

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 5, 2013

**Council District** 8

**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:** 2405 S. Riverside Drive Mapsco: 77V

**Proposed Use:** Neighborhood Commercial

**Request:** From: "I" Light Industrial  
To: "E" Neighborhood Commercial

**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 currently vacant and located on Riverside Drive near the corner of E. Jessamine Street.

**Site Information:**

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

Acreage: 0.14 ac  
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:  
North "I" Light Industrial / industrial  
East "B" Two-Family / single-family  
South "I" Light Industrial / industrial  
West "I" Light Industrial / industrial

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Riverside Dr.	Major Arterial	Major Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Southeast Kingdom	Southside Preservation Association
Morningside NA	Southeast Fort Worth Inc.
Hillside Morningside NA	Morningside/Hillside Crime Watch COPS
United Communities Association	FWISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily industrial with single-family to the east. The proposed "E" Neighborhood Commercial zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as neighborhood commercial. The proposed "E" 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)

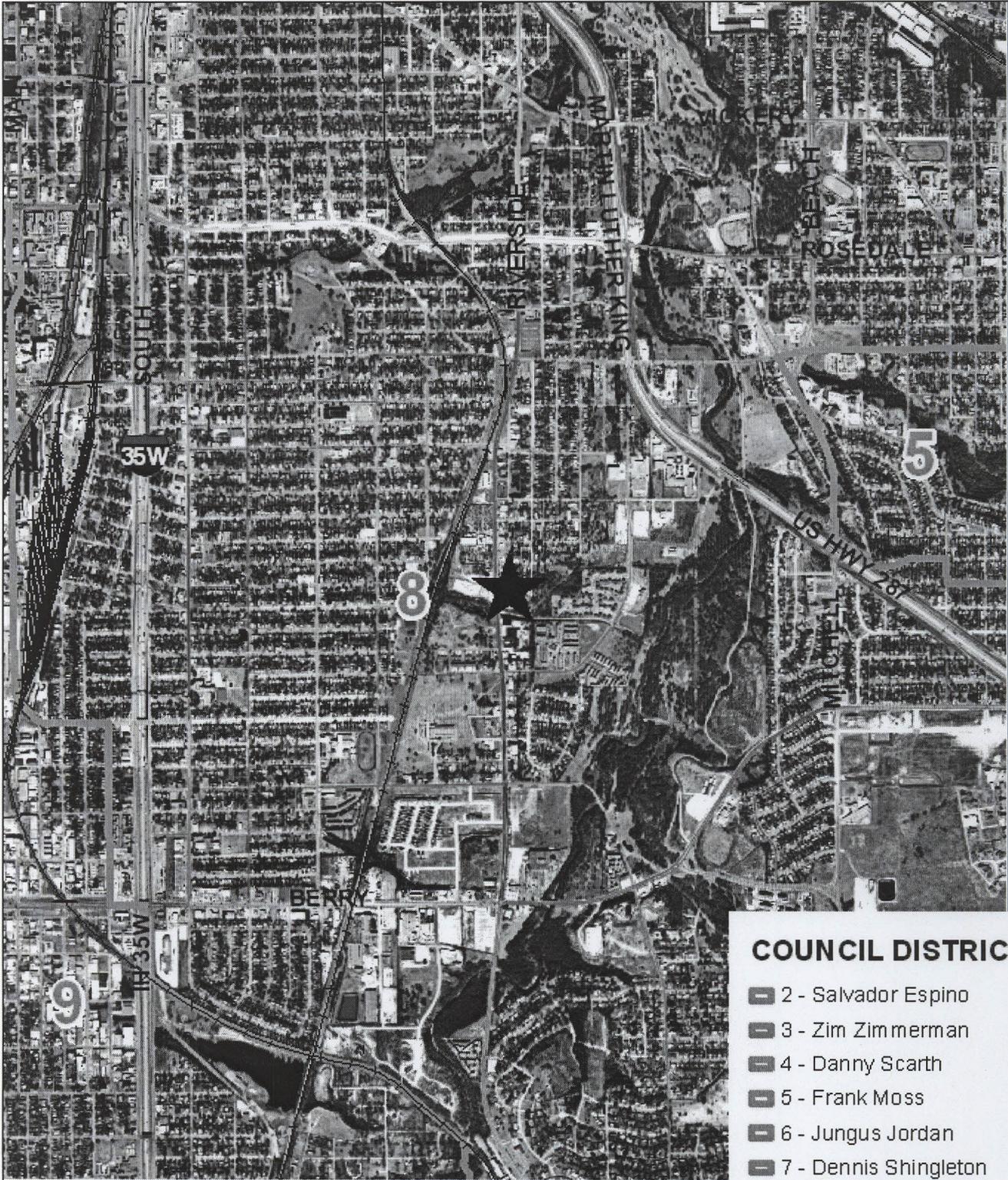
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**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 Burns



2,000 1,000 0 2,000 Feet





ZC-13-025

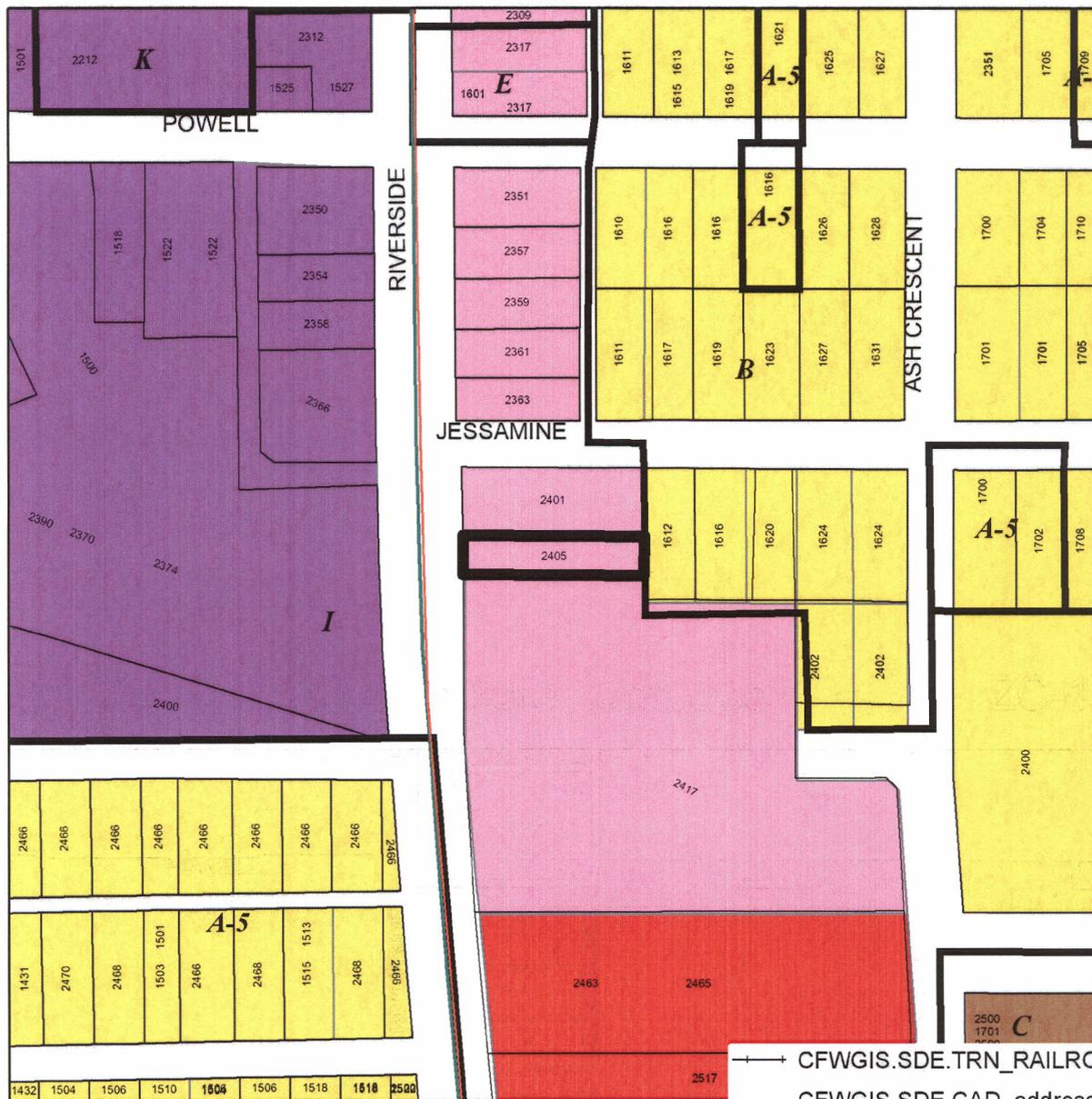
# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 2405 S. Riverside Drive  
 Zoning From: I  
 Zoning To: E  
 Acres: 0.16  
 Mapsco: 77V  
 Sector/District: Southside  
 Commission Date: 02/13/2013  
 Contact: 817-392-8043



 300 Ft. Notification Buffer





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

- 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



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



Mr. Flores also thanked him for their many services.

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

**18. ZC-13-025 City of Fort Worth (CD 8) – 2405 S. Riverside Drive (Belmont Addition, Block 15, Lot 2, 0.14 Acres): from “I” Light Industrial to “E” Neighborhood Commercial**

On a motion by Mr. Flores, seconded by Mr. Genua to hear cases ZC-13-025 thru ZC-13-031, excluding ZC-13-030. The motion carried unanimously 9-0.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

**19. ZC-13-026 City of Fort Worth (CD 9) – 2132 May Street (Emory College Sub of Patillo, Block 19, S Pt Lot 13, 0.06 Acres): from “A-5” One-Family and “B” Two-Family to “A-5” One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

**20. ZC-13-027 City of Fort Worth (CD 4) – 4209 Fain Street (Tinsley, Lewis G. Survey, Abstract 1523, Tract 28F, 0.14 Acres): from “B” Two-Family to “A-5” One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

<i>Document received for written correspondence</i>				<i>ZC-13-027</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 200 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Graham Brizendine	1000 Shadow Lane	In		Opposition	Sent letter in

**21. ZC-13-028 City of Fort Worth (CD 8) – 1700 Bryan Street (Saint Helena Addition, Block 2, Lot 10, 0.06 Acres): from “J” Medium Industrial to “ER” Neighborhood Commercial Restricted**