



**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 X  
Case Manager Stephen Murray  
Surplus Yes X No \_\_\_  
Council Initiated Yes \_\_\_ No X

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

**Site Location:** 2501 Stuart Drive Mapsco: 77S

**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 Stuart Drive near Ramsey Avenue.

**Site Information:**

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

Acreage: 0.17 ac  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

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

**Public Notification:**

The following Neighborhood Associations were notified:

West Morningside NA  
Jennings-May St. Louis NA  
Morningside NA  
Morningside/Hillside Crime Watch COPS

Southside Preservation Association  
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)
Stuart Drive	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)

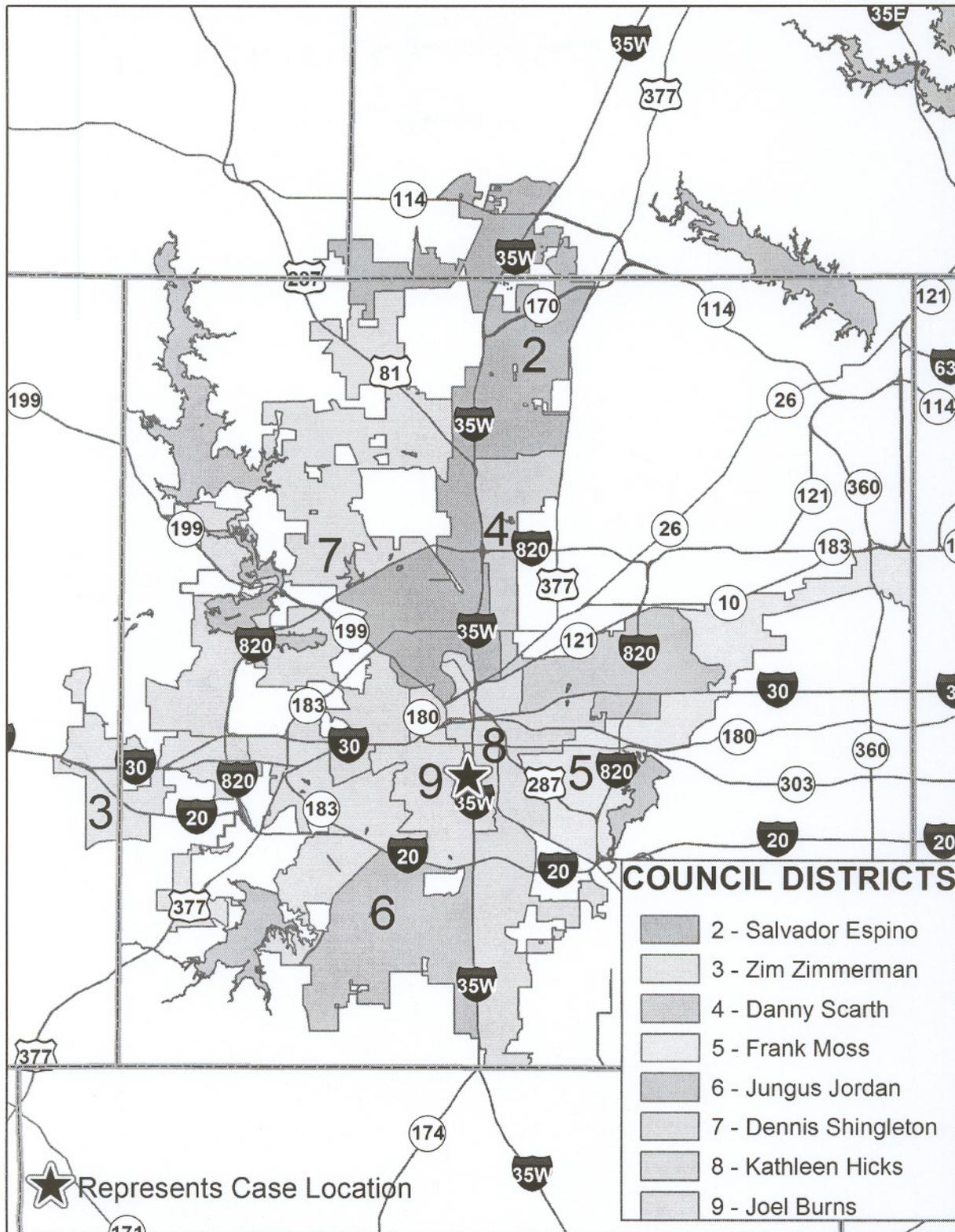
Based on the conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

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

## Location Map





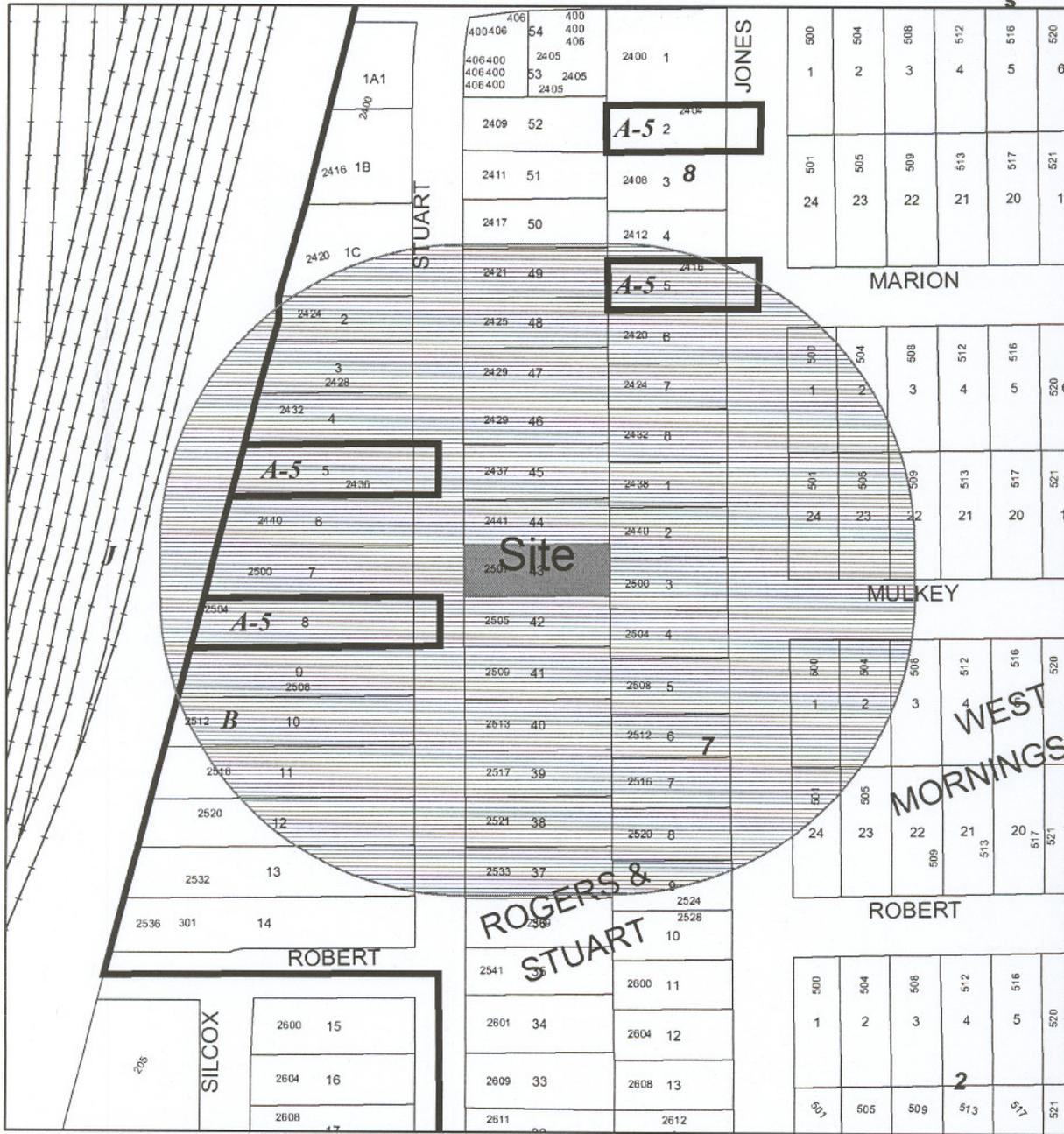
ZC-11-093

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 2501 Stuart Drive  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.17023312  
 Mapsco: 77S  
 Sector/District: Southside  
 Commission Date: 09/14/2011  
 Contact: 817-392-8043



 300 Ft. Buffer



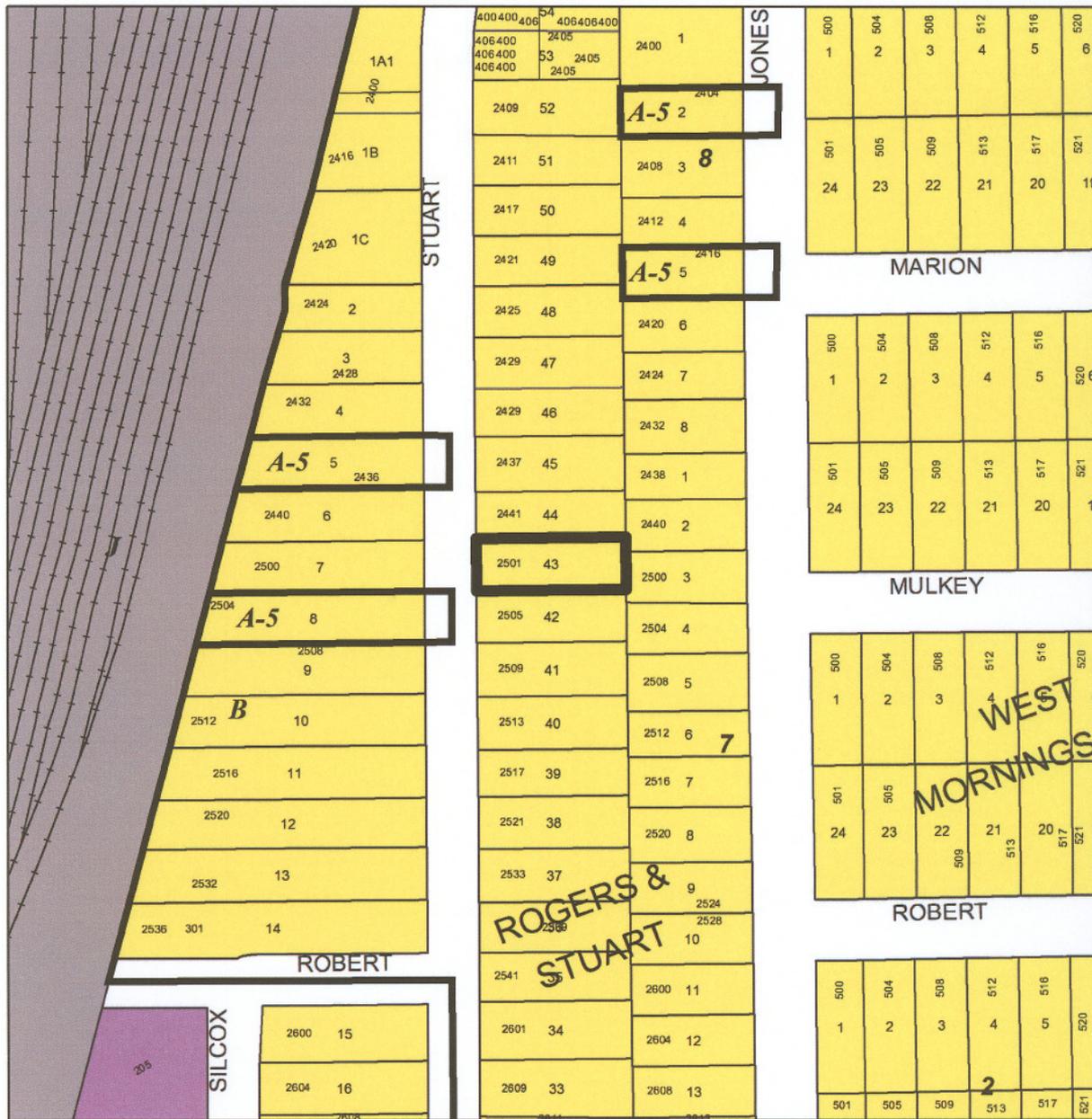
200 100 0 200 Feet



2501 Stuart Drive

Future Land Use

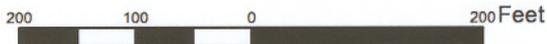
ZC-11-093



- 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

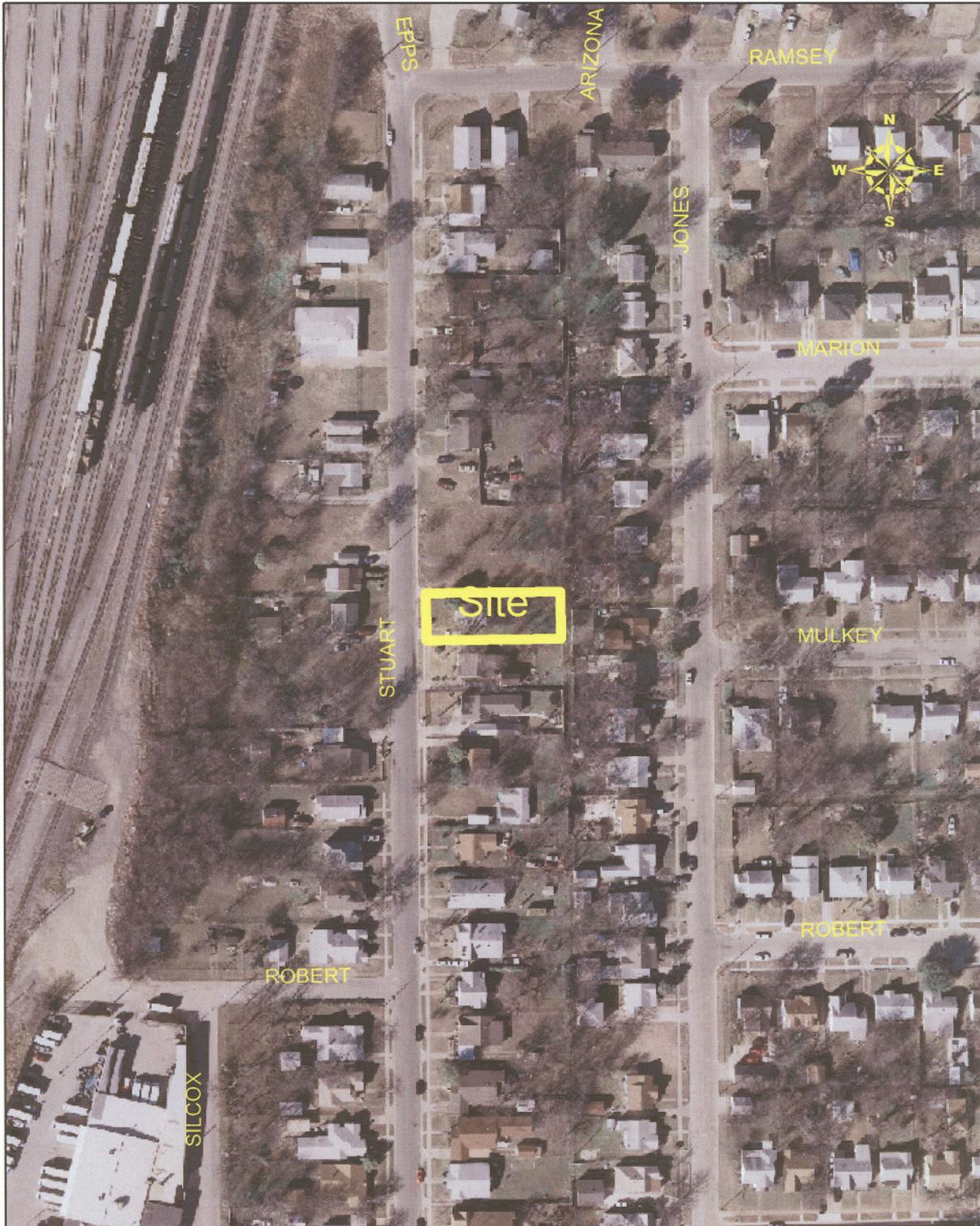
- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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.

**28. ZC-11-090 City of Fort Worth Planning & Development (CD 8)- 1913 East Myrtle Street (Highland to Glenwood Addition, Block 75, Lot 9, 0.12 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.

**29. ZC-11-091 City of Fort Worth Planning & Development (CD 8)- 600 East Ramsey Avenue (West Morningside Addition, Block 5, Lot 7, 0.15 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 spoke in support.

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

**30. ZC-11-092 City of Fort Worth Planning & Development (CD 9)- 4113 Sandage Avenue (Newton-Carb Addition, Block 1, Lot 24, 0.19 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 Mr. Wilson. The motion carried unanimously 7-0.

**31. ZC-11-093 City of Fort Worth Planning & Development (CD 8)- 2501 Stuart Drive (Rogers & Stuart Addition, Lot 43, 0.17 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 spoke in support.

<i>Document received for written correspondence</i>				<i>ZC-11-093</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 200 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
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.

**32. ZC-11-094 City of Fort Worth Planning & Development (CD 8)- 1900 Uvalde Street (Graham Park Addition, Block 11, Lots 37 & 38 Less ROW, 0.13 Acres): from "FR" General Commercial Restricted 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.

**33. ZC-11-095 City of Fort Worth Planning & Development (CD 9)- 1000 West Broadus Street (Southside Addition, Block 11, Lot 1 S PT 1, Block 11, Lot 2, 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.

**34. ZC-11-096 City of Fort Worth Planning & Development (CD 9)- 2340 Lipscomb Street (R. M. Page Addition, Block 1, Lot 8R2, 0.23 Acres): from "B" Two-Family to "B/HC" Two-Family/Historic & Cultural Overlay**

Laura Voltman, Senior Planner, City of Fort Worth explained to the Commissioners this is a Historic Designation.

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

**35. ZC-11-097 City of Fort Worth Planning & Development (CD 9)- 1945 Chatburn Court (Cheltenham, Block 4, Lot 1 & PT CLOSED ST 0.43 Acres): from "A-5/DD" One-Family/Demolition Delay to "A-5/HC" One-Family/Historic & Cultural Overlay**