

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 5, 2013

Council District 9

Zoning Commission Recommendation: Approval by a vote of 9-0	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Opposition: none		

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 2132 May Street Mapsco: 77N

Proposed Use: Single-family

Request: From: "A-5" One-Family; "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 currently vacant and located on May Street near Jennings Avenue.

Site Information:

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

Acreage: 0.11 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / vacant
- East "J" Medium Industrial / rail ROW
- South A-5" One-Family / vacant
- West "B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-130, from "B" Two-Family to "A-5" One-Family, approved 1/27/12.

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
May Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Ryan Place Improvement Association	Southside Preservation
Jennings-May St. Louis	Hemphill Corridor Taskforce.
Fairmount NA	FWISD

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily 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.

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- 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-13-026

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 2132 May Street
 Zoning From: A-5, B
 Zoning To: A-5
 Acres: 0.11
 Mapsco: 77N
 Sector/District: Southside
 Commission Date: 02/13/2013
 Contact: 817-392-8043



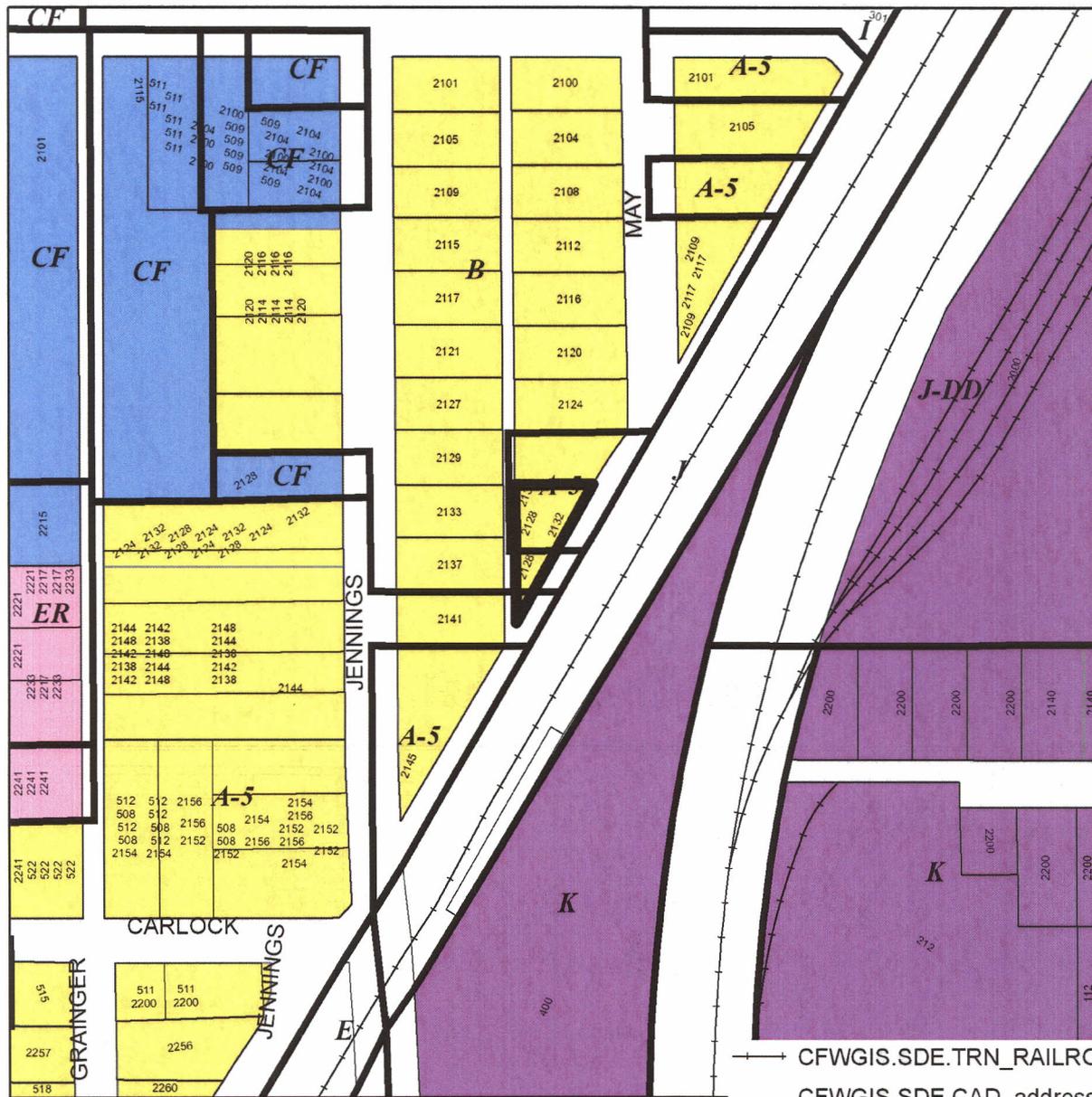
 300 Ft. Notification Buffer





Future Land Use

ZC-13-026



CFWGIS.SDE.TRN_RAILROADS
CFWGIS.SDE.CAD_addresses

- 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

- 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, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



200 100 0 200 Feet

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>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
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