



**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 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: 2624 Stuart Drive Mapsco: 77S

Proposed Use: Single-Family

Request: From: "J" Medium Industrial
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 Stuart Drive and Silcox Street.

Site Information:

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

Acreage: 0.21 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "J" Medium Industrial / single-family
- East "B" Two-Family / single-family
- South "J" Medium Industrial / single-family
- West "J" Medium 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)
Stuart Drive	Residential	Residential	No
Silcox Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
West Morningside NA	Southside Preservation Association
Morningside NA	Southeast Fort Worth Inc.
Jennings-May St. Louis	Morningside/Hillside Crime Watch COPS
United Communities Association	FWISD

Development Impact Analysis:

1. **Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family with industrial to the west. 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)

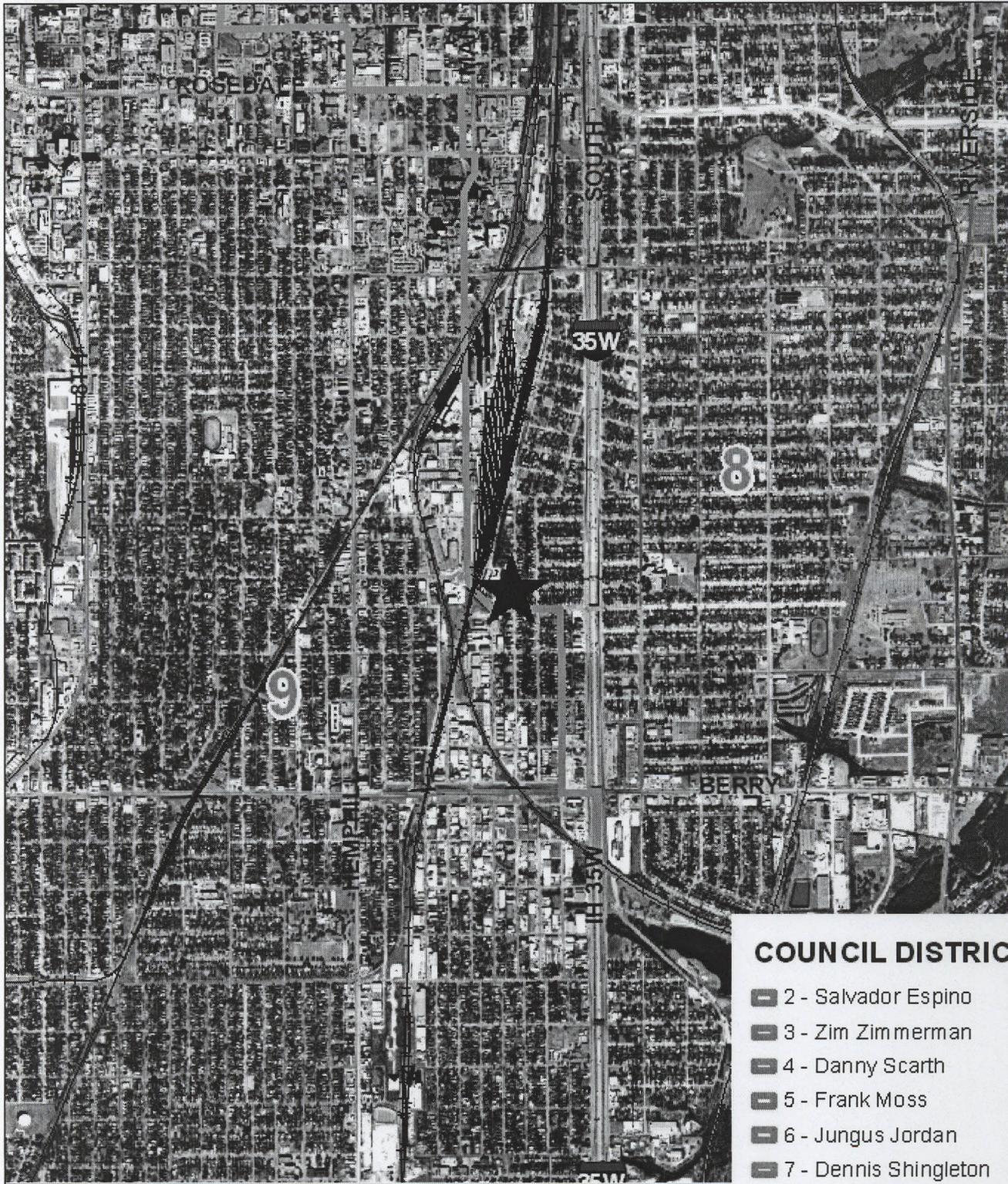
Based on the conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

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



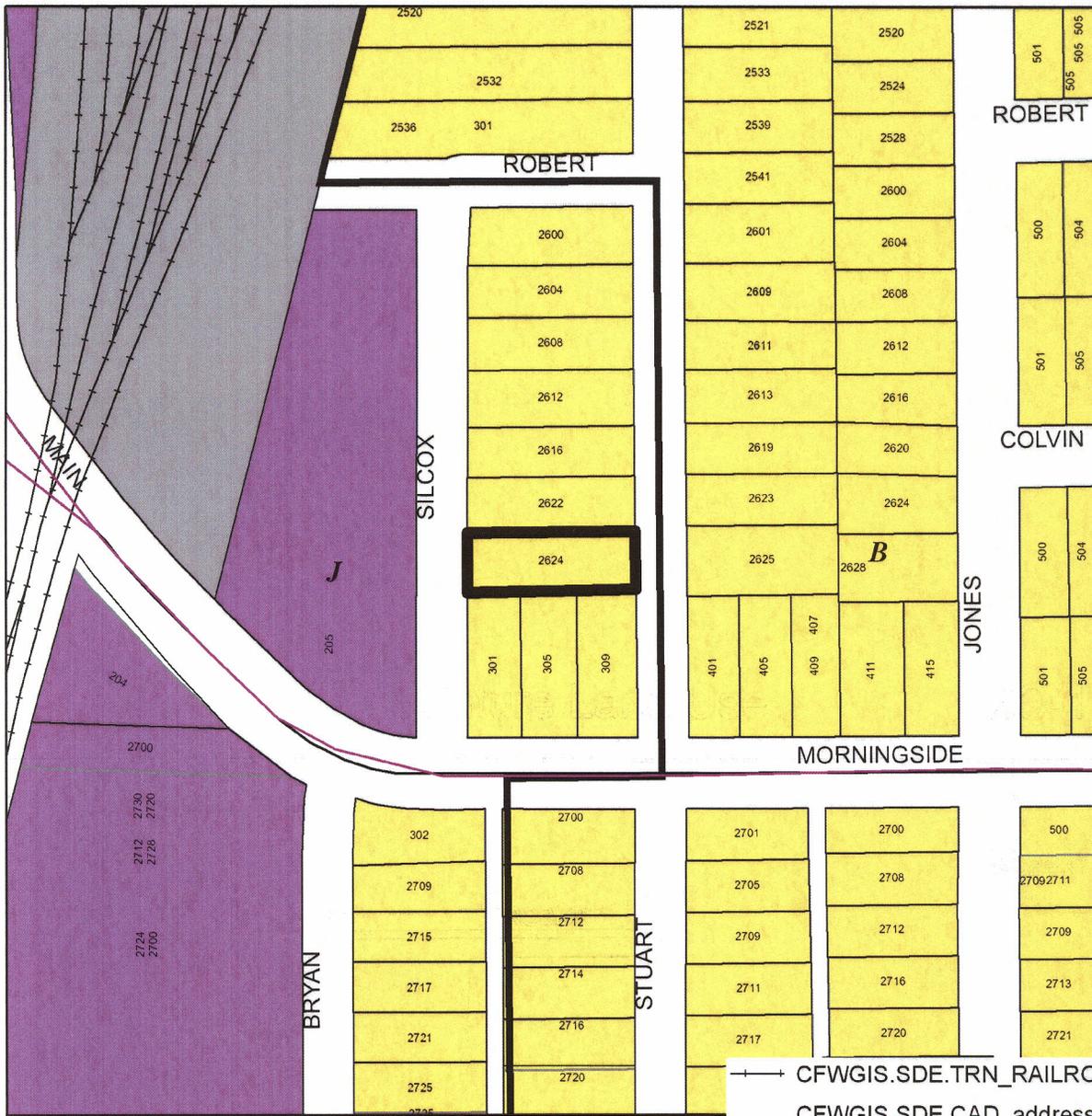
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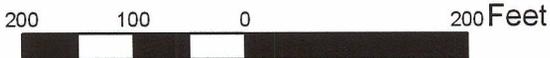


Future Land Use

ZC-13-029



- 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



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.

22. ZC-13-029 City of Fort Worth (CD 8) – 2624 Stuart Street (Rogers & Smart Addition, Block, Lot 21, 0.23 Acres): from “J” Medium Industrial 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 Ms. Flores. The motion carried unanimously 9-0.

23. ZC-13-030 City of Fort Worth (CD 7) – 5522 and 5529 Bonnell Avenue (Chamberlain Arlington Heights 2nd Addition, Block 60, Lots 15 E20’ 16, 0.13 Acres): from “I” Light Industrial to “A-5” One-Family

George Barnes, Vice Chair for Lake Como Advisory Council spoke in support of the change.

Tommy Henton, representing Lake Como West Vickery Development Organization also spoke in support.

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

<i>Document received for written correspondence</i>					ZC-13-030
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Joyce Grant	5210 Libbey	Out		Opposition	Signed petition
Ann Whitaker	5225 Libbey	Out		Opposition	Signed petition
Ms. Jas Kennard	NA	Out		Opposition	Signed petition
Lawrence Thomas	5312 Libbey	Out		Opposition	Signed petition
Rosalyn Davis	5313 Libbey	Out		Opposition	Signed petition
Randy Johnson	5109 Libbey	Out		Opposition	Signed petition
L R Curley	5701 Farnsworth	Out		Opposition	Signed petition
Sonya Byrd	5015 Libbey	Out		Opposition	Signed petition
Tia Russell	5038 Libbey	Out		Opposition	Signed petition