



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 3, 2011

Council District 9

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: None

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 300 Boyce Avenue Mapsco: 91J

Proposed Use: Single-family

Request: From: "I" Light Industrial

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site is currently vacant and located on Boyce Avenue near May Street.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 0.07 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / storage, single-family
- East "I" Light Industrial / vacant, rail ROW
- South "I" Light Industrial / single-family, vacant
- West "I" Light Industrial; "B" Two-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

Hubbard Heights
Hemphill Corridor Task Force

Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Fifteenth St.	2 lane local	same	no
Avondale-Haslet	2 lane county	major arterial	yes (2012)

Considerations: The site is a small corner lot that has access to 15th and Main, both of which are adequate for the proposed use.

Development Impact Analysis:

1. **Land Use Compatibility**

Primary uses surrounding the proposed site are vacant and single-family. Based on the surrounding land uses, the proposed "A-5" One-Family zoning is **compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Locate single-family homes adjacent to local or collector streets. (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)

Based on the conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Attachments:

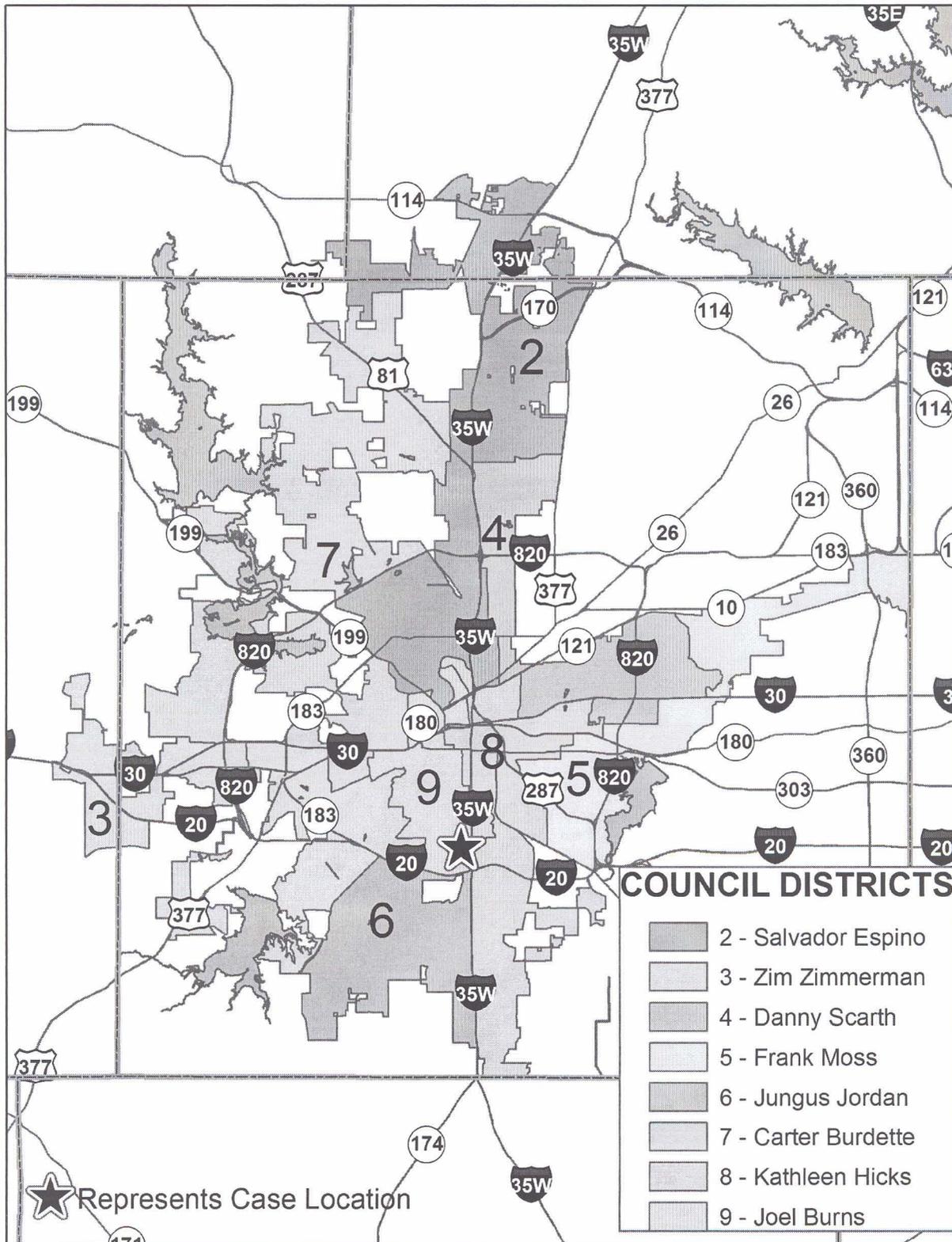
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

FORT WORTH

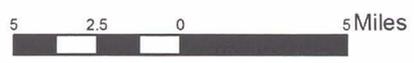


ZC-11-034

Location Map



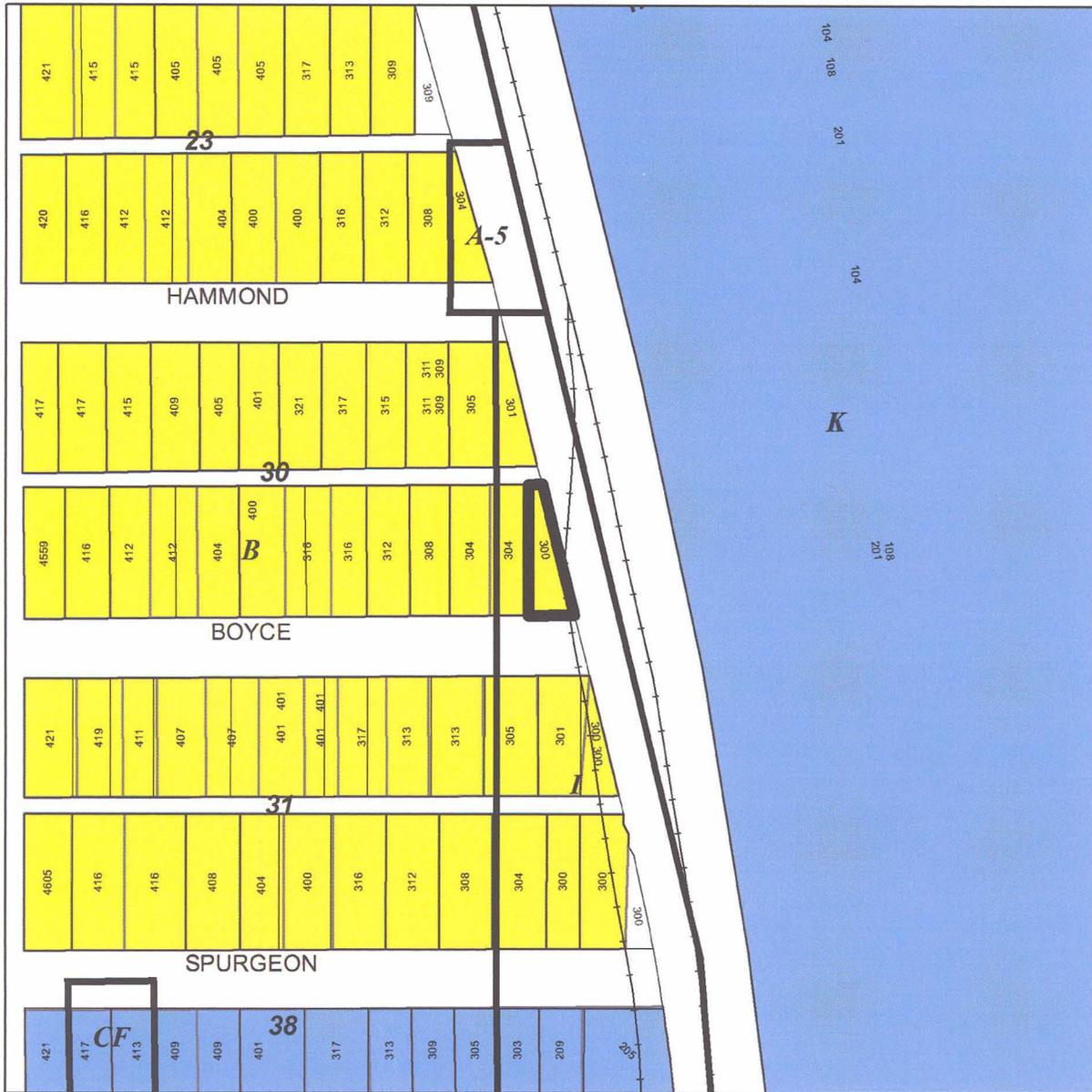
★ Represents Case Location





Future Land Use

ZC-11-034



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011



Aerial Photo Map



addresses in case file, 83.99 Acres): from “G” Intensive Commercial and “I” Light Industrial to “G” Intensive Commercial

Beth Knight, Senior Planner City of Fort Worth, explained to the Commissioners this site is in Councilman Moss’ district and contains some commercial and industrial zoning. Uses consist of some retail and vacant property uses. Ms. Knight mentioned there is opposition for this case, and letters were sent out to property owners in January 2011 to discuss the proposed zoning.

Landry Burdine, 500 Main Street, representing the property owners for the R & M Family Partnership spoke in opposition. Mr. Burdine mentioned his client owns a majority of land within and surrounding this property. They are requesting a continuance in order to have dialogue with the City. He mentioned his client was not aware of the zoning change.

Mr. Ortiz asked how the applicant is going to be impacted by this zoning. Mr. Burdine mentioned it is being down zoned which reduces their options including industrial type uses.

Ms. Reed asked about the notice. Mr. Burdine mentioned they got the mailing but were not called or consulted.

Mr. Ortiz explained the reason to remove I zoning is because of the uses that are permitted in the district.

Mr. Romero asked the question about any potential clients/businesses in the near future. Mr. Burdine said he would have to look at uses allowed for clarification.

Mr. Edmonds mentioned this is not a time sensitive matter and it could be continued for 30 days.

Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Ms. Zadeh, the motion failed 4 to 5. On a substitute motion Mr. Wilson recommended a continuance of the request to the May 11th meeting, seconded by Mr. Edmonds. The motion carried 8-1 with Dr. Barnes being against.

8. ZC-11-034 City of Fort Worth Planning & Development (CD 9)- 300 W. Boyce Avenue (Southside Addition, Block 30, Lot 25 0.08 Acres): from “I” Light Industrial to “A-5” One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

Motion: Following brief discussion Ms. Reed recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

9. ZC-11-035 USA/Naval Air Station Fort Worth Joint Reserve Base (CD 7)- Generally bounded by Lake Worth, the Trinity River West Fork, City of White Settlement, and