



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 10, 2012

Council District 9

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: 2917 Cleburne Rd & 2921 James Avenue Mapsco: 76Y

Proposed Use: Neighborhood Commercial

Request: From: "I" Light Industrial
To: "E" Neighborhood Commercial

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 located within a half-mile of the proposed Berry/TCU transit station on the corner of Cleburne Road and James Avenue. Currently, the site contains a vacant commercial building and an adjacent vacant tract.

Site Information:

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

Acreage: 0.36 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / commercial
- East "B" Two-Family / single-family
- South "B" Two-Family / single-family
- West "E" Neighborhood Commercial / commercial

Public Notification:

The following Neighborhood Associations were notified:

- Ryan Place Improvement Association
- Paschal Area NA
- Rosemont NA
- Berry Street Initiative

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
James Avenue	2 way, Residential	Residential	No
Cleburne Road	Major Arterial	Major Arterial	No

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site vary, with single-family to the south and east, and commercial to the west and directly north. The proposed "E" Neighborhood Commercial zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed "E" 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)

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

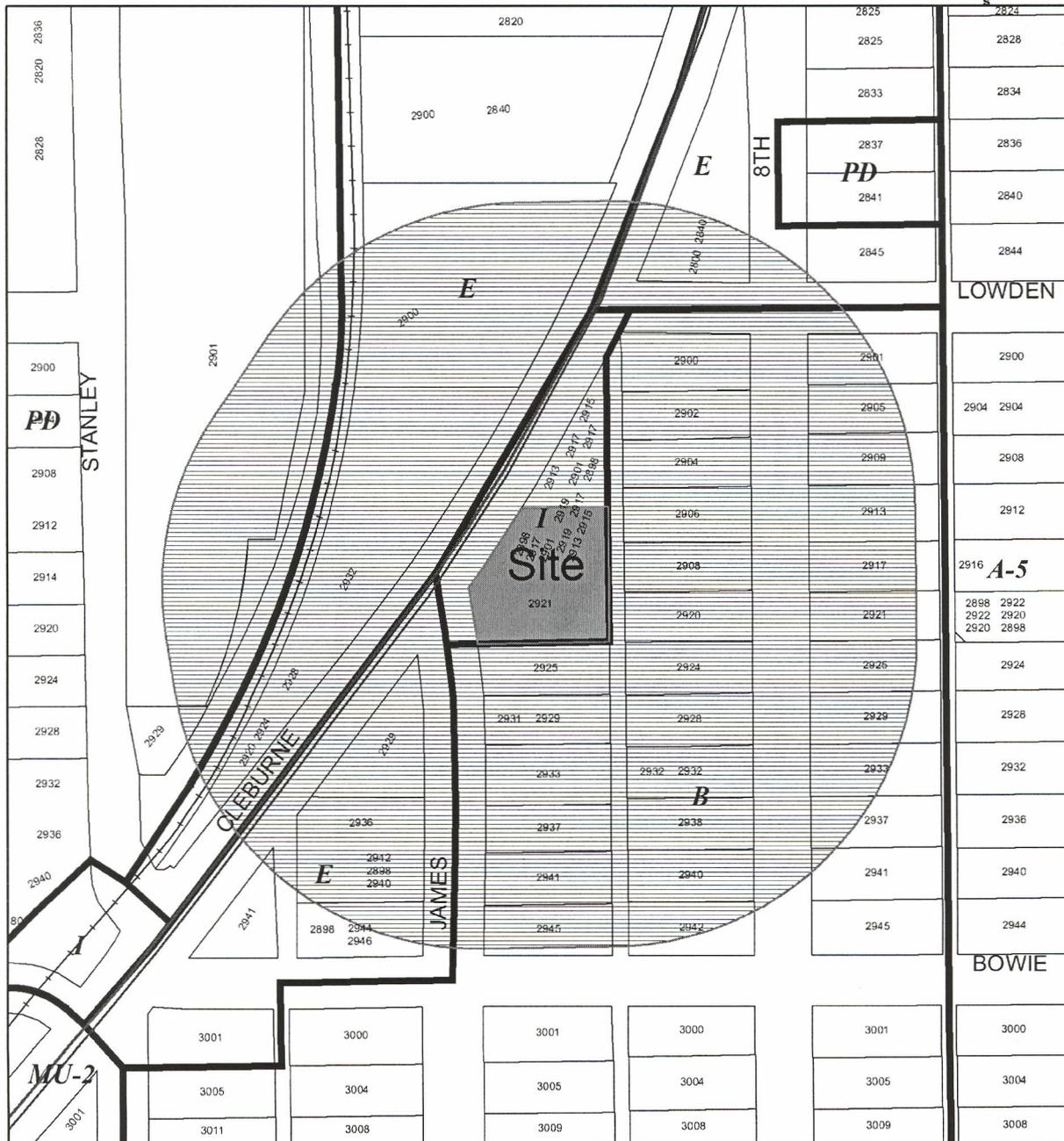


ZC-12-061

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 2917 Cleburne Road & 2921 James Avenue
 Zoning From: I
 Zoning To: E
 Acres: 0.36808374
 Mapsco: 76Y
 Sector/District: Southside
 Commission Date: 06/13/2012
 Contact: 817-392-8043

 300 Ft. Notification Buffer

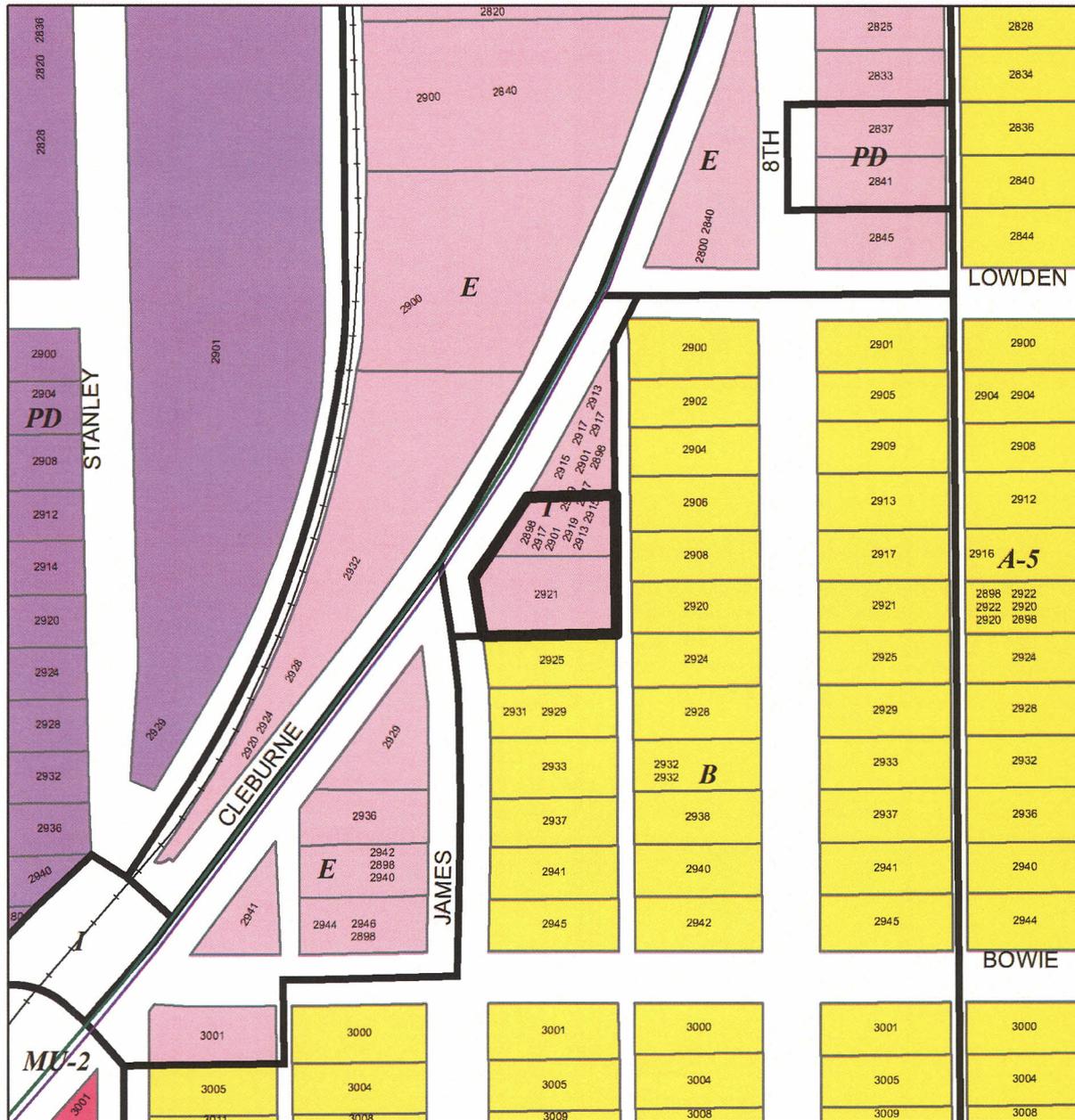




17 Cleburne Road & 2921 James Avenue

Future Land Use

ZC-12-061



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



14. ZC-12-058 City of Fort Worth Planning & Development (CD 7)- 824 Springer Avenue (Westside Acres, S ½ Lot 3, 0.24 Acres): from “B” Two-Family to “A-5” One-Family

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.

15. ZC-12-059 City of Fort Worth Planning & Development (CD 7)- 5016 Saunders Avenue (Weisenberger Addition, Block 5, Lot 5, 0.27 Acres): from “B” Two-Family to “I” Light Industrial

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.

16. ZC-12-060 City of Fort Worth Planning & Development (CD 8)- 508 Marion Avenue (West Morningside Addition, Block 4, Lot 3, 0.14 Acres): from “B” Two-Family to “A-5” One-Family

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.

17. ZC-12-061 City of Fort Worth Planning & Development (CD 9)- 2917 Cleburne Road and 2921 James Avenue (Ryan South, John C. Addition, Block 19, Lots 19 and 20 S 50’ 20, Block 19, 0.36 Acres): from “I” Light Industrial to “E” Neighborhood Commercial

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.

18. ZC-12-062 City of Fort Worth Planning & Development (CD 9)- 1724 S. Main Street (Emory College Sub of Patillo Addition, Block 10, Lot 58, 0.13 Acres): from “F” General Commercial to “ER” Neighborhood Commercial Restricted