



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 28, 2020

Council District 9

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: 2 letters Support: Riverside Business Alliance	Continued	Yes <u>X</u> No ___
	Case Manager	<u>Laura Evans</u>
	Surplus	Yes ___ No <u>X</u>
	Council Initiated	Yes ___ No <u>X</u>

Owner / Applicant: Sevanne Steiner/Charlotte Hogan

Site Location: 914 N. Sylvania Avenue Acreage: .212

Proposed Use: **Mixed-Use**

Request: From: "E" Neighborhood Commercial
 To: "MU-1" Low Intensity Mixed Use

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

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

Staff Recommendation: **Approval**

Background:
 The applicant is requesting a zoning change to "MU-1" Low Intensity Mixed Use for a mixed-use development. The proposed rezoning site is located on North Sylvania, a Neighborhood Connector on the Master Thoroughfare Plan, at the terminus of Lillian Street. The block face where this property is located is zoned "E" Neighborhood Commercial and "A-5" One Family.

The subject area is approximately three blocks north of the Six Points Urban Village.

The case was continued at the November zoning commission meeting in order for the applicant to have additional conversations with the neighborhood. At the time of this report no additional information has been received.

Site Information:
Surrounding Zoning and Land Uses:
 North "E" Neighborhood Commercial / single family
 East "A-5" One Family / single family
 South "E" Neighborhood Commercial / commercial
 West "E" Neighborhood Commercial / commercial

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on October 25, 2019.
 The following organizations were notified: (emailed October 22, 2019)

Organizations Notified	
Riverside Alliance	Charleston Homeowners Association
Vintage Riverside NA*	Oakhurst NA
Carter Riverside NA	Tarrant Regional Water District
Friends of Riverside Park	Streams And Valleys Inc
Trinity Habitat for Humanity	Riverside Business Alliance
Oakhurst Scenic Drive Inc.	Oakhurst Alliance of Neighbors
Fort Worth ISD	

**Located within this Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to “MU-1” for a future mixed-use development. Surrounding uses consist of commercial and single family.

The proposed “MU-1” zoning **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Northeast

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. “MU-1” Low Intensity Mixed-Use commercial uses are based on the uses allowed in the “E” Neighborhood Commercial district. Because of this, the proposed “MU-1” zoning is consistent with the Comprehensive Plan. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space.
- Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.

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

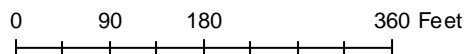
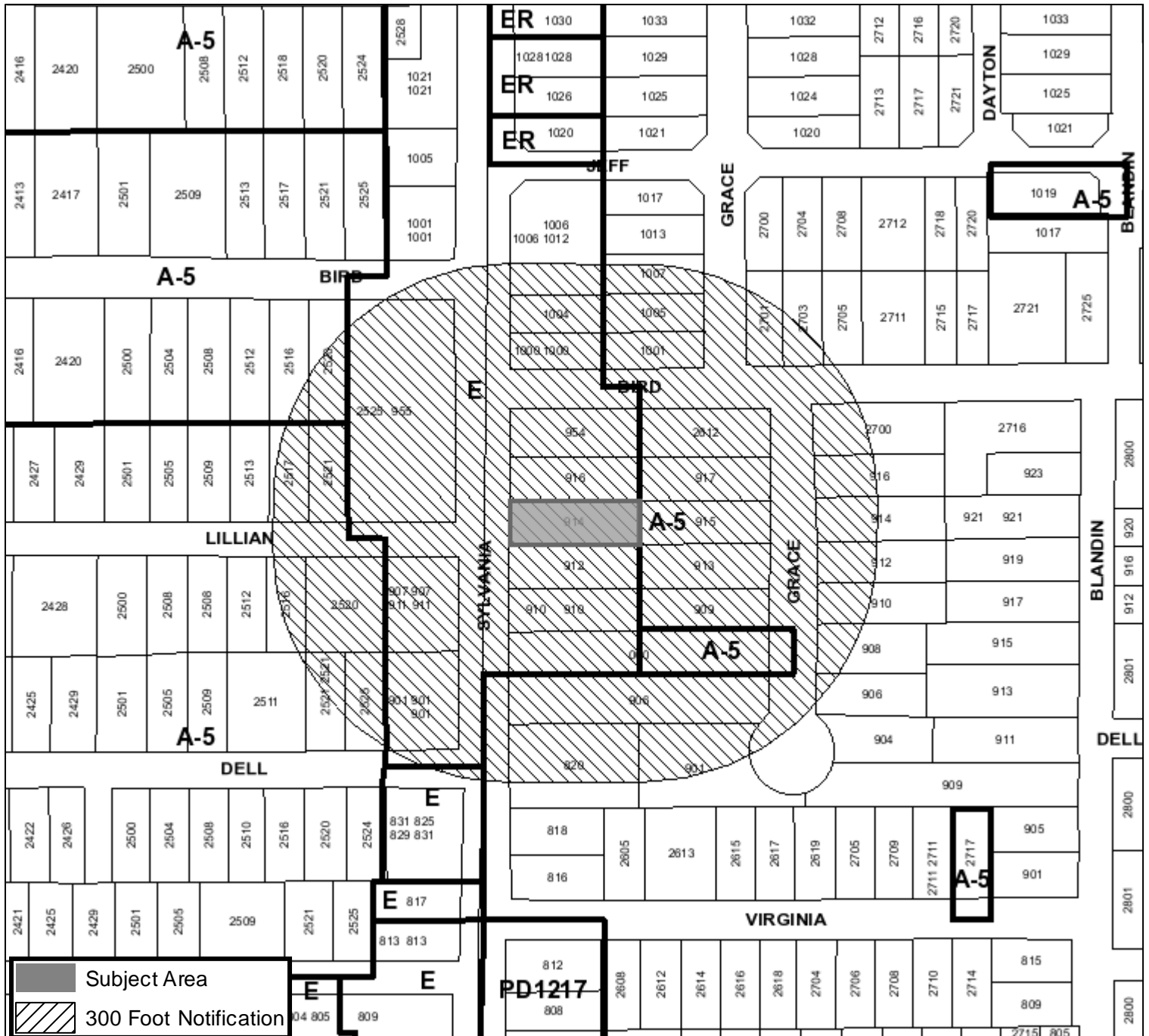
Attachments:

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



Area Zoning Map

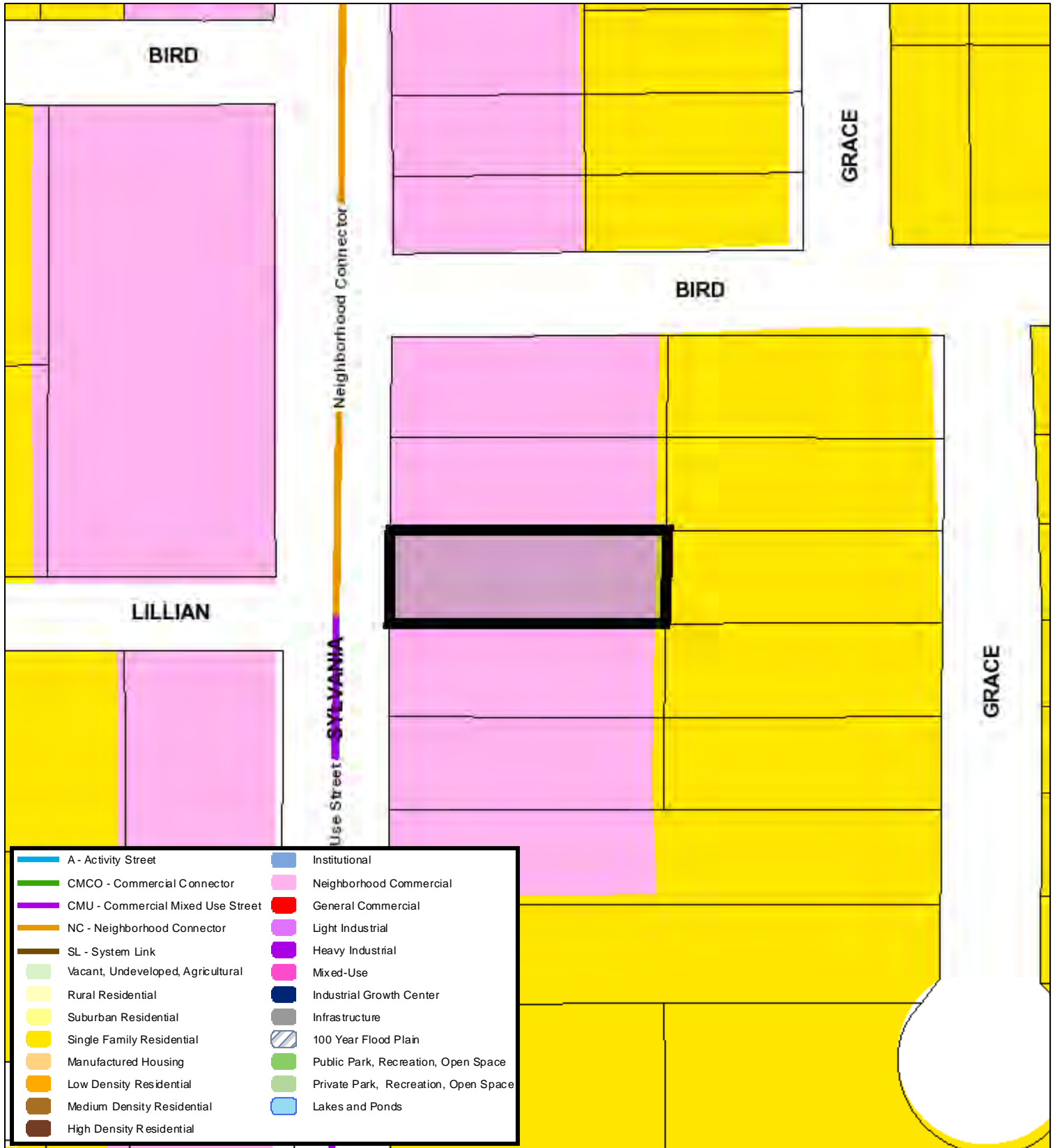
Applicant: Sevanne Steiner/Charlotte Hogan
 Address: 914 N. Sylvania Avenue
 Zoning From: E
 Zoning To: MU-1
 Acres: 0.21250323
 Mapsco: 63Q
 Sector/District: Northeast
 Commission Date: 11/13/2019
 Contact: 817-392-8043



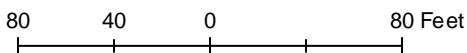
Area Map



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 5, 2019.



Aerial Photo Map



BIRD

GRACE

BIRD

LILLIAN

GRACE

SYLVANIA

DELL

0 50 100 200 Feet



~~James Austin, 2017 Teakwood Trail
Rosa Ramirez, 4820 El Rancho~~

~~The following individuals appeared in opposition of ZC-19-158:
Barbara Smith, representing The New Mitchell Blvd, 2508 Malvern~~

~~1st Motion: Commissioner Conlin made a motion, seconded by Commissioner Runnels,
that ZC-19-158 be Denied with Prejudice. Motion failed 4-4.~~

~~2nd Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner
Miller that ZC-19-158 be Denied without Prejudice. Motion failed 3-5.~~

~~3rd Motion: Commissioner Gober made a motion that ZC-19-158 be Approved for “E”.
Motion failed to get a second.~~

~~4th Motion: Commissioner McDonnell made a motion, seconded by Commissioner
Aughinbaugh, that ZC-19-158 be continued for 60 days. Motion failed 2-6.~~

~~Final Motion: Commissioner Trevino made a motion, seconded by Commissioner Gober,
that ZC-19-158 be Approved as amended for “ER”. Failed motion to approve 4-4, case
moves forward as denial of “ER”.~~

**2. ZC-19-161 Sevanne Steiner/Charlotte Hogan (CD 9) – 914 N. Sylvania Ave. (0.21 ac.)
From: “E” Neighborhood Commercial To: “MU-1” Low Intensity Mixed-Use**

Sevanne Steiner, 6412 Shasta Trail, appeared before the Commission in support of ZC-19-158.

The following correspondence was submitted in support of ZC-19-161:
Riverside Business Alliance

The following correspondence was submitted in opposition of ZC-19-161:
2 letters

Motion: Commissioner Miller made a motion, seconded by Commissioner Aughinbaugh,
that ZC-19-161 be Approved. Motion passed 8-0.

**3. ZC-19-166 Coraldane Hamrick (CD 8) – 2008, 2020 Sycamore School Rd. (1 ac.) To:
Add Conditional Use Permit (CUP) for automatic car wash facility in “E”
Neighborhood Commercial; site plan included**

Samuel Rhea, 4532 Cloudview Rd, appeared before the Commission in support of ZC-19-166.

The following individuals appeared in support of ZC-19-166:
Stephanie Kaiser, 111 Congress Ave, Austin, TX

Barry Hudson, 3012 Gunnison Trail, appeared before the Commission in support of ZC-19-154.

Motion: Commissioner Runnels made a motion, seconded by Commissioner McDonnell, that ZC-19-154 be Approved. Motion passed 9-0.

2. ZC-19-158 James Austin (CD 8) – 3220 Mitchell Blvd. (1.08 ac.) From: “B” Two-Family, “E” Neighborhood Commercial To: “E” Neighborhood Commercial

Sonya Bell, 4033 Hunter Hill Dr, appeared before the Commission in support of ZC-19-158.

The following individuals appeared in support of ZC-19-158:

James Austin
Rosa Ramirez

The following individuals appeared in opposition of ZC-19-158:

Barbara Smith, representing The New Mitchell Blvd, 2508 Malvern

The following correspondence was submitted in opposition of ZC-19-158:

Glencrest Civic League
The New Mitchell Blvd NA

Motion: Commissioner Conlin made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-158 be continued for 30 days. Motion passed 9-0.

3. ZC-19-161 Sevanne Steiner/Charlotte Hogan (CD 9) – 914 N. Sylvania Ave. (0.21 ac.) From: “E” Neighborhood Commercial To: “MU-1” Low Intensity Mixed-Use

Sevanne Steiner, 6412 Shasta Trail, appeared before the Commission in support of ZC-19-158.

The following individuals appeared in support of ZC-19-161:

Chad Colley, representing River East Assoc., 2900 Race St

The following correspondence was submitted in support of ZC-19-161:

Riverside Business Alliance
1 letter

The following correspondence was submitted in opposition of ZC-19-161:

Vintage Riverside NA (requests continuance)
6 letters

Motion: Commissioner Miller made a motion, seconded by Commissioner Trevino, that ZC-19-161 be continued for 30 days. Motion passed 9-0.