



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 10, 2012

Council District 8

Zoning Commission Recommendation:
Approved by a vote of 9-0

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: 3013 E 12th Street Mapsco: 63Z

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 12th Street near the corner of Retta Street.

Site Information:

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

Acreage: 0.12 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

- North "J" Medium Industrial / outdoor storage, industrial
- East "A-5" One-Family / vacant
- South "B" Two-Family / single-family
- West "B" Two-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

- | | |
|---|----------------------------------|
| United Riverside NA | Riverside Alliance |
| East Fort Worth Business Assoc. | Neighborhoods of East Fort Worth |
| United Riverside Rebuilding Corporation | Fort Worth ISD |
| Streams Valleys Inc. | |

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E 12 th Street	2 way, Residential	Residential	No

Development Impact Analysis:

1. Land Use Compatibility

Uses vary surrounding the proposed site with single-family to the south and west, vacant land just east, and industrial uses to the north. 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>

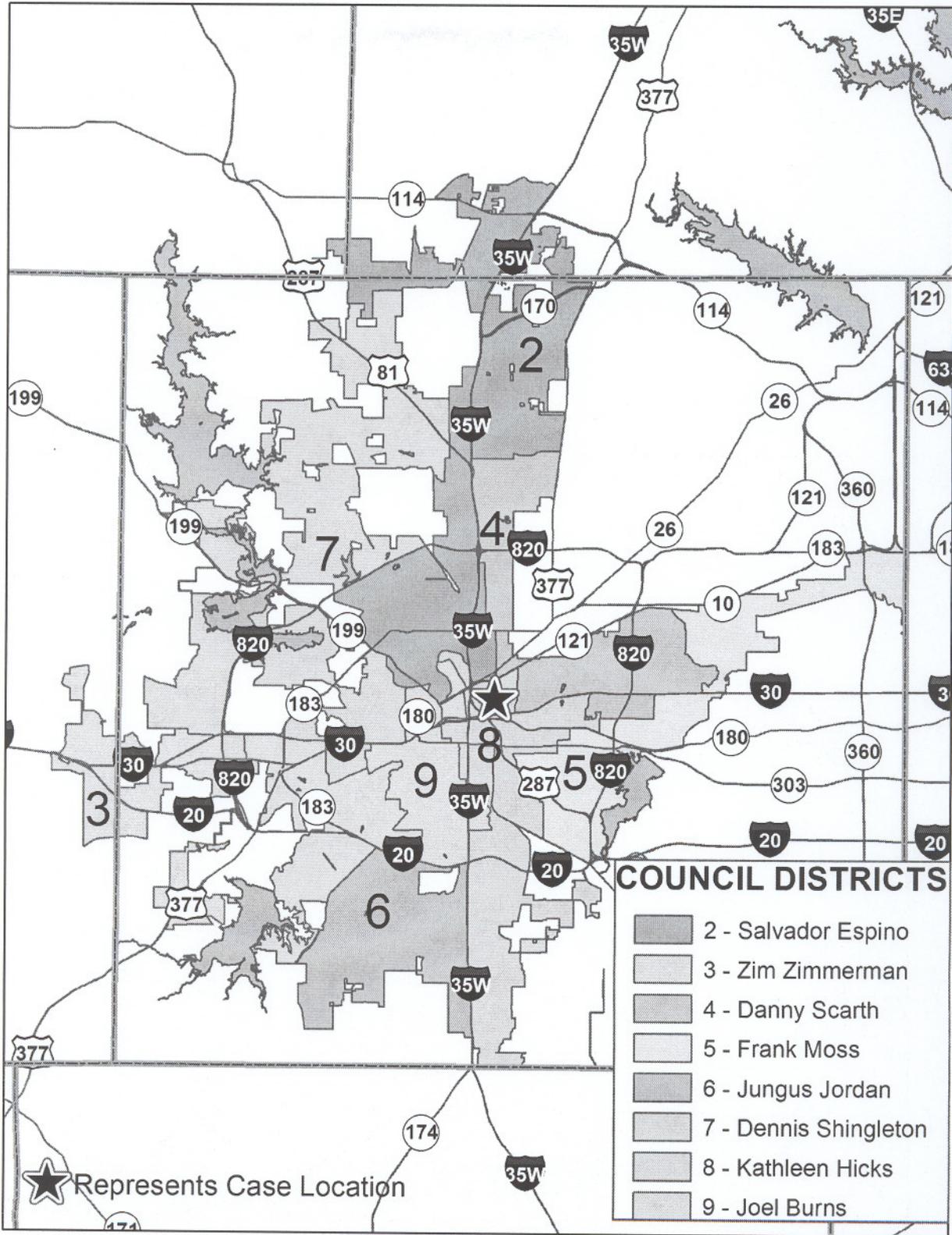
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH

ZC-11-127

Location Map





ZC-11-127

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 3013 E. 12th Street
 Zoning From: B
 Zoning To: A-5
 Acres: 0.12134124
 Mapsco: 63Z
 Sector/District: Northeast
 Commission Date: 12/14/2011
 Contact: 817-392-8043

 300 Ft. Buffer

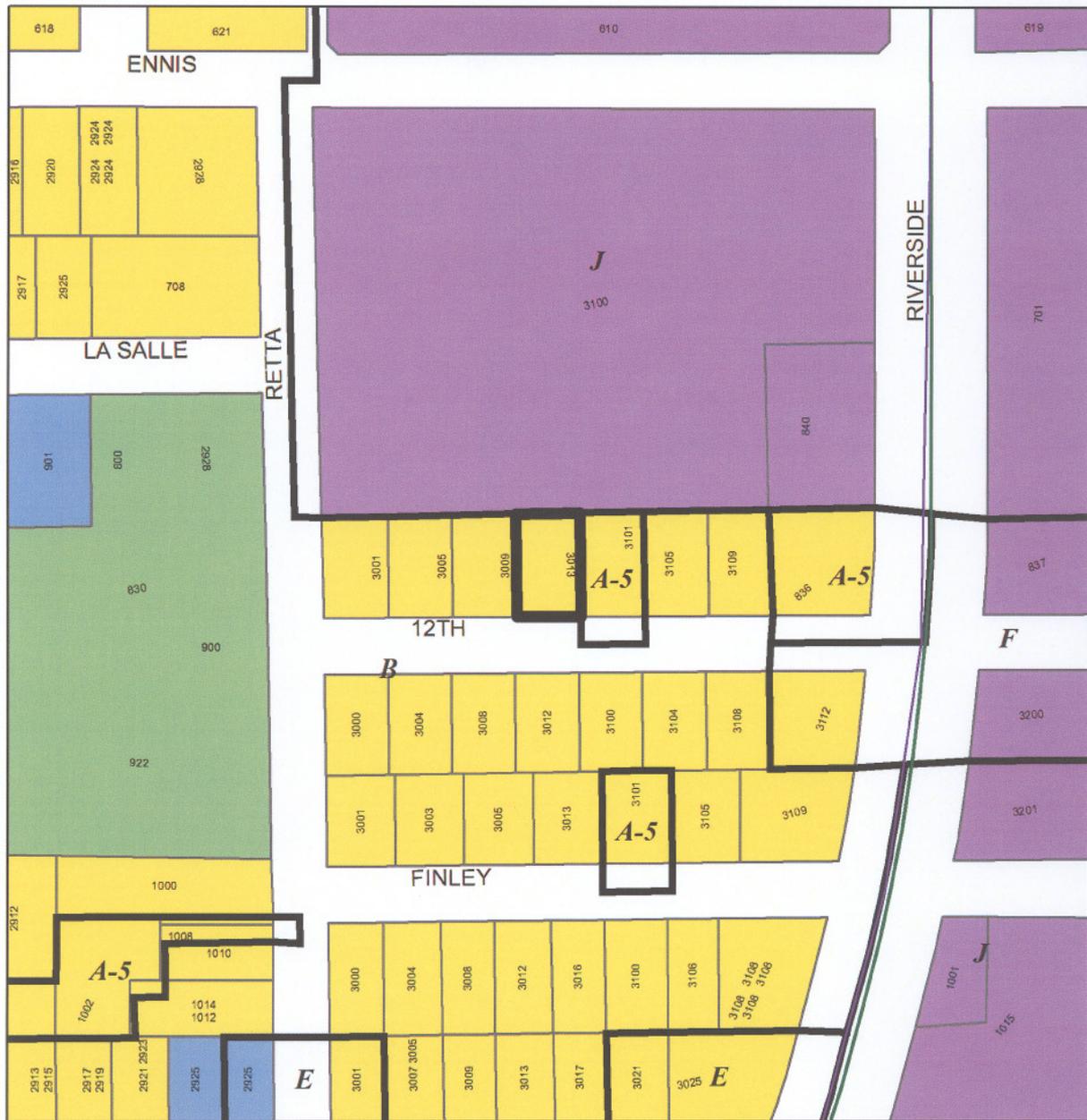




3013 E. 12th Street

Future Land Use

ZC-11-127



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

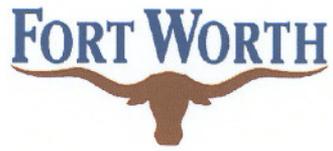
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- 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





3013 E. 12th Street

ZC-11-127

Aerial Photo Map



Robin Bentley, 1000 Throckmorton Street, Fort Worth, Texas representing Housing & Economic Development explained to the Commissioners the site has a church on it and will be incorporated into the new community center.

Motion: Following brief discussion, Mr. Romero recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-11-126	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Daniel Reimer	962 E Humbolt St	Yes		Support	Sent letter

14. ZC-11-127 City of Fort Worth Planning & Development (CD 8)- 3013 E. 12th Street (Lincoln Place Addition, Lot 4, 0.12 Acres): from “B” Two-Family to “A-5” One-Family

A motion was made to hear cases ZC-11-027 through ZC-11-130 at the same time. Mr. Genua recommended approval to hear all at once, seconded by Ms. Spann. The motion carried unanimously 9-0.

Ms. Murphy called cases ZC-11-027 through ZC-11-130. There was no opposition.

Motion: Following brief discussion, Mr. Romero recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

15. ZC-11-128 City of Fort Worth Planning & Development (CD 8)- 601 S. Retta Street (Riverside Addition, Block 80, Lot 1, 0.15 Acres): from “B” Two-Family to “A-5” One-Family

A motion was made to hear cases ZC-11-027 through ZC-11-130 at the same time. Mr. Genua recommended approval to hear all at once, seconded by Ms. Spann. The motion carried unanimously 9-0.

Ms. Murphy called cases ZC-11-027 through ZC-11-130. There was no opposition.

Motion: Following brief discussion, Mr. Romero recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-11-128	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary