



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 7, 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: 3658 Joe Frazier Rd Mapsco: 91C

Proposed Use: Single-family

Request: From: "B" Two-Family
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 site is vacant, in the floodplain, and located off of Minden Street near McClure Street. Joe Frazier Road is currently not constructed to the proposed site.

Site Information:

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

Acreage: 0.15 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "B" Two-Family / single-family
- East "B" Two-Family / vacant
- South "B" Two-Family / vacant, transmission lines
- West "B" Two-Family / single-family, vacant, transmission lines

Public Notification:

The following Neighborhood Associations were notified:

Carter Park NA
Morningside Park NA
Glencrest Civic League
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)
Minden Street	2 way, Residential (street is not complete)	Residential	No

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily vacant and single-family. 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>

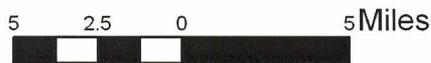
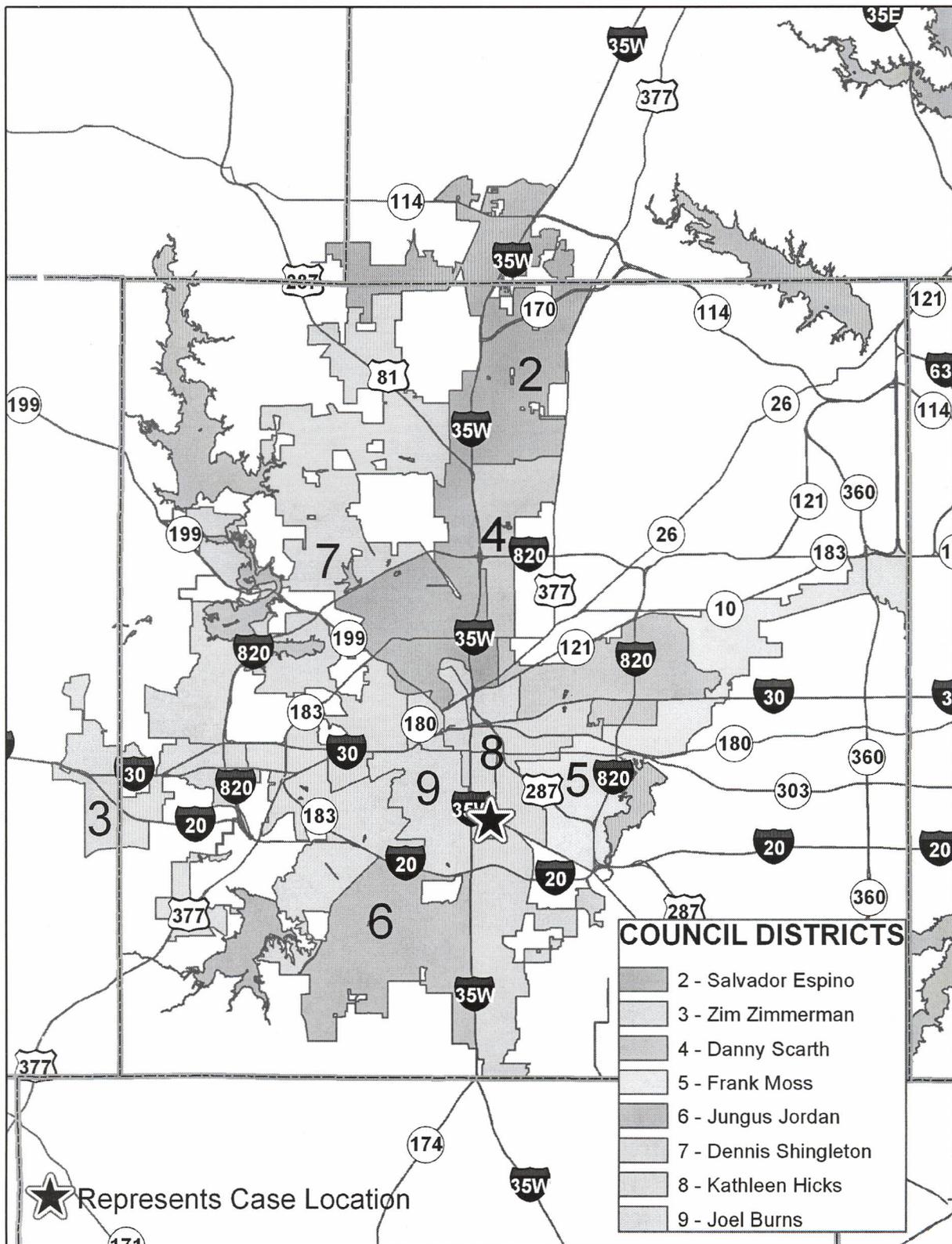
Attachments:

- 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-12-075

Location Map





ZC-12-075

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: 3658 Joe Frazier Road

Zoning From: B

Zoning To: A-5

Acres: 0.156685682

MapSCO: 91C

Sector/District: Southside

Commission Date: 7/11/2012

Contact: 817-392-8043

 300 Ft. Notification Buffer





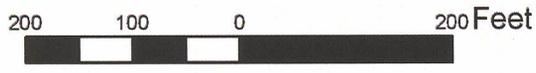
3658 Joe Frazier Road

Future Land Use

ZC-12-075



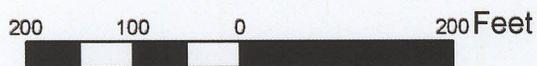
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|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | Proposed Freeway/Toll Road |
| Rural Residential | General Commercial | Principal Arterial |
| Suburban Residential | Light Industrial | Proposed Principal Arterial |
| Single Family Residential | Heavy Industrial | Major Arterial |
| Manufactured Housing | Mixed-Use Growth Center | Proposed Major Arterial |
| Low Density Residential | Industrial Growth Center | Minor Arterial |
| Medium Density Residential | Infrastructure | Proposed Minor Arterial |
| High Density Residential | Lakes and Ponds | Flood Plain |
| Institutional | Public Park, Open Space | |
| | Private Park, Open Space | |



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



10. ZC-12-074 City of Fort Worth/BNSF Railroad (CD 2)- 14000-14600 Blocks of John Day Road (Greenberry Overton Survey, Abstract 972 and Crockett Perry Survey, Abstract 1031, 127.80 Acres): from: "AG" Agricultural to: "K" Heavy Industrial

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

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

11. ZC-12-075 City of Fort Worth Planning & Development Department (CD 9)- 3658 Joe Frazier Road (Weisenberger Sunny Hill Garden, Block 21, Lot 22, 0.15 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. Conlin. The motion carried unanimously 9-0.

12. ZC-12-076 City of Fort Worth Planning & Development (CD 8)- 3106 Finley Street (Carver Place, Block , Lot 15, 0.1 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. Conlin. The motion carried unanimously 9-0.

13. ZC-12-077 City of Fort Worth Planning & Development (CD 8)- 1721 E. Tucker Street (Glenwood Addition, Block 22, Lot 15, 0.15 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. Conlin. The motion carried unanimously 9-0.

14. ZC-12-078 City of Fort Worth Planning & Development (CD 5)- 3100 Louise Street (Ross, D S Addition, Block 1, Lot E 100' 3, 0.17 Acres): from "B" Two-Family to "A-5" One-Family