



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 10, 2012

Council District 9

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 2128 May Street Mapsco: 77N

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 E May Street near the corner of Jennings Avenue.

Site Information:

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

Acreage: 0.10 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "B" Two-Family / duplex
- East "K" Heavy Industrial / rail ROW, heavy industrial
- South "B" Two-Family / single-family
- West "B" Two-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

Fairmount NA
Ryan Place Improvement Association
Jennings-May St. Louis

Southside Preservation Assoc.
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)
E. May Street	2 way, Residential	Residential	No

Development Impact Analysis:

1. Land Use Compatibility

Uses are primarily residential surrounding the proposed site with the exception of rail ROW to the east. 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)

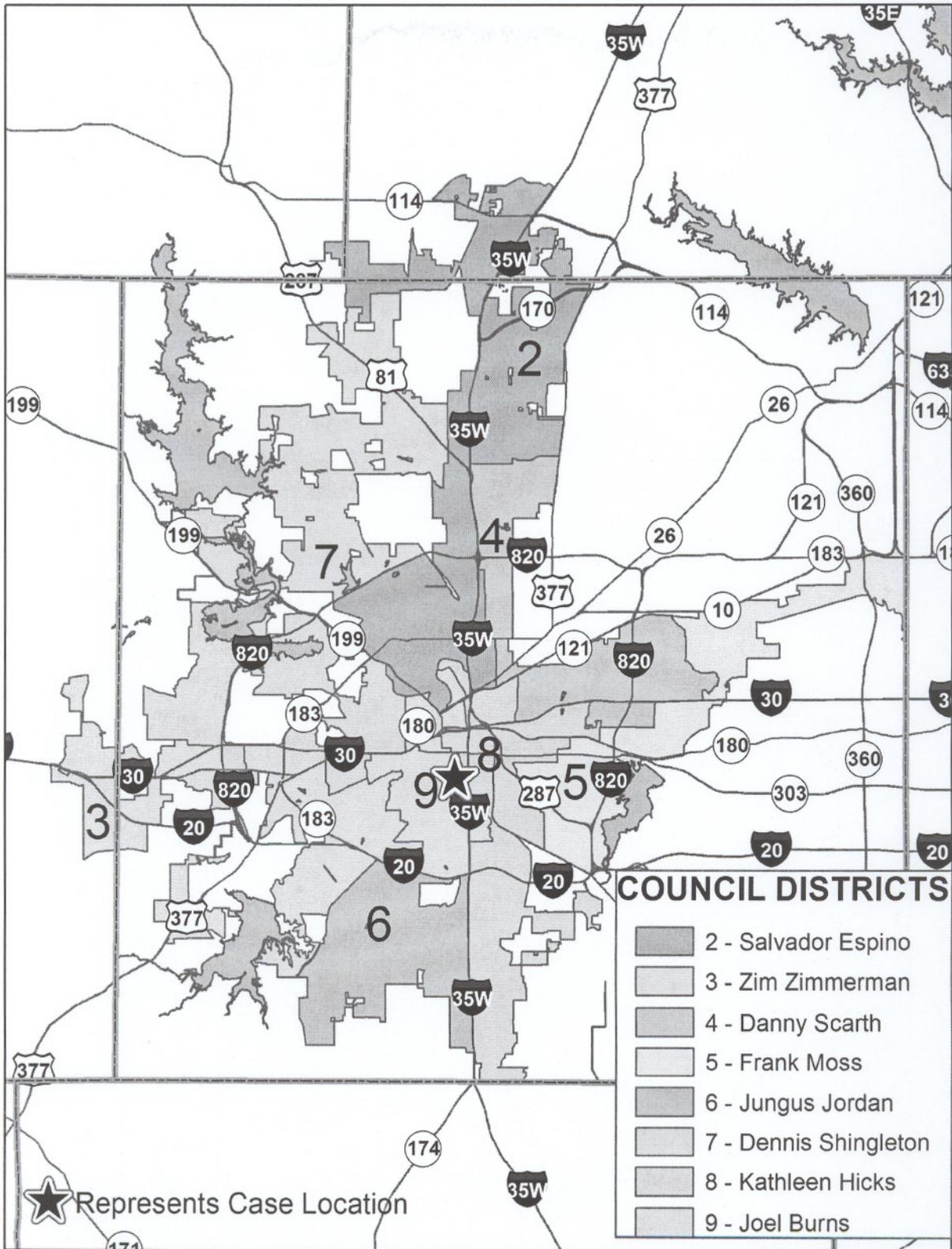
Based on the conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

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

Location Map



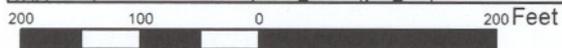
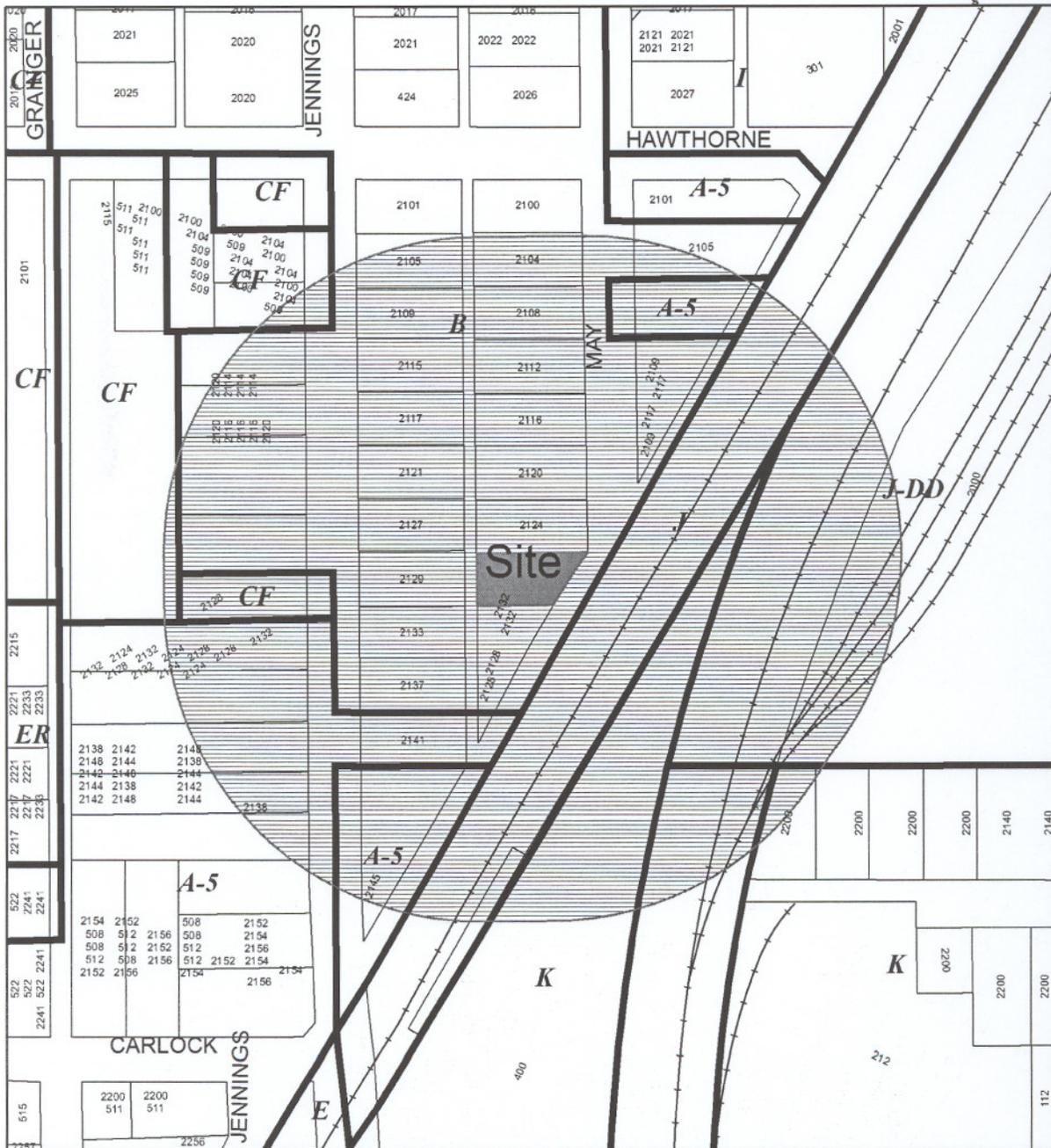


ZC-11-130

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 2128 May Street
 Zoning From: B
 Zoning To: A-5
 Acres: 0.10161232
 Mapsco: 77N
 Sector/District: Southside
 Commission Date: 12/14/2011
 Contact: 817-392-8043

 300 Ft. Buffer





2128 May Street

Future Land Use

ZC-11-130



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





2128 May Street

ZC-11-130

Aerial Photo Map



200 100 0 200 Feet

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.