



Zoning Staff Report

Date: November 14, 2023

Case Number: ZC-23-141

Council District: 11

Zoning Map Amendment

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

Owner / Applicant: Joel Alvarado Garcia

Site Location: 2815 Sidney Street

Acreage: 0.11 acres

Request

Proposed Use: Single family home

Request: From: “A-10” One-Family

To: “A-5” One-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The applicant would like to request a modification of the zoning regulations to allow for the construction of a home that complies with A-5 standards. The lot in question is currently zoned A-10, which requires a minimum lot area of 10,000 square feet and a lot width of 60 feet. However, the lot is only 50 feet wide and has an area of over 5,000 square feet. By seeking A-5 zoning, which only requires a minimum lot width of 50 feet, they hope to build a single-family residence on the currently undeveloped property.

The applicant was informed that they could also seek a variance through the Board of Adjustments instead of a zoning change, but they have decided to move forward with the zoning change.

If granted, the A-5 zoning would also require a maximum building coverage of 50% on the lot, a 20-foot front yard setback (while maintaining consistency with setbacks along the blockface), 5-foot side and rear yard setbacks, a maximum height of 35 feet, and two parking stalls per dwelling unit situated behind the front building line.

Surrounding Zoning and Land Uses

North "A-10" One-Family / single family residential
East "A-10" One-Family / single family residential
South "A-5" One-Family / single family residential
West "A-7.5" One-Family / single family residential

Recent Zoning History

- ZC-10-105 – Property was included in a City initiated rezoning from A-10, A-5, B, D, CF, ER, E, FR, I, PD 251, PD 397, PD 624 to A-10, A-7.5, A-5, CF, ER, E, MU-1

Public Notification

300-foot Legal Notifications were mailed on September 29, 2023.

The following organizations were emailed on September 29, 2023:

Organizations Notified	
Polytechnic Heights South NA*	Fort Worth ISD
Eastland NA	Stop 6/Poly Oversight
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc

**Located in this registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

Most of the properties to the east, north, and south of the area are classified as "A-10" zoning from Fitzhugh Street to Crenshaw in the north. On the other hand, the properties to the west fall under "A-7.5" One-Family zoning. Additionally, there are some properties classified as "B" two family approximately 300' south of Sydney. Since

this is a platted lot and the surrounding area consists mostly of single-family districts, the request will not cause any conflicts with the current uses. staff finds this request **is compatible** with surrounding uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This land use designation includes zoning districts “A-5”, “A-7.5”, “A-10”, and “AR”. The request for “A-5” One-Family zoning is an acceptable zoning district per the City’s Comprehensive Plan. The difference between “A-10” and “A-5” zoning is negligible as both have a residential character. The zoning change would be slightly more intense than the current zoning, but would be less intense than commercial or industrial zoning.

Further, the proposed zoning is in alignment with the following policies of the Comprehensive Plan:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.



The proposed zoning **is consistent** with the Comprehensive Plan Future Land Use designation.

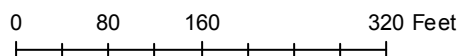


Area Zoning Map

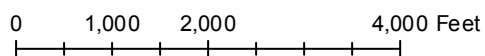
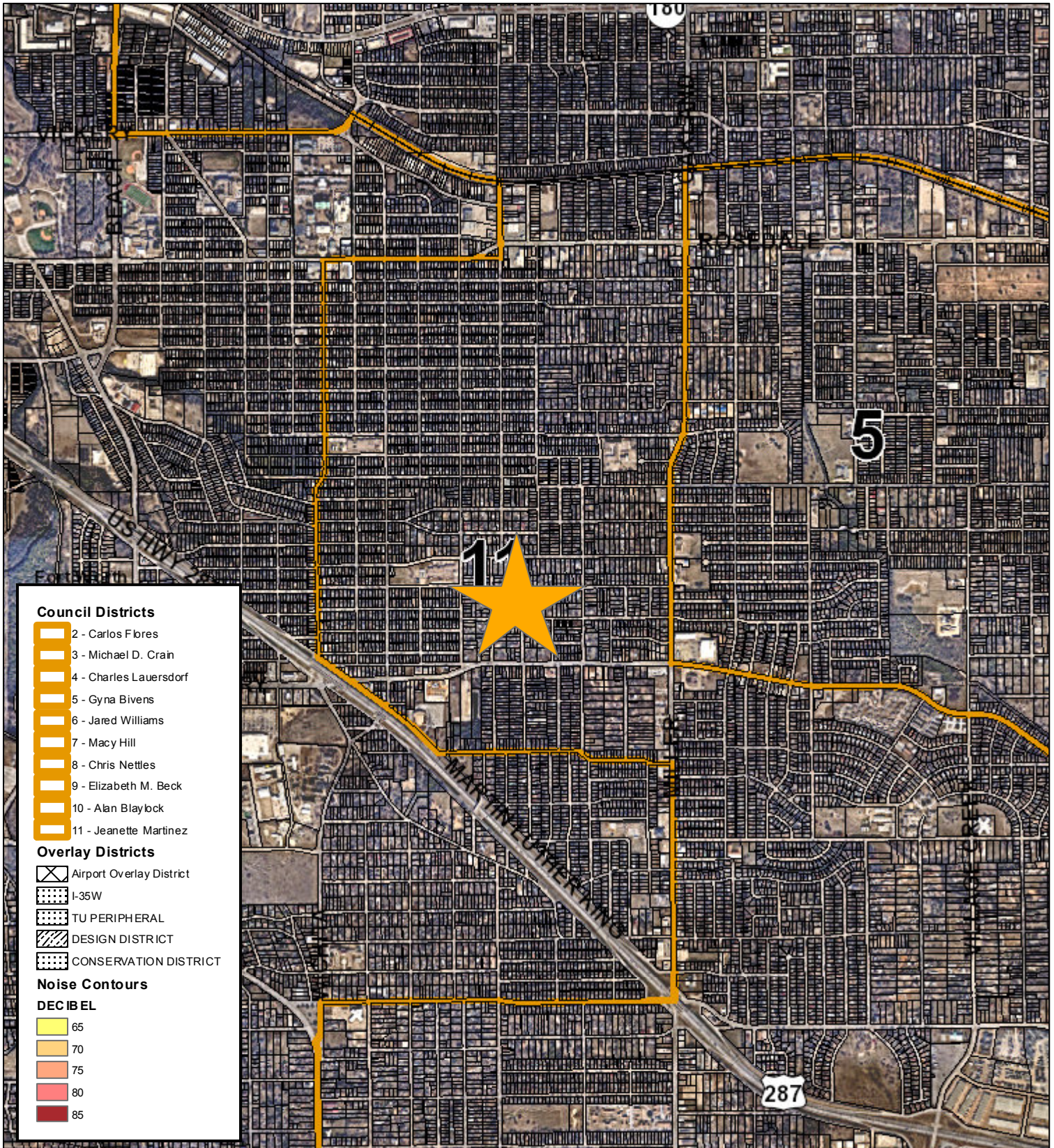
Applicant: Joel Alvarado
 Address: 2815 Sydney Street
 Zoning From: A-10-
 Zoning To: A-5
 Acres: 0.11794436
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 10/11/2023
 Contact: null



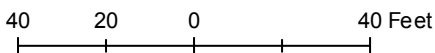
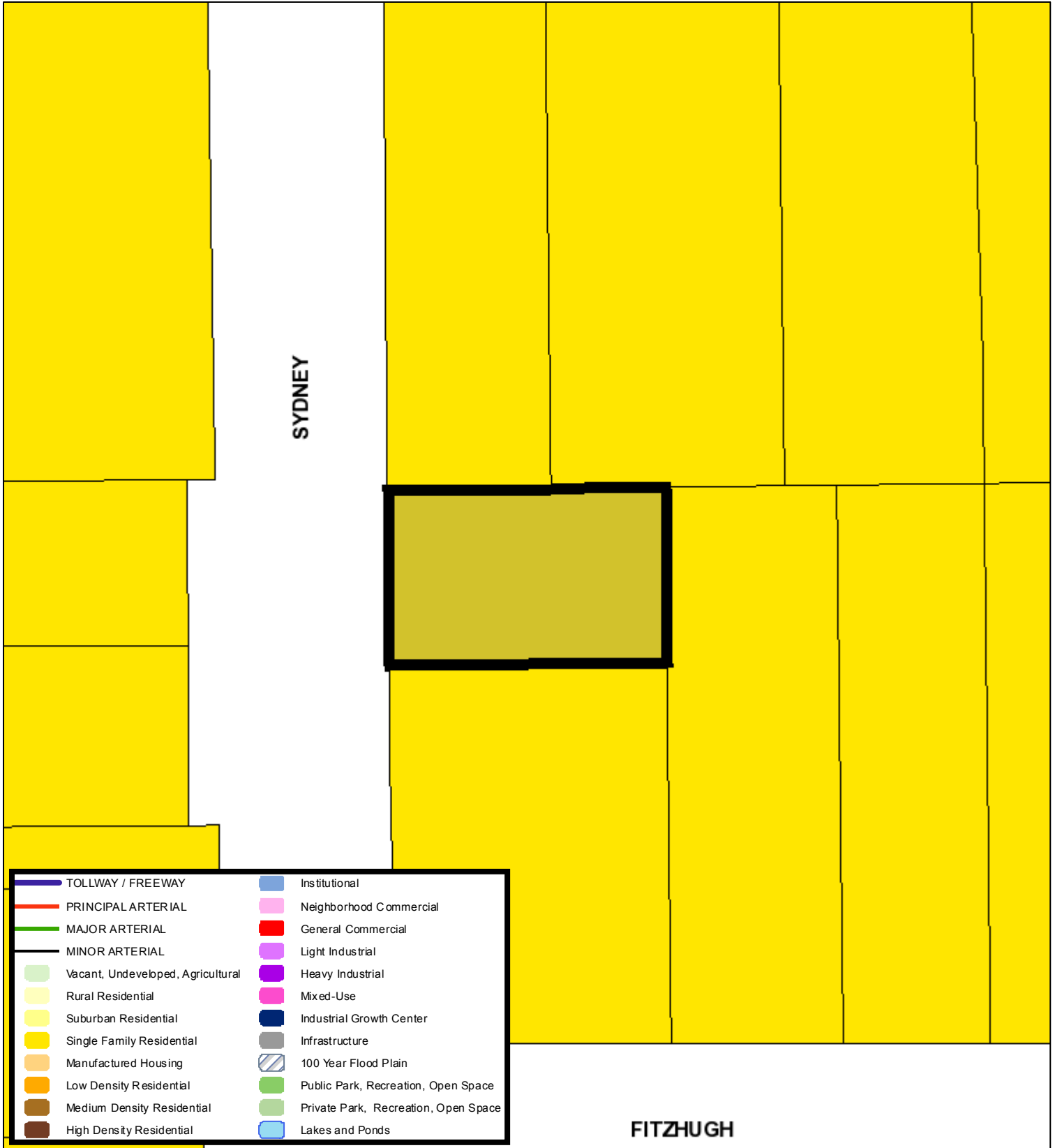
 Subject Area
 300 Foot Notification



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 25 50 100 Feet

