



**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: 1000 W Broadus Street Mapsco: 90M

Proposed Use: Single-family

Request: From: "B" One-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 W Broadus Street and College Avenue.

Site Information:

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

Acreage: 0.21 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:

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)
Braodus 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)

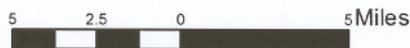
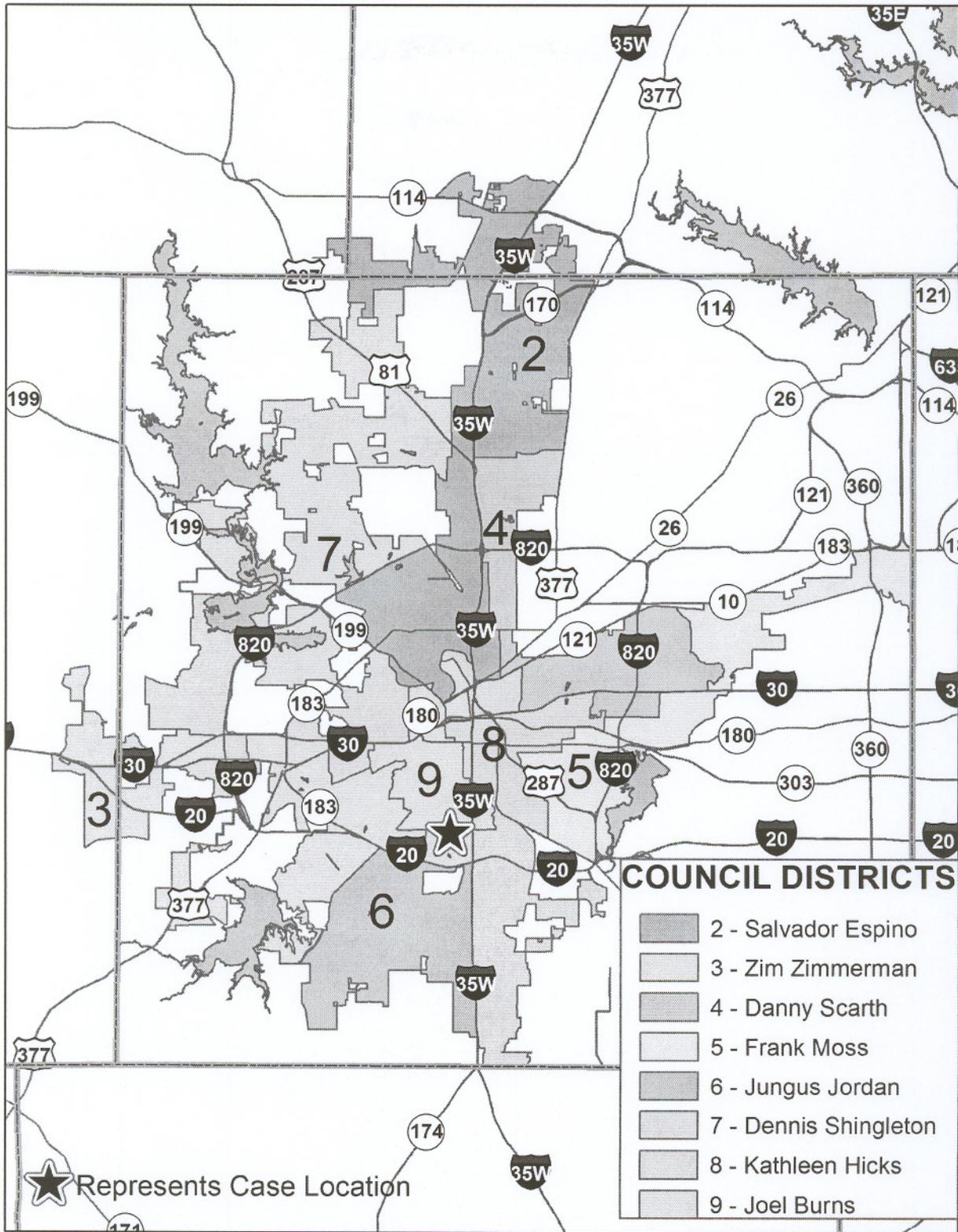
Based on the conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

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

Location Map





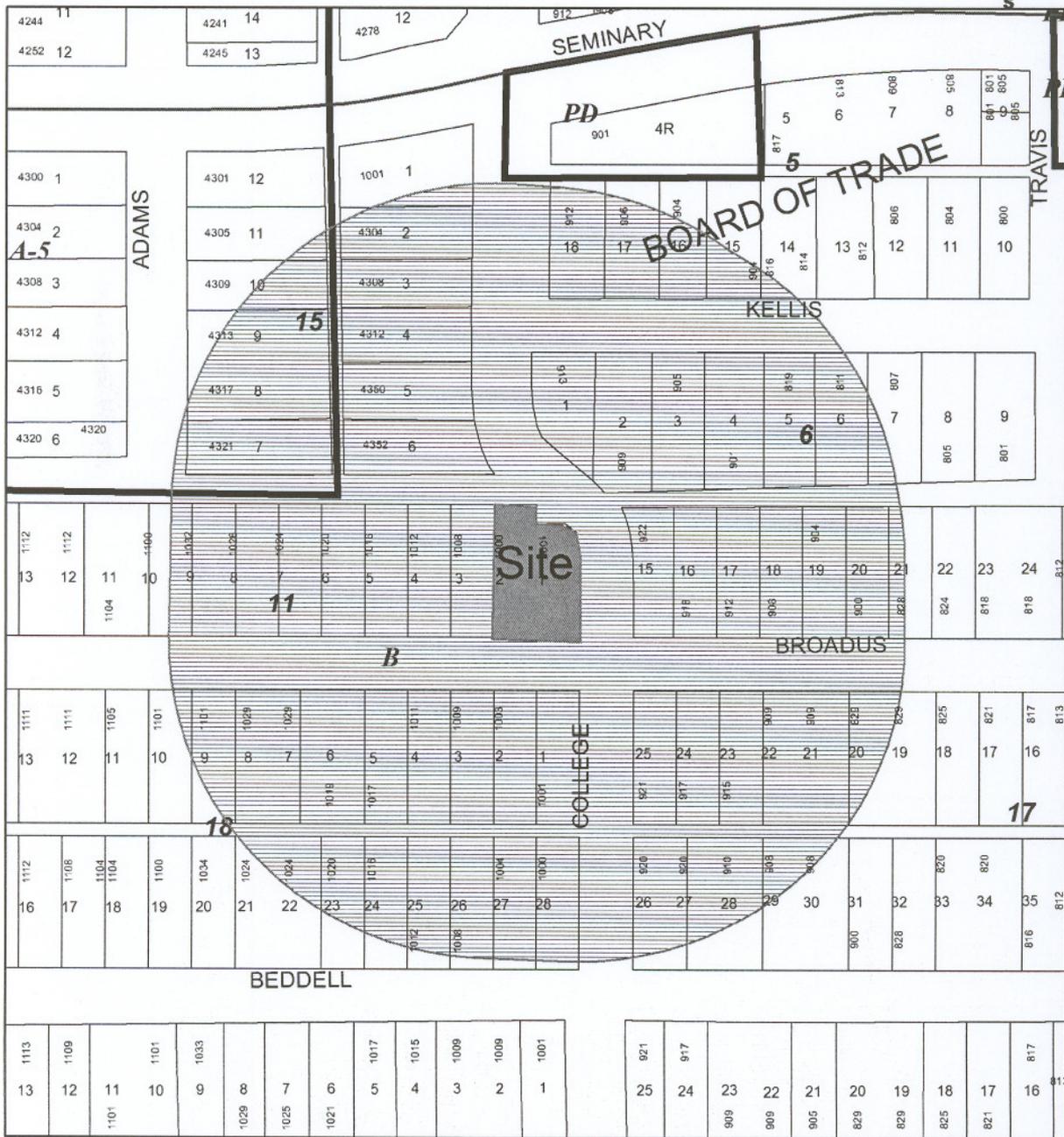
ZC-11-095

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 1000 Broadus Street
 Zoning From: B
 Zoning To: A-5
 Acres: 0.21785235
 Mapsco: 90M
 Sector/District: Southside
 Commission Date: 09/14/2011
 Contact: 817-392-8043



 300 Ft. Buffer



200 100 0 200 Feet

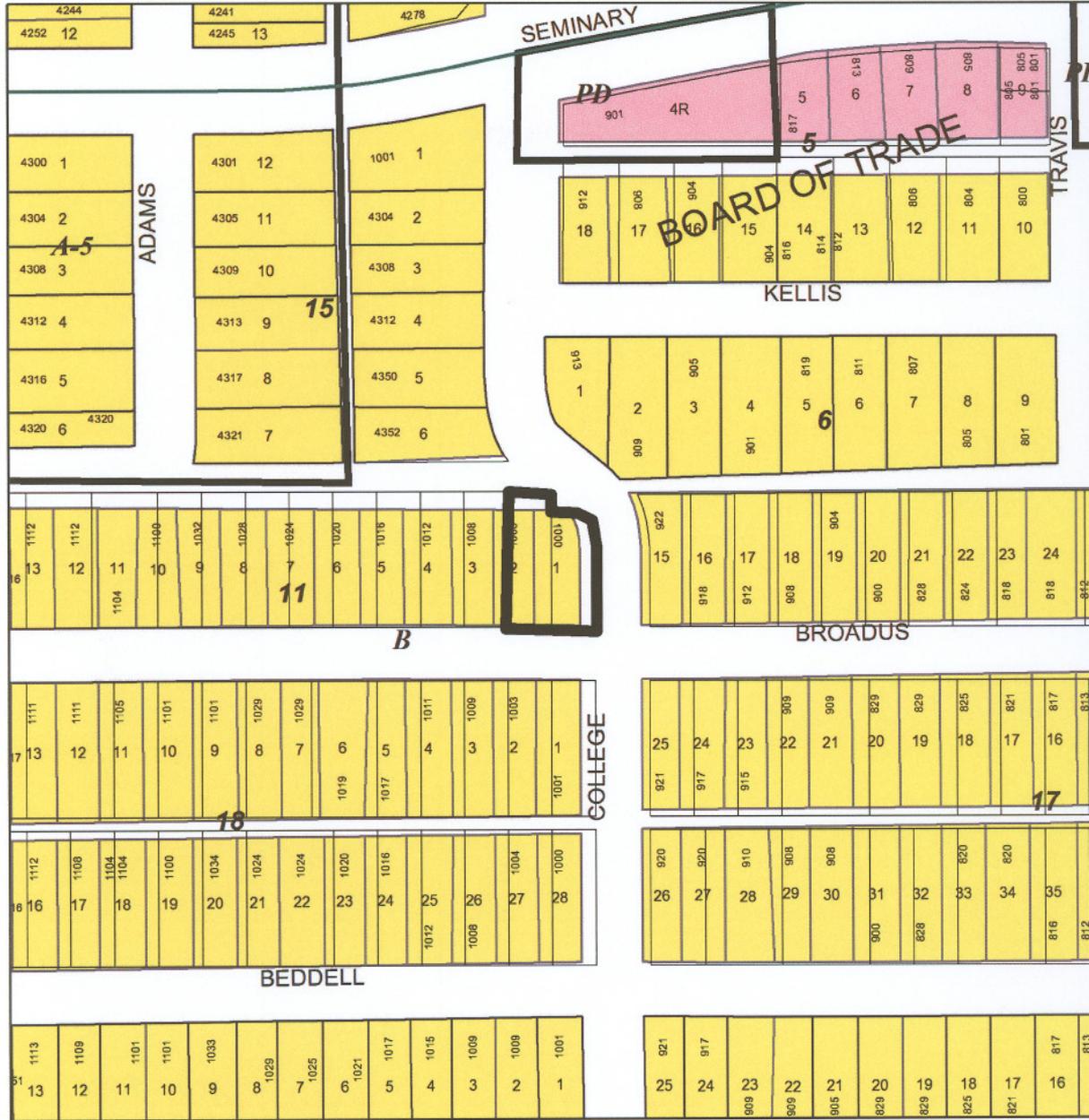




1000 Broadus Street

Future Land Use

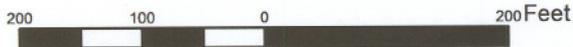
ZC-11-095



- 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





1000 Broadus Street

ZC-11-095

Aerial Photo Map



200 100 0 200 Feet

A horizontal scale bar with markings at 0, 100, and 200 feet. The bar is black with white markings and text.

Document received for written correspondence				ZC-11-093	
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.

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