



**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 No
Case Manager Stephen Murray
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 807 Kellis Street Mapsco: 90M

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 contains a single-family home and is located on the corner of Kellis Street and Travis Avenue.

Site Information:

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

Acreage: 0.14 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
East "B" Two-Family / single-family
South "B" Two-Family / single-family
West "B" Two-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

Worth Heights NA
Hubbard Heights NA
Rosemont NA

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)
Kellis Street	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

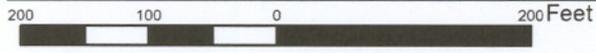
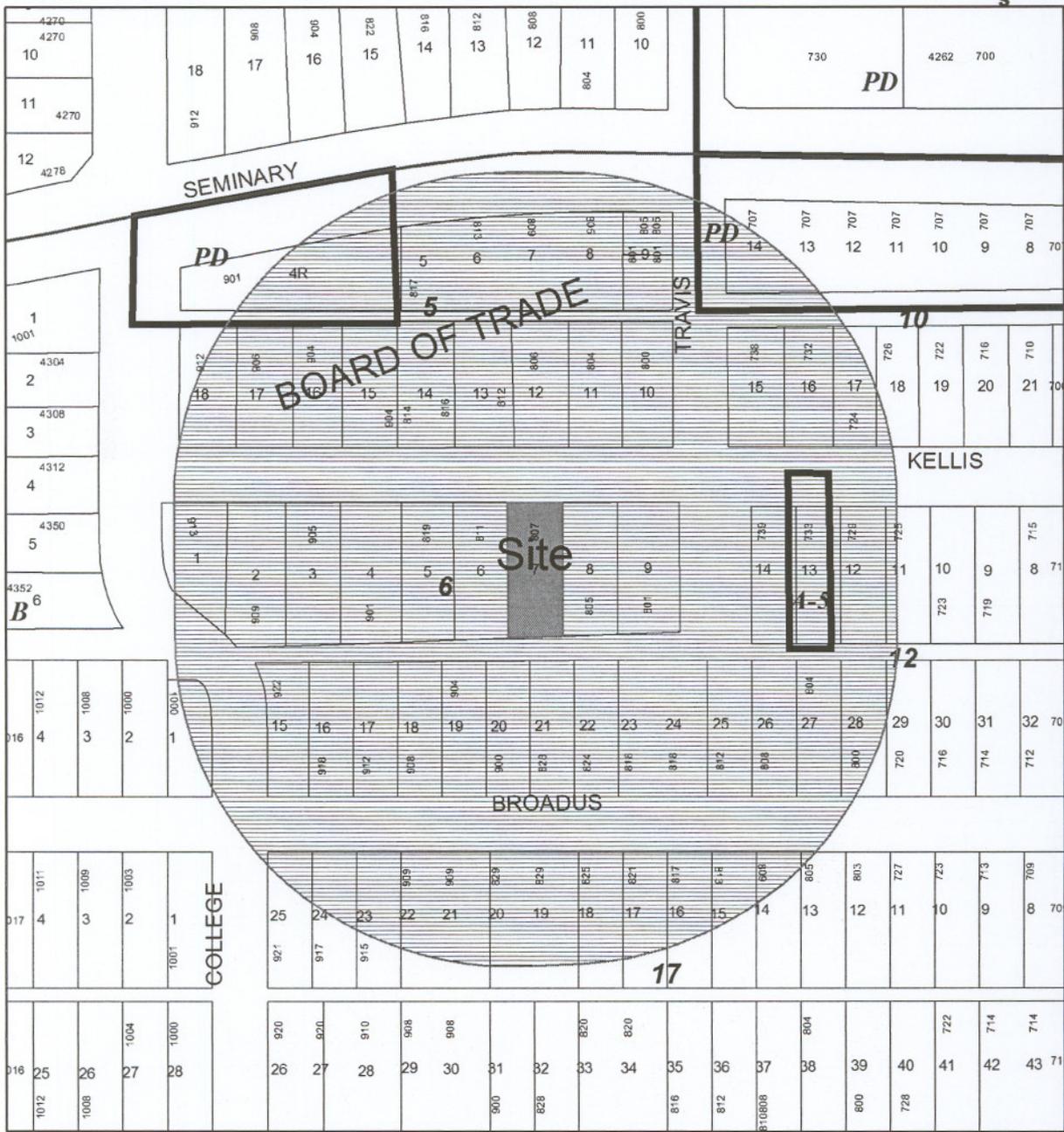


Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: 807 W. Kellis Street
Zoning From: B
Zoning To: A-5
Acres: 0.14016802
Mapsc0: 90M
Sector/District: Southside
Commission Date: 09/14/2011
Contact: 817-392-8043



 300 Ft. Buffer



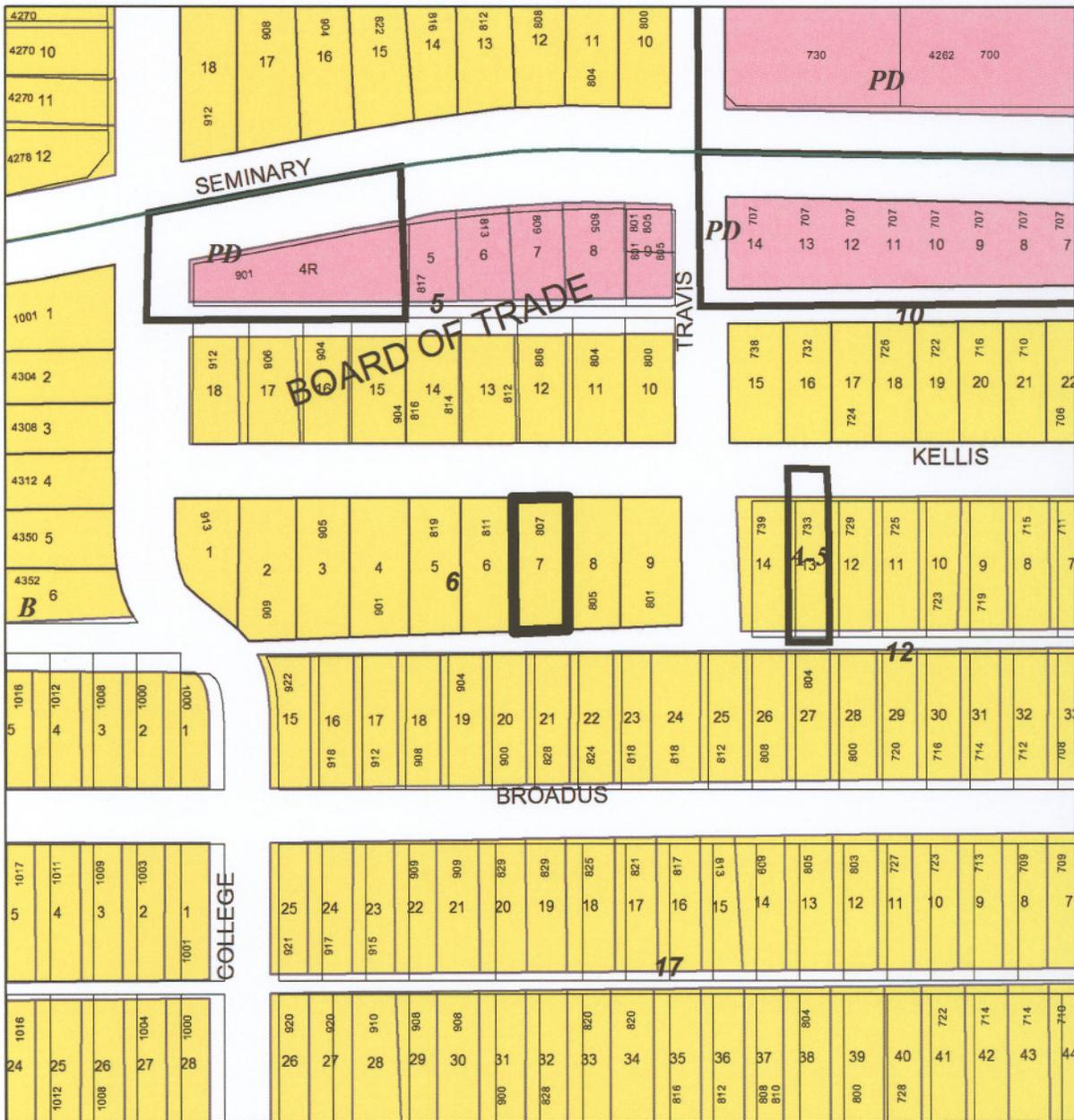
FORT WORTH



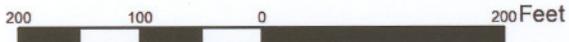
807 W. Kellis Street

Future Land Use

ZC-11-086



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | 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

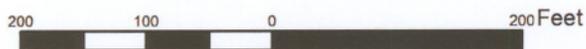




807 W. Kellis Street

ZC-11-086

Aerial Photo Map



Name	Address	In/Out 200 ft notification area	Position on case		Summary
J B Wynn	2420 Stuart Dr	In		Support	Letter of support

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

24. ZC-11-086 City of Fort Worth Planning & Development (CD 9)- 807 Kellis Street (Board of Trade Addition, Block 6, Lot 7, 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.

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

25. ZC-11-087 City of Fort Worth Planning & Development (CD 7)- 5307 Lovell Avenue (Chamberlain Arlington Heights 1st Addition, Block 146R, Lot 15, 0.21 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.

26. ZC-11-088 City of Fort Worth Planning & Development (CD 8)- 1921 East Maddox Avenue (Highland to Glenwood Addition, Block 74, Lot E1/2 7&8, 0.16 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.

27. ZC-11-089 City of Fort Worth Planning & Development (CD 2)- 4924 Mona Lisa Street (Melody Hills Addition, Block 4, Lot 12A, 0.18 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.