



**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 <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <u>X</u>	No ___
Council Initiated	Yes ___	No <u>X</u>

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

**Site Location:** 601 S Retta 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 the southeast corner of Retta Street and Fisher Avenue.

**Site Information:**

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

Acreage: 0.15 ac  
Comprehensive Plan Sector: Northeast

**Surrounding Zoning and Land Uses:**

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

**Public Notification:**

The following Neighborhood Associations were notified:

United Riverside  
East Fort Worth Business Assoc.  
United Riverside Rebuilding Corporation

Riverside Alliance  
Neighborhoods of East Fort Worth  
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)
Retta Street	2 way, Residential	Residential	No

**Development Impact Analysis:**

**1. Land Use Compatibility**

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

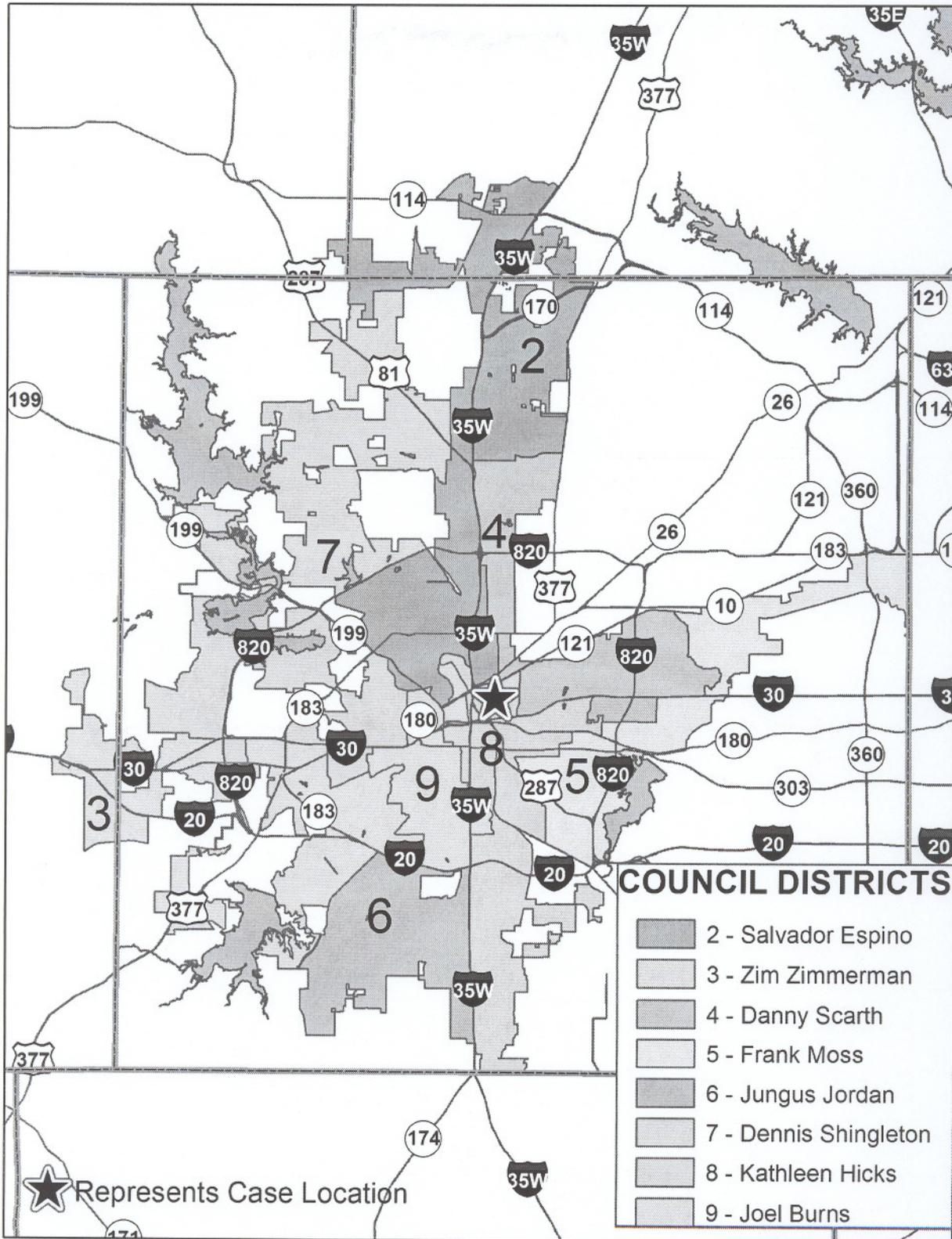
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

# FORT WORTH



ZC-11-128

## Location Map



5 2.5 0 5 Miles

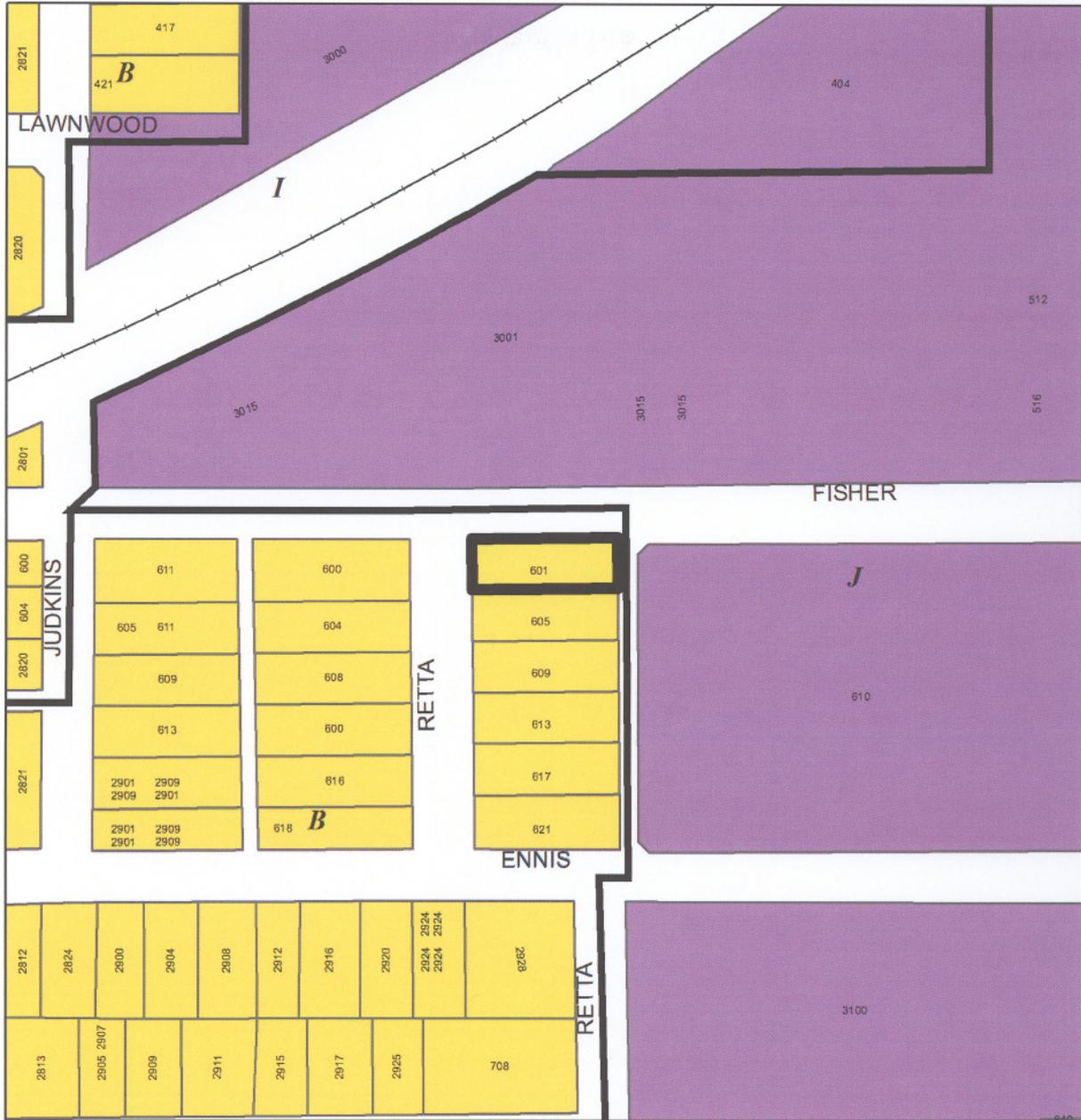




601 S. Retta Street

# Future Land Use

ZC-11-128



- |                                   |                          |                             |
|-----------------------------------|--------------------------|-----------------------------|
| 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





601 S. Retta Street

ZC-11-128

# 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. 12<sup>th</sup> 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

Harry Mitchell	600 S. Retta St	Yes		Opposition	Sent letter
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**16. ZC-11-129 City of Fort Worth Planning & Development (CD 8)- 1821 E. Davis Street (Belmont Addition, Block 3, W45' Lot 13, 0.14 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.

**17. ZC-11-130 City of Fort Worth Planning & Development (CD 9)- 2128 May Street (Emory College Sub of Patillo, Block 19, N50' Lot 13, 0.10 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.

**18. ZC-11-131 Rick Riley (CD 9)- 2226 W. Rosedale Street S. (Emory College Sub of Patillo, Block 19, N50' Lot 13, 0.23 Acres): from "ER/HC" Neighborhood Commercial Restricted/Historic & Cultural Overlay to "PD/SU/HC" Planned Development/Specific Use for an existing triplex and to retain the HC overlay, site plan waiver requested.**

Melanie Werth, 3729 Summercrest Drive, Fort Worth, Texas explained to the Commissioners she has an option to purchase the triplex. It has been a triplex for several years and has lost its legal non-conforming status. There are two units upstairs and one downstairs. She mentioned that the use is consistent with the Comprehensive Plan. Ms. Werth acknowledged the opposition present today. She said the property was built in the 1920's and that there is some work that needs to be done and is prepared for that. She intends on being an owner/occupant if the zoning goes through.