



**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
May Street	2 way, Residential	Residential	No
Morningside Drive	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 "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>

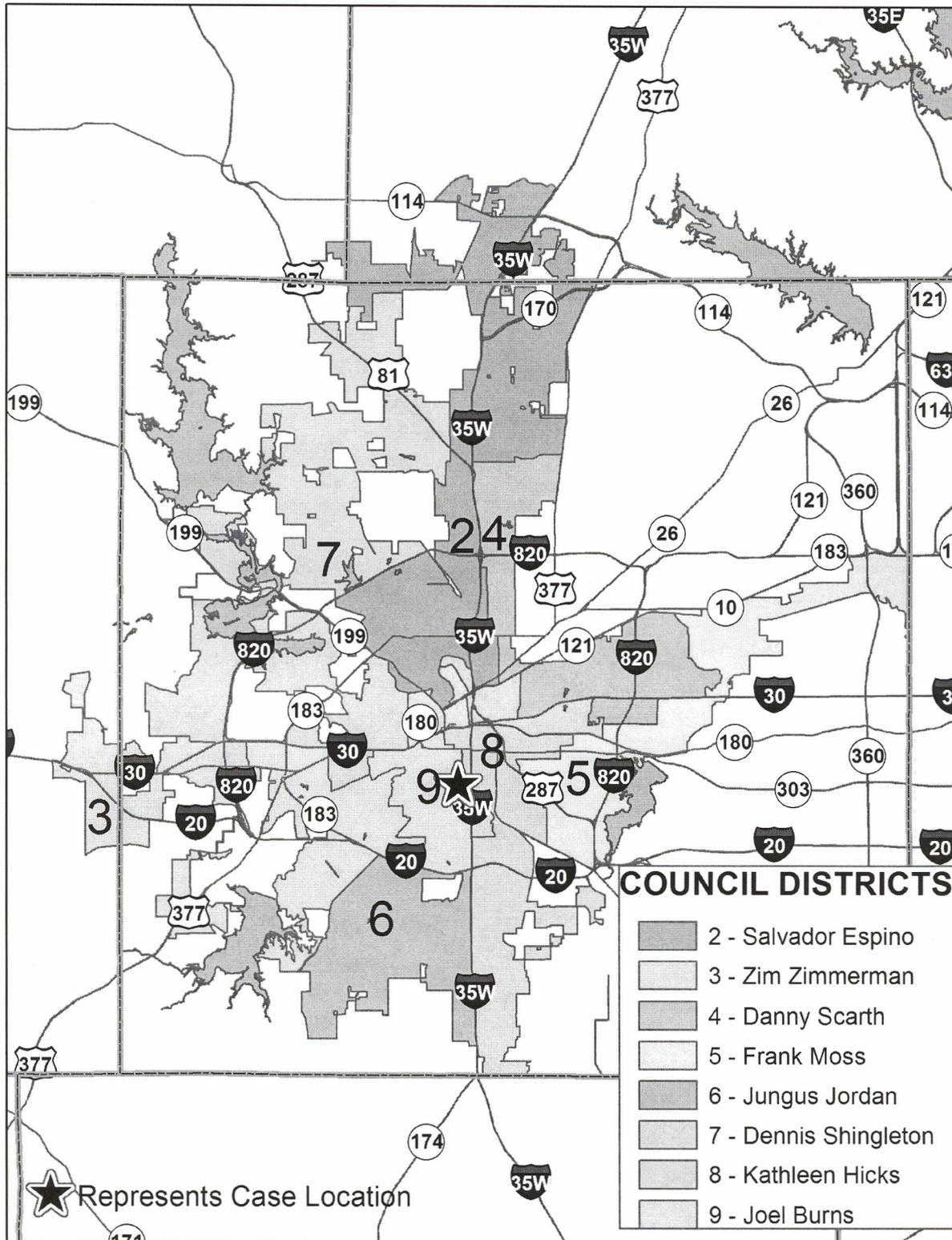
**Attachments:**

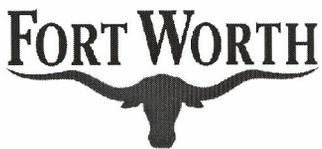
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

# FORT WORTH

ZC-12-063

## Location Map





ZC-12-063

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 2605 May Street  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.17251818  
 Mapsco: 77S  
 Sector/District: Southside  
 Commission Date: 06/13/2012  
 Contact: 817-392-8043

 300 Ft. Notification Buffer



200 100 0 200 Feet

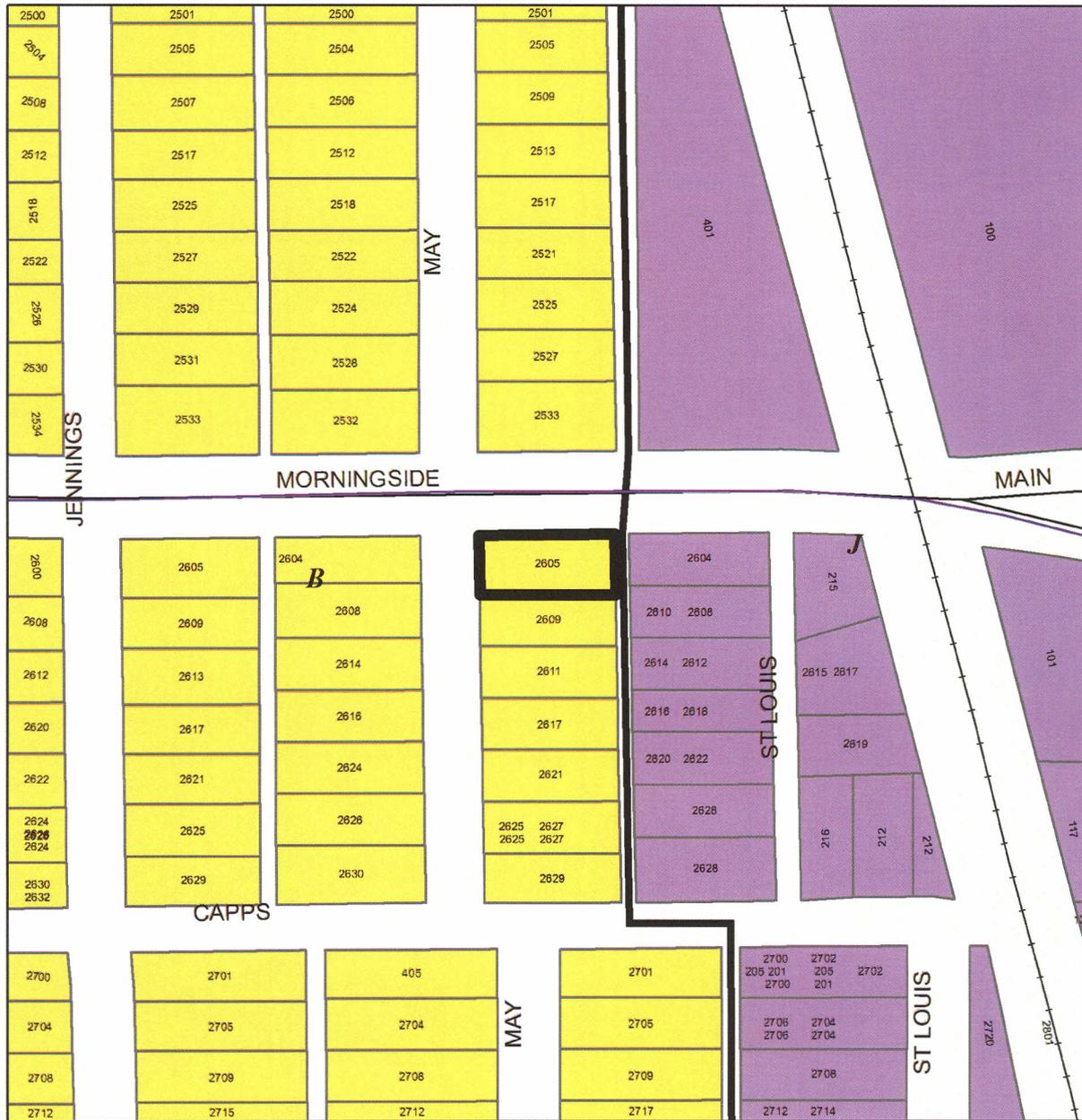




2605 May Street

# Future Land Use

ZC-12-063



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

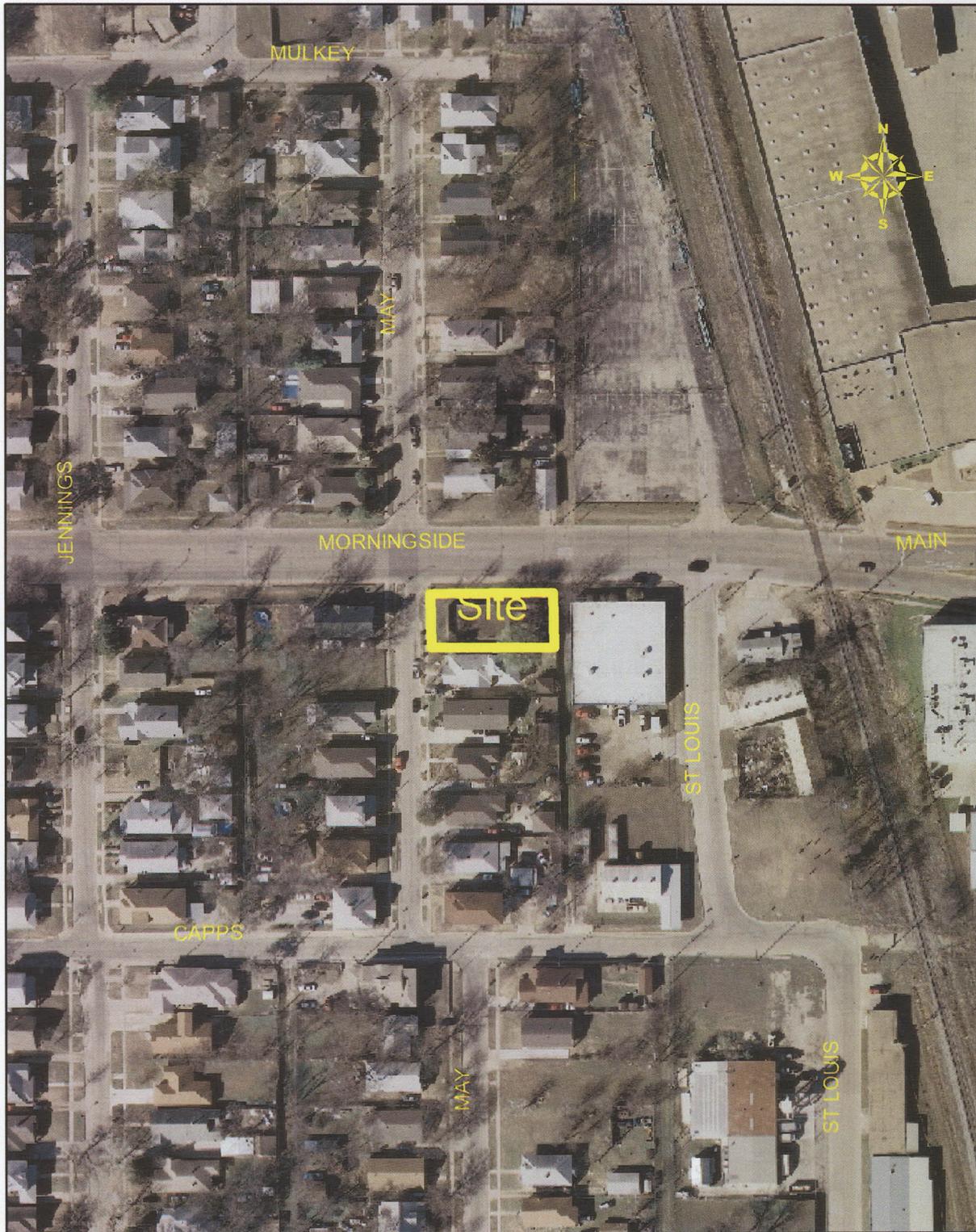




2605 May Street

ZC-12-063

# Aerial Photo Map



200 100 0 200 Feet

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**