



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 09, 2012

**Council District** 5

**Zoning Commission Recommendation:**

Approval by a vote of 9-0

**Opposition:** none

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <u>X</u>	No ___
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** City of Fort Worth Planning and Development

**Site Location:** 3100 Louise Street Mapsco: 79M

**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 contains a single-family home and is located on Louise Street near the corner of Lancaster Avenue.

**Site Information:**

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

Acreage: 0.17 ac  
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North "B" Two-Family / single-family
- East "B" Two-Family / vacant
- South "FR" General Commercial Restricted / auto sales
- West "B" Two-Family / vacant, transmission lines

**Public Notification:**

The following Neighborhood Associations were notified:

- Handley NA
- Southeast Meadowbrook NA
- East Fort Worth Business Assoc.
- Historic Handley Development Corp.
- Southeast Fort Worth Inc.

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-12-016, from "B" Two-Family to "FR" General Commercial Restricted; approved 3/6/12 (adjacent property to the south)

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Louise Street	2 way, Residential	Residential	No

**Development Impact Analysis:**

1. **Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family with auto sales directly south. 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)

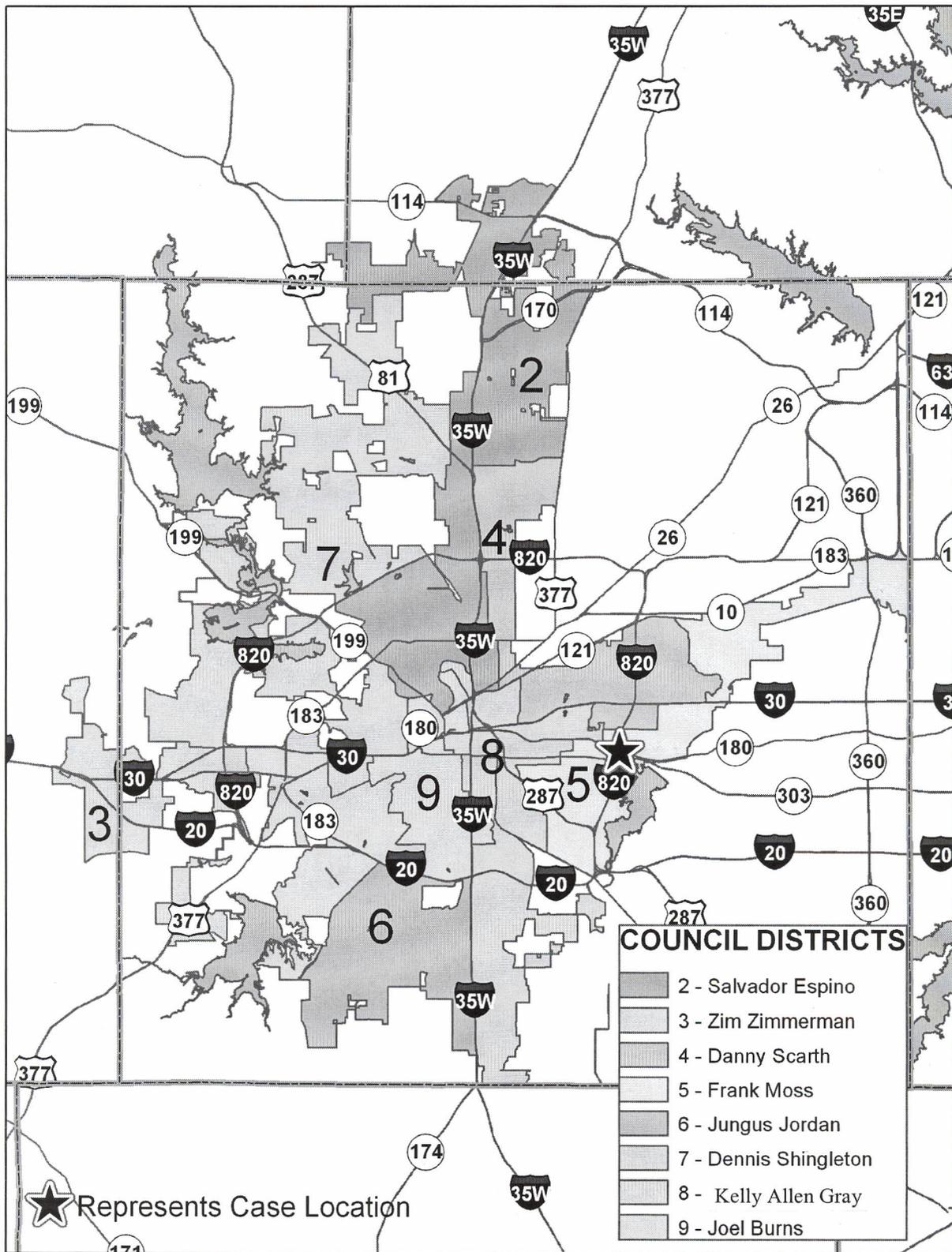
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

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

## Location Map





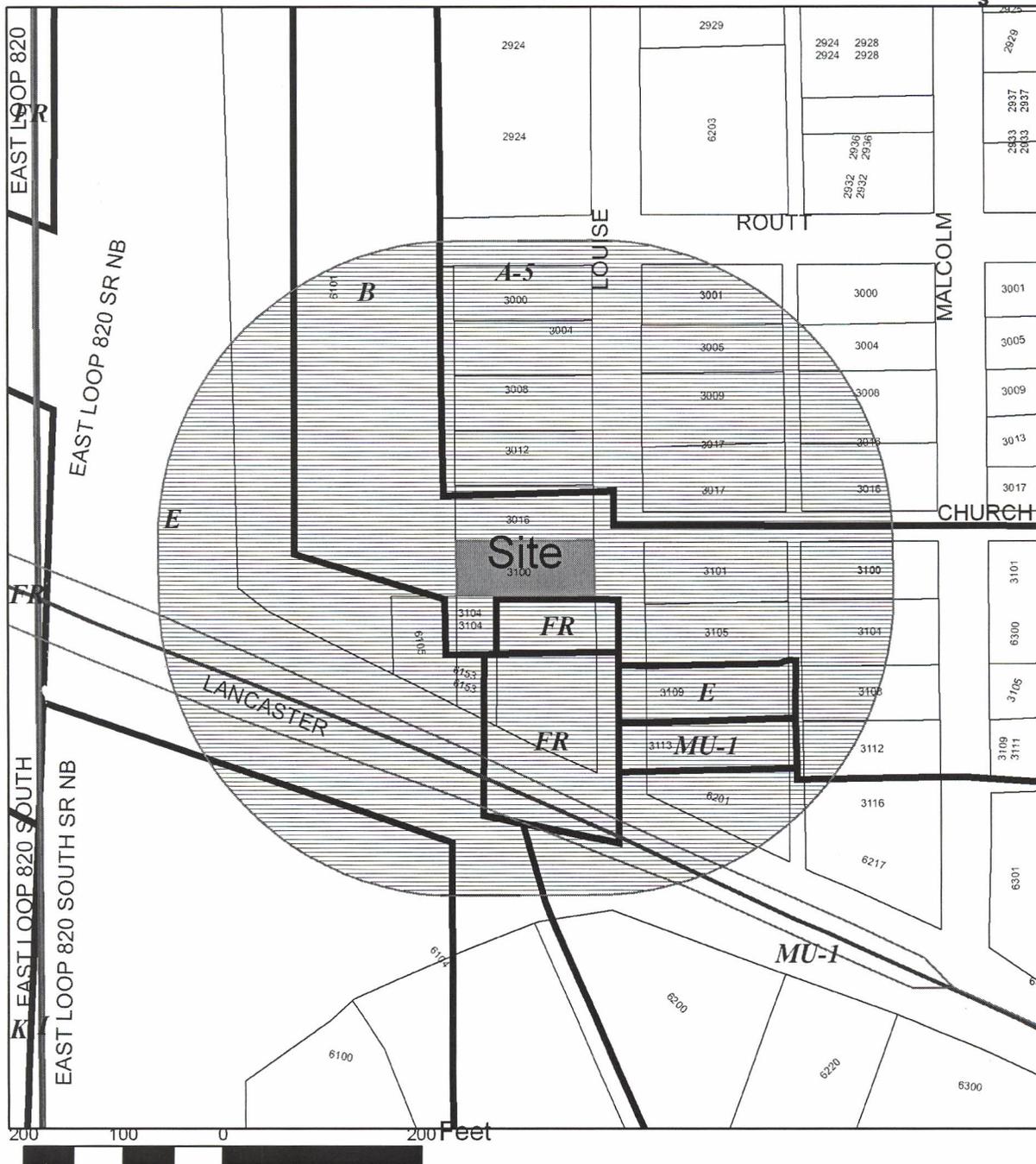
ZC-12-078

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 3100 Louise Street  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.17675507  
 Mapsco: 79M  
 Sector/District: Eastside  
 Commission Date: 7/11/2012  
 Contact: 817-392-8043



 300 Ft. Notification Buffer

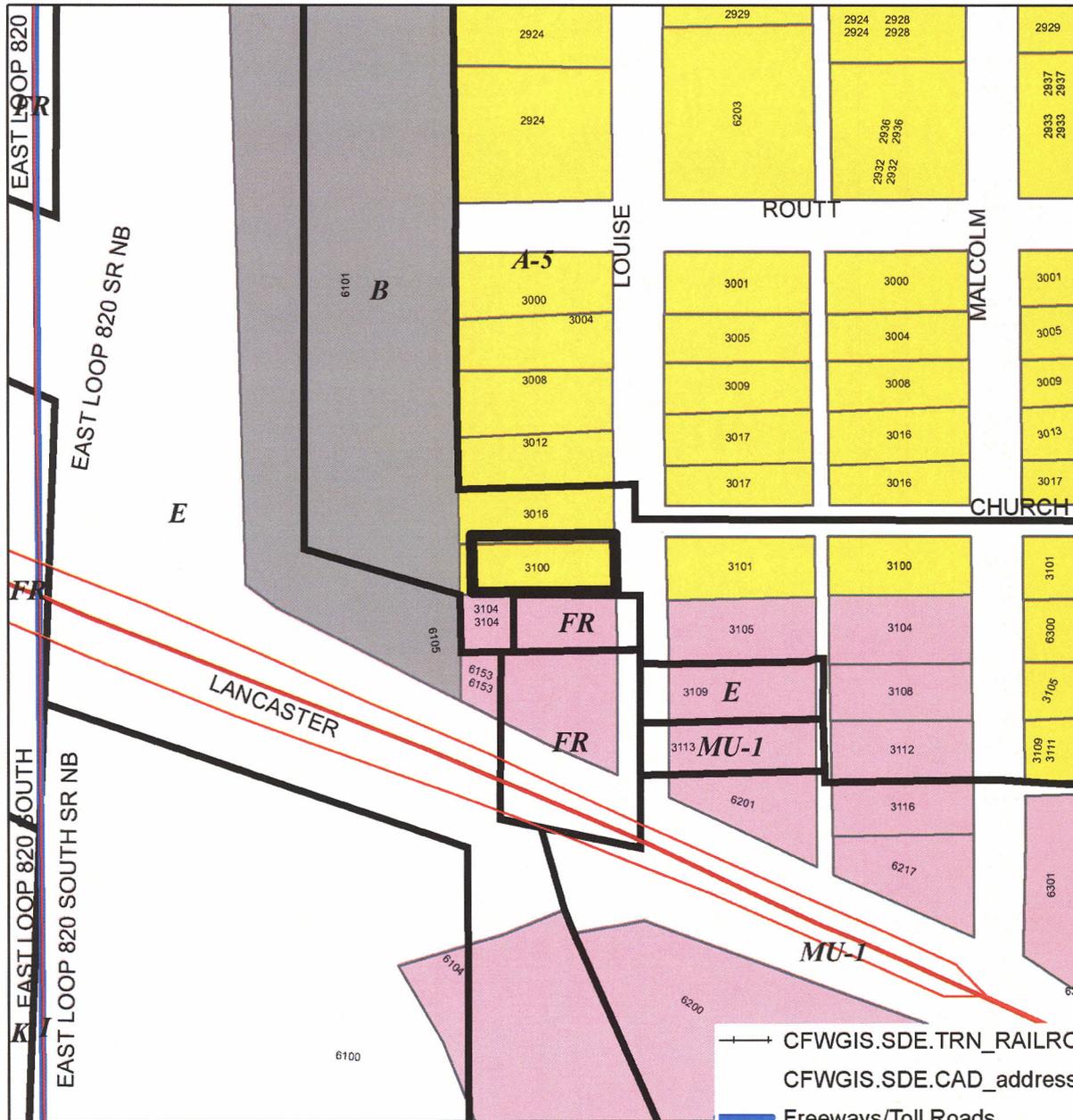




3100 Louise Street

# Future Land Use

ZC-12-078



- 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 08, 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 4 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. Conlin. The motion carried unanimously 9-0.

**Meeting adjourned: 12:27 p.m.**  
**07/11/12**

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Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

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Neftali Ortiz, Chair