



**ZONING MAP CHANGE  
STAFF REPORT**

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

**Council District** 8

**Zoning Commission Recommendation:**

Approved by a vote of 8-0

**Opposition:** None

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <u>X</u>	No ___
Council Initiated	Yes ___	No <u>X</u>

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

**Site Location:** 4105 Jackson Street Mapsco: 78X

**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 the corner of Jackson Street and Glen Garden Drive.

**Site Information:**

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

Acreage: 0.32 ac  
Comprehensive Plan Sector: Southeast

**Surrounding Zoning and Land Uses:**

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

**Public Notification:**

The following Neighborhood Associations were notified:

Mithcell Boulevard NA  
Glencrest Civic League  
Southeast Fort Worth, Inc.

United Communities Association..  
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)
Jackson Street	2 way, Residential	Residential	No

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses 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:**

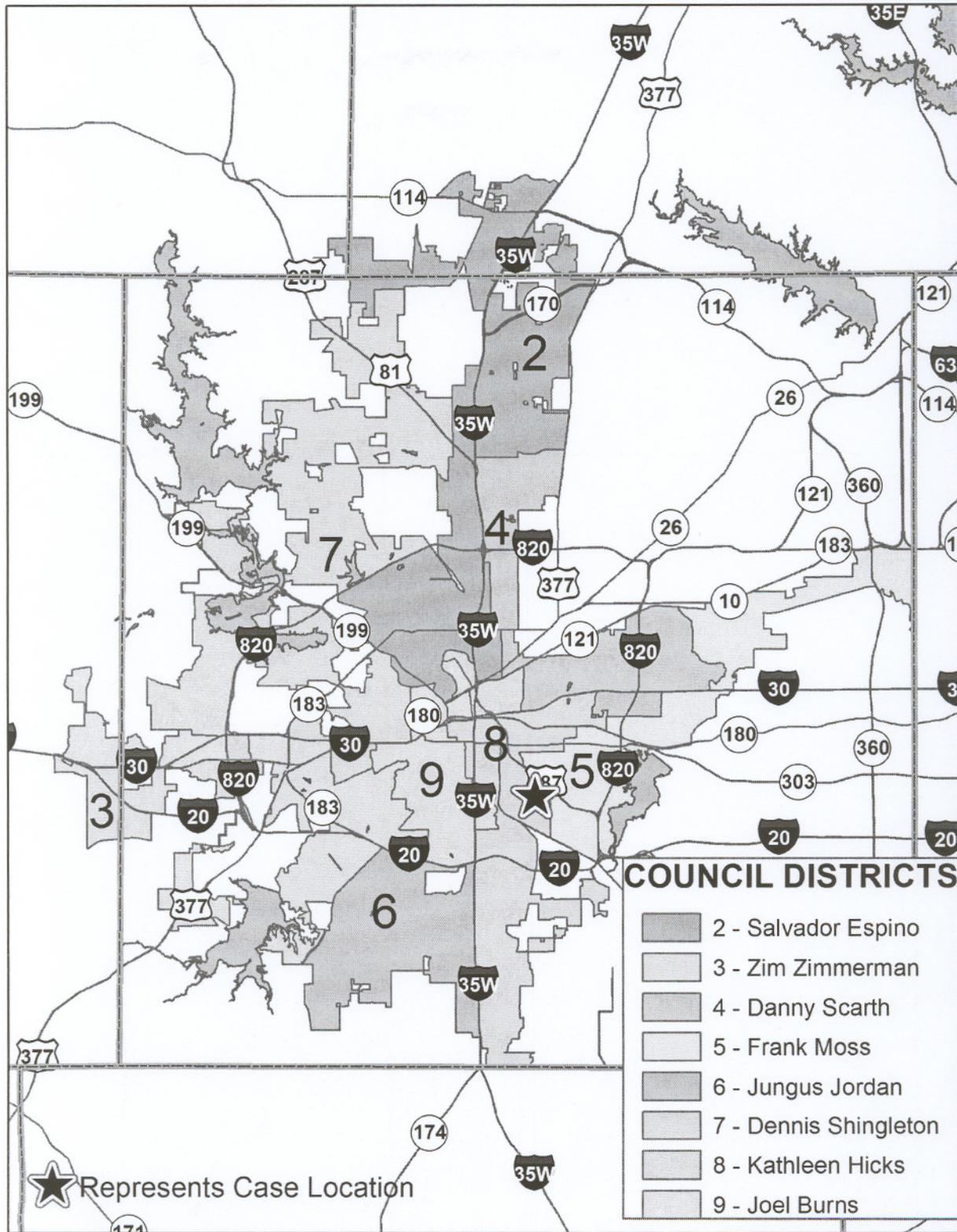
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Zoning Commission minutes

# FORT WORTH



ZC-11-083

## Location Map





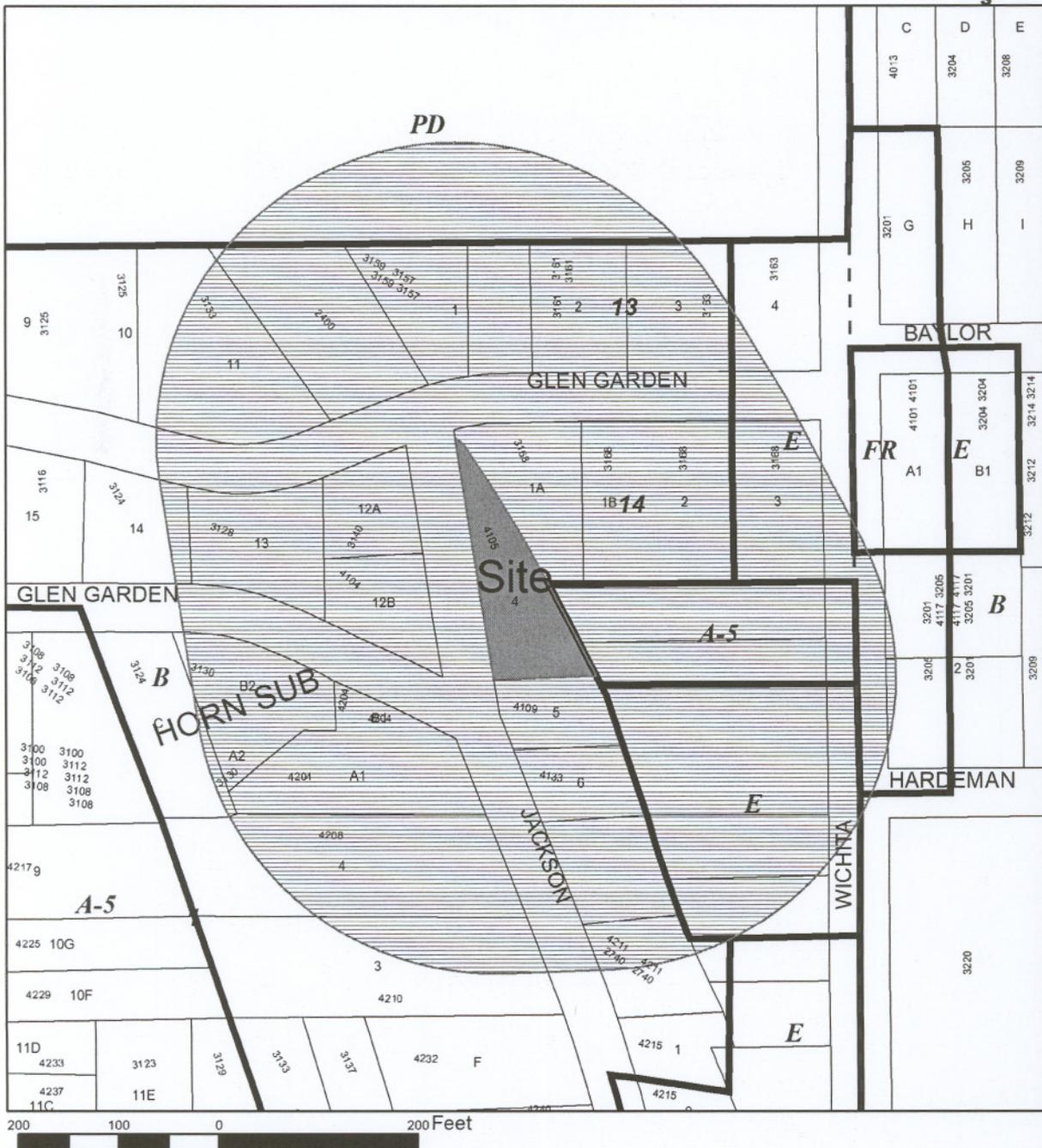
ZC-11-083

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 4105 Jackson Street  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.32524953  
 Mapsco: 78X  
 Sector/District: Southeast  
 Commission Date: 09/14/2011  
 Contact: 817-392-8043



 300 Ft. Buffer



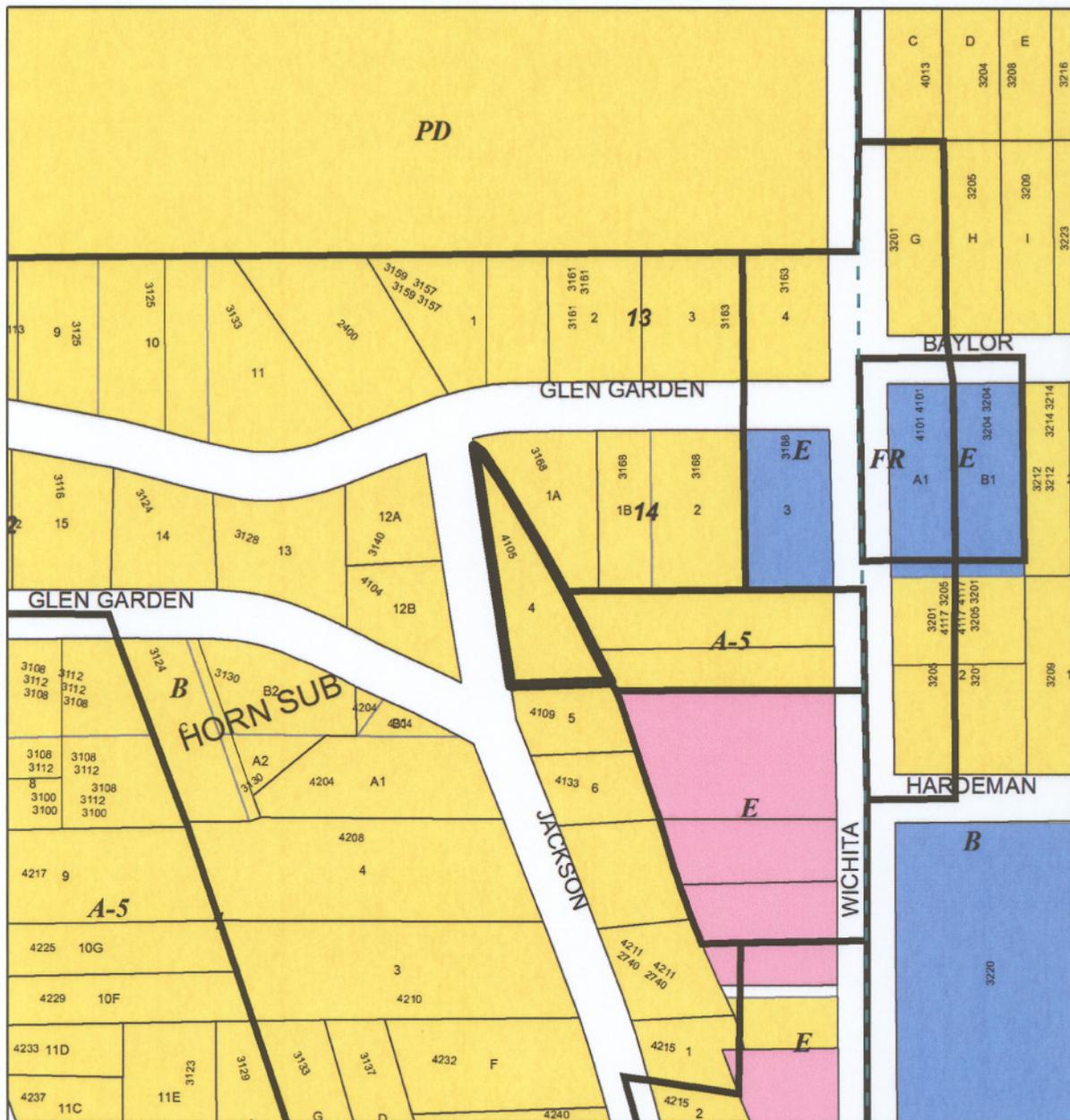
# FORT WORTH



4105 Jackson Street

## Future Land Use

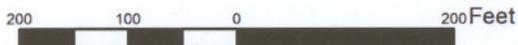
ZC-11-083



- 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 01, 2011



## Aerial Photo Map



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.

<i>Document received for written correspondence</i>	ZC-11-085
---	-----------