



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 18, 2011

**Council District** 7

**Zoning Commission Recommendation:**  
Approved by a vote of 8-0  
  
**Opposition:** None

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes X No \_\_\_  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** City of Fort Worth Planning and Development

**Site Location:** 5633 Diaz Avenue Mapsco: 74R

**Proposed Use:** Commercial

**Request:** From: "A-5" One-Family  
To: "ER" Neighborhood Commercial Restricted

**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 but is part of a larger tract that contains a self-service car wash. The property is located on the corner of Horne Street and Diaz Avenue.

**Site Information:**

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

Acreage: 0.07 ac  
Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

- North "E" Neighborhood Commercial / restaurant
- East "A-5" One-Family / vacant
- South "E" Neighborhood Commercial / commercial
- West "E" Neighborhood Commercial / vacant, single-family

**Public Notification:**

The following Neighborhood Associations were notified:

Como NA  
Lake Como Area Council  
Lake Como/Vickery Redev. Org

FW Downtown Neighborhood Alliance  
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)
Diaz Avenue	2 way, Residential	Residential	No
Horne Street	2 way, Collector	Collector	No

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses vary surrounding the proposed site with a restaurant to the north, convenience store to the south, and vacant land both east and west. Based on the surrounding land uses, the proposed "ER" Neighborhood Commercial Restricted zoning is **compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed "ER" zoning is consistent with the following Comprehensive Plan policies.

- 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)

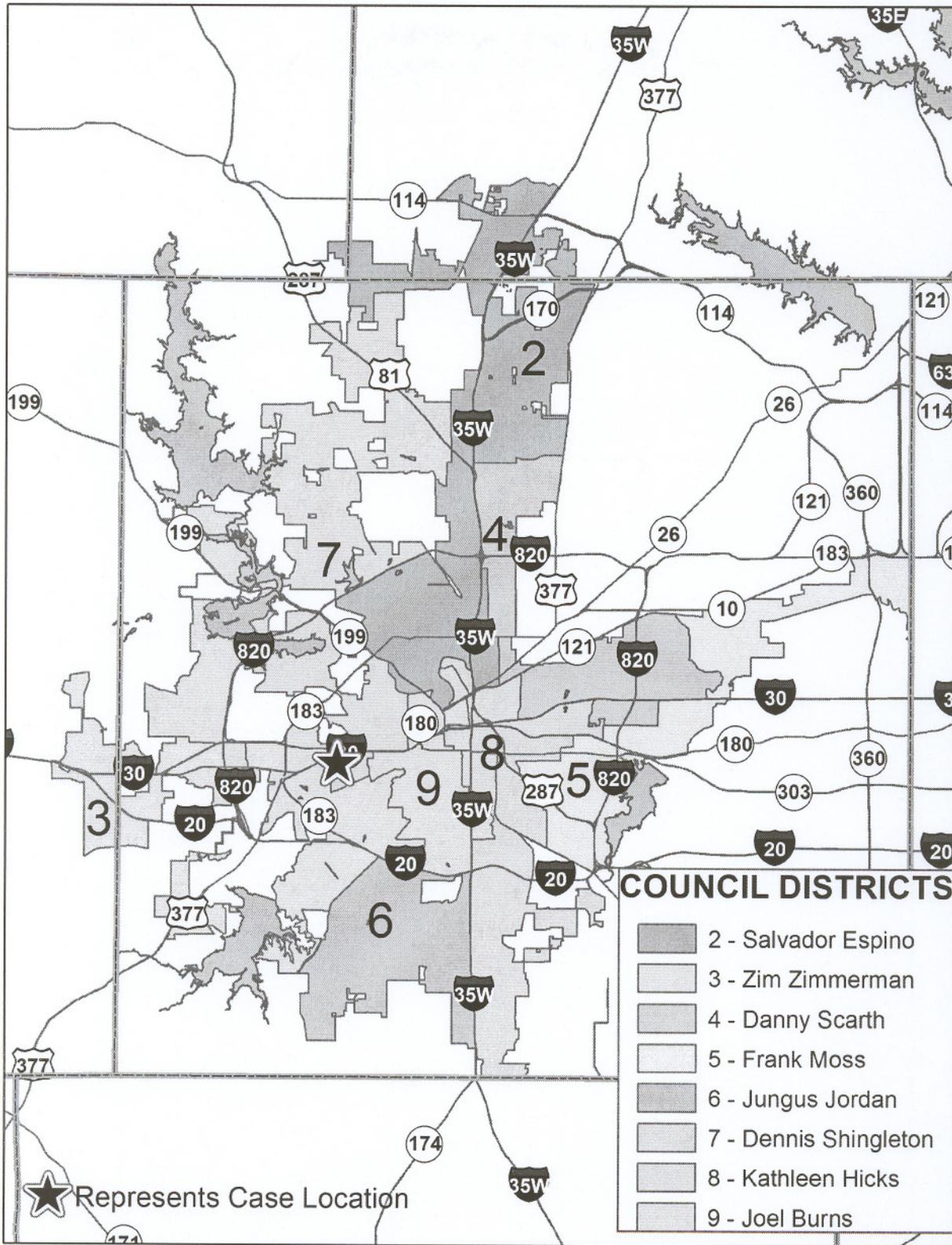
Based on the conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Zoning Commission minutes

## Location Map





ZC-11-077

# Area Zoning Map

City of Fort Worth Planning and Development

Address: 5633 Diaz Avenue

Zoning From: A-5

Zoning To: ER

Acre: 0.07245893

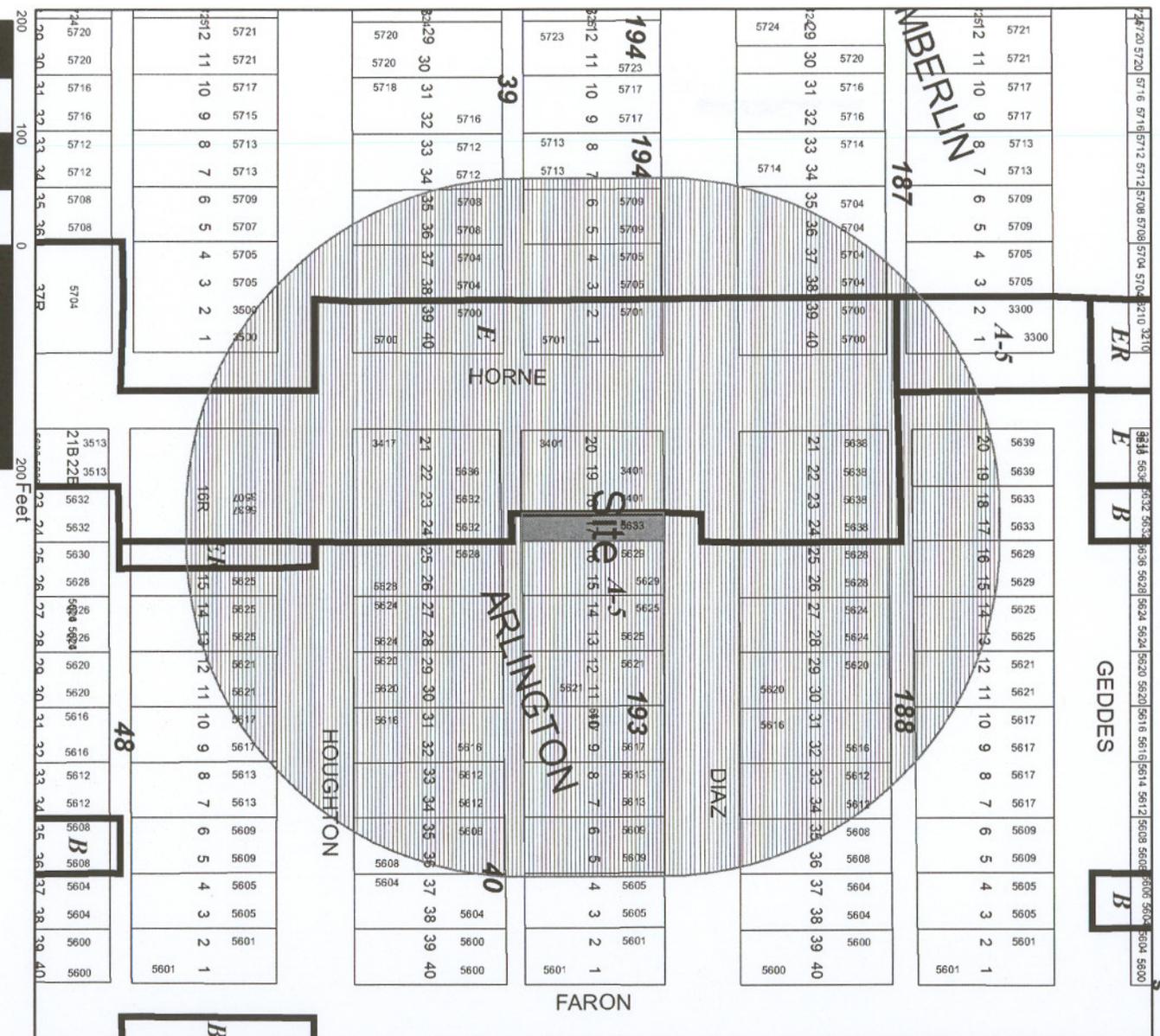
Mapsco: 74R

Sector/District: Arlington Heights

Commission Date: 09/14/2011

Contact: 817-392-8043

300 Ft. Buffer





5633 Diaz Avenue

Future Land Use

ZC-11-077



- 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



200 Feet

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 01, 2011



## Aerial Photo Map



Randle Harwood, Director of Planning & Development, City of Fort Worth explained the notification process to the Commissioners, staff has met with the Rosemont neighborhood and have agreed to add the neighborhood as a stakeholder and to be included when the form base code is written to help resolve some of the issues.

Alonzo Aguilar, 3725 Stuart Drive, Fort Worth, Texas also spoke in opposition. He mentioned the meetings they had with staff and expressed the concern of tall buildings encroaching into neighborhoods and not being compatible. Mr. Harwood made a comment to the Commissioners staff has agreed there would be no future encroachment of mixed-use other than what exists today into the Rosemont neighborhood.

Mr. Ortiz asked if all the neighborhoods have been included and know about the form base code in the Berry Street Urban Village and that this area is a growth center. Mr. Harwood mentioned in response to Mr. Snokes concern there was a map error and it has been corrected. Neighborhoods will be notified not just the neighborhood associations. Mr. Snokes concern was they weren't included in the initial process.

<i>Document received for written correspondence</i>					ZC-11-076
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Robert Snoke/Rosemont NA	3826 6 <sup>th</sup> Ave		Opposition		Spoke at hearing
Alonzo Aguilar	3725 Stuart Dr		Opposition		Spoke at hearing
Mark Tinonga	3008 Gordon/3021 Townsend		Opposition		Letter of opposition

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

**15. ZC-11-077 City of Fort Worth Planning & Development (CD 7)- 5633 Diaz Avenue (Chamberlain Arlington Heights 2<sup>nd</sup> Addition, Block 40, Lot 17, 0.07 Acres): from "A-5" One-Family to "ER" Neighborhood Commercial Restricted**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

<i>Document received for written correspondence</i>					ZC-11-077
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Joe Westbrook	5617 Houghton Ave		na	na	Letter of concern

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

**16. ZC-11-078 City of Fort Worth Planning & Development (CD 8)- 3216 East First Street (Riverside Addition, Block 7, Lot 4E12 ½'3-W1/2'5, 0.24 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 7-0.

**17. ZC-11-079 City of Fort Worth Planning & Development (CD 8)- 1417 Belsize Terrace (Highland to Glenwood Addition, Block 72, Lot 6 S1/4 5, 0.31 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

**18. ZC-11-080 City of Fort Worth Planning & Development (CD 9)- 1209 Blodgett Avenue (Weisenberger Addition #4, Block 4, Lot 28, 0.15 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.

<i>Document received for written correspondence</i>				<i>ZC-11-080</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 200 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Wayne Crabtree	1221 Blodgett	In	Oppose		Letter of opposition

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms Zadeh. The motion carried unanimously 8-0.

**19. ZC-11-081 City of Fort Worth Planning & Development (CD 4)- 3012 Elinor Street (Harlem Gardens Addition, Lot 9A, 0.29 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth called cases ZC-11-077 through ZC-11-095 all being surplus properties.