



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 18, 2011

Council District 9

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: 3629 James Avenue Mapsco: 90C

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 James Avenue near Butler Street.

Site Information:

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

Acreage: 0.32 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "B" Two-Family / single-family
- East "A-5" One-Family / rail ROW
- South "B" Two-Family / single-family
- West "B" Two-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

Shaw Clarke NA
Rosemont NA

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)
James Avenue	2 way, Residential	Residential	No

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily 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:

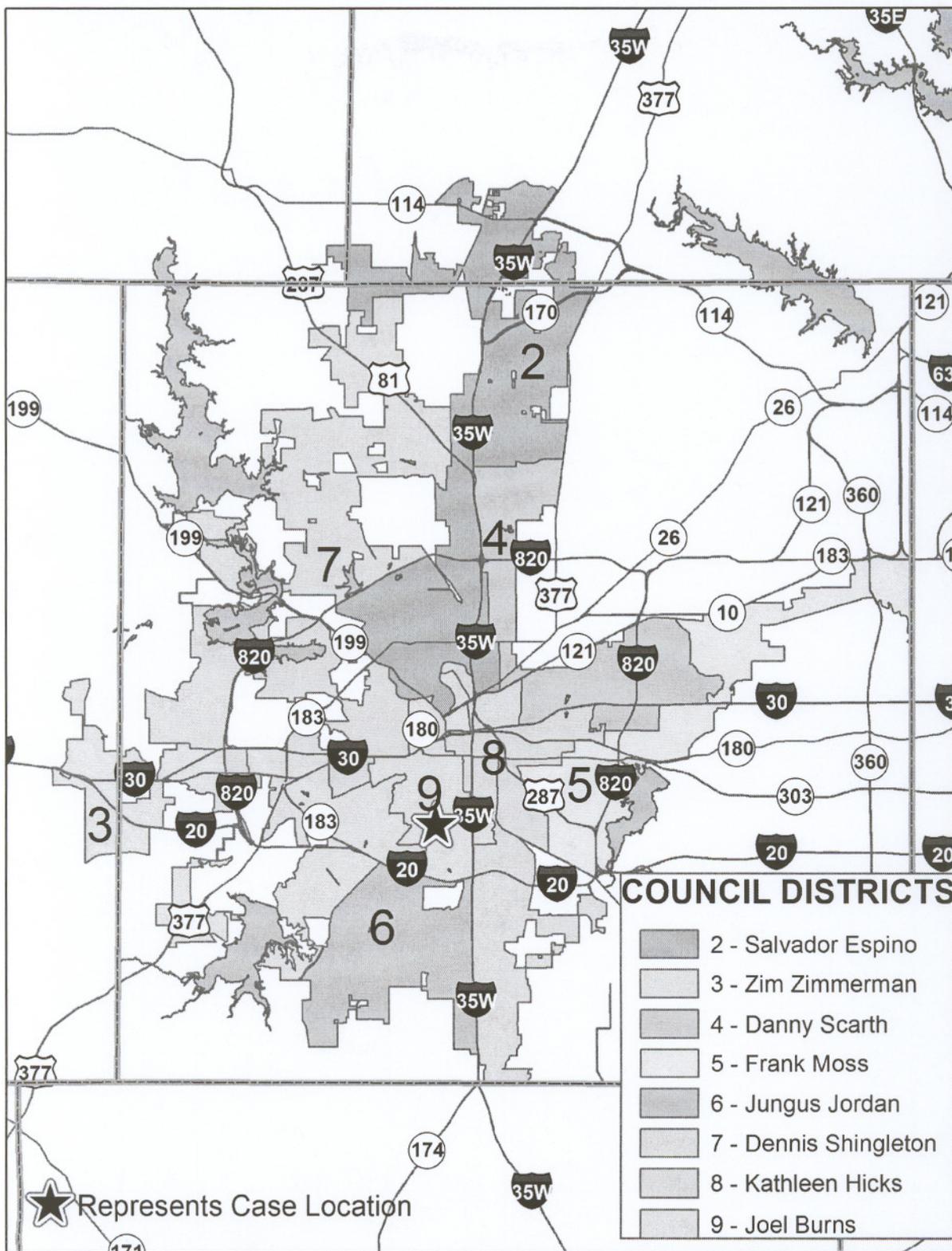
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Zoning Commission minutes

FORT WORTH



ZC-11-084

Location Map



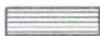


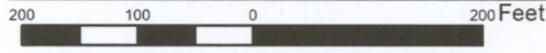
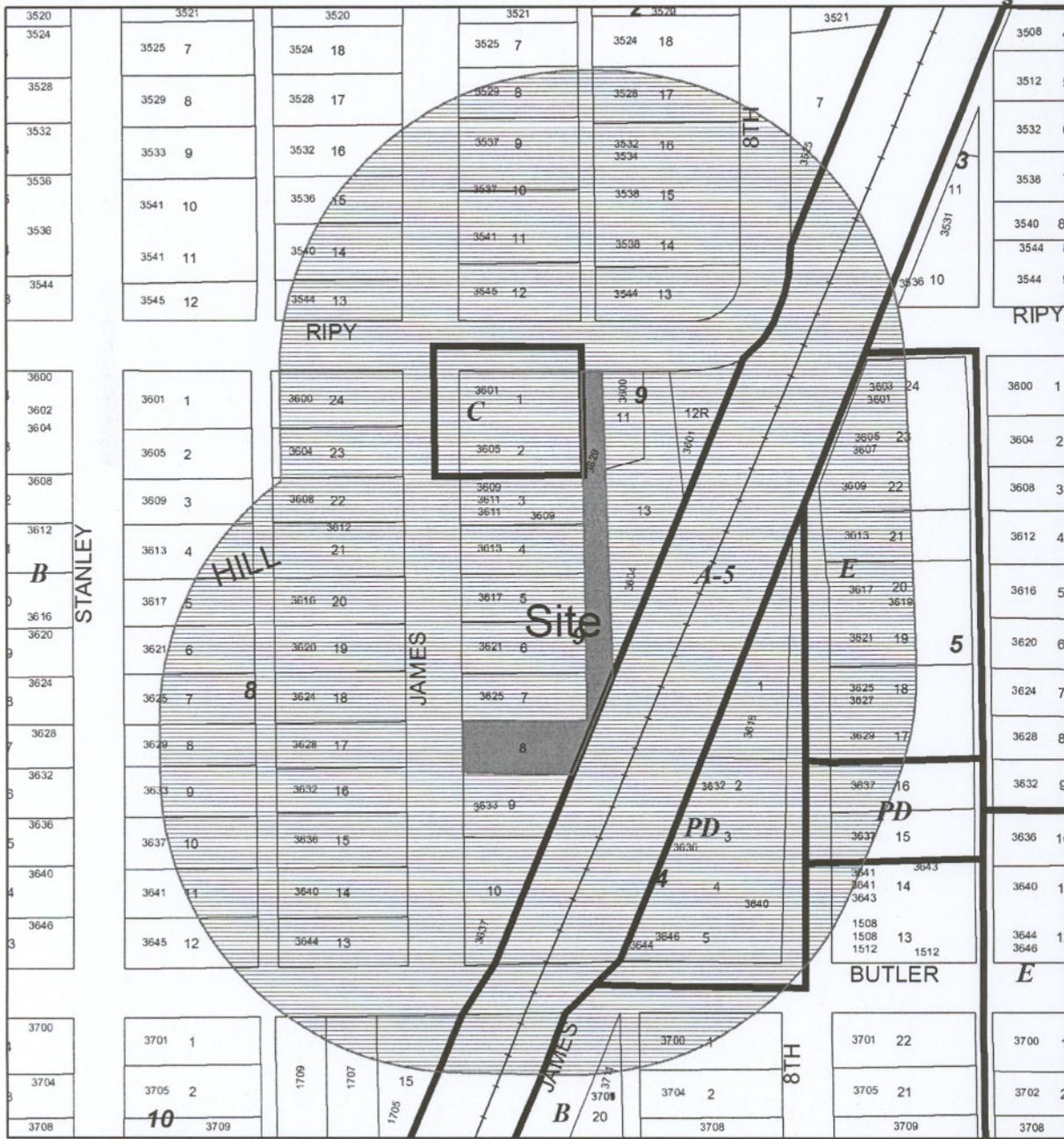
ZC-11-084

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 3629 James Avenue
 Zoning From: B
 Zoning To: A-5
 Acres: 0.32630066
 Mapsco: 90C
 Sector/District: Southside
 Commission Date: 09/14/2011
 Contact: 817-392-8043



 300 Ft. Buffer



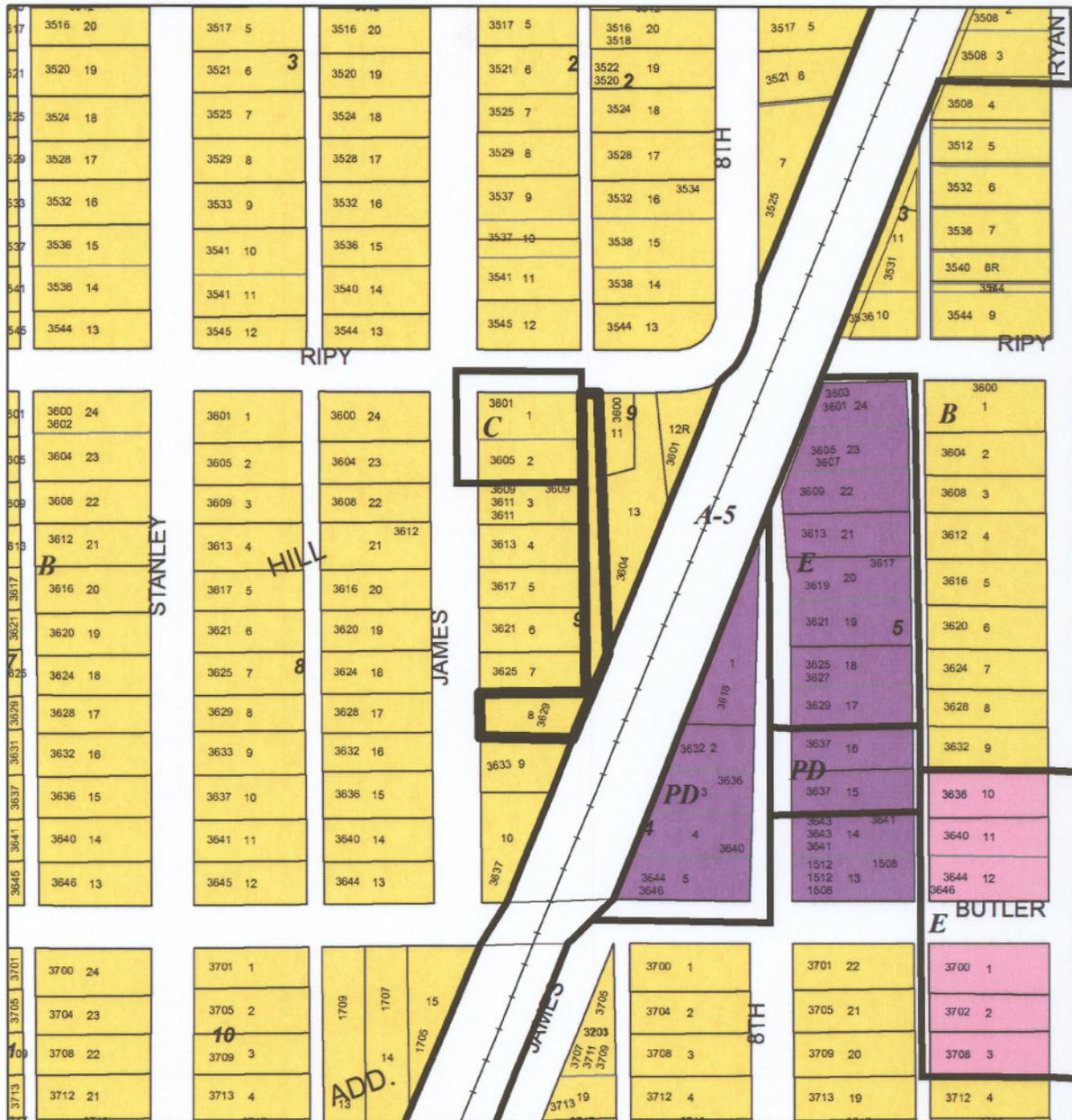
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3629 James Avenue

Future Land Use

ZC-11-084



- 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

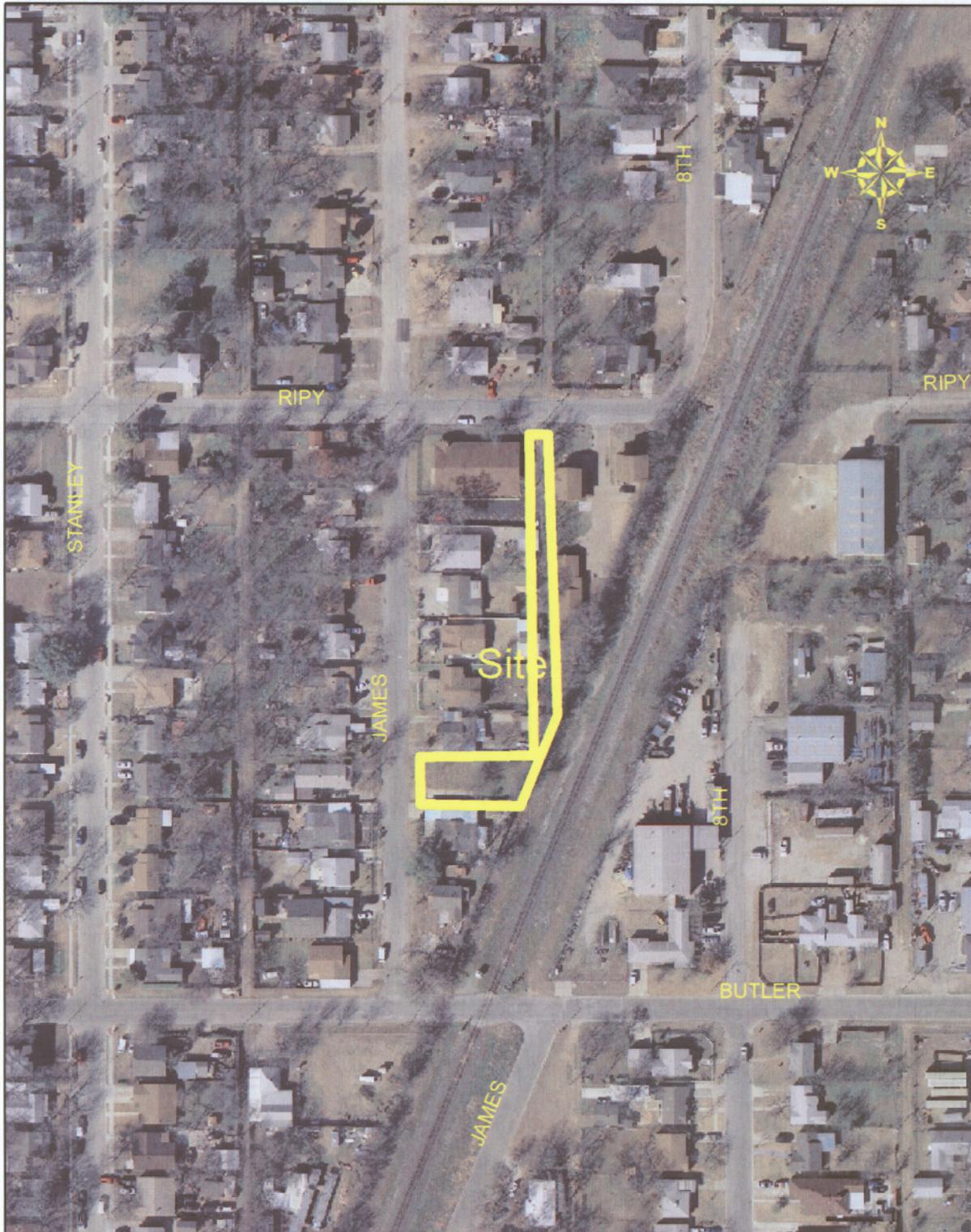


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011





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
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