

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 10, 2012

Council District 7

Zoning Commission Recommendation:
Approval 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: 5512 & 5519 Bonnell Mapsco: 74R

Proposed Use: Single-family

Request: From: "ER" Neighborhood Commercial Restricted
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 sites are located on Bonnell Street near Faron Street. 5519 Bonnell was rezoned to "ER" last year and contains a vacant structure, while 5512 Bonnell was rezoned to "ER" in 2005, and is a vacant tract. The Comprehensive Plan changed from neighborhood commercial to single-family in December 2011.

Site Information:

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

Acreage: 0.28 ac
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

- North "A-5" One-Family; "I" Light Industrial / single-family, vacant
- East "I" Light Industrial / single-family, vacant
- South "B" Two-Family; "A-5" One-Family; "I" Light Industrial / vacant, single-family
- West "I" Light Industrial / vacant, single-family

Public Notification:

The following Neighborhood Associations were notified:

East Libbey Avenue NA
Como NA

Lake Como/Vickery Redevelopment Org.
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)
Bonnell Avenue	2 way, Residential	Residential	No

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed sites are primarily single-family and vacant. The proposed "A-5" One-Family zoning **is compatible** at these locations.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject properties 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>

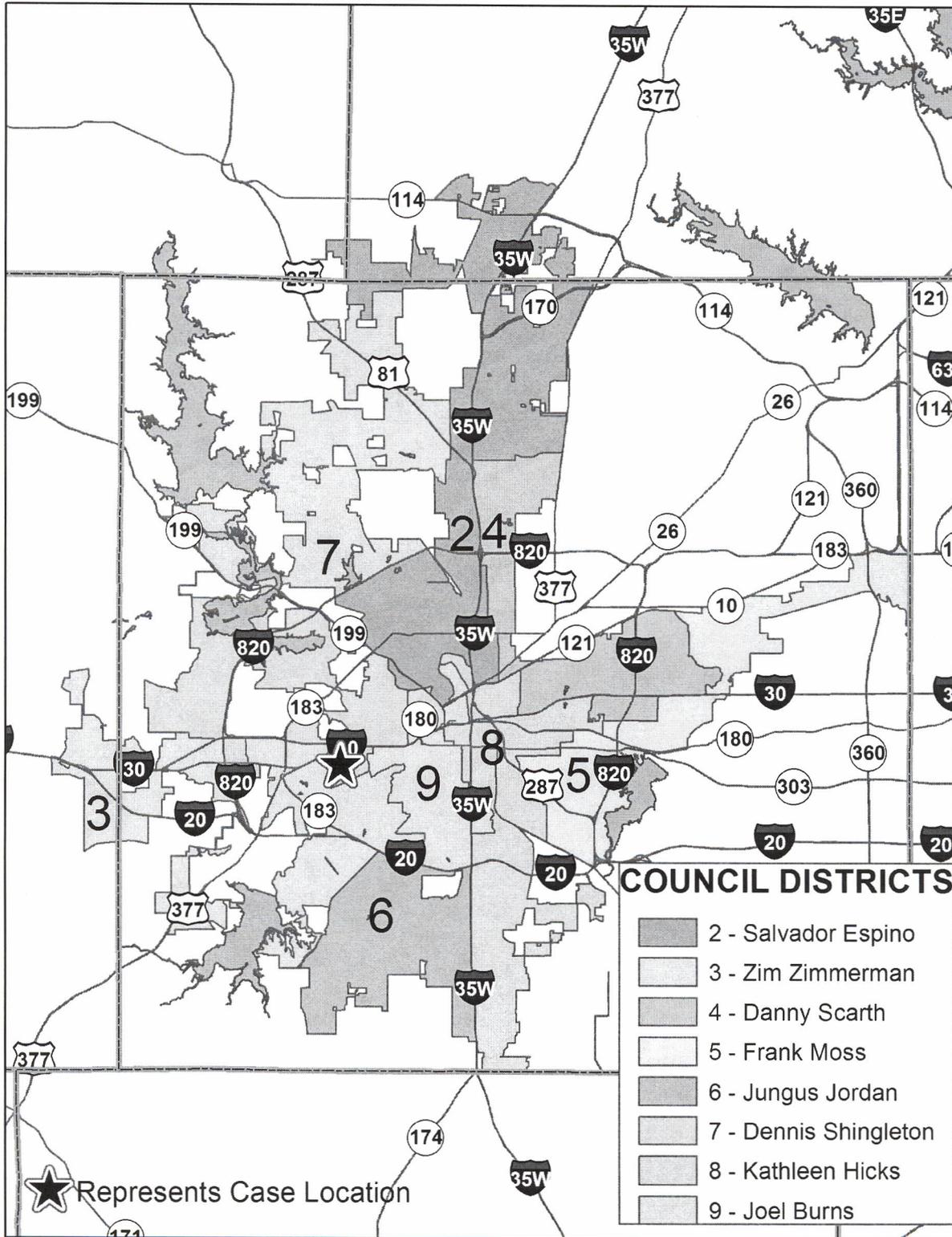
Attachments:

- 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-12-057

Location Map



★ Represents Case Location





ZC-12-057

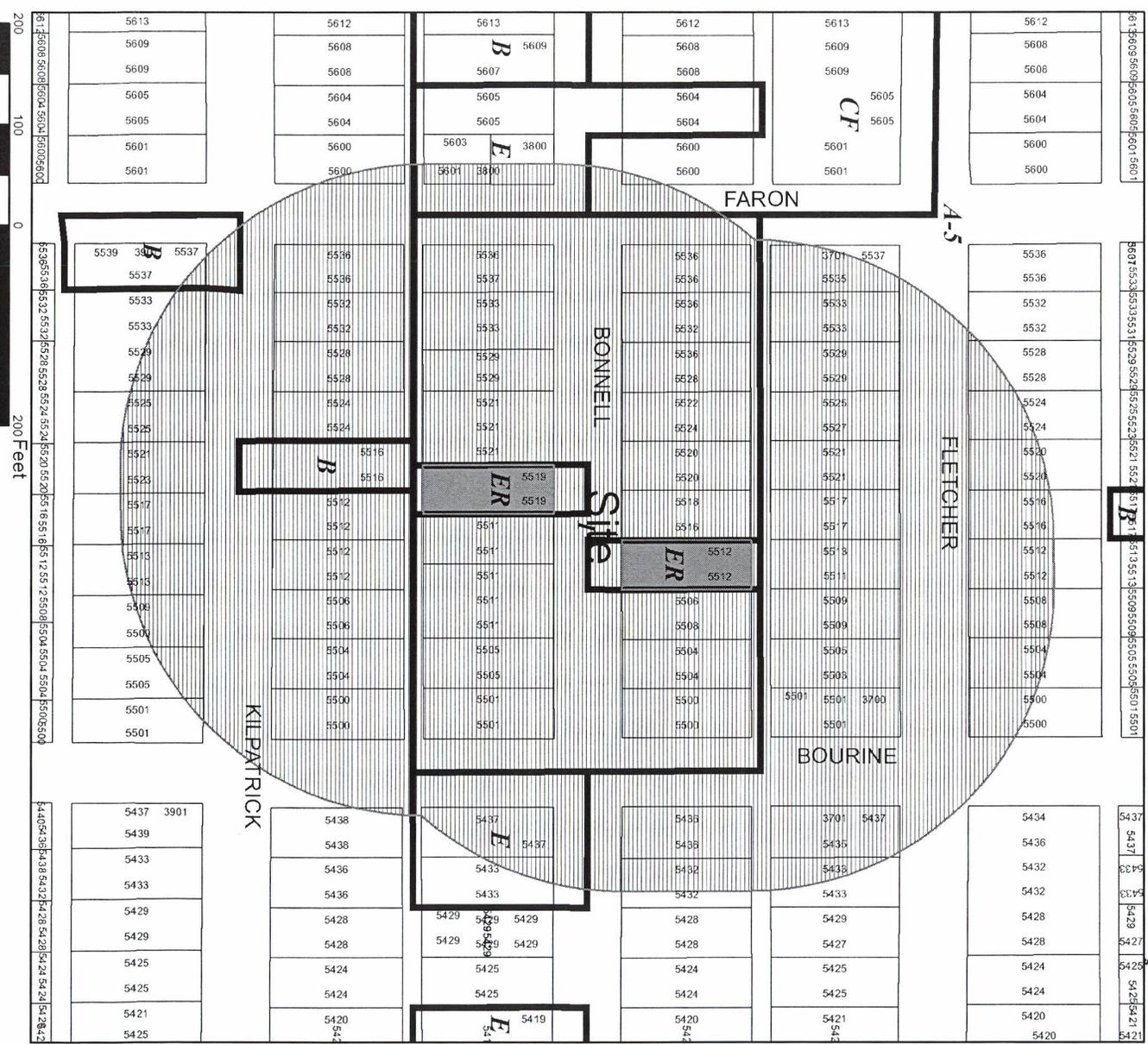
Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: 5512 & 5519 Bonnell Avenue

Zoning From: ER
Zoning To: A-5
Acre: 0.28937967
MapSCO: 75N

Sector/District: Arlington Heights
Commission Date: 06/13/2012
Contact: 817-392-8043

300 Ft. Notification Buffer



200
100
0

200 Feet



5512 & 5519 Bonnell Avenue

Future Land Use

ZC-12-057



- 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 06, 2012.

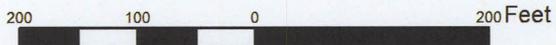
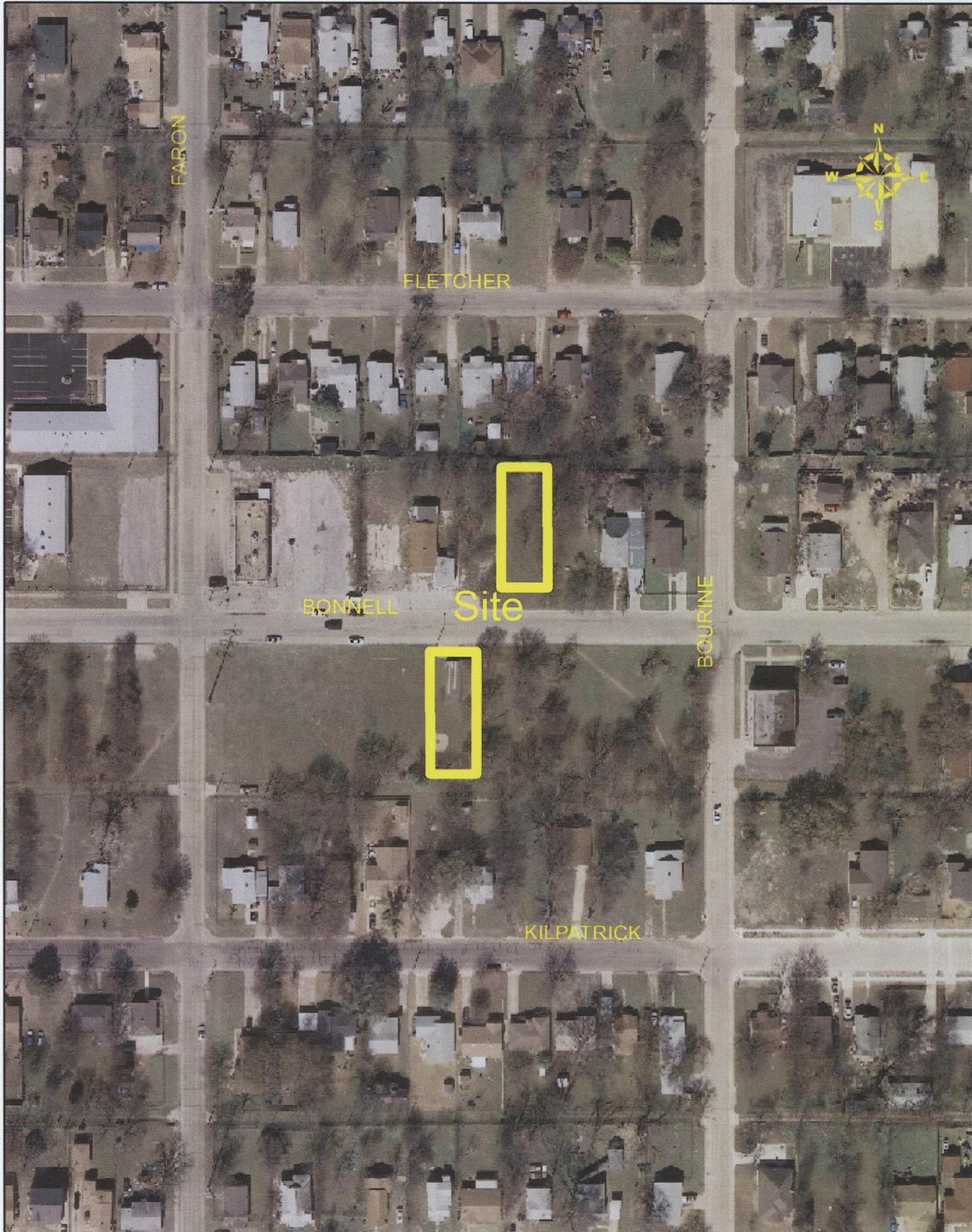




5512 & 5519 Bonnell Avenue

ZC-12-057

Aerial Photo Map



Acres): from “ER/HC” Neighborhood Commercial Restricted/Historic & Cultural Overlay to “B/HC” Two-Family/Historic & Cultural Overlay

Beth Knight, Senior Planner, City of Fort Worth, Texas explained to the Commissioners all the homes on this block are duplexes and are non-conforming. A petition was attempted by the neighborhood and ended up being processed as a Council-initiated case. The back of the houses face W. Rosedale Street and have quite a topography change that is why there is no functional access.

Mr. West asked if anyone has talked to the property owners. Ms. Knight responded Councilmember Burns sent notices out to the property owners and she has had conversations with three of the eight property owners.

Jonnie Steed, 2220 W. Rosedale Street S. spoke in support. She mentioned they have been in their home for 12 years and appreciate staff's help.

Patsy Slocum, 2218 W. Rosedale Street S. also spoke in support.

Mr. West mentioned there is a letter of opposition from Irwin Investment Properties and asked Ms. Knight if she knew the nature of the request. Ms. Knight said their property is just inside the 200 ft notification boundary. She also mentioned they are not changing the use just making them legal.

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

<i>Document received for written correspondence</i>					ZC-12-056
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Jonnie Steed	2220 W Rosedale St S	In		Support	Spoke at hearing
Patsy Slocum	2218 W Rosedale St S	In		Support	Spoke at hearing
Irwin Investment	2240 & 2242 Irwin	In		Opposition	Sent letter in

13. ZC-12-057 City of Fort Worth Planning & Development (CD 7)- 5512 and 5519 Bonnell Avenue (Chamberlain Arlington Heights 2nd Filing, Block 65, Lots 10 & 11, 0.28 Acres): from “ER” Neighborhood Commercial Restricted to: “A-5” One-Family

On a motion made by Mr. Genua and seconded by Ms. Spann, Ms. Murphy called cases ZC-12-057 thru ZC-12-064.

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is surplus property.

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