



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 5, 2012

Council District 8

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: none	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	Stephen Murray	
	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: 1804 E. Robert Street Mapsco: 77V

Proposed Use: Church

Request: From: "B" Two-Family
 To: "CF" Community Facilities

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (Minor Boundary Adjustment).

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 is located on E. Robert Street. The primary uses in the area are multi-family with Cobb Park located directly to the east. The future land use for the property is public parkland but the property is not designated or dedicated as a public park. The Parks Department has reviewed the property and determined it was not needed for park development and released the property to Real Property for use by another department or sale.

A church is in the process of purchasing the property, which is an appropriate use at this location. Churches are permitted in "B" Two-Family but "CF" Community Facilities provides for more institutional uses. This will provide added protection for the property if the church decides to sell to another user, as a zoning change will likely be necessary.

Site Information:

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

Acreage: 4.1 ac
Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / frac pond, church
- East "B" Two-Family; "A-5" One-Family / Cobb Park
- South "D" High Intensity Multifamily / duplex, multifamily
- West "I" Light Industrial; "C" Medium Density Multifamily / duplex, multifamily

Public Notification:

The following Neighborhood Associations were notified:

- Mitchell Boulevard NA
- Southeast Kingdom NA
- Morningside/Hillside Crime Watch COPS
- Southeast Fort Worth, Inc.
- Streams Valleys, Inc.
- United Communities Association
- 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)
Robert Street/McCurdy Street	2 way, Residential (street is not complete)	Residential	No

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily multifamily, with Cobb Park to the east. The proposed "CF" Community Facilites zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as public parkland. However, the Parks Department has released the property to Real Property for use by another department or sale. A church is in the process of purchasing the property and a review and change of the Comprehensive Plan will be required. The proposed "CF" zoning is consistent with the following Comprehensive Plan policies.

- 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)

Due to the public parkland designation, the zoning change request **is consistent** with the Comprehensive Plan with a Minor Boundary Adjustment for institutional uses.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

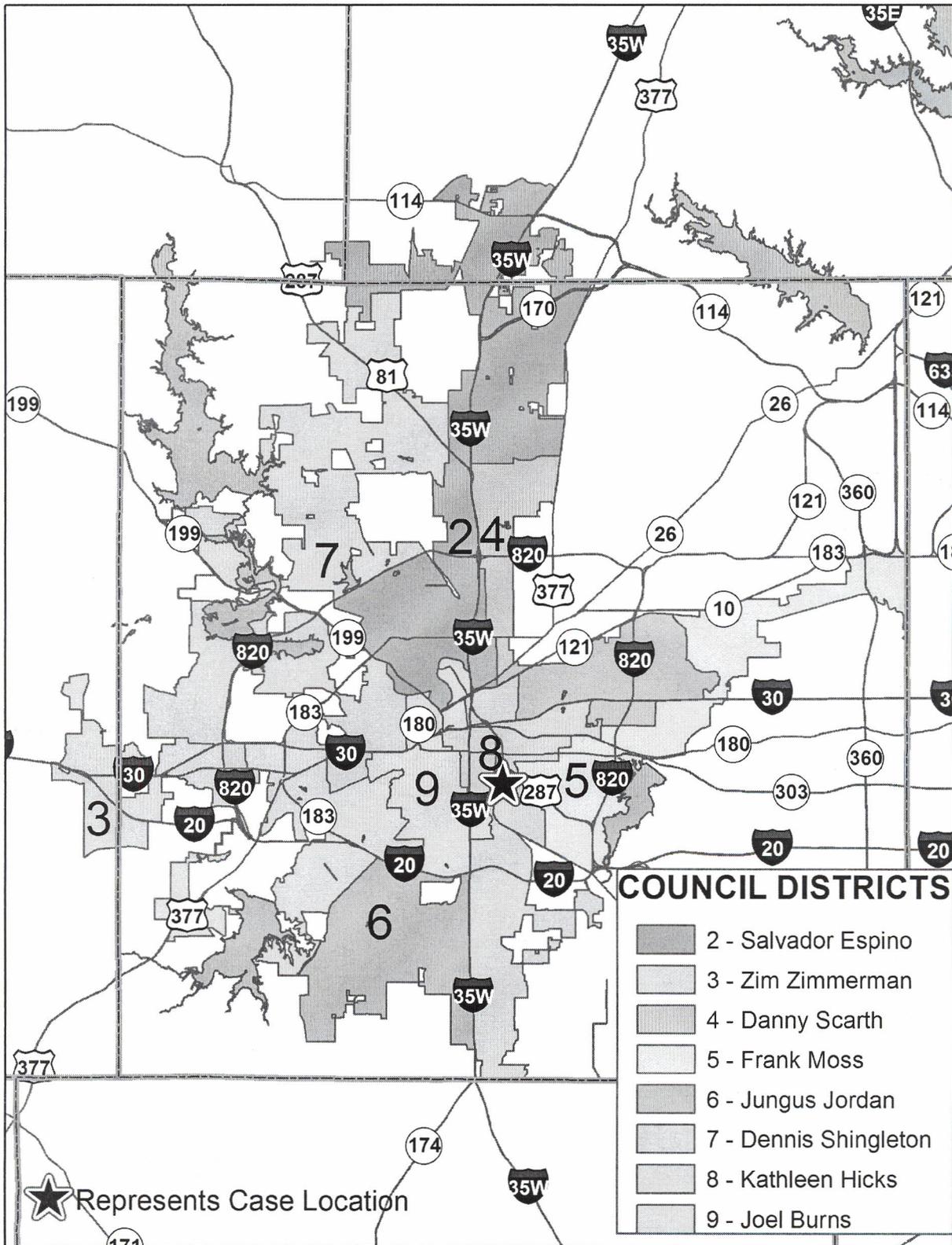
Attachments:

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



ZC-12-047

Location Map



★ Represents Case Location





Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: 1804 E. Robert Street
Zoning From: B
Zoning To: CF
Acres: 4.18751569
Mapsc0: 77V
Sector/District: Southside
Commission Date: 05/09/2012
Contact: 817-392-8043

 300 Ft. Notification Buffer



200 100 0 200 Feet

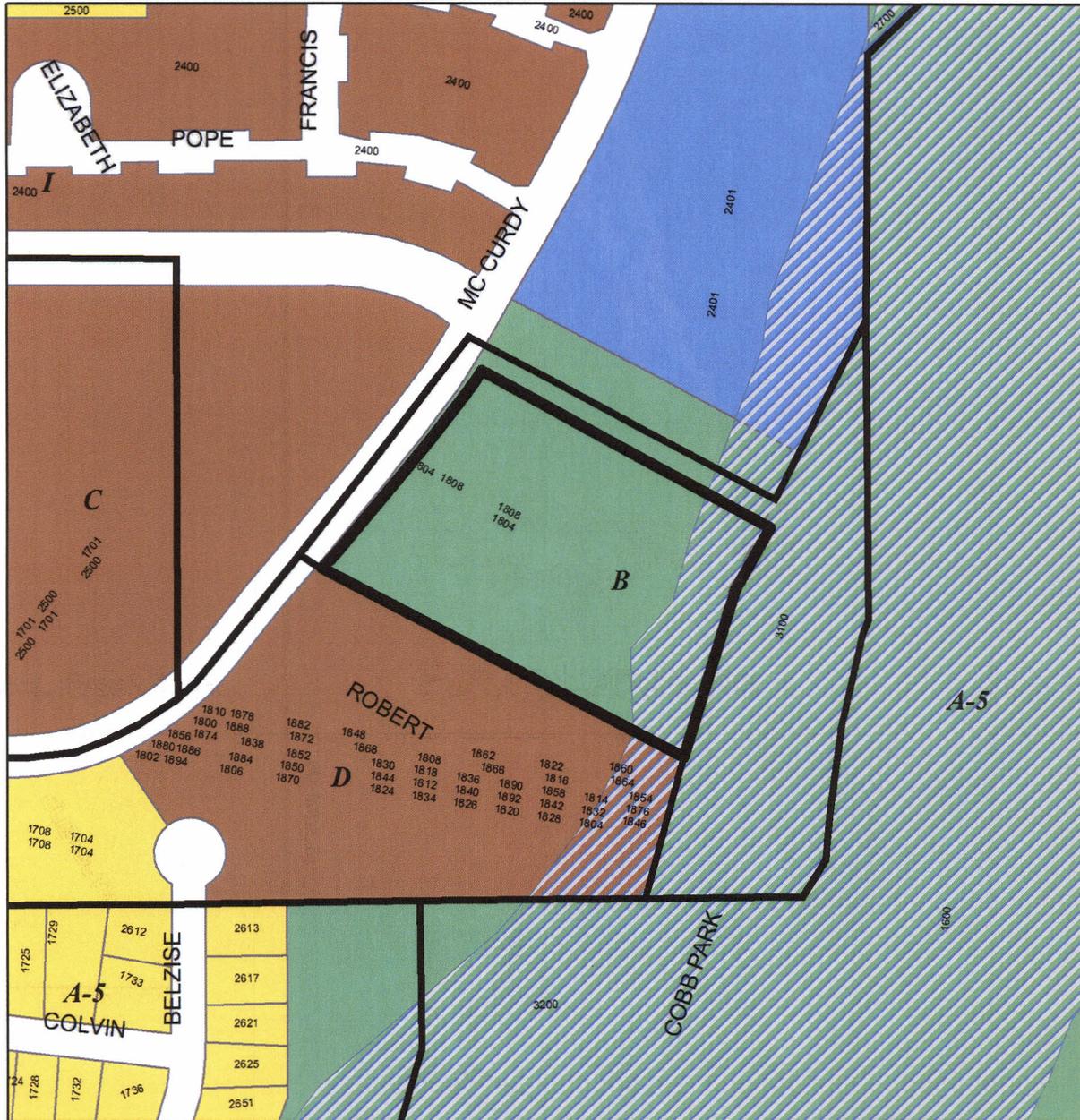
FORT WORTH



1804 E. Robert Street

Future Land Use

ZC-12-047



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





1804 E. Robert Street

ZC-12-047

Aerial Photo Map



200 100 0 200 Feet

A horizontal scale bar with markings at 200, 100, 0, and 200 feet.

12. ZC-12-047 City of Fort Worth Planning & Development (CD 8)- 1804 E. Robert Street (Sycamore Central Industrial Pk, Block 1, Lot 3, 4.18 Acres): from “B” Two-Family to “CF” Community Facilities

Mr. Ortiz mentioned this is a surplus case.

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

**Meeting adjourned: 11:46 a.m.
05/09/12**

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

Neftali Ortiz, Chair