



# Zoning Staff Report

**Date:** September 13, 2022

**Case Number:** ZC-22-108

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Monica Lafitte](#)

**Owner / Applicant:** Robert McKenzie-Smith Trust, 5217 Asset LLC / Barry Hudson, Dunaway Associates

**Site Location:** 700 – 800 blocks S. Sylvania Avenue

**Acreage:** 2.56 acres

### Request

**Proposed Use:** Townhomes

**Request:** From: “ER” Neighborhood Commercial Restricted & “I” Light Industrial

To: “R2” Townhouse/cluster

### 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 5-3**

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## Project Description and Background

The subject site is located on the east side of the West Fork Trinity River, south of 4<sup>th</sup> Street. South Sylvania Avenue runs along the eastern side of the site. The site is bordered to the north by railroad tracks. The applicant is requesting to rezone two tracts bisected by Lasalle Street from “ER” Neighborhood Commercial Restricted and “I” Light Industrial to “R2” Townhome/Cluster zoning; the proposed use is townhomes.

The applicant provided the following narrative in their rezoning application.

The model for this townhouse development is the Riverwalk Residences currently under development to the north. This quality urban residential development will be a continuation of the design concept being a transition from the Trinity River open space to the established Riverside neighborhood to the east. The townhouses will be rear entry, for sale/homeowner units fronting on Sylvania and the Trinity Trail open space (great views of downtown looking across the river). The La Salle public street right-of-way will be enhanced with a trail connection/extension from the TRWD river property to Sylvania. The current plan is to utilize the existing "Sylvania Court" (parallel to the Sylvania retaining wall) for access to the new alley access. Access to and from the site will be located at the two existing median opening on Sylvania.

The northern portion of the property is currently zoned "E" Neighborhood Commercial, but is not suitable for commercial development due to the grade difference between the property and the Sylvania "frontage" with the existing TRE railroad underpass and the large retaining wall along the "frontage". The existing automobile repair and sales in the southern portion of the property which is zoned "I" Light Industrial is not compatible with the established single family residential Riverside neighborhood to the east. Redevelopment within the Riverside neighborhood is beginning to occur with new residential homes be constructed on vacant or under developed properties. The construction of new single family attached townhome units on the properties between Sylvania and the Trinity Trails will be an appropriate and complimentary transitional use along the river, but separated from the single family residential by the Sylvania thoroughfare.

The land values along the river with close proximity to downtown Fort Worth, both visually and by distance, encourage the redevelopment of this transitional strip to a higher quality residential housing choice for attached home ownership.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / Railroad  
East “A-5” One-Family / Residential and Vacant  
South “I” Light Industrial / Industrial (automotive uses)  
West “O-1” Floodplain / Trinity River

## Recent Zoning History

- ZC-16-081, Request of Charles Strand to rezone from "J" Medium Industrial to "MU-2" High Intensity Mixed-Use. Denied with prejudice by City Council on May 3, 2016.
- ZC-19-057, City-initiated rezoning case protects much of the property zoned two-family but constructed as single family homes, addresses potential growth along the river, and reduces the intensity of the industrial zoning districts while retaining districts that allow and support the existing industrial uses. Approved 8-0 on June 4, 2019.

## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Riverside Alliance
United Riverside NA*	Tarrant Regional Water District
Friends of Riverside Park	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Association
Fort Worth ISD	

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

The site is bordered by the Trinity River to the west and the railroad to the North. The surrounding land uses consist of various industrial uses, as well as residential homes and undeveloped lots in the neighborhood to the east. The proposed zoning for townhome use is **not compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan currently designates the subject property as General Commercial on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance.

#### FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ 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	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes
*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.		

The proposed zoning is **not consistent** with the land use designations for this area.

## Economic Development Plan

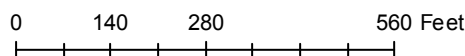
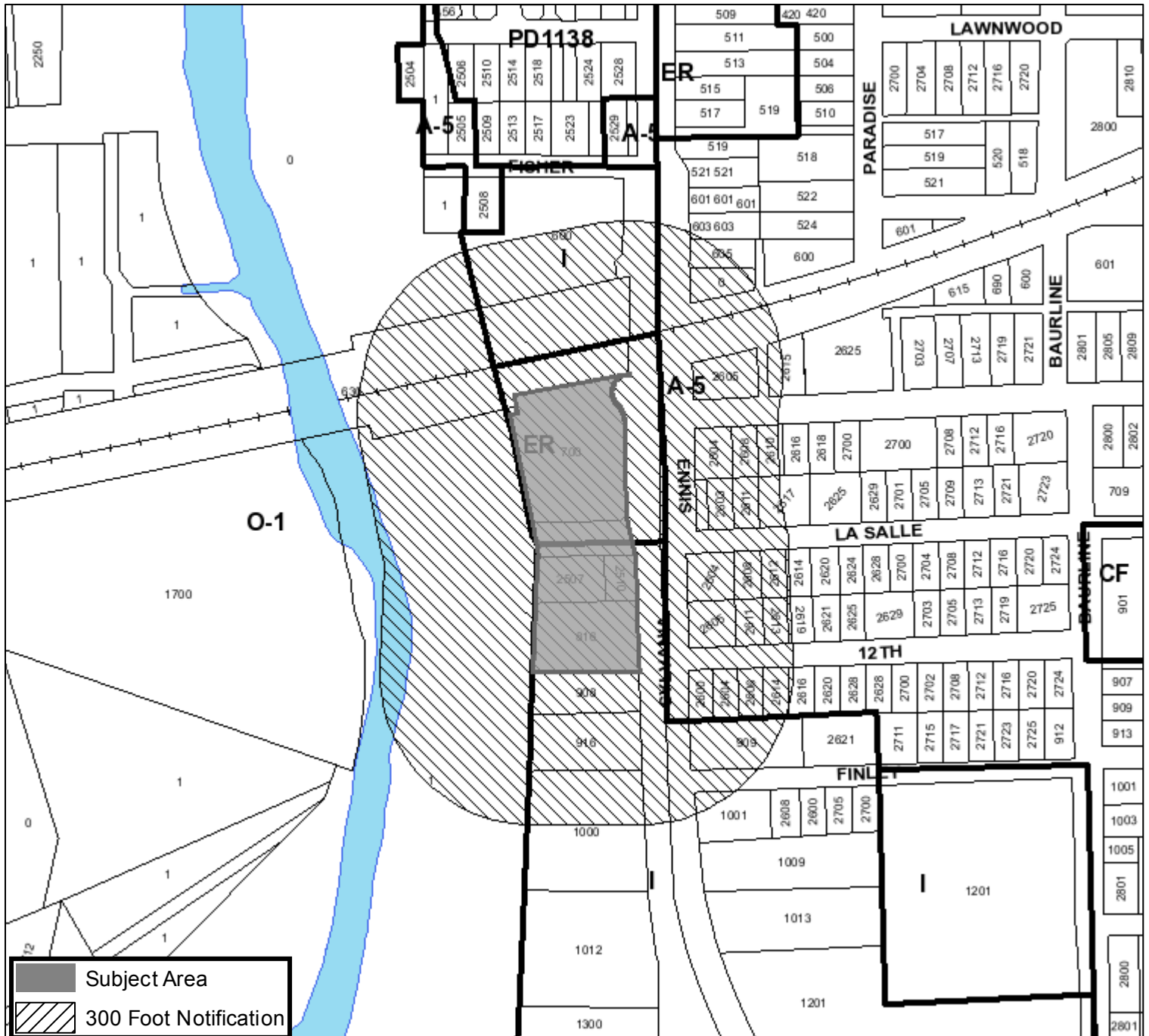
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The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

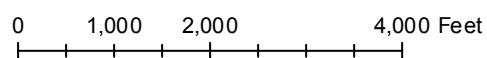
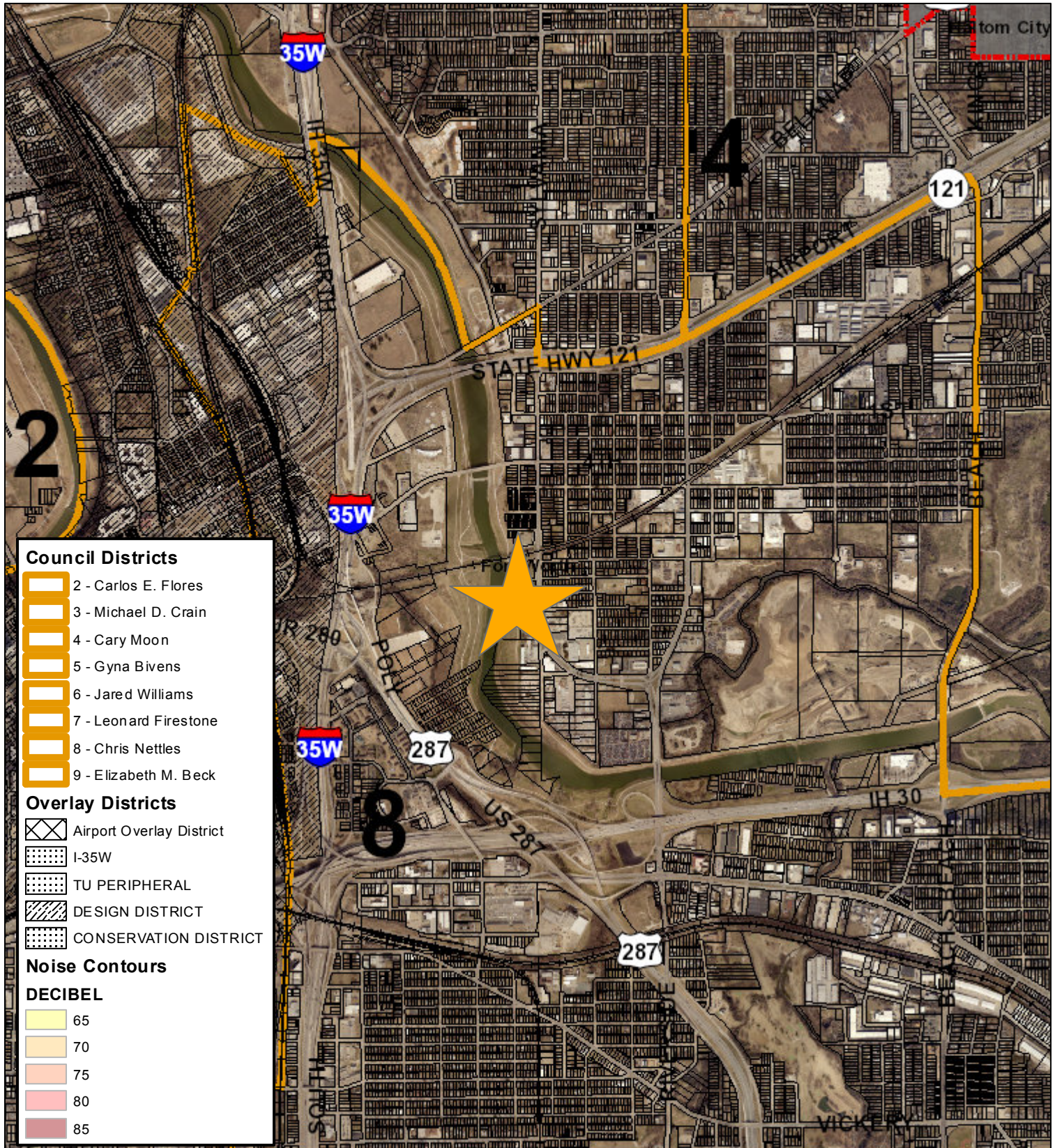
## Area Zoning Map

Applicant: Robert McKenzie-Smith Trust, 5217 Asset LLC  
 Address: 700 - 800 blocks S. Sylvania Avenue  
 Zoning From: ER, I  
 Zoning To: R2  
 Acres: 2.56537626  
 Mapsco: 63Y  
 Sector/District: Northeast  
 Commission Date: 7/13/2022  
 Contact: 817-392-2806



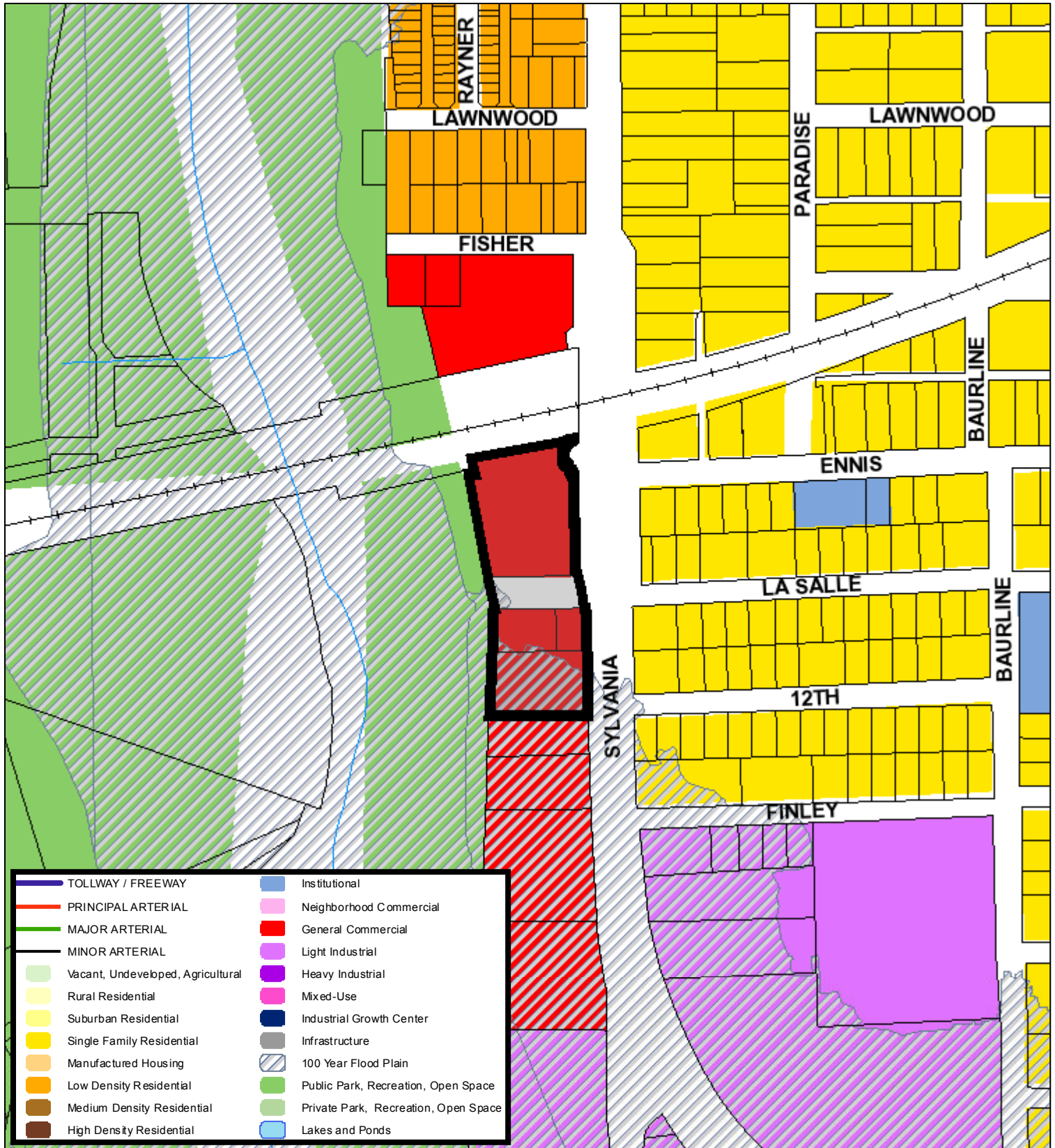


### Area Map





### Future Land Use



280 140 0 280 Feet

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



0 175 350 700 Feet

