



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 18, 2011

Council District 4

Zoning Commission Recommendation:

Approved by a vote of 8-0

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: 3012 Elinor Street Mapsco: 64A

Proposed Use: Single-family

Request: From: "B" Two-Family
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 Elinor Street near North Beach Street.

Site Information:

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

Acreage: 0.29 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / vacant
- East "E" Neighborhood Commercial / vacant
- South "B" Two-Family / single-family
- West "A-5" One-Family; "B" Two-Family / vacant, single-family

Public Notification:

The following Neighborhood Associations were notified:

Bonnie Brae NA
Riverside 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)
Elinor Street	2 way, Residential	Residential	No

Development Impact Analysis:

1. Land Use Compatibility

Uses vary surrounding the proposed site are primarily 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.

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

Attachments:

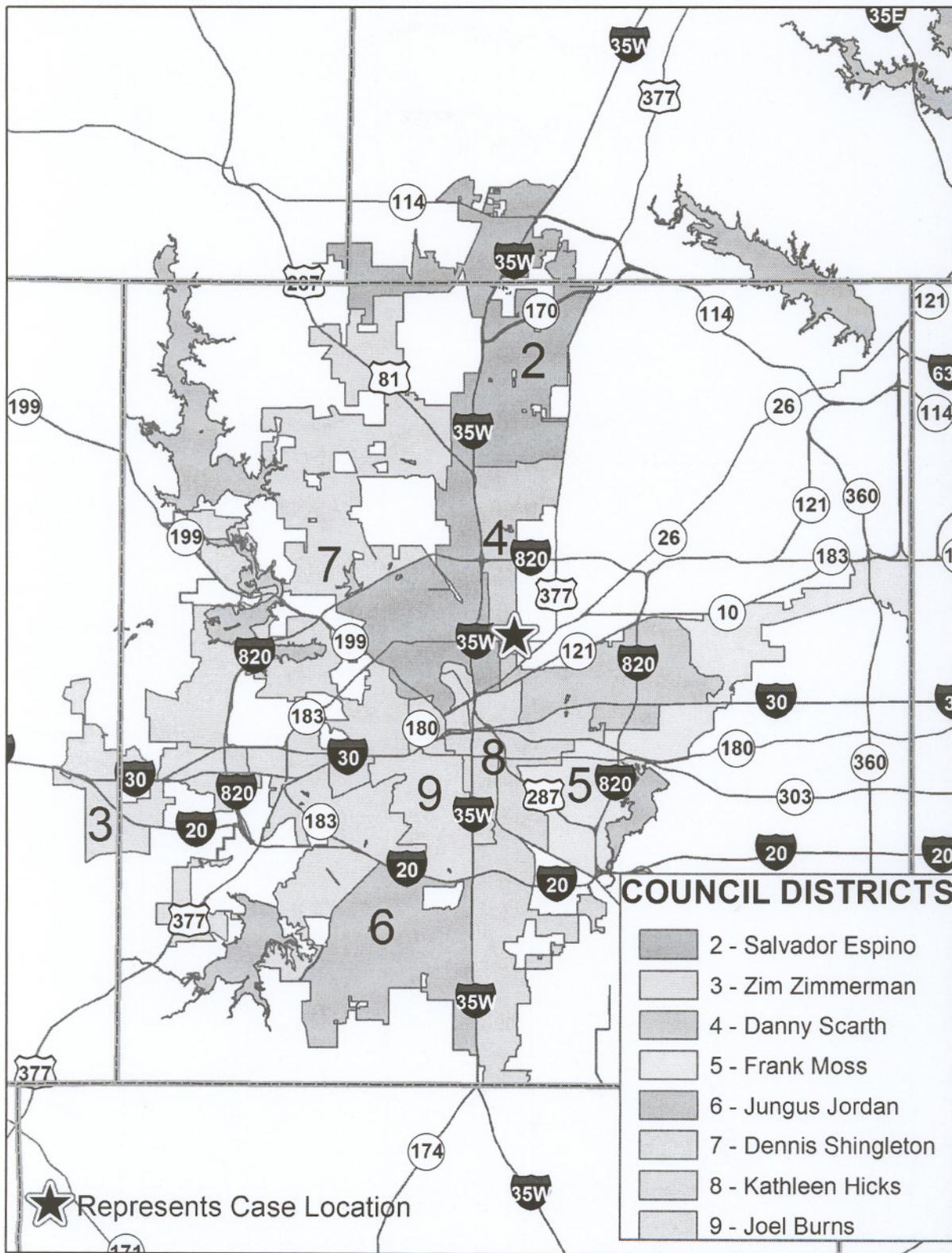
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Zoning Commission minutes

FORT WORTH



ZC-11-081

Location Map



★ Represents Case Location



5 2.5 0 5 Miles



3012 Elinor Street

ZC-11-081

Aerial Photo Map



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>	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
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.

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

20. ZC-11-082 City of Fort Worth Planning & Development (CD 8)- 709 East Harvey Street (Hyde Park Addition, Block 5, Lot 121, 0.14 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.

Cleveland Harris, 1037 Colvin Street representing Morningside Neighborhood Association spoke in support.

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

21. ZC-11-083 City of Fort Worth Planning & Development (CD 8)- 4105 Jackson Street (Glen Garden Addition, Block 14, Lot 4, 0.32 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.

22. ZC-11-084 City of Fort Worth Planning & Development (CD 9)- 3629 James Avenue (University Hill Addition, Block 9, Lot 8, 0.32 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.

23. ZC-11-085 City of Fort Worth Planning & Development (CD 8)- 2412 South Jones Street (West Morningside Addition, Block 8, Lot 4, 0.13 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.

Cleveland Harris, 1037 Colvin Street, representing the Morningside Neighborhood spoke in support.