



# Zoning Commission

Date: May 10, 2022

Case Number: ZC-22-044

Council District 9

## Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: 1326 College Ave LLC/ Michael Karol

Site Location: 1326 College Ave

Acreage: 0.1213 acres

### Request

Proposed Use: Residential

Request: From: "B" Two – Family

To: "C" Medium Density

### Recommendation

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 5-3**

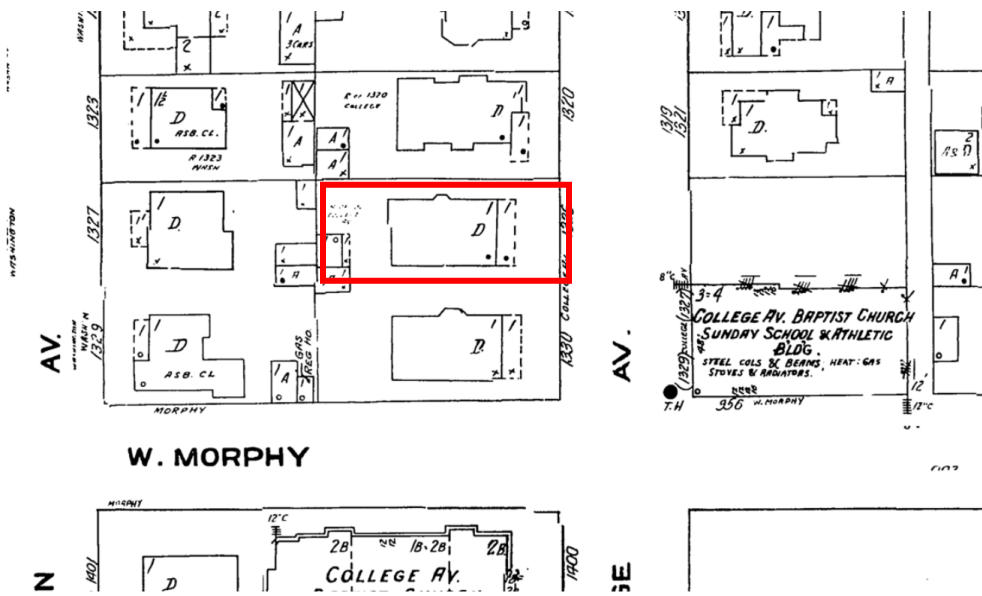
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## Project Description and Background

The property is located at the southwest portion of the 1300 block of College Avenue between Magnolia Avenue and W. Morphy Street in the Fairmount Historic District. The applicant is proposing to rezone the property from “B” Two – Family to “C” Medium Density. “C” Medium Density multifamily dwelling units have a maximum density of 24 dwelling units / acre with design standards.

Historic Sanborn Maps shows the property as a single-family residence with a garage and garage apartment.



## Surrounding Zoning and Land Uses

North “C” Medium Density / Multifamily Residential  
East “C” Medium Density / Multifamily Residential  
South “C” Medium Density / Multifamily Residential  
West “C” Medium Density / Multifamily Residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.  
The following organizations were notified: (emailed April 1, 2022)

Organizations Notified	
Ryan Place Improvement Association	Mistletoe Heights NA
Fairmount NA*	Berkley Place NA
Streams and Valleys	Habitat for Humanity
Hemphill Corridor Task Force	Near Southside Inc
Fort Worth ISD	

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

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The surrounding properties range from single family residences to multifamily. Historically the Fairmount neighborhood has been comprised of single-family residences that often have accessory dwelling units, duplex and apartment complexes.

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

### Comprehensive Plan Consistency – Southside

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The 2021 Comprehensive Plan currently designates the subject property as Low Density Residential.

The proposed zoning is not consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Promote adaptive re-use of older buildings and the renovation of existing multifamily units.
- Encourage office and high-density residential uses which will support area commercial uses.

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

### Economic Development Plan

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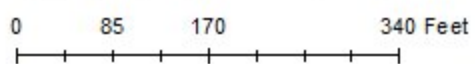
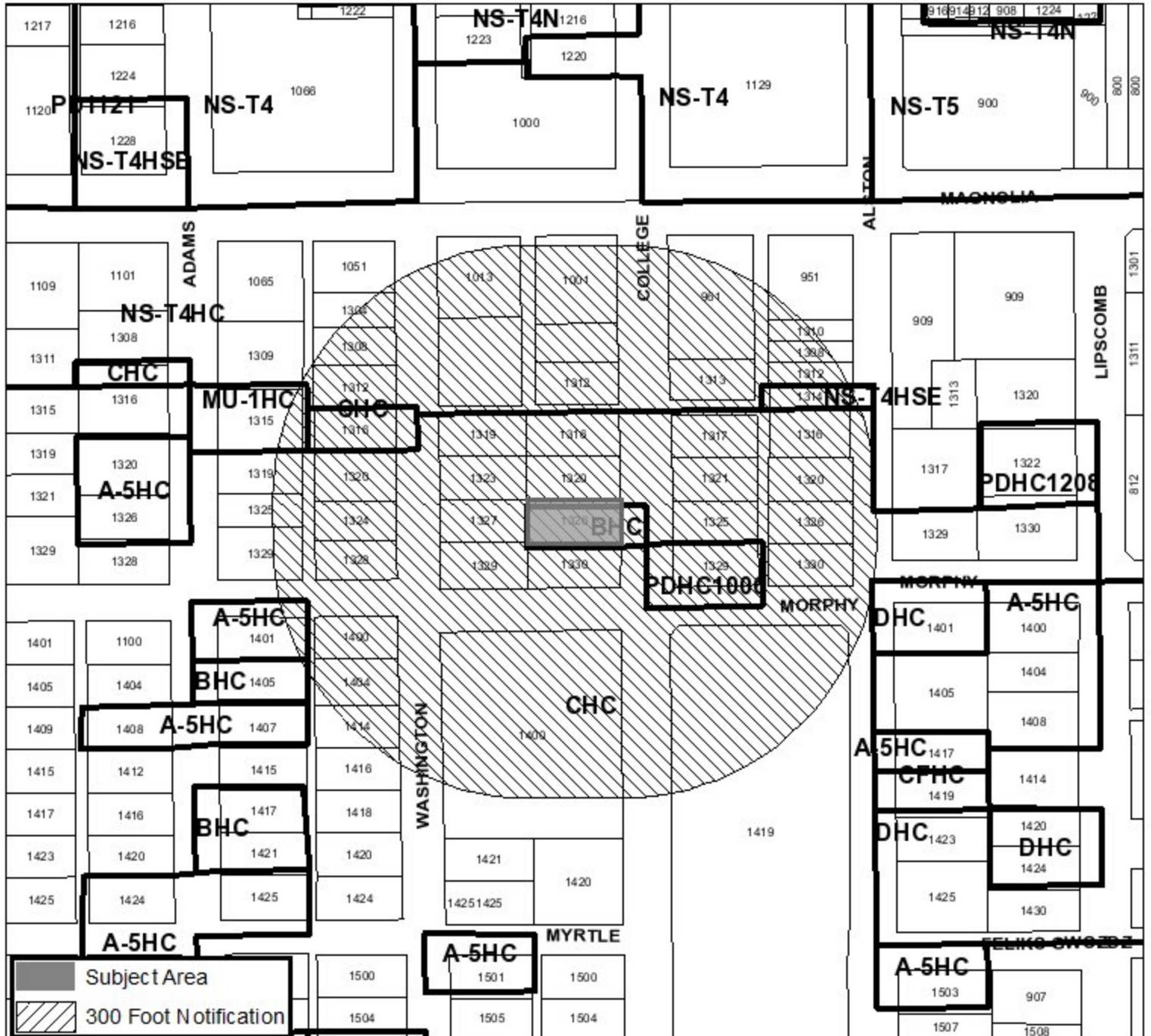
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. One goal is that residential density should be increase in downtown adjacent neighborhoods.



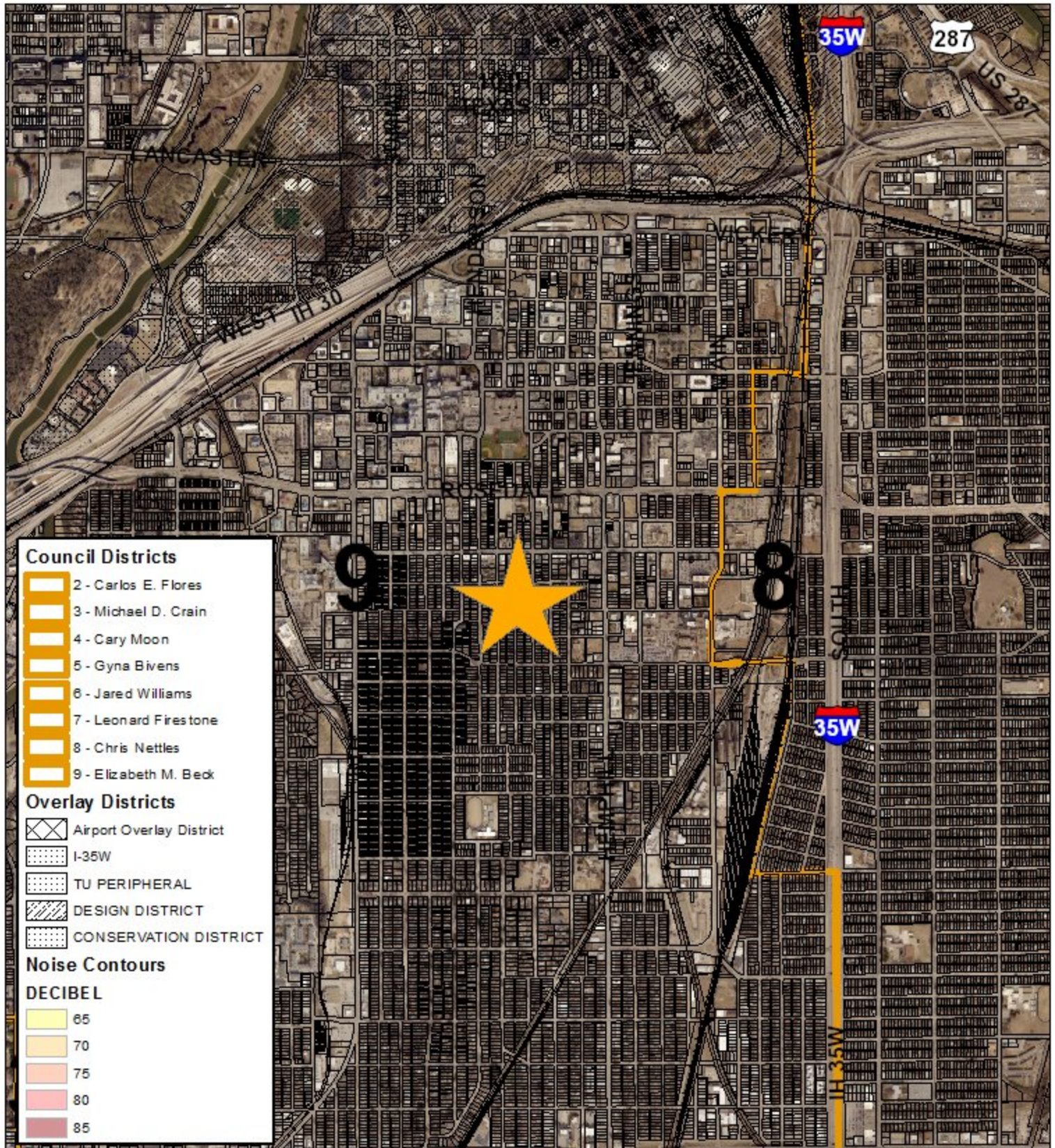
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# Area Zoning Map

Applicant: 1326 College Ave. LLC  
 Address: 1326 College Avenue  
 Zoning From: B/HC  
 Zoning To: C/HC  
 Acres: 0.12623434  
 Mapsco: 76M  
 Sector/District: Southside  
 Commission Date: 4/13/2022  
 Contact: 817-392-8012



## Area Map

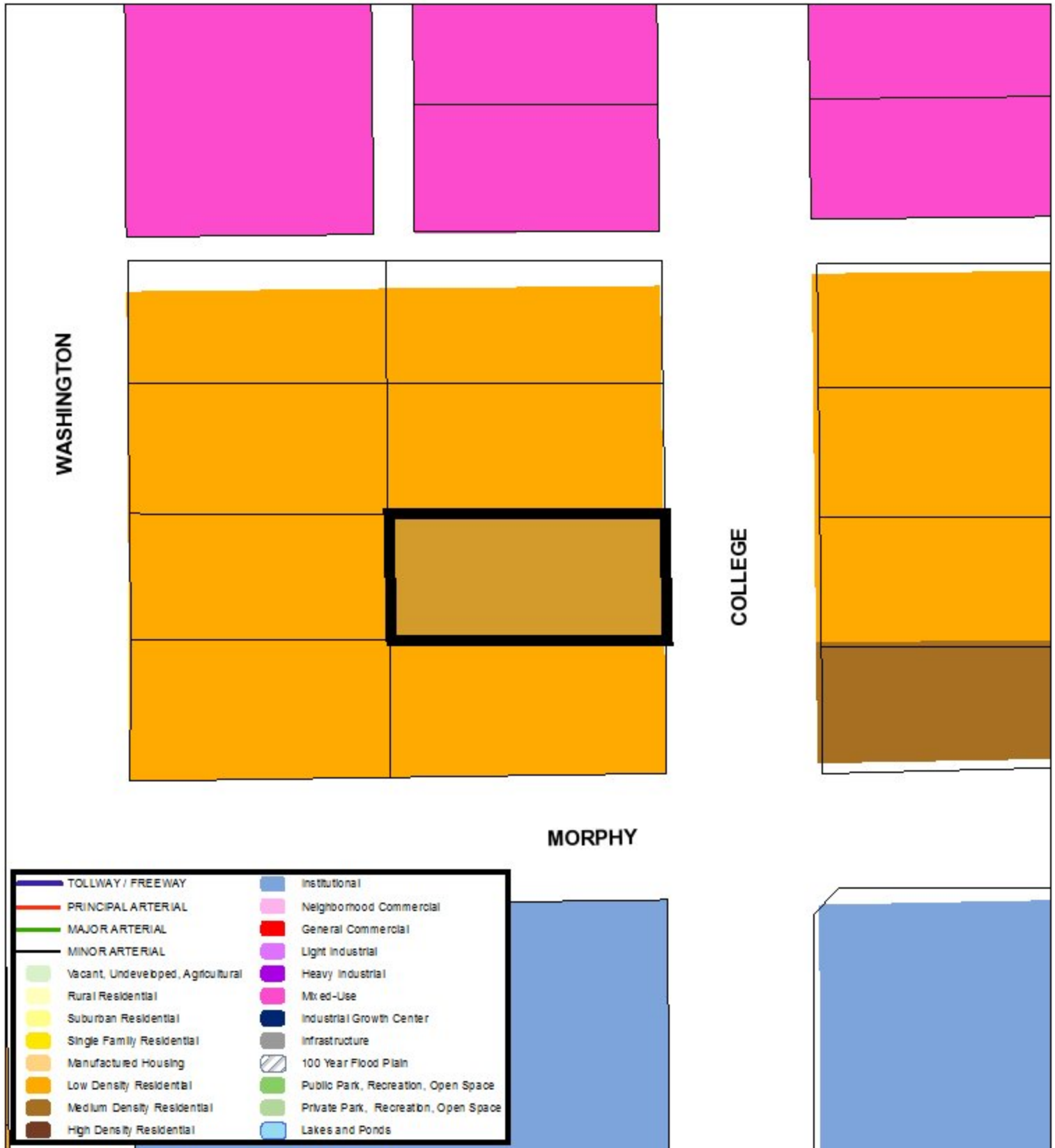


0 1,000 2,000 4,000 Feet

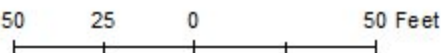


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# Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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.





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Aerial Photo Map



0 30 60 120 Feet

