



**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 <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: 5307 Lovell Avenue Mapsco: 75J

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 vacant and located on Lovell Avenue near the corner of Curzon Avenue.

Site Information:

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

Acreage: 0.21 ac
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

- North "B" Two-Family / single-family
- East "B" Two-Family / single-family
- South "A-5" One-Family / Lake Como Park
- West "B" Two-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

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

Camp Bowie District Inc.
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)
Lovell 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.

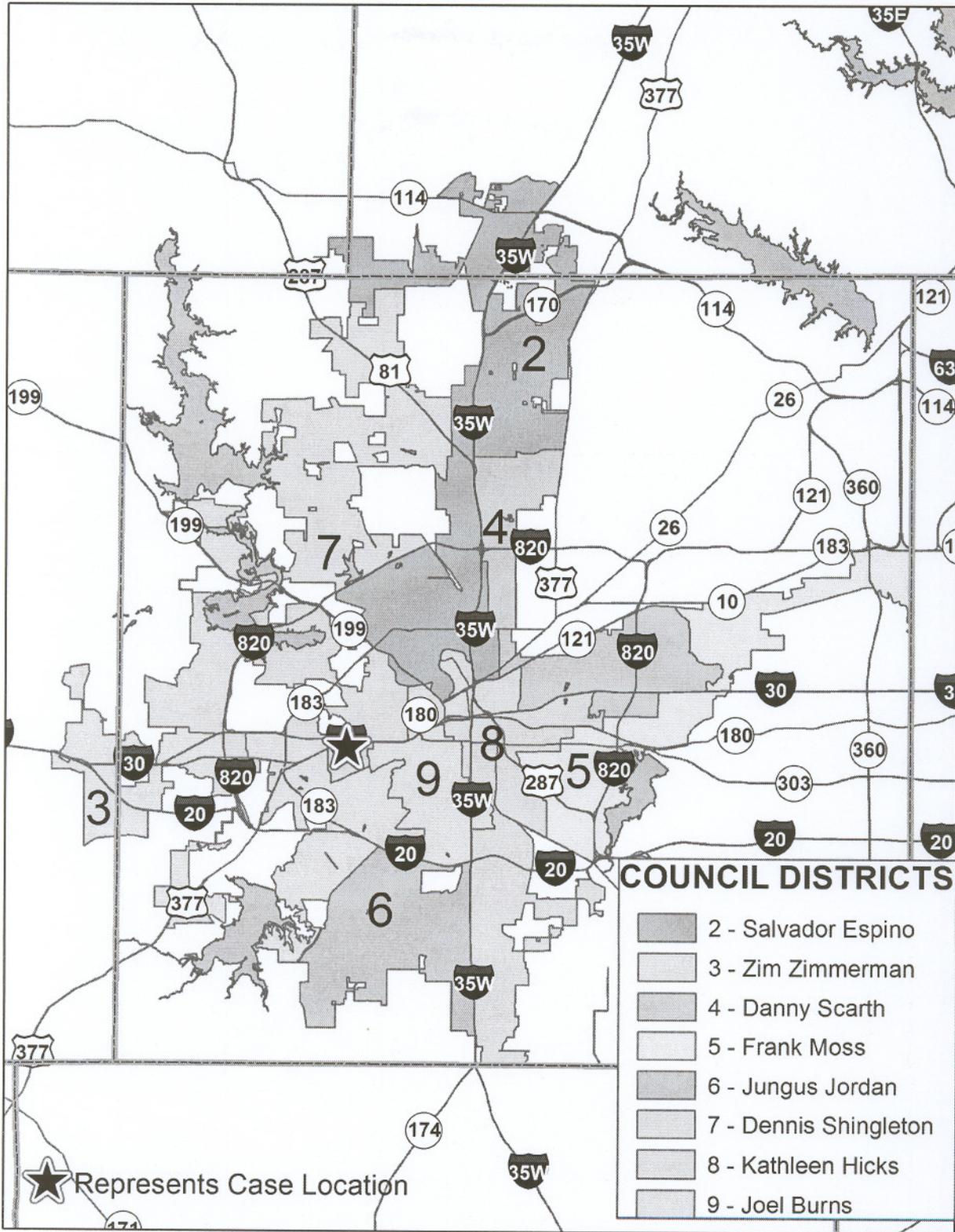
- Locate single-family homes adjacent to local or collector streets. (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (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.

Attachments:

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

Location Map





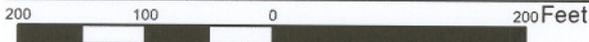
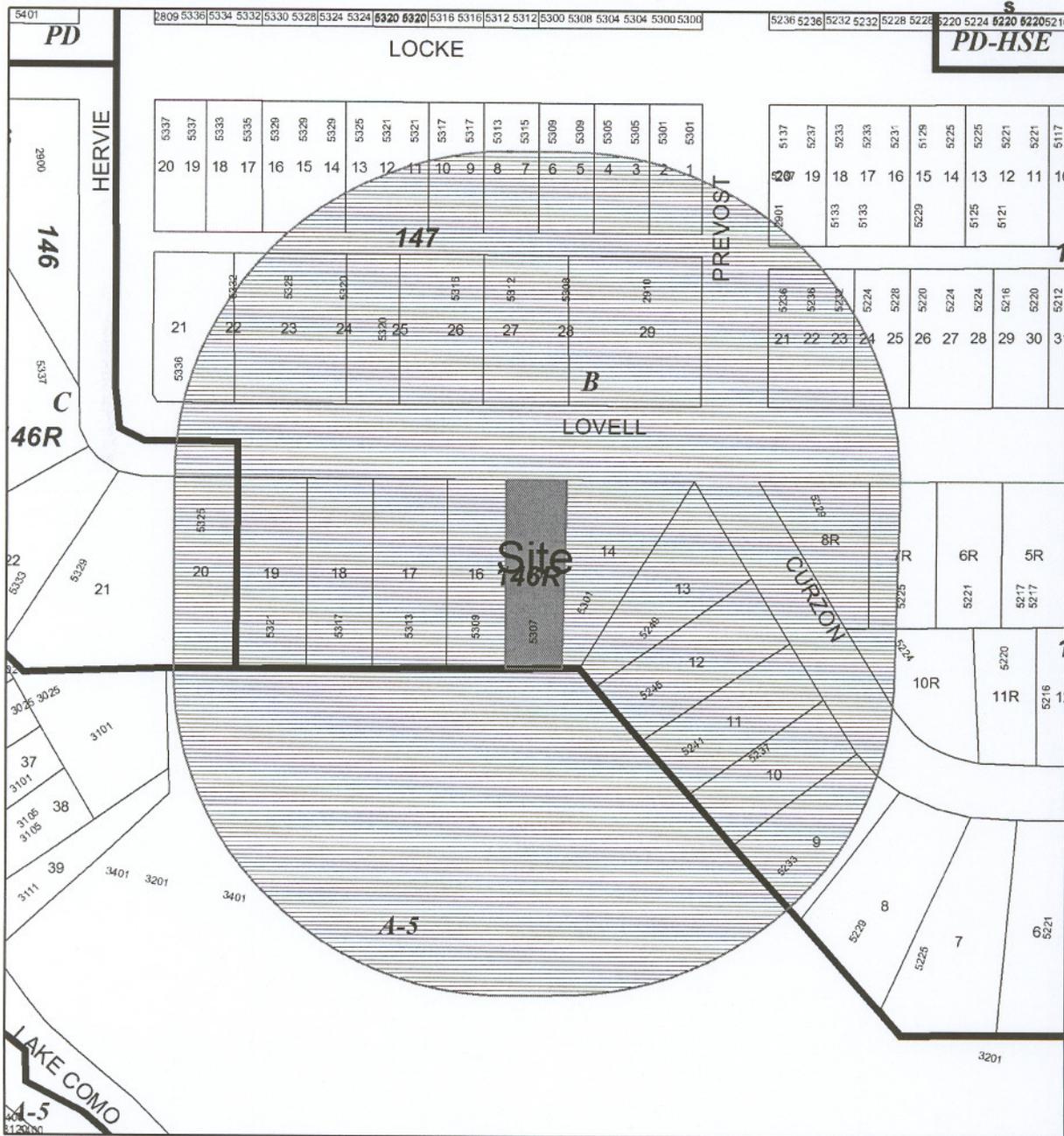
ZC-11-087

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 5307 Lovell Avenue
 Zoning From: B
 Zoning To: A-5
 Acres: 0.21007588
 Mapsco: 75J
 Sector/District: Arlington Heights
 Commission Date: 09/14/2011
 Contact: 817-392-8043



300 Ft. Buffer





5307 Lovell Avenue

Future Land Use

ZC-11-087



- 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



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.