



Zoning Staff Report

Date: April 9, 2024

Case Number: ZC-24-004

Council District: 11

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Miguel Molina (owner) James Stevens & Teresa McGee, Texas Surveying (reps)

Site Location: 1724 N Sylvania Avenue & 2621 Daisy Lane **Acreage:** 0.34 acres

Request

Proposed Use: Single Family (Creating additional back yard for existing residence at 2621 Daisy Lane)

Request: From: “E” Neighborhood Commercial

To: “A-5” One-Family Residential

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 10-0**

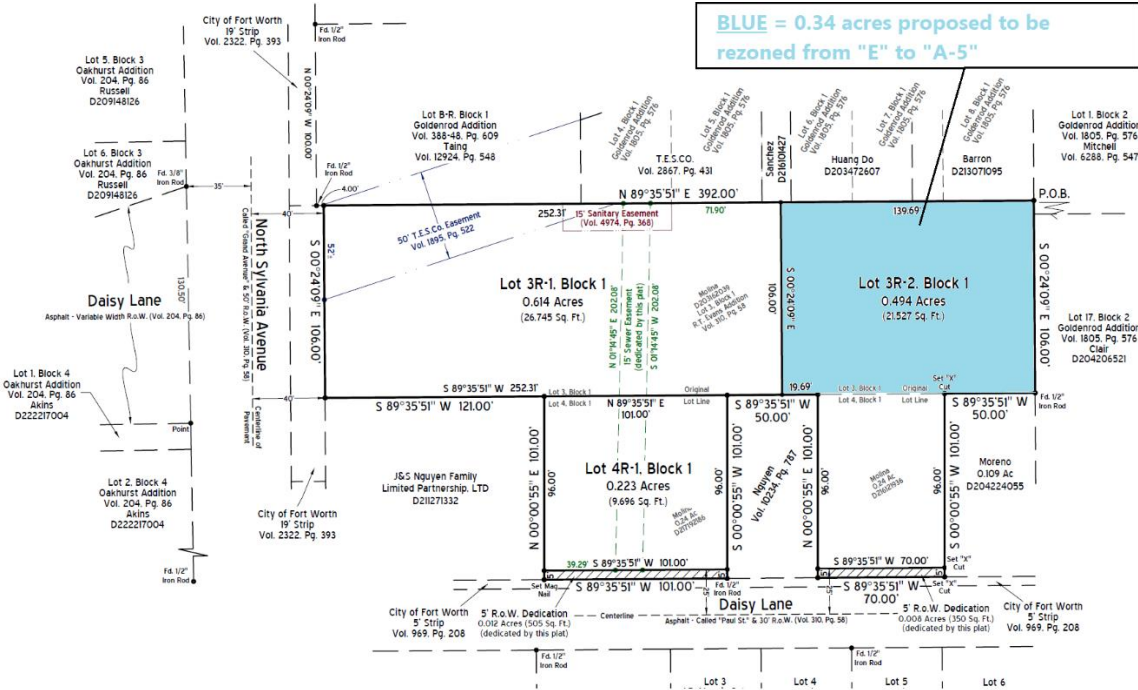
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Project Description and Background

The subject site is located in Council District 11, and is currently part of a commercial lot that fronts on N. Sylvania Avenue, near the intersection with Daisy Lane. This rezoning request, if approved, would change the zoning on the rear 0.34-acre portion of the commercial lot from “E” Neighborhood Commercial to “A-5” One Family Residential. The “E” zoning has been in place since at least 2010.

A replat is running concurrently with the rezoning request that would shift the 0.34 acre portion of the commercial lot to the residential lot addressed as 2621 Daisy Lane. In effect, the rezoned area would become an extended back yard for the existing single family residence at 2621 Daisy Lane.



Surrounding Zoning and Land Uses

North	"A-7.5" One-Family Residential / single family residence
East	"A-5" One-Family Residential / single family residence
South	"A-5" One-Family Residential / single family residence
West	"E" Neighborhood Commercial / commercial strip center (income tax office & nail salon)

Recent Zoning History

- None



Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were emailed on March 1, 2024:

Organizations Notified	
Oakhurst Alliance of Neighbors	Riverside Alliance
Streams & Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Friends of Riverside Park
Oakhurst Neighborhood Association*	Vintage Riverside Neighborhood Association

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. With the subject site bordering adjacent to existing residential properties to the north, south, and east, the proposed rezoning to single family residential would fit in to the fabric of the neighborhood. The lot is one block from the nearest major corridor (N. Sylvania Avenue), but located on a segment of Daisy Lane that is exclusively residential in nature, and residential use would be more appropriate here than commercial uses that would be allowed under the existing “E” zoning. The proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northeast

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.

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
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

The proposed zoning **is not consistent** with the future land use map portion of the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

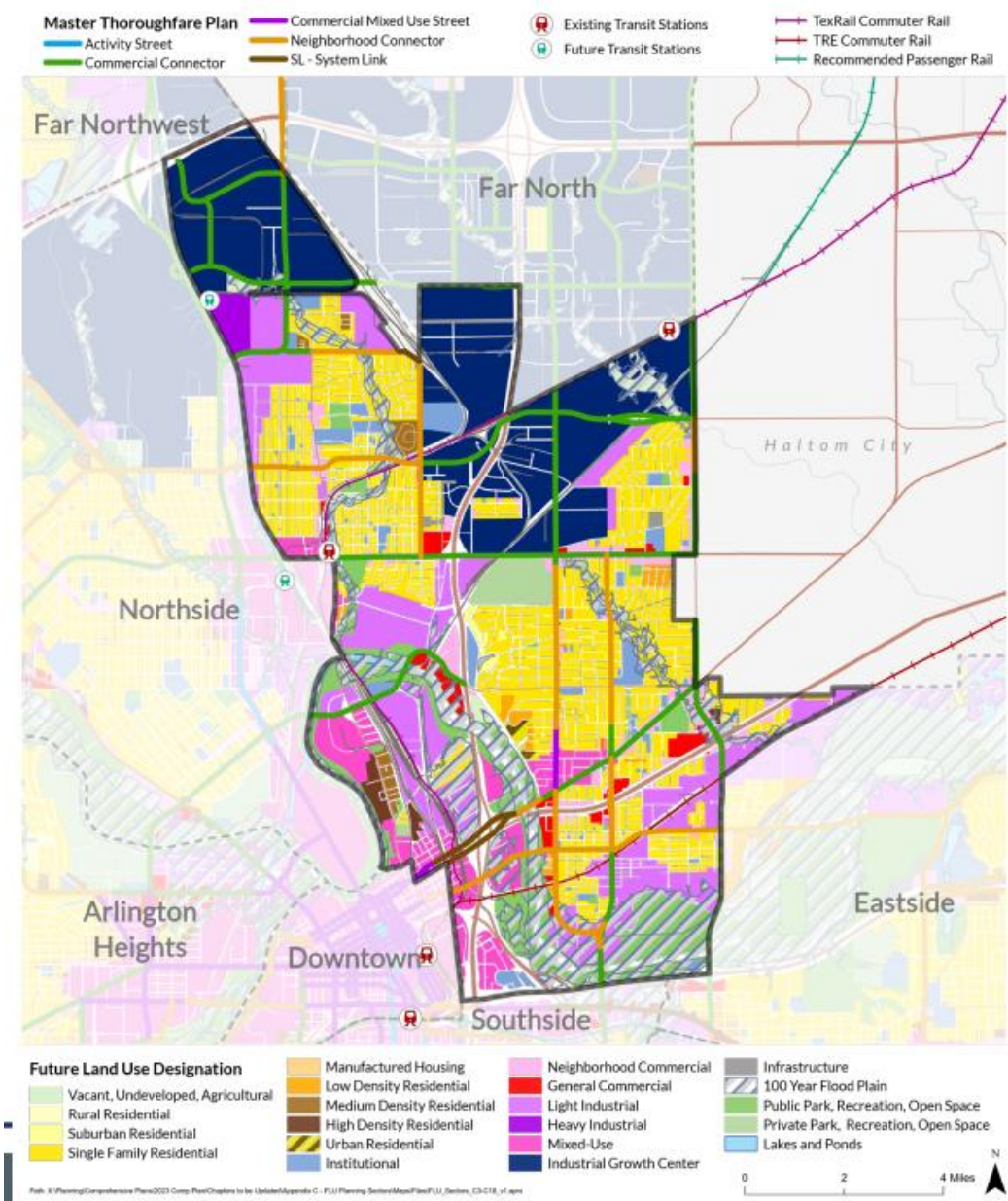
The proposed zoning change **is consistent** with Comprehensive Plan policies. If approved, this would be considered as a downzoning of the property from a more intensive zoning category to a less intensive zoning

category. Additionally, the request is compliant with at least two of the specific policies applied to the Northeast planning sector, see below:

NORTHEAST SECTOR FUTURE LAND USE

Sector Land Use Policies

11. Protect neighborhoods from commercial and industrial encroachment from Belknap Street, 28th Street, Sylvania Avenue and Riverside Drive.
12. Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.

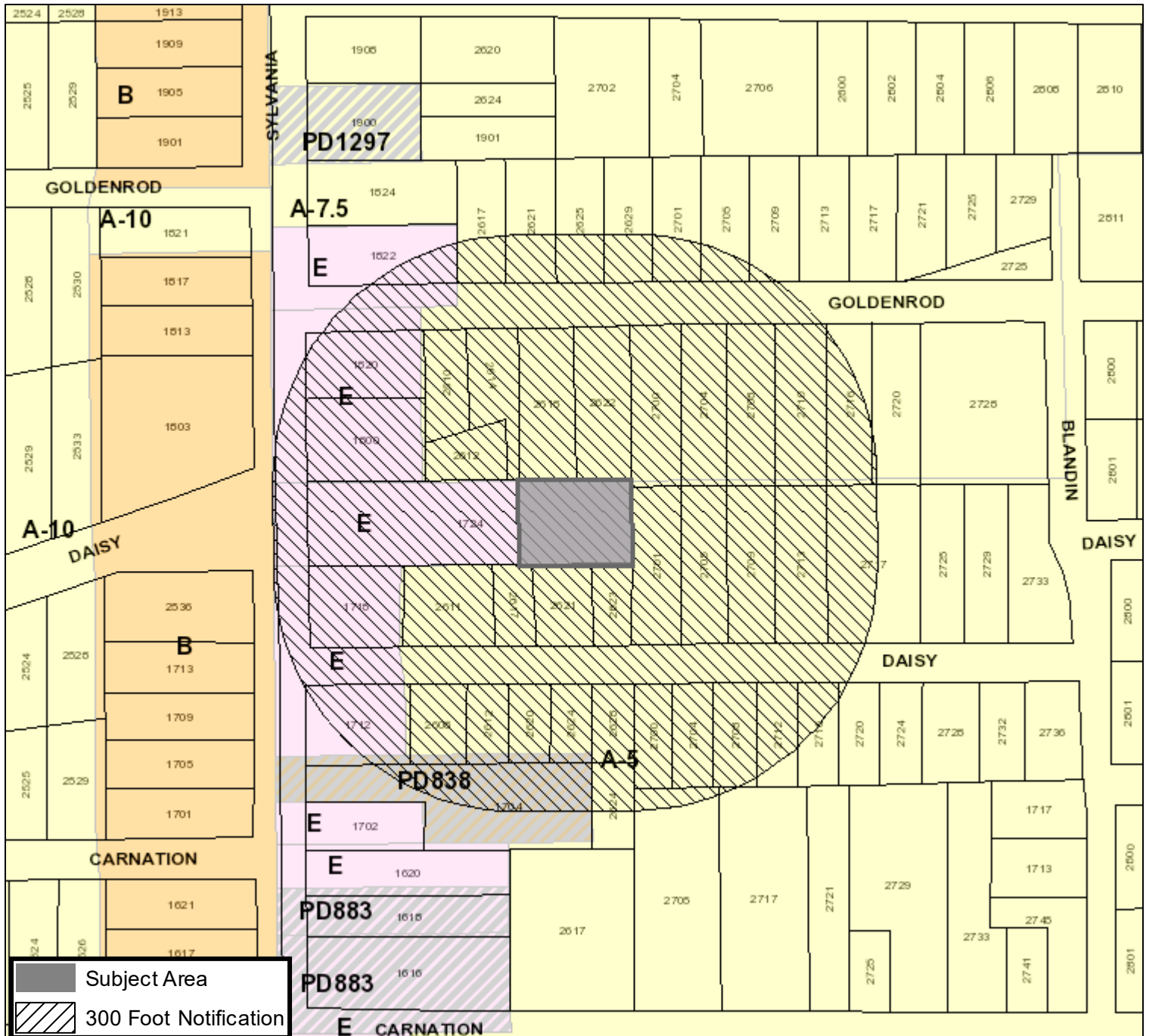




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Area Zoning Map

Applicant: Miguel Molina
Address: 1724 N. Sylvania Avenue
Zoning From: null
Zoning To: null
Acres: 0.33992689
Mapsc0: Text
Sector/District: Northeast
Commission Date: 3/13/2024
Contact: 817-392-8043



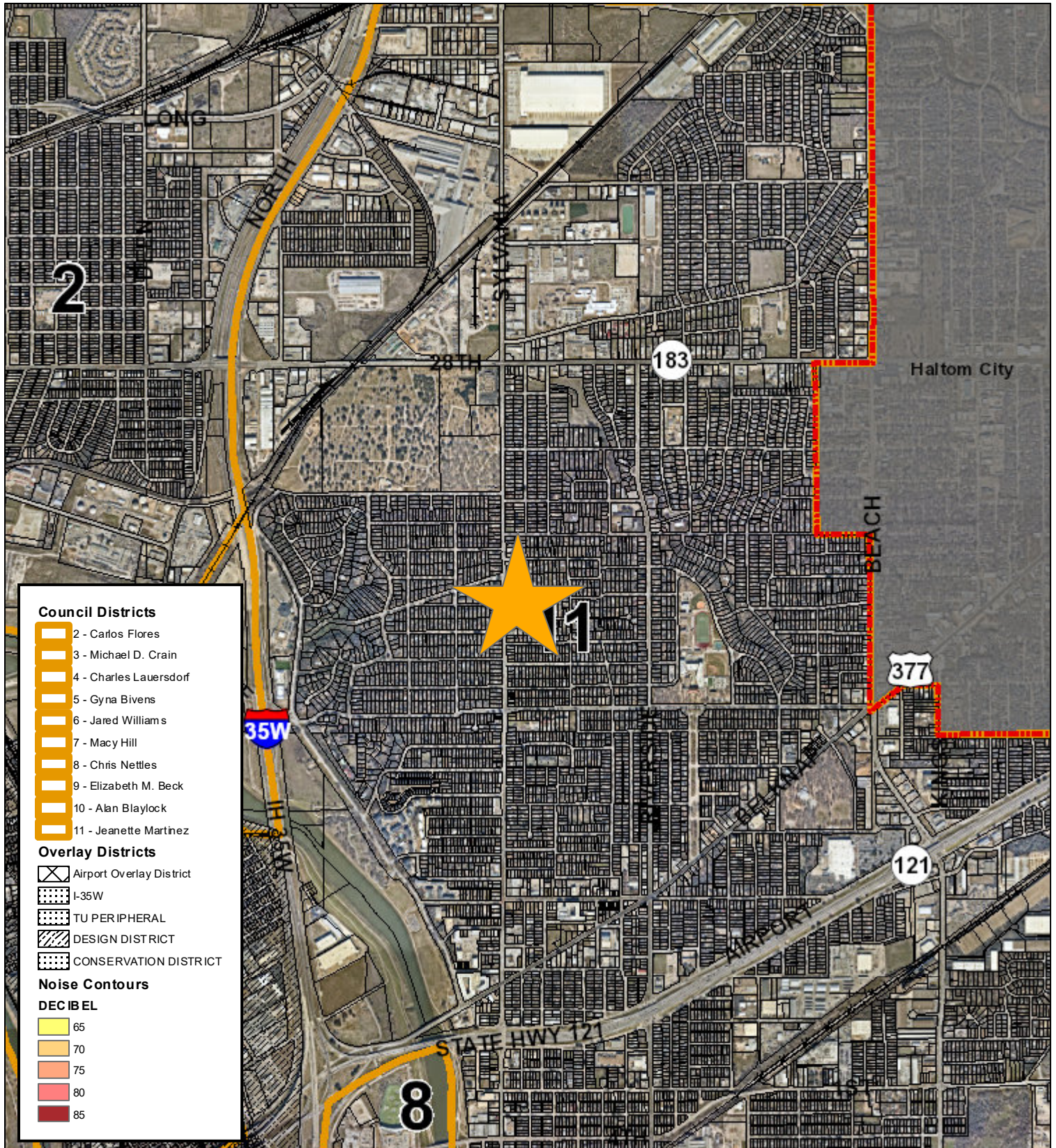
0 87.5 175 350 Feet

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Area Map

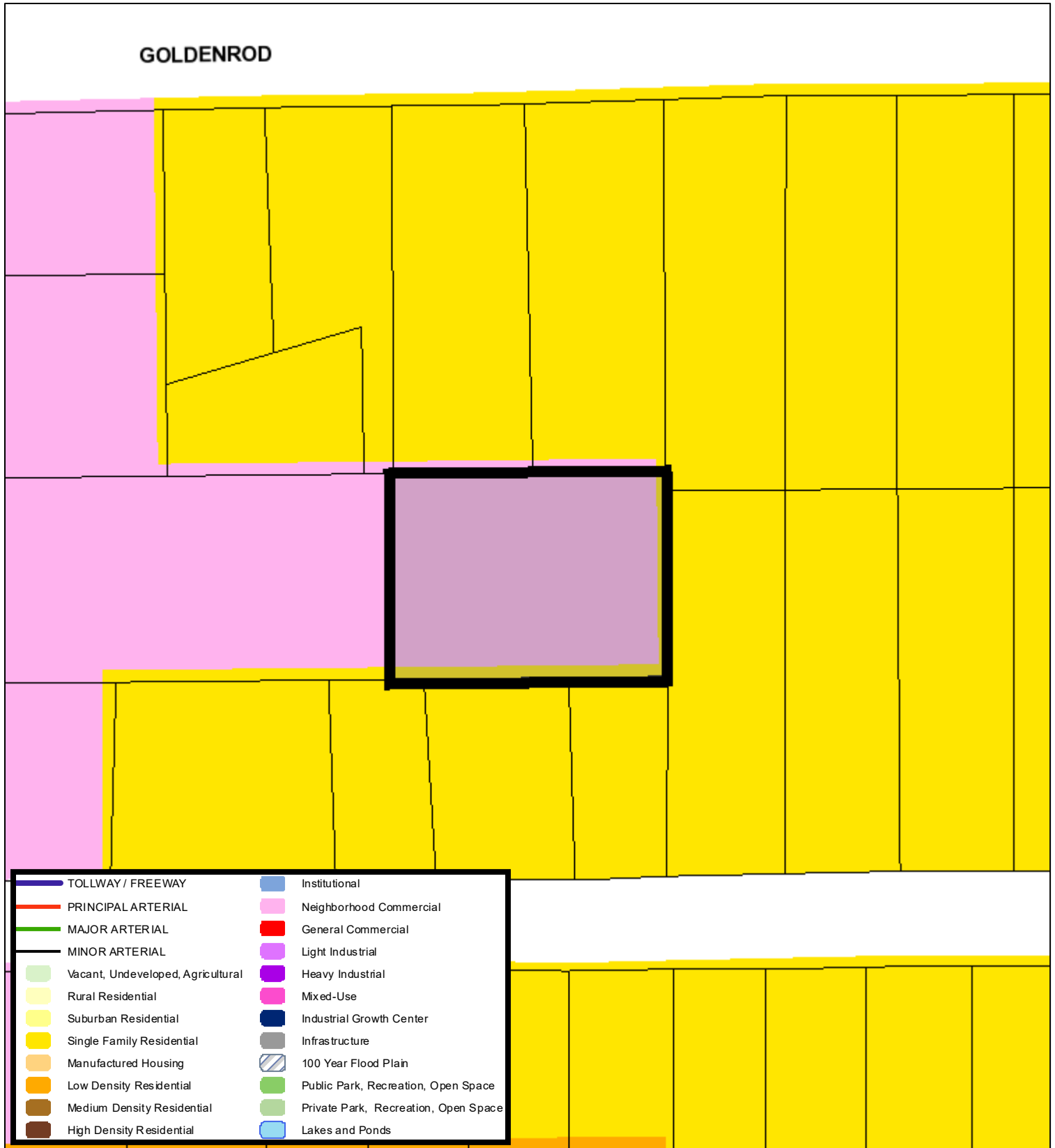


0 1,000 2,000 4,000 Feet



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Future Land Use



60 30 0 60 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.

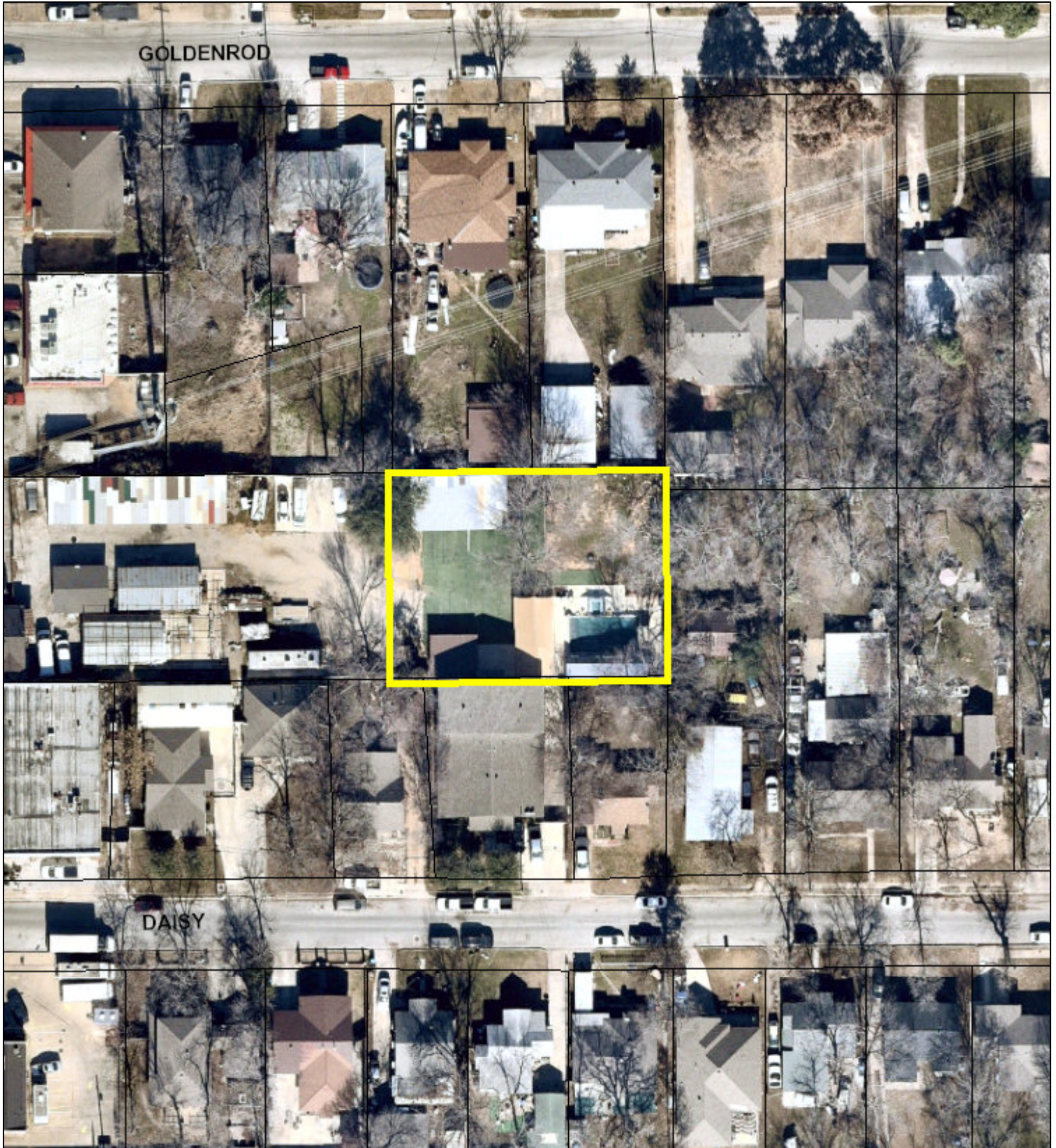


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Aerial Photo Map



0 40 80 160 Feet

