



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 1, 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: 624 E. Baltimore Avenue Mapsco: 77P

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 vacant and located on the corner of Baltimore Avenue and Arizona Avenue.

Site Information:

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

Acreage: 0.15 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:
North "B" Two-Family / single-family, church
East "B" Two-Family / single-family
South "B" Two-Family / single-family
West "B" Two-Family / vacant

Public Notification:

The following Neighborhood Associations were notified:

West Morningside NA
Hillside Morningside NA
Fort Worth South, Inc.
NUP- Neighborhood Unification Project

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Baltimore Avenue	2 way, Residential (street is not complete)	Residential	No
Arizona Avenue	2 way, Residential (street is not complete)	Residential	No

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily single-family and vacant with a church located to the north. The proposed "A-5" One-Family zoning is **compatible** at this location.

2. Comprehensive Plan Consistency

The 2012 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:

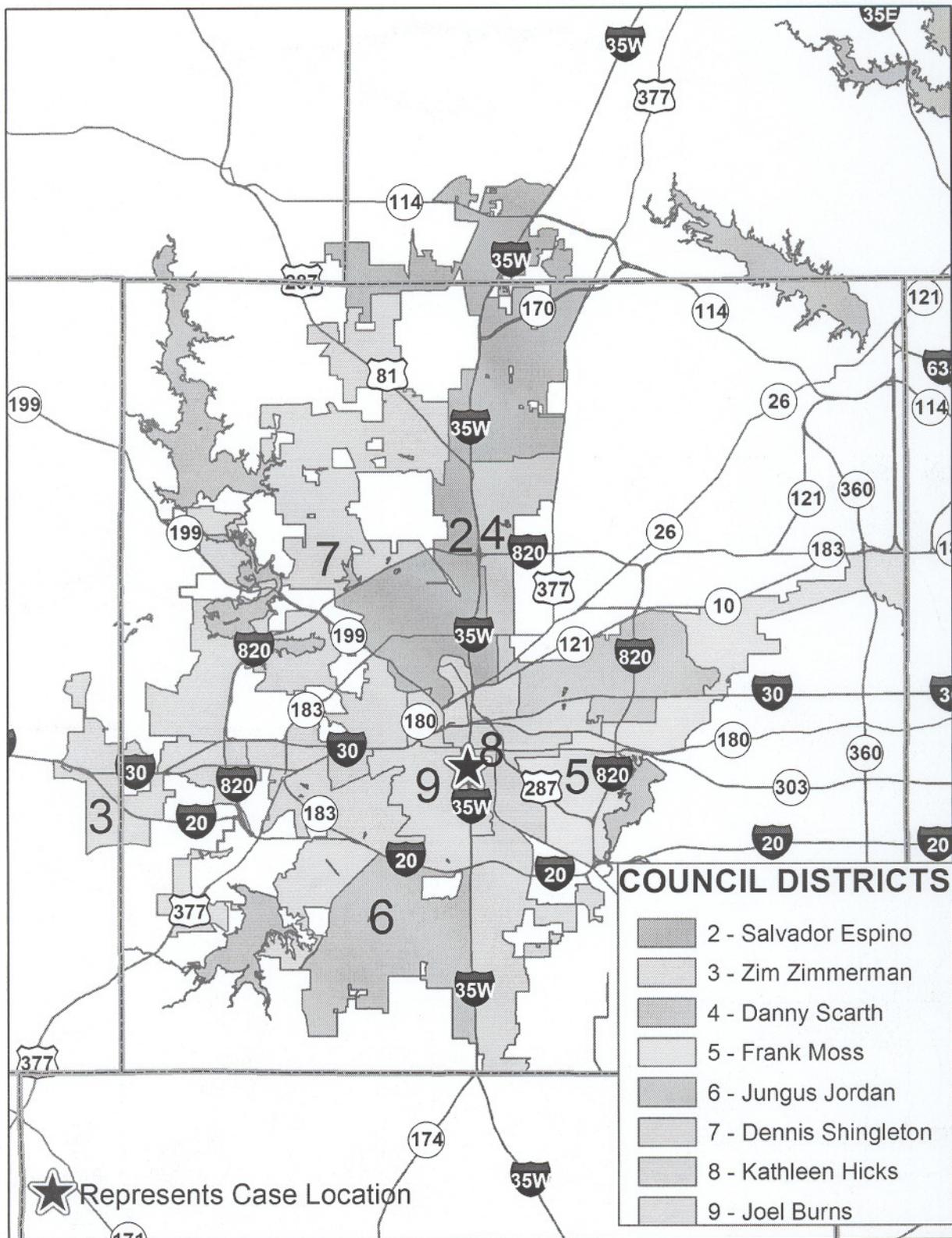
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-12-037

Location Map



★ Represents Case Location



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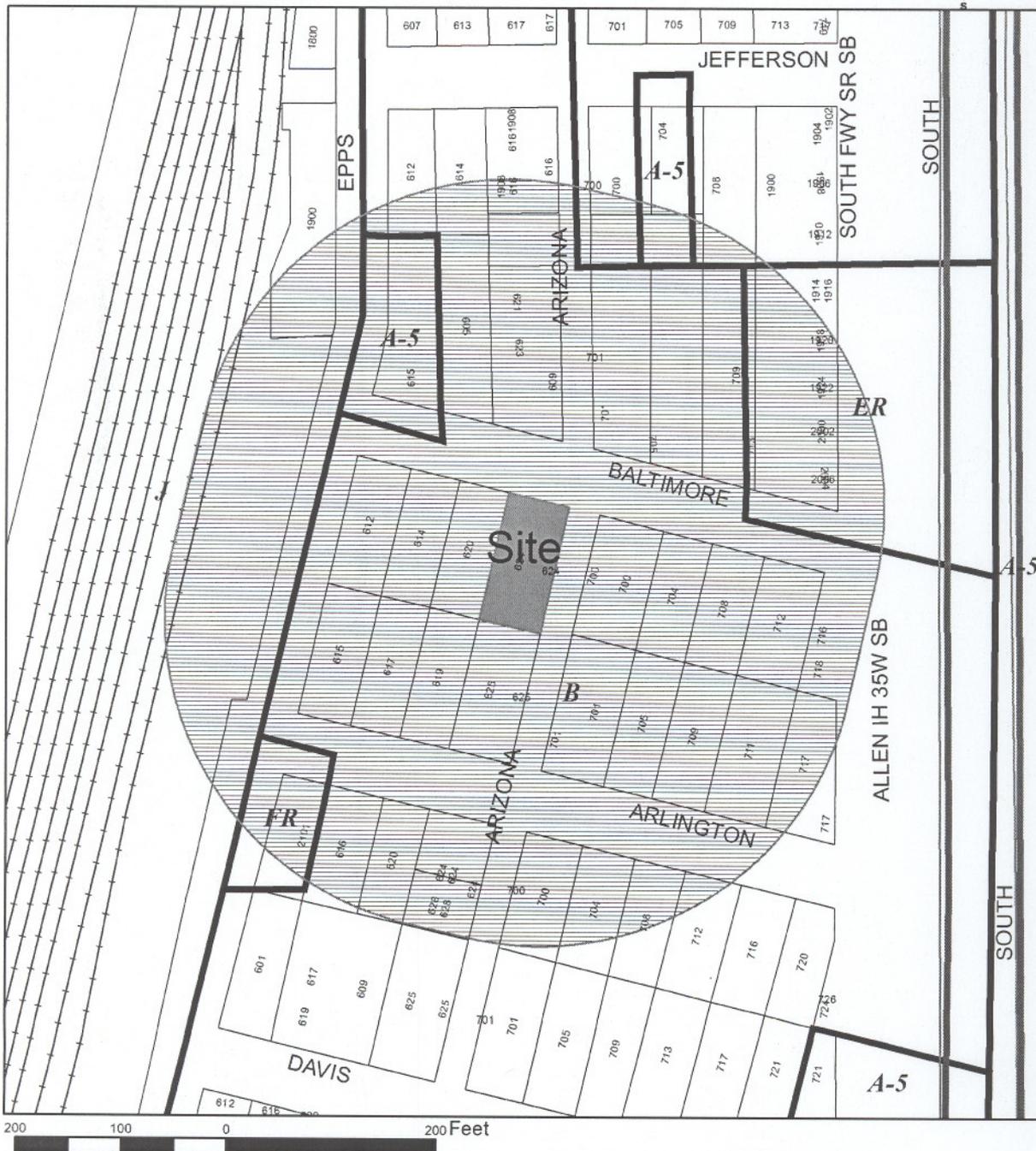


ZC-12-037

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: 624 E. Baltimore Avenue
Zoning From: B
Zoning To: A-5
Acres: 0.17043148
Mapsc0: 77P
Sector/District: Southside
Commission Date: 04/11/2012
Contact: 817-392-8043

 300 Ft. Buffer



FORT WORTH



624 E. Baltimore Avenue

Future Land Use

ZC-12-037



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| 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 06, 2012



Aerial Photo Map



Weekly Homes					
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8. ZC-12-036 City of Fort Worth Planning & Development (CD 8)- 3225 Hardeman Street (Masonic Home #2 Addition, Block 17, Lot 9, 0.50 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth, Texas explained to the Commissioners this is surplus property.

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

9. ZC-12-037 City of Fort Worth Planning & Development (CD 8)- 624 E. Baltimore Avenue (Hyde Park Addition, Block 3, Lot 48 W12' 49 1/2 , 0.17 Acres): from "B" Two-Family to "A-5" One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth, Texas explained to the Commissioners this is surplus property.

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

**Meeting adjourned: 11:48 p.m.
04/11/12**

Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

Neftali Ortiz, Chair