



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 15, 2020

**Council District**     **9**

**Zoning Commission Recommendation:**  
Approval of four units by a vote of 5-4

**Opposition:** 1 person spoke; Riverside Alliance;  
Oakhurst Alliance of Neighbors; Oakhurst  
NA; 29 letters

**Support:** None submitted

Continued            Yes   X   No   \_\_    
Case Manager          Laura Evans    
Surplus              Yes   \_\_   No   X    
Council Initiated    Yes   \_\_   No   X  

**Owner / Applicant:**        **Daniel Sanchez**

**Site Location:**            1900 N. Sylvania Avenue            Acreage:    0.316

**Proposed Use:**            **Multifamily**

**Request:**            From: "A-7.5" One Family

To: Planned Development for all uses in "A-7.5" One Family plus four dwelling units; site plan waiver requested

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (significant Deviation).**

**Staff Recommendation:**        **Approval of three units**

**Background:**

The site is located on the east side of North Sylvania between. The applicant is proposing to change the zoning from "A-7.5" One-Family to "PD/A-7.5" Planned Development for all uses in "A-7.5" One-Family plus six units on one lot for existing residential units. This is an open code compliance case.

The property was rezoned From "E" to "A-7.5" in 2010 as part of a council-initiated rezoning. Prior to the mid-1980s, multifamily uses were allowed in commercial zoning districts – today residential uses are not allowed in any commercial zoning district. The Tarrant Appraisal District shows the date of construction as 1942, and according to a Sanborn maps from 1945, there were three structures and three units at 1900 Sylvania Avenue. The Sanborn maps and current aerials show there are houses in the area that have accessory structures on their lots.

The site today consists of three structures with six residential units: two units in each structure. Five of the units have one bedroom with the sixth one containing two. There is a total of 9 parking spaces with seven required for the number of bedrooms. All of the spaces are located behind the front building wall.

During the Zoning Commission a person spoke against the request. She stated the neighborhood would be okay with the three units that had been on site, but were against the request for additional units.

**Site Information:**

Surrounding Zoning and Land Uses:

North "A-7.5" One Family / residential  
East "A-7.5" One Family / residential  
South "A-7.5" One Family / residential  
West "B" Two Family / residential

Zoning History: ZC-10-152 from various to various; subject site and surrounding

**Public Notification:**

300 foot Legal Notifications were mailed on September 25, 2020.  
The following organizations were notified: (emailed September 21, 2020)

Organizations Notified	
Riverside Alliance	Vintage Riverside NA
Oakhurst NA	Carter Riverside NA
Friends of Riverside Park	Friends of Oakhurst Park
Streams And Valleys Inc	Trinity Habitat for Humanity
Riverside Business Alliance	Oakhurst Alliance of Neighbors
Fort Worth ISD	Sylvan Heights West*

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to PD/A-7.5 Planned Development for all uses in "A-7.5" One-Family plus six units on one lot. Surrounding land uses consist of primarily single-family with duplexes to the east and a commercial business to the south.

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

**2. Comprehensive Plan Consistency**

The 2020 Comprehensive Plan designates the subject property as Single-Family residential. The requested zoning change for six units is considered multifamily and is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

However, the continued usage of these six units provides alternative and affordable housing accommodations, especially within the older parts of town and in the central city. While the use of six units is not consistent with the Single Family designation of the future land use plan, it does provide affordable and accessible housing which is also a policy of the city.

Therefore, the proposed zoning **is consistent** with the Comprehensive Plan

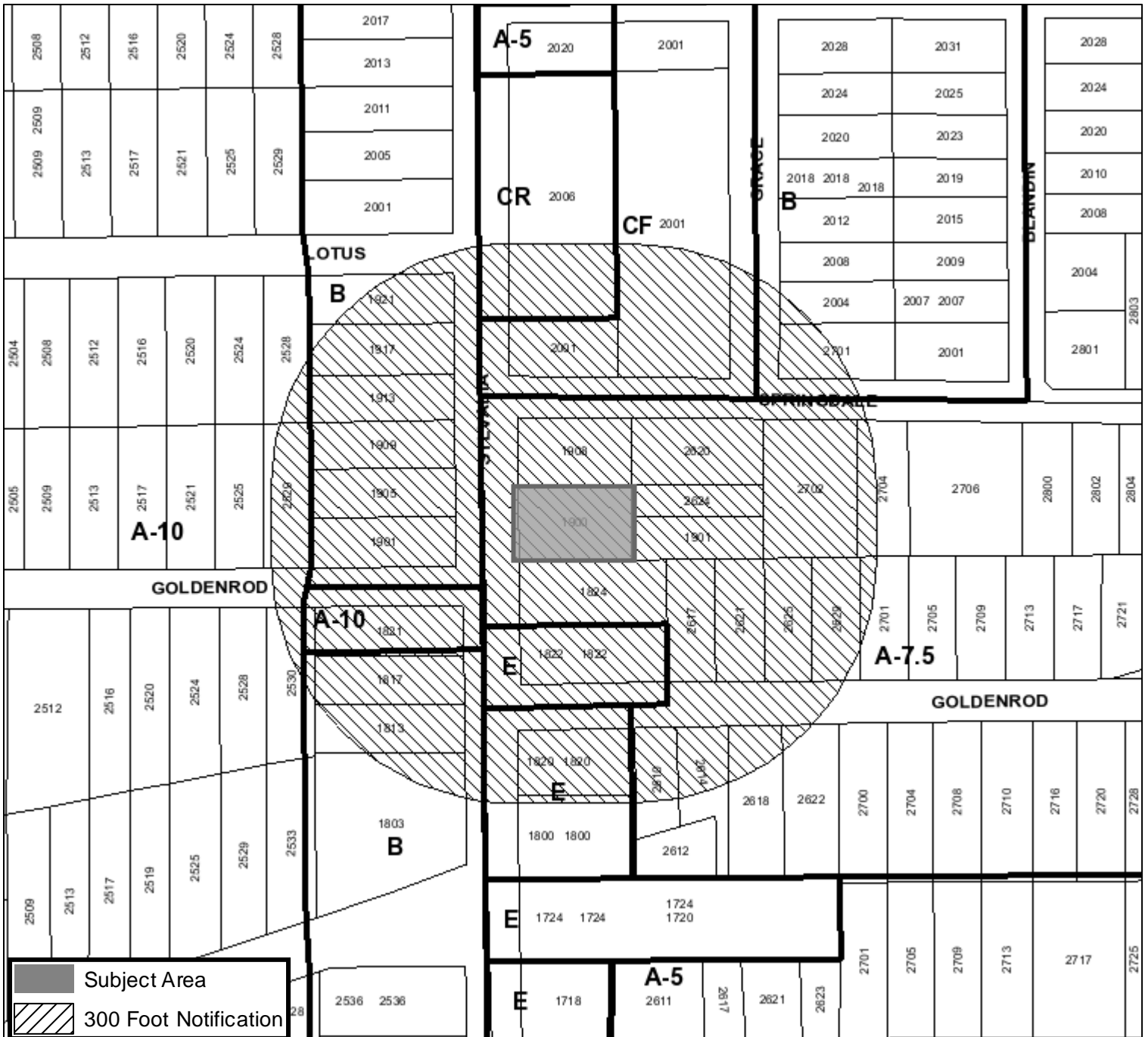
**Attachments:**



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

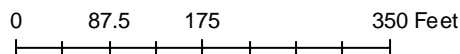


# Area Zoning Map

Applicant: Daniel Sanchez  
 Address: 1900 N. Sylvania Avenue  
 Zoning From: A-7.5  
 Zoning To: PD/A-7.5 plus four dwelling units; site plan waiver  
 Acres: requested 0.31609335  
 Mapsco: 63GL  
 Sector/District: Northeast  
 Commission Date: 10/14/2020  
 Contact: 817-392-8043

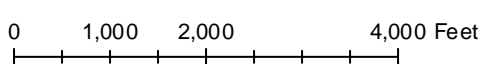
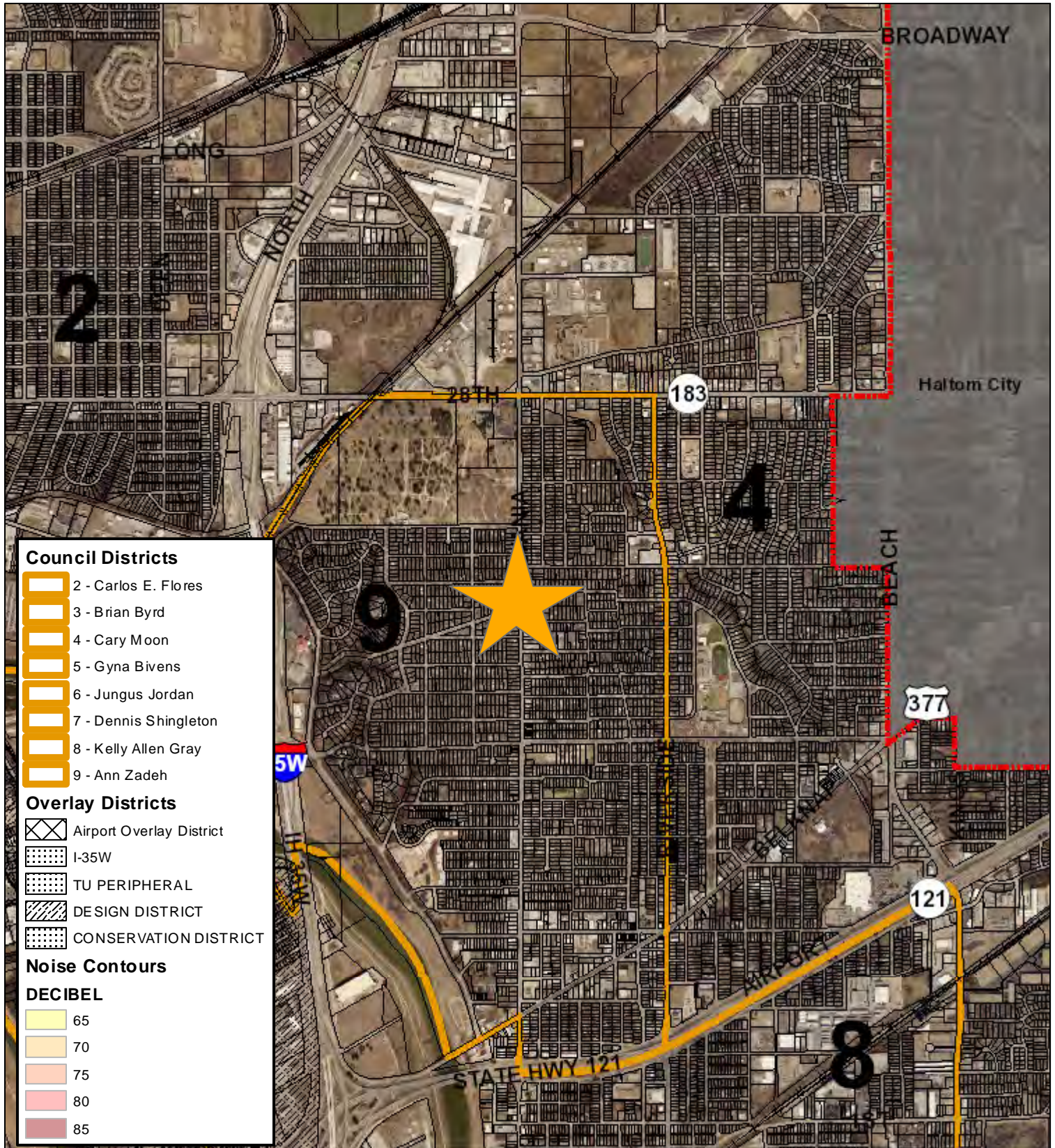


 Subject Area  
 300 Foot Notification



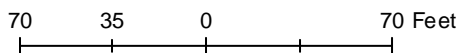
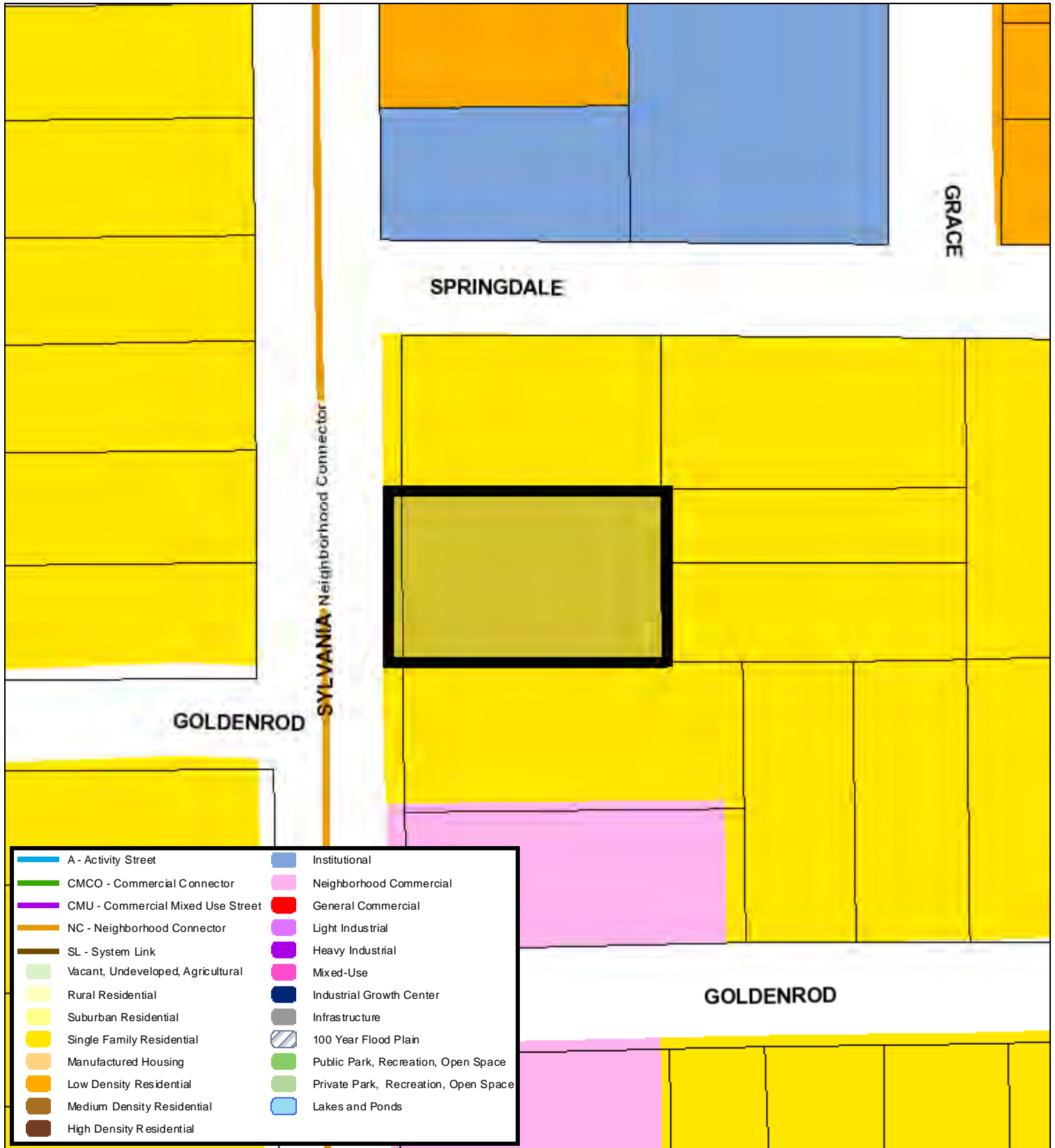


### Area Map





### 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

