

CITY OF FORT WORTH, TEXAS



COUNCIL PROPOSAL

| | | | |
|---|----------------------------|--|-----------------------------|
| Date: 5/7/2013 | File Number: 294 | Subject: City-Initiated Zoning Change for 2002 Stalcup Road | |
| Proposed By: Council Member Frank Moss and Council Member Sal Espino | | City Manager's Review: | Page: PAGE 1 OF 2 |
| | | City Attorney's Review: | |

PROPOSAL:

It is proposed that the City Council authorize the City Manager to initiate a zoning change for property at 2002 Stalcup Road from "A-5" One-Family to "E" Neighborhood Commercial.

DISCUSSION:

On September 16, 2008 (Ord. No. 18301), the City Council approved a Zoning Ordinance map amendment that changed the zoning for several properties in the Historic Stop Six neighborhood from "B" Two-Family to "A-5" One-Family. The rezoning inadvertently included an existing barber/beauty shop at 2002 Stalcup Road, which continued to be a legal nonconforming commercial use in residential zoning. This status allows the use to continue indefinitely but prohibits expansion and resumption of the use if the structure is vacant for more than 24 consecutive months.

At this time, the structure has been vacant for more than 24 months, and the property owner would like to resume serving the community with either a barber/beauty shop or a restaurant. The property owner has asked the City to initiate rezoning to "E" Neighborhood Commercial in order to be in conforming status. This property is adjacent to "E" zoning on the south and to "CF" Community Facility zoning on the north. The zoning change would create more logical zoning districts on Stalcup Road, be compatible with surrounding land uses and zoning, and enable commercial uses that would benefit the City's tax revenues. If the zoning change is approved, staff will recommend revising the Comprehensive Plan future land use map from single family residential to neighborhood commercial for this property and the adjacent "E" zoned property on Stalcup Road south to Elgin Street.

If this Council Proposal is approved, staff will initiate a zoning case for consideration by the Zoning Commission on June 12 and by the City Council on July 9.

LEGALITY:

The Law Department finds that this proposal is legal and within the authority of the City Council.

FISCAL NOTE:

The Finance Director certifies that this action will have no material effect on City funds.

CITY MANAGER'S COMMENT:

The City Manager has no objection to this proposal.

- LEGALITY
- FISCAL NOTE
- CITY MANAGER'S COMMENTS
- CITY POLICIES MANUAL

CITY OF FORT WORTH, TEXAS



COUNCIL PROPOSAL

| | | | |
|---|----------------------------|--|-----------------------------|
| Date: 5/7/2013 | File Number: 294 | Subject: City-Initiated Zoning Change for 2002 Stalcup Road | |
| Proposed By: Council Member Frank Moss and Council Member Sal Espino | | City Manager's Review: | Page: PAGE 2 OF 2 |
| | | City Attorney's Review: | |

PROPOSED BY:

Franklin D. Moss
Councilmember

Councilmember

- LEGALITY
- FISCAL NOTE
- CITY MANAGER'S COMMENTS
- CITY POLICIES MANUAL