



Zoning Staff Report

Date: October 17, 2023

Case Number: ZC-23-122

Council District: 9

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Jesús Luna

Site Location: 5212 James Avenue

Acreage: 0.17 acres

Request

Proposed Use: Single Family Residence

Request: From: "E" Neighborhood Commercial

To: "A-5" One-Family Residential

Recommendation

Land Use Compatibility: Requested change is **not compatible**

Comprehensive Plan Consistency: Requested change is **not consistent**

Staff Recommendation: **Denial**

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

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Project Description and Background

The location of the property falls within Council District 9, and it is situated approximately a quarter-mile north of the intersection with I-20. At present, the land is vacant, and the applicant seeks to change its zoning classification from "E" Neighborhood Commercial to "A-5" One Family Residential to construct a single-family home on the lot.

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / single-family residence
East "PD-C" Medium-Density Multifamily / multifamily development
South "E" Neighborhood Commercial / single-family residence
West "C" Medium-Density Multifamily / multifamily development

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.
The following organizations were emailed on August 30, 2023:

Organizations Notified	
South Hills NA	Streams and Valleys Inc
District 6 Alliance	Trinity Habitat for Humanity
Fort Worth ISD	

**Not located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

This particular property is located on James Avenue, which is considered an arterial road. As per the City Ordinance, residential driveways for individual one-family and two-family dwellings are not allowed to have direct access on any arterial road. There are three properties neighboring the block - one to the north and two to the south of the rezoning site - that are zoned E Neighborhood Commercial. However, they have houses that were constructed in the 50s and are considered legal non-conforming structures. Apart from these structures, most of the properties along James Avenue are either higher density multifamily, commercial or industrial developments.

The proposed rezoning is **not compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Sycamore

The 2023 Comprehensive Plan currently designates the subject property as future neighborhood commercial. The zoning types that would be in alignment with this future land use designation are Neighborhood Commercial “ER” and “E”, Mixed-Use Low Intensity “MU-1”, and applicable form-based codes.

LAND USE & ZONING CONFORMANCE COMPREHENSIVE PLAN | LAND USE

FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

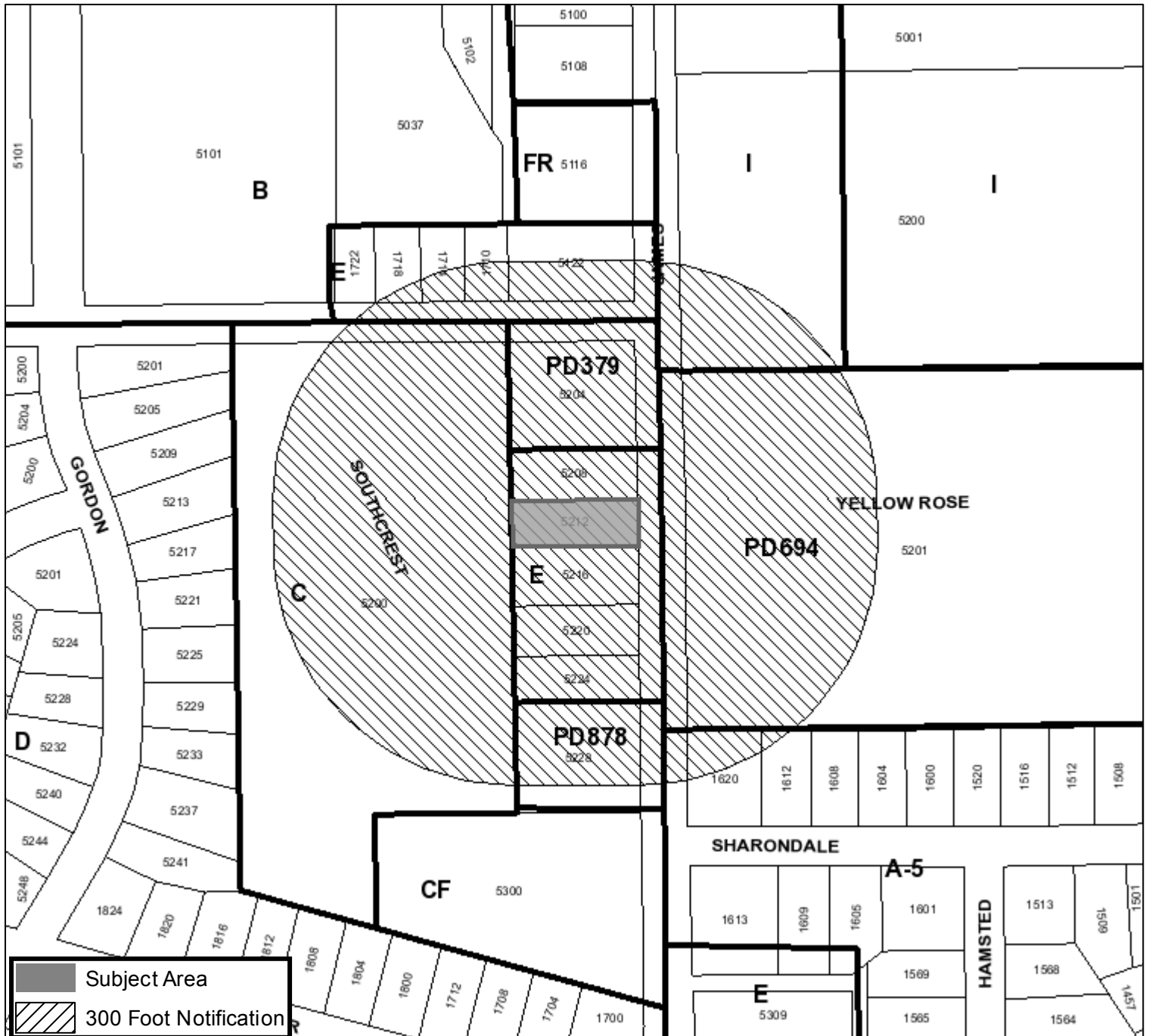
The proposed zoning is **not consistent** with the Comprehensive Plan.





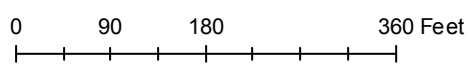
ZC-23-122

Area Zoning Map

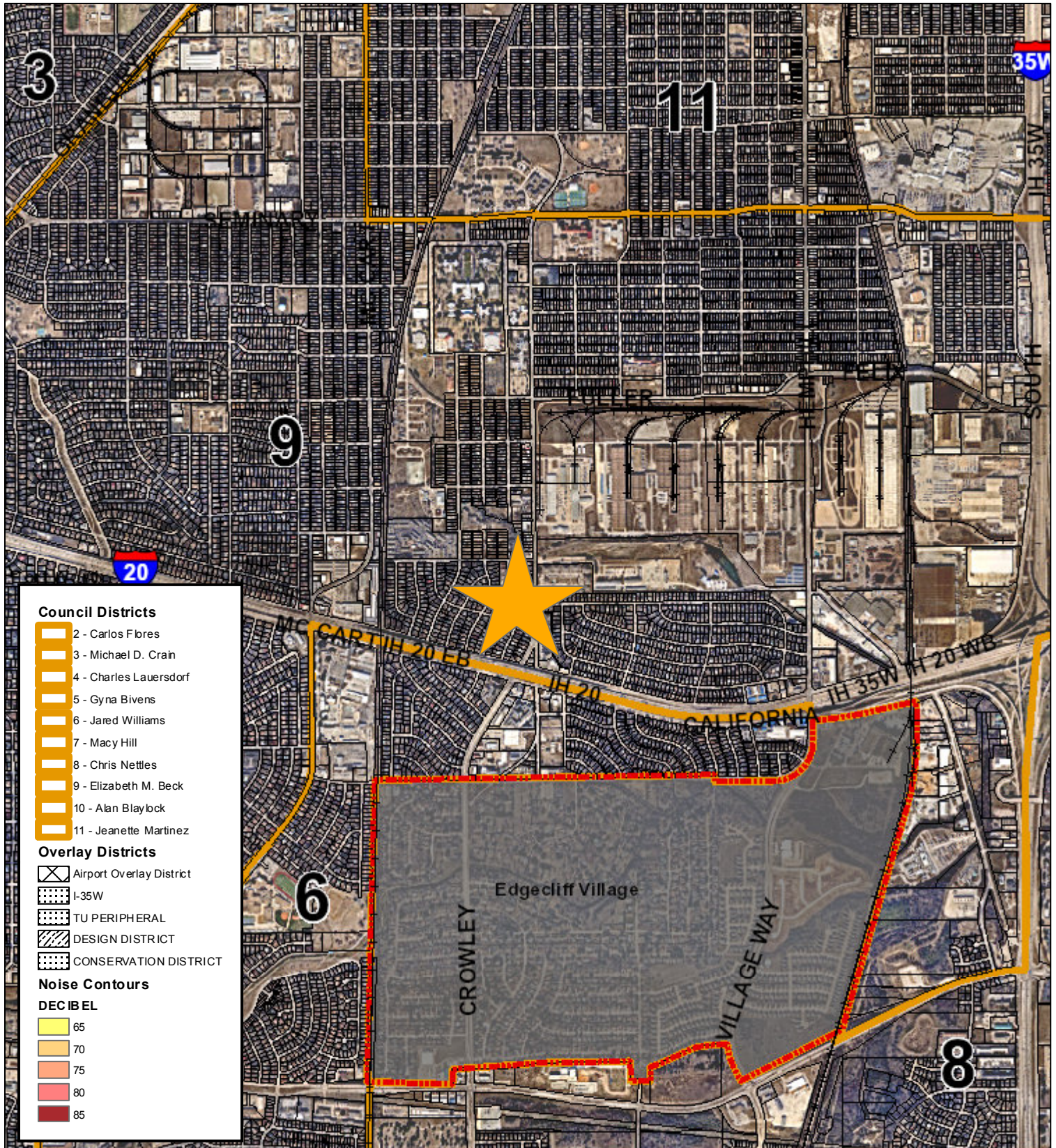
Applicant: Jesus Luna
 Address: 5212 James Avenue
 Zoning From: E
 Zoning To: A-5
 Acres: 0.21161742
 Mapsco: Text
 Sector/District: Sycamore
 Commission Date: 9/13/2023
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

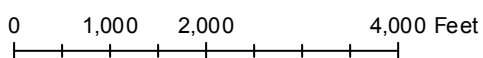
Overlay Districts

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

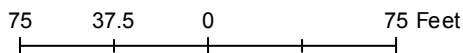
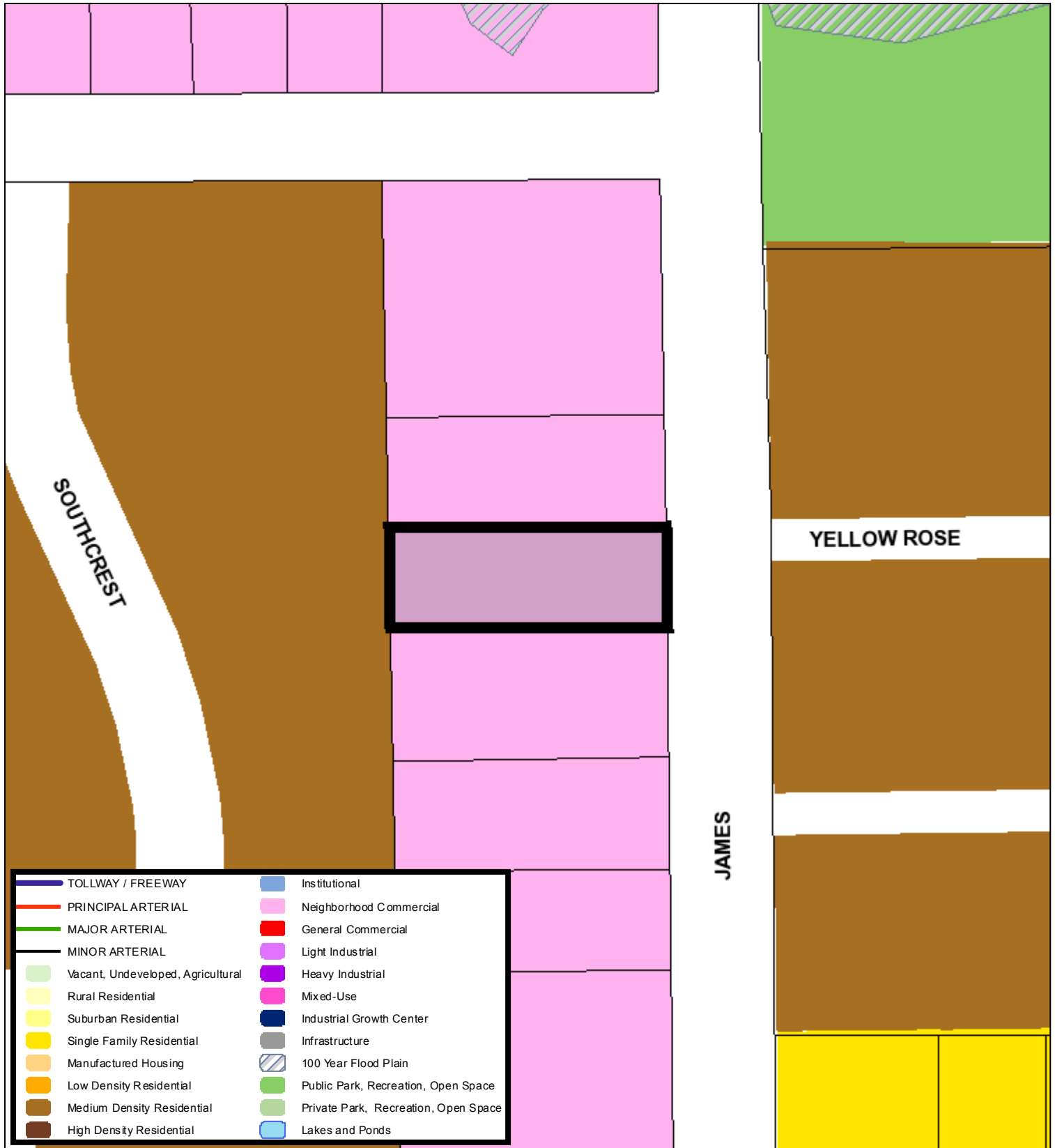
Noise Contours

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 45 90 180 Feet

