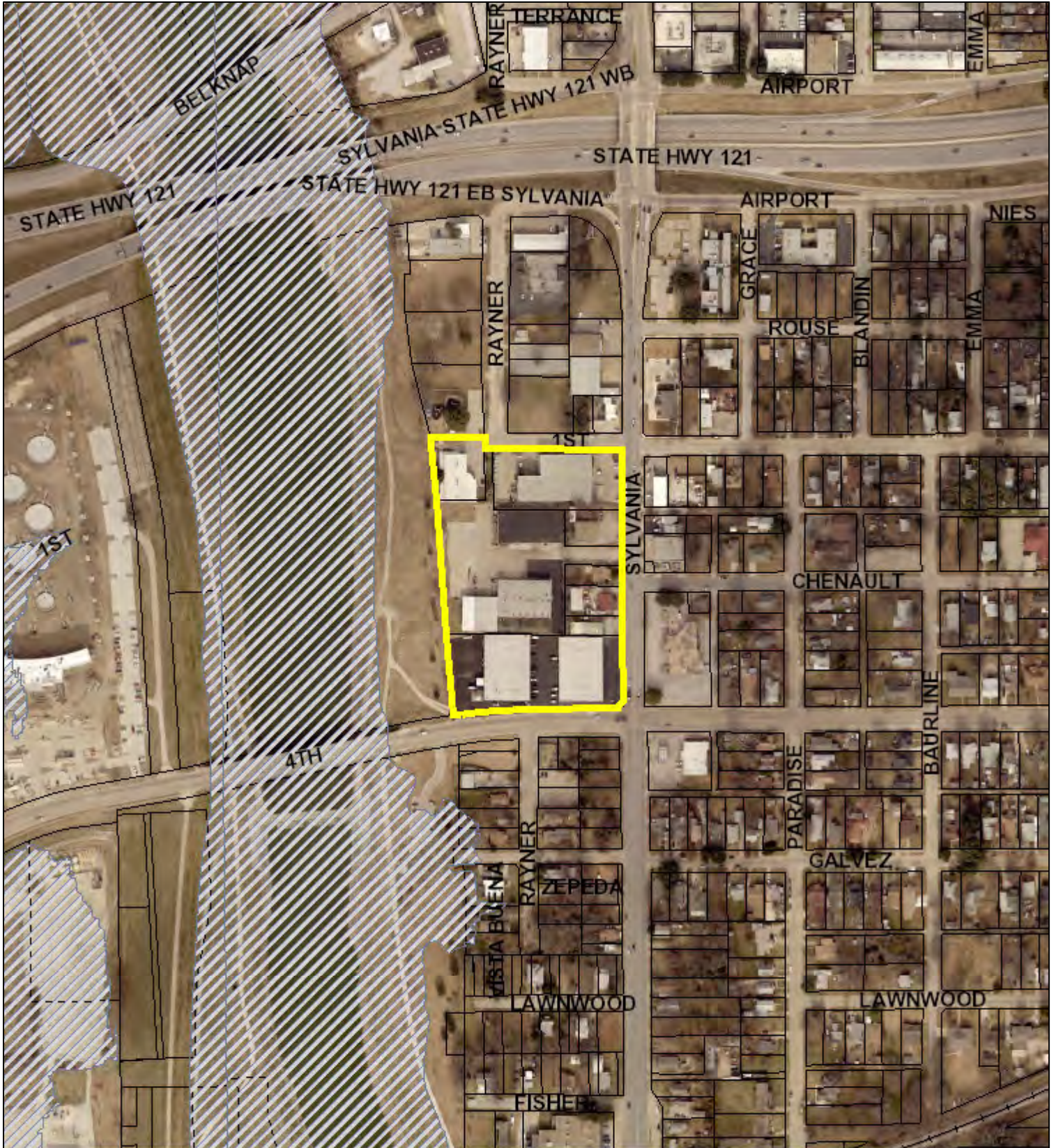
	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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 3, 2020



Aerial Photo Map



0 220 440 880 Feet

