



**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: 1724 S. Main Street Mapsco: 77N

Proposed Use: Neighborhood Commercial

Request: From: "F" General Commercial
To: "ER" Neighborhood Commercial Restricted

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 Main Street and Jefferson Avenue.

Site Information:

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

Acreage: 0.13 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "F" General Commercial / vacant
- East "F" General Commercial; "J" Medium Industrial / vacant, commercial
- South "I" Light Industrial / single-family
- West "F" General Commercial / single-family

Public Notification:

The following Neighborhood Associations were notified:

- West Morningside NA
- Fort Worth South, Inc.
- NUP-Neighborhood Unification Project
- Southside Preservation Assoc.

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)
Jefferson Avenue	2 way, Residential	Residential	No
Main Street	Minor Arterial	Minor Arterial	No

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily single-family with commercial directly east. The proposed "ER" Neighborhood Commercial Restricted zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed "ER" 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>

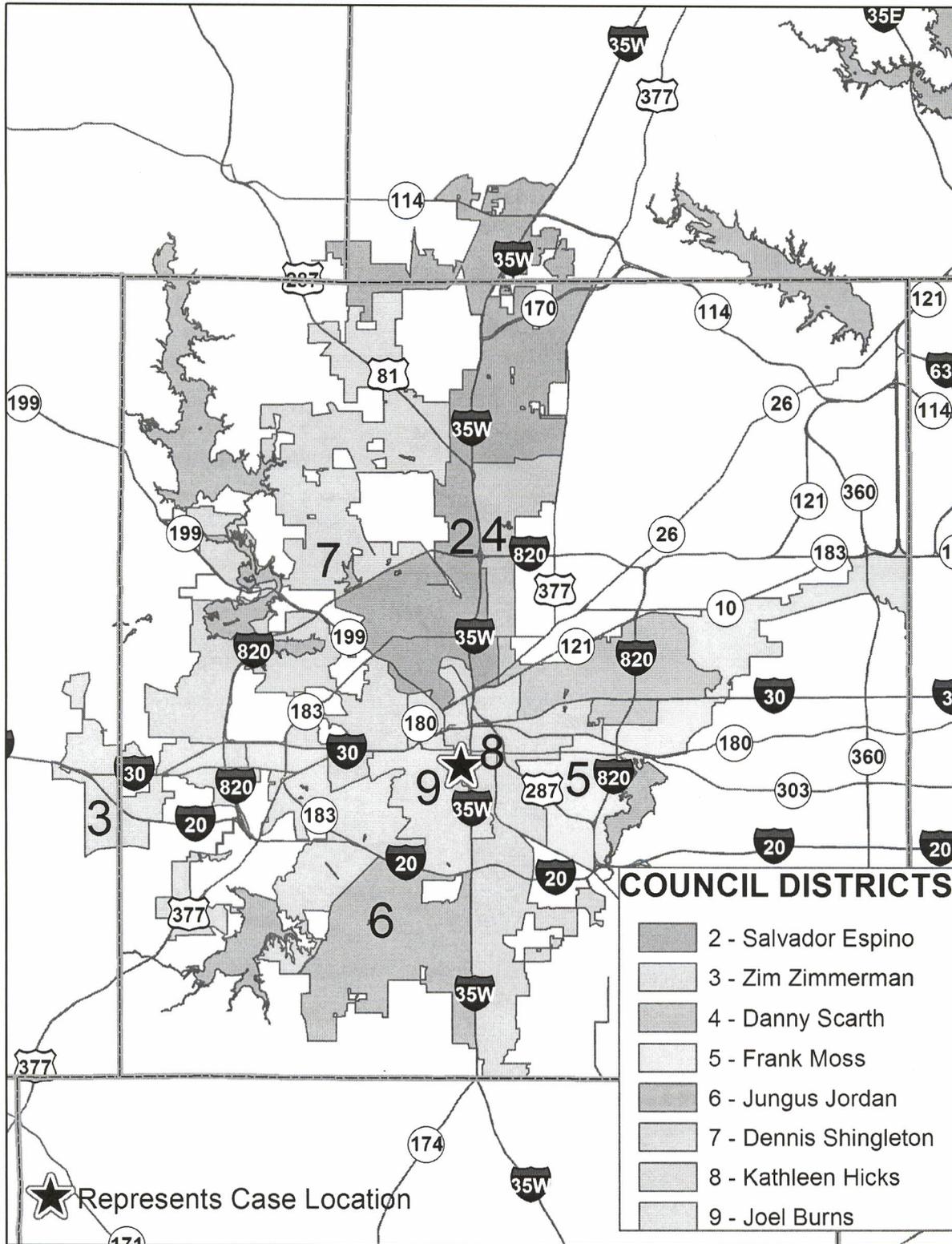
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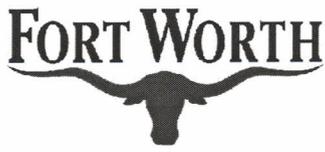
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting



ZC-12-062

Location Map



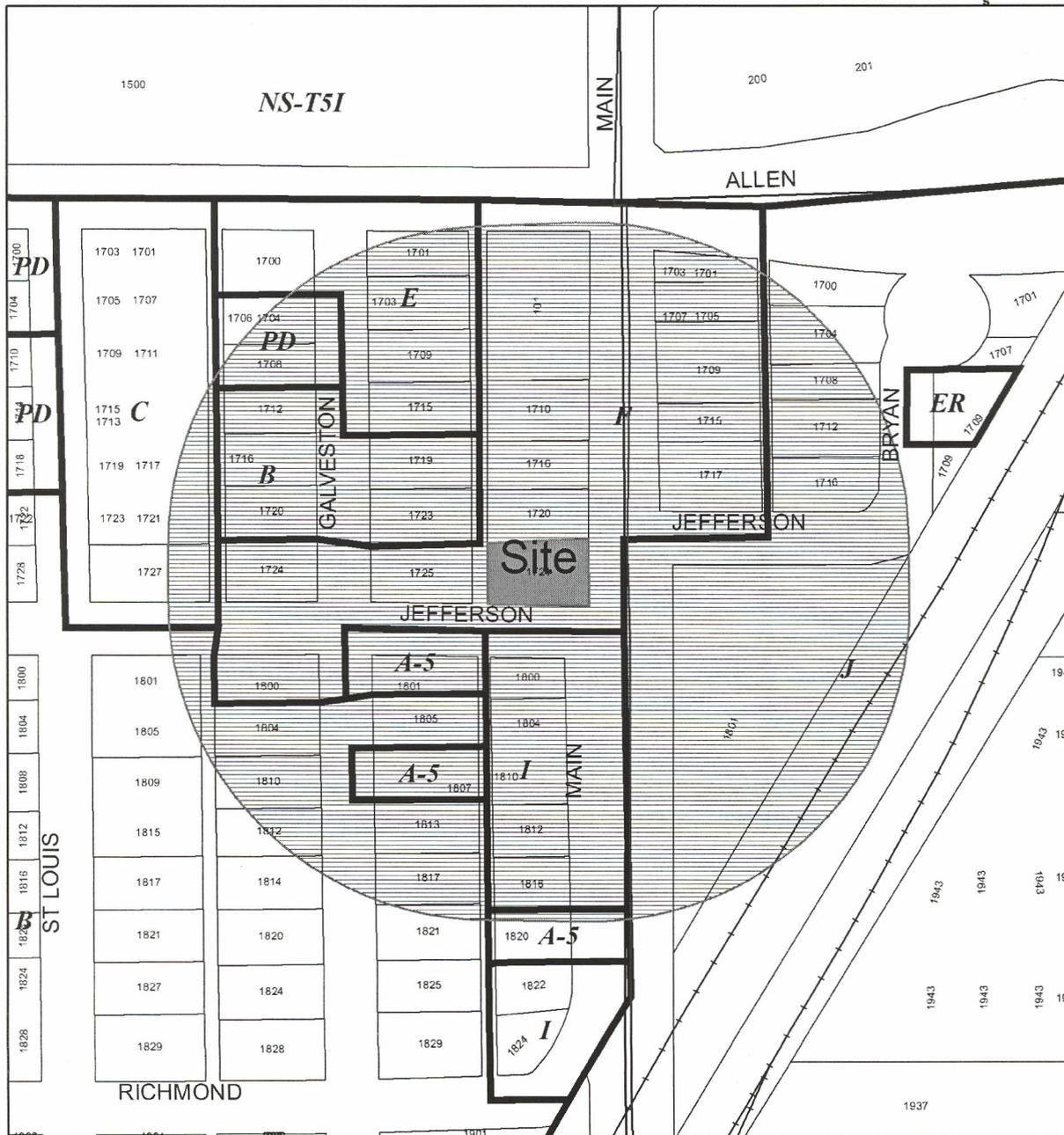


ZC-12-062

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 1724 S. Main Street
 Zoning From: F
 Zoning To: ER
 Acres: 0.13220267
 Mapsco: 77N
 Sector/District: Southside
 Commission Date: 06/13/2012
 Contact: 817-392-8043

 300 Ft. Notification Buffer



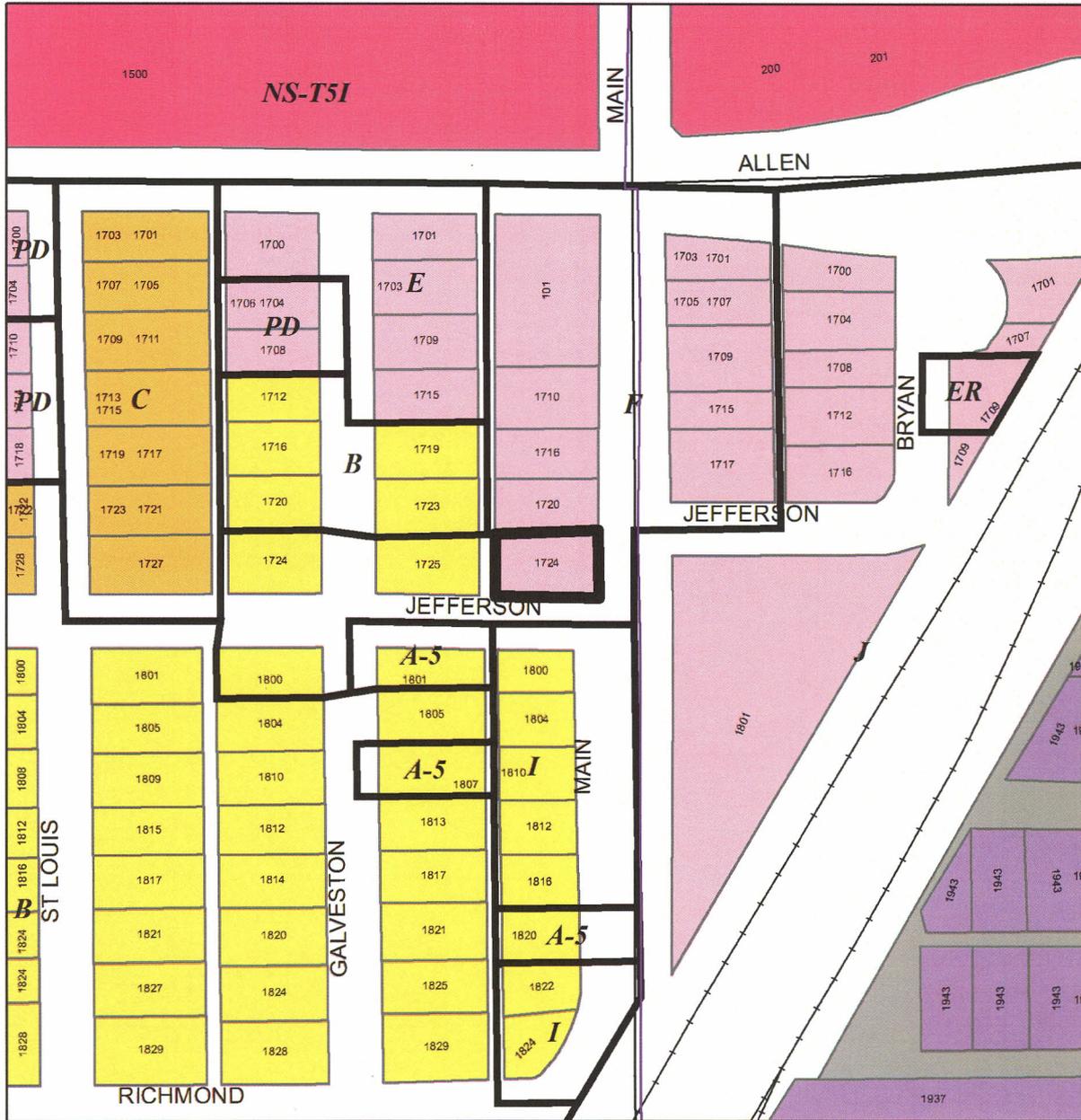
200 100 0 200 Feet



1724 S. Main Street

Future Land Use

ZC-12-062



- 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



FORT WORTH



1724 S. Main Street

ZC-12-062

Aerial Photo Map



200 100 0 200 Feet

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

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.

19. ZC-12-063 City of Fort Worth Planning & Development (CD 9)- 2605 May Street (Winston Addition, Block 6, Lot 2, 0.17 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.

20. ZC-12-064 City of Fort Worth Planning & Development (CD 9)- 1925 May Street (Emory College Sub of Patillo Addition, Block 14, Lot 39, 0.11 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.

21. ZC-12-065 City of Fort Worth Planning & Development (CD 9)- 3401 Ryan Avenue (Ryan South, John C Addition, Block 54, Lot 7, 0.13 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.

Carolyn Surita, 3404 Ryan Avenue, Fort Worth, Texas spoke in opposition. She is wondering what is going on with the lot. Ms. Burghdoff explained these properties are owned by the City of Fort Worth due to back taxes, etc. and before they can be put up for sale they are rezoned back to a residential use.

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

22. ZC-12-066 Phillip Gaylen (CD 4)- 1418 Milam Street (Ryan South, John C Addition, Block 54, Lot 7, 0.13 Acres): from "PD-575" Planned Development/Specific Use for