



**ZONING MAP CHANGE  
STAFF REPORT**

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

**Council District** 4

**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:** 4209 Fain Street Mapsco: 64P

**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 currently vacant and located on Fain Street near Airport Blvd.

**Site Information:**

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

Acreage: 0.14 ac  
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:  
North "B" Two-Family / single-family  
East "B" Two-Family / single-family  
South "A-5" One-Family / vacant  
West "A-5" One-Family / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

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

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Carter Riverside NA	East Fort Worth Business Assoc.
Riverside Alliance	FWISD
United Riverside Rebuilding Corp.	

**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:**

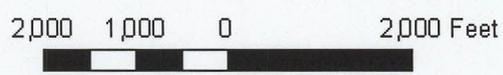
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

## 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 Bums



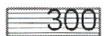


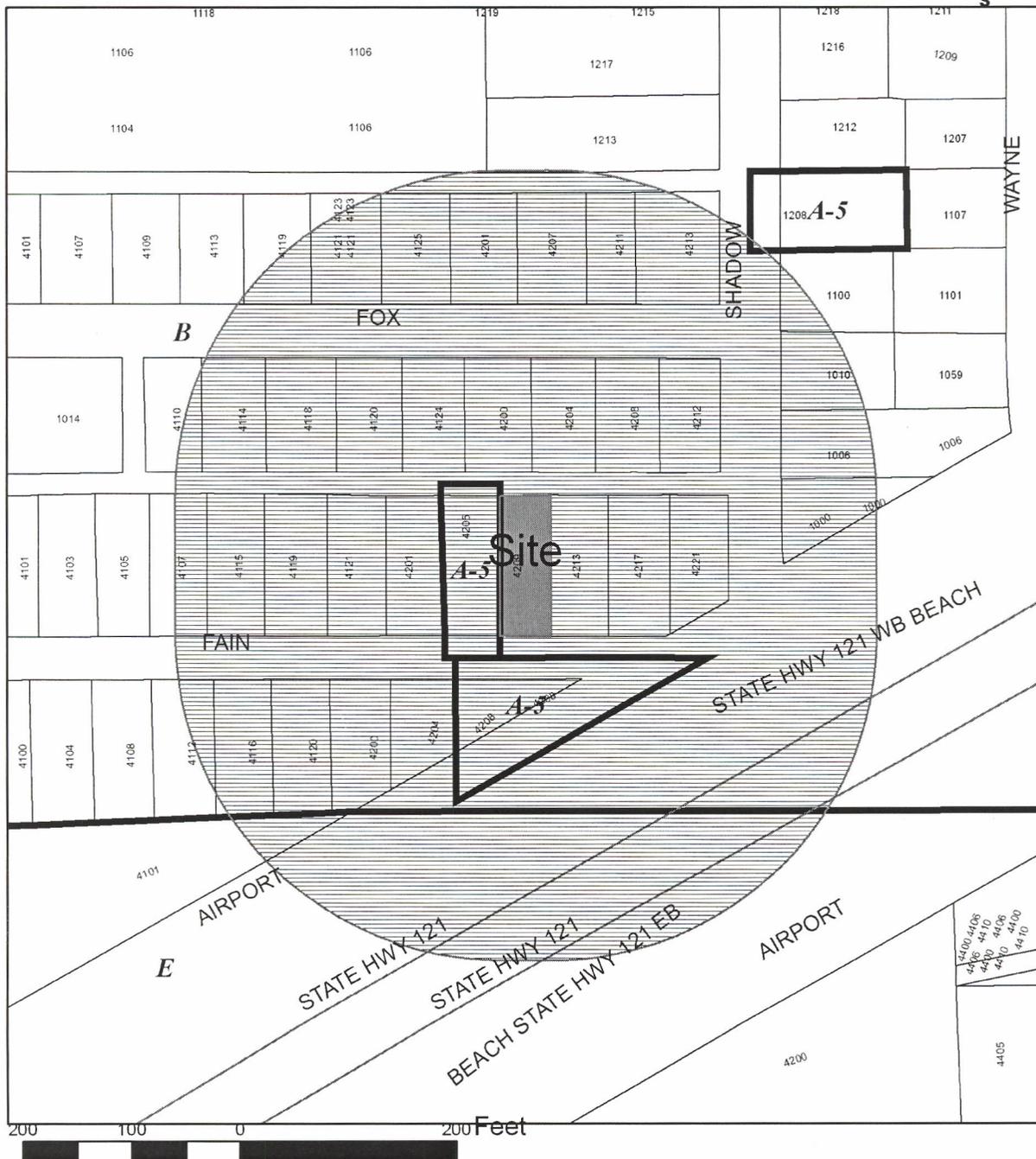
ZC-13-027

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 4209 Fain Street  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.14  
 Mapsco: 64P  
 Sector/District: Northeast  
 Commission Date: 02/13/2013  
 Contact: 817-392-8043



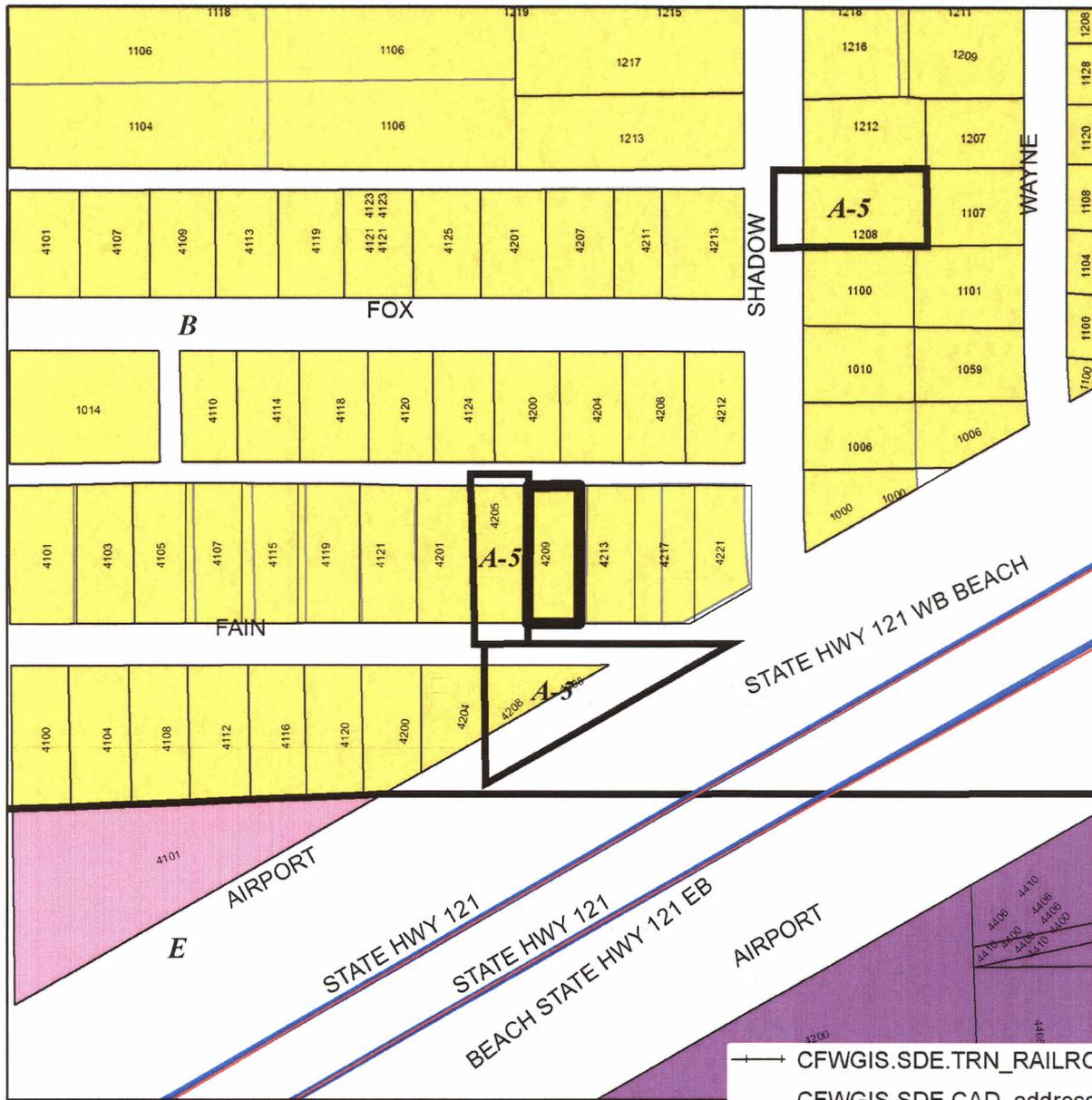
 300 Ft. Notification Buffer





# Future Land Use

ZC-13-027



- 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

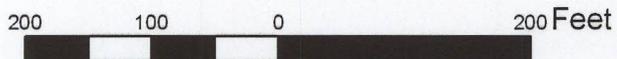
- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, 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>				<b>ZC-13-027</b>	
<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**