

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 5, 2013

Council District **8**

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none

Continued Yes No
Case Manager Stephen Murray
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: **Sarah L. Walker**

Site Location: 2751 East 1st Street Mapsco: 63U

Proposed Use: **Single-family**

Request: From: "E" Neighborhood Commercial

 To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent**

Background:

The proposed site is located on the corner of Blandin Street and E. 1st Street. The applicant is requesting a zoning change from "E" Neighborhood Commercial to "A-5" One-Family for a single-family home. The overall area is residential in nature with single-family homes comprising the majority of properties nearby. A small office is located southeast of the site, however; due to the size and character, fits well within the existing residential neighborhood. State Highway 121 is located one block to the north and is buffered by neighborhood commercial uses.

The property is located within the United Riverside Neighborhood Association. Councilmember Gray is considering a Council initiated zoning to provide the proper zoning districts based on existing uses and the future land use plan.

Site Information:

Owner: Sarah L. Walker
 2761 E. 1st Street
 Fort Worth, Texas 76111
Agent: Jewell Management, LLC-Yvette J. Kent
Acreage: 0.12 acres
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily / vacant
- East "A-5" One-Family / vacant
- South "E" Neighborhood Commercial; "E"/HC" Neighborhood Commercial/Historic and Cultural Overlay / single-family, office
- West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
East 1 st Street	Residential	Residential	No
Blandin Street	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
United Riverside	East Fort Worth Business Assoc.
Scenic Bluff	United Riverside Rebuilding Corporation
Riverside Alliance	FWISD
Streams and Valleys	

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" One-Family for a single-family home. Surrounding land uses vary with vacant land to the north and east, office and single-family just south and single family to the west.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as single-family. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Locate single-family homes adjacent to local or collector streets. (pg. 37)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (pg. 38)

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

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



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet





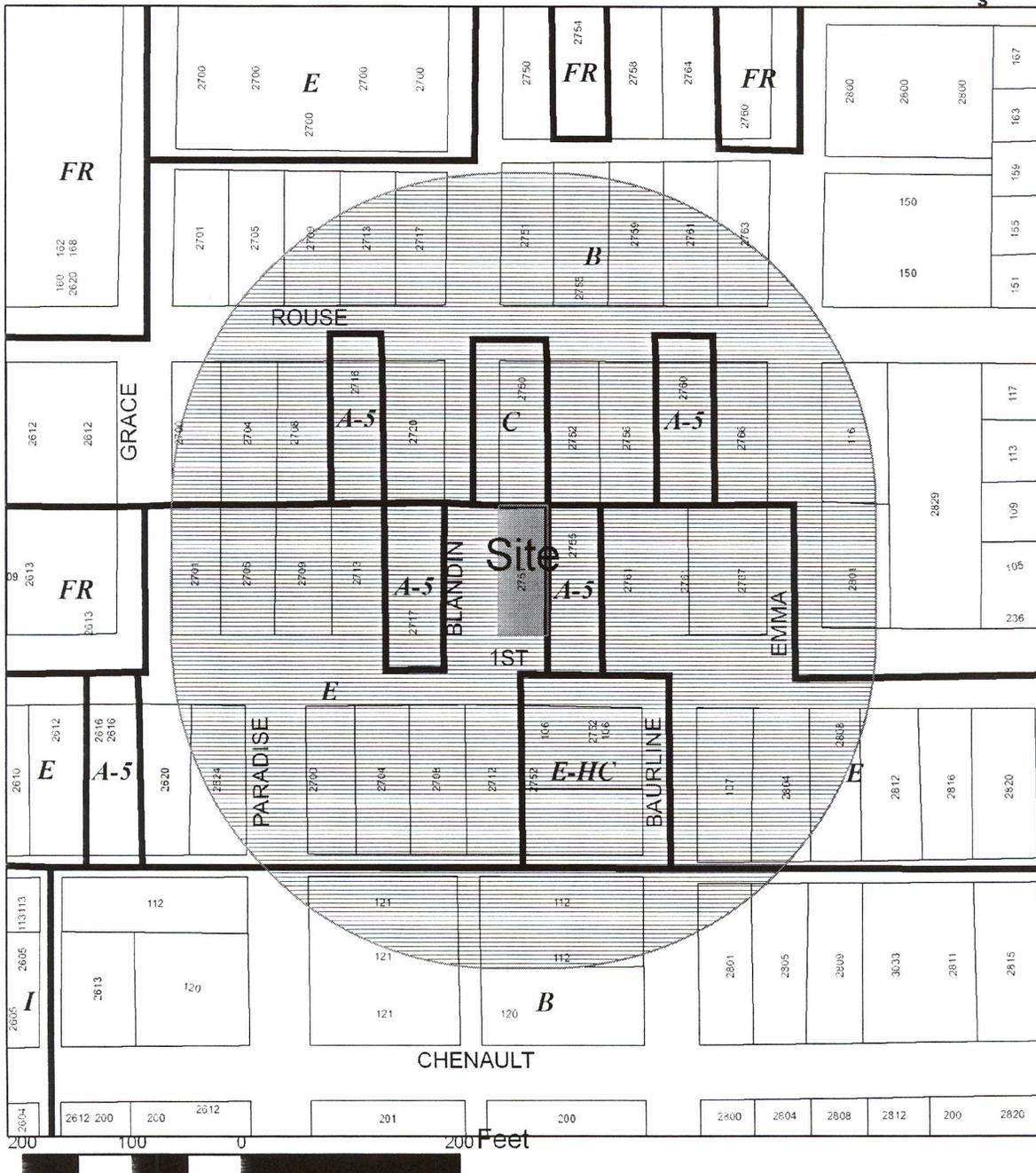
ZC-13-008

Area Zoning Map

Applicant: Sarah Walker
 Address: 2751 E. 1st Street
 Zoning From: E
 Zoning To: A-5
 Acres: 0.12
 Mapsco: 63U
 Sector/District: Northeast
 Commission Date: 01/09/2013
 Contact: 817-392-8043



 300 Ft. Notification Buffer





Future Land Use

ZC-13-008



- 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

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A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



200 100 0 200 Feet

		area			
Captain Robert Bennett	JRB	Yes	Support		Spoke at hearing
Barbara W. Moore	7583 Surfside	Yes		Opposition	Spoke at hearing

15. ZC-13-008 Sarah L. Walker (CD 8) – 2751 E. 1st Street (Nies and Rouse Addition, Block 3, Lot 1A, 0.12 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Yvette Kent, 2751 E. 1st Street, Fort Worth, Texas with Jewell Management, representing Sarah Walker explained to the Commissioners they were surprised when they were getting ready to build on the property that it was not zoned residential.

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

<i>Document received for written correspondence</i>				ZC-13-008
Name	Address	In/Out 200 ft notification area	Position on case	Summary
Yvette Kent	2751 E. 1 st St	Yes	Support	Spoke at hearing

16. ZC-13-009 Legend Bank, Tarrant County Water District (CD 2)- 1351, 1801, and 1811 E. Northside Drive (W. W. Wheat Survey, Abstract No. 1647 and S. K. Smith Survey, Abstract No. 1417, 15.26 Acres): from “O-1” Floodplain, “PD-399” Planned Development for all uses in “F” General Commercial excluding the following: probation or parole, blood bank, electric power sub-station, water supply, treatment or storage facility, ambulance dispatch station, hospital, utility transmission or distribution line, bowling alley, club, commercial or business, massage therapy, swimming pool commercial, rv park, clothing wearing apparel sales, used, convenience store, furniture sales used (in a building), gunsmithing, repairs or sales, liquor or package store, newspaper distribution center, print center, commercial with offset printing, car wash full or self service, gasoline sales, service station, amusement, outdoor, bar, tavern, cocktail lounge, private or teen, drive-in restaurant or business, sexually oriented business, theater, drive-in, business college or commercial school, cold storage plant or ice plant, express office, firewood sales, furniture upholstery, refinishing or resale, laundry, dry cleaning or washateria, mini-warehouses, pawnshop, tattoo parlor, automotive repair, paint and body shop, garage, storage only, parking area, aviation field, heli-stop or landing area, passenger station, recycling collection facility.

The following limited uses will be permitted: a parking area or garage, so long as such use is in conjunction with or auxiliary to an on-site business, a temporary residence for security purposes, a temporary trailer (portable) used for construction or storage purposes, a bar, tavern, or cocktail lounge if such use is part of, or in connection with a hotel, motel, or restaurant. Property development standards will be set forth in the “F” General Commercial District, except for height. A height of 5 stories or 75’ maximum shall be permitted if approved on required site plan; and “PD-717” Planned Development for same