



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

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

**Site Location:** 1921 Maddox Avenue Mapsco: 77R

**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 the corner of Maddox Avenue and Belzise Terrace.

**Site Information:**

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

Acreage: 0.16 ac  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

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

**Public Notification:**

The following Neighborhood Associations were notified:

Hillside Morningside NA  
Morningside/Hillside Crime Watch COPS  
Southside Preservation Assoc.  
Southeast Fort Worth Inc.

Streams & Valleys  
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)
Maddox Avenue	2 way, Collector	Collector	No

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family and vacant. 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)

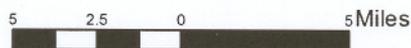
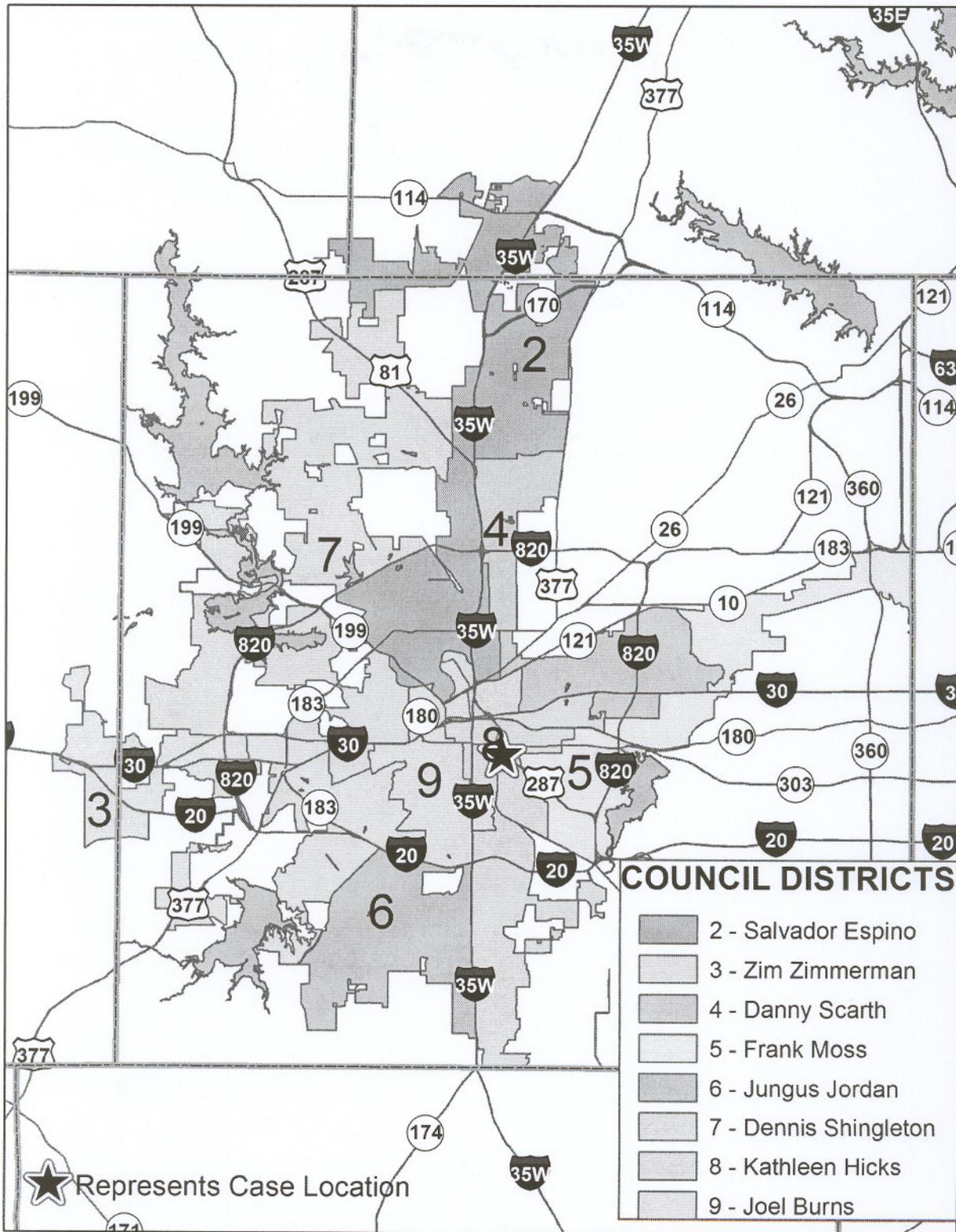
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

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

## Location Map





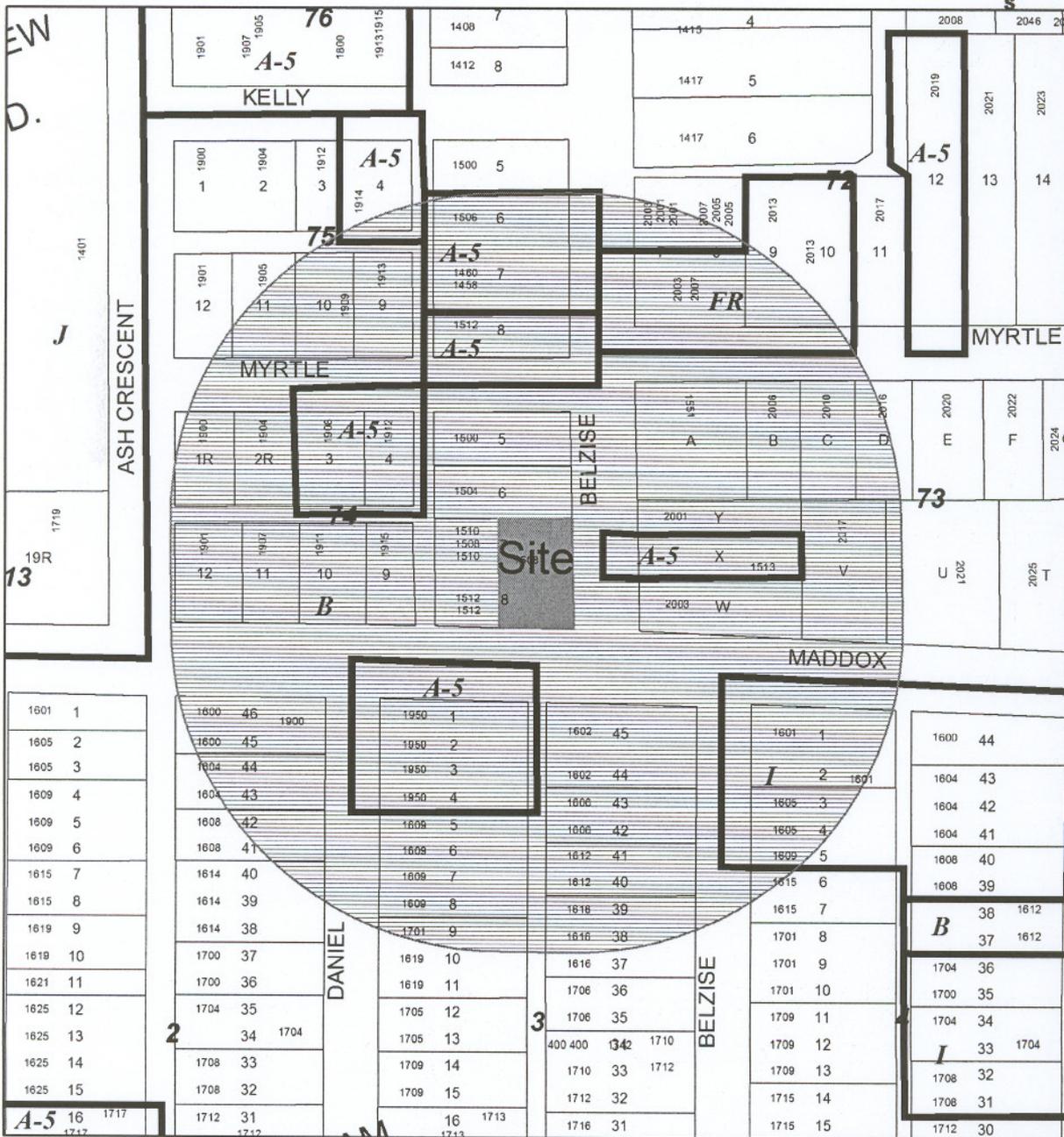
ZC-11-088

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 1921 E. Maddox Avenue  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.16105857  
 Mapsco: 77R  
 Sector/District: Southside  
 Commission Date: 09/14/2011  
 Contact: 817-392-8043



 300 Ft. Buffer



200 100 0 200 Feet



1921 E. Maddox Avenue

# Future Land Use

ZC-11-088



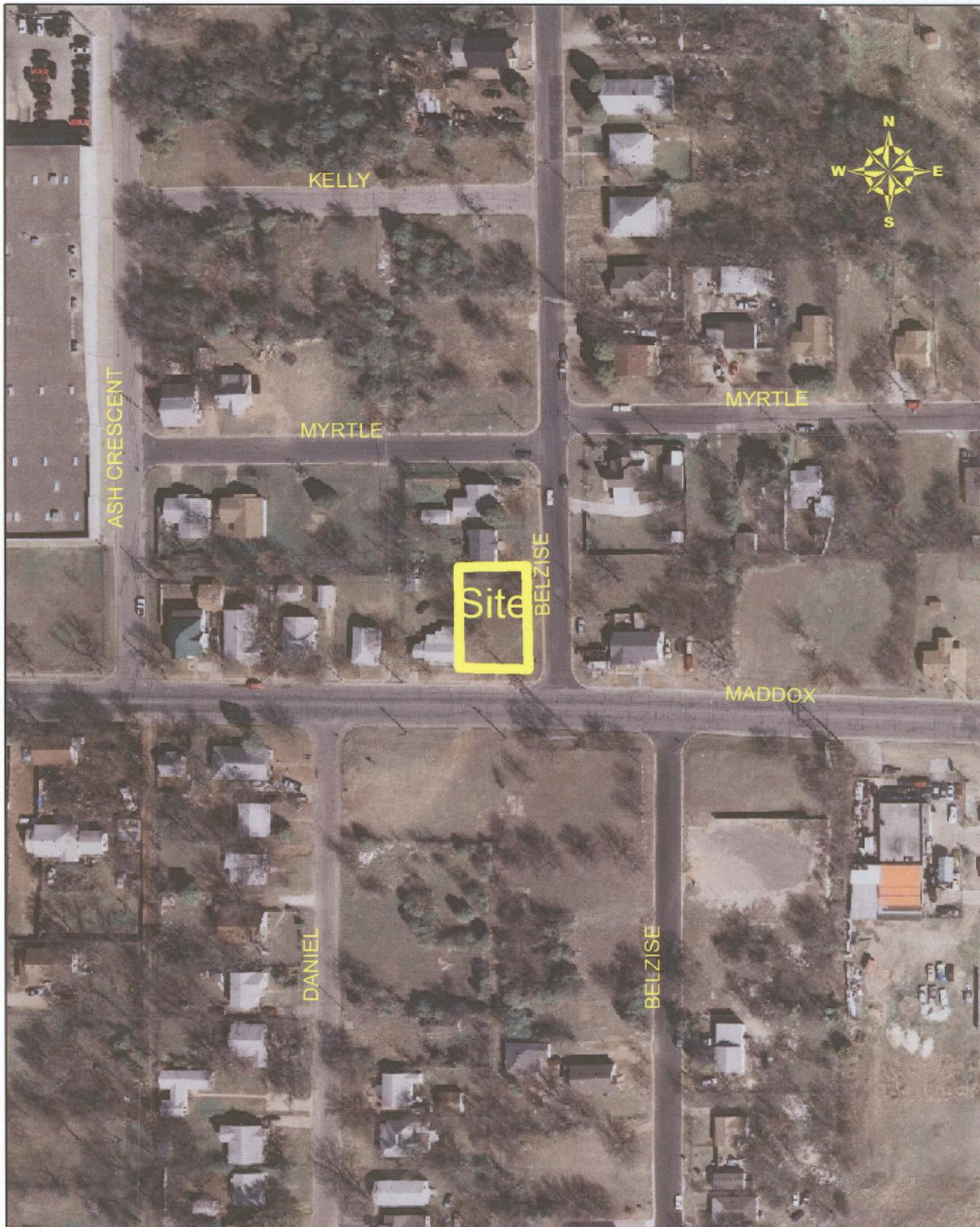
- |                                   |                          |                             |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial  | CFWGIS.SDE.TRN_RAILROADS    |
| Rural Residential                 | 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



## 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.