



**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: 1300 Stafford Drive Mapsco: 91Q

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 the corner of Stafford Drive and Southeast Loop 820.

Site Information:

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

Acreage: 0.33 ac
Comprehensive Plan Sector: Sycamore

Surrounding Zoning and Land Uses:

North Southeast Loop 820/ Southeast Loop 820
East "A-5" One-Family / single-family
South "A-5" One-Family / single-family
West "E" Neighborhood Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bonnell Ave.	Residential	Residential	No
Southeast Loop 820	Interstate	Interstate	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Oakridge Terrace NA	FWISD
Highland Hills NA	Everman ISD
Southeast Fort Worth Inc.	

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily single-family and vacant. 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



2,000 1,000 0 2,000 Feet



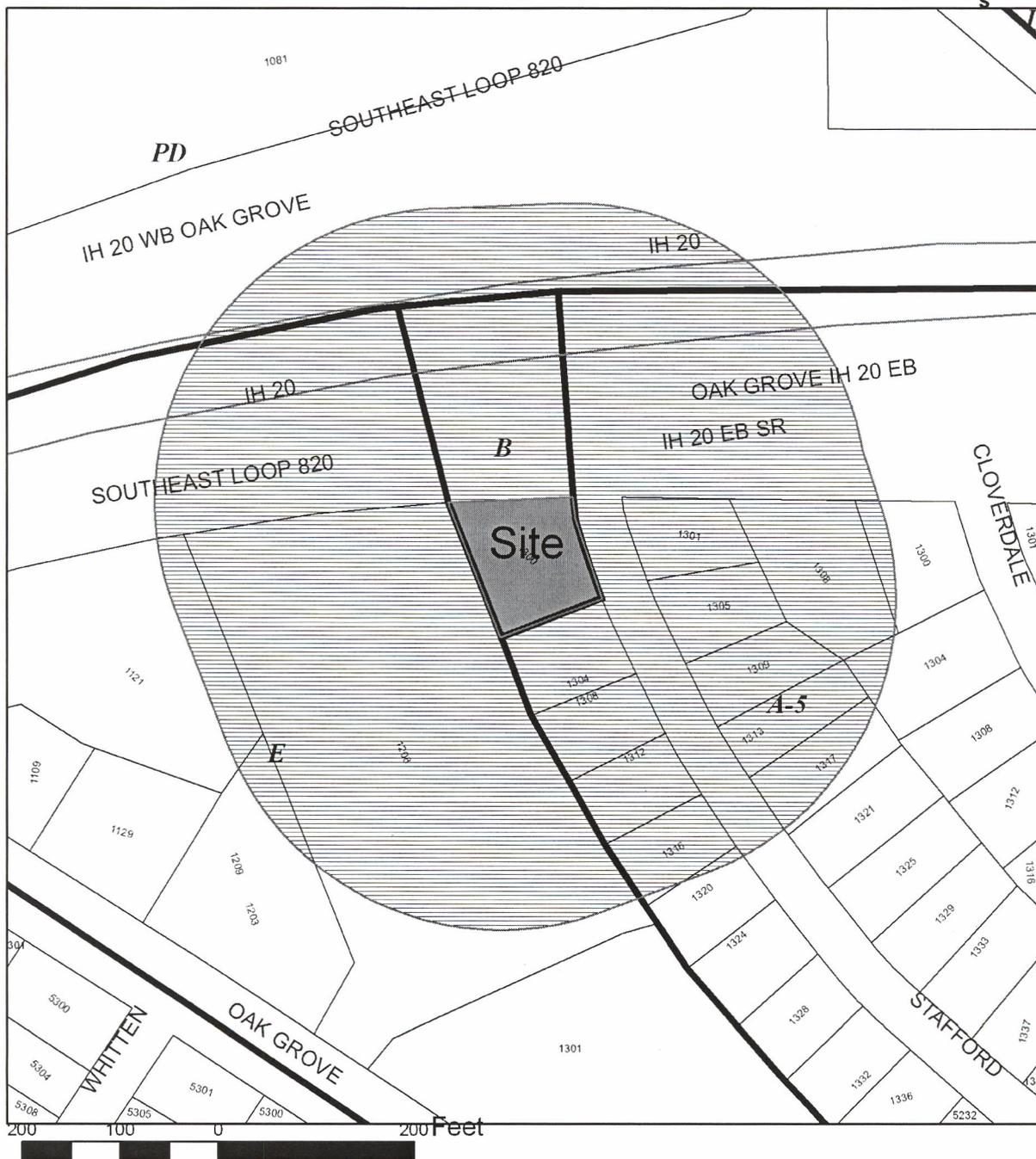


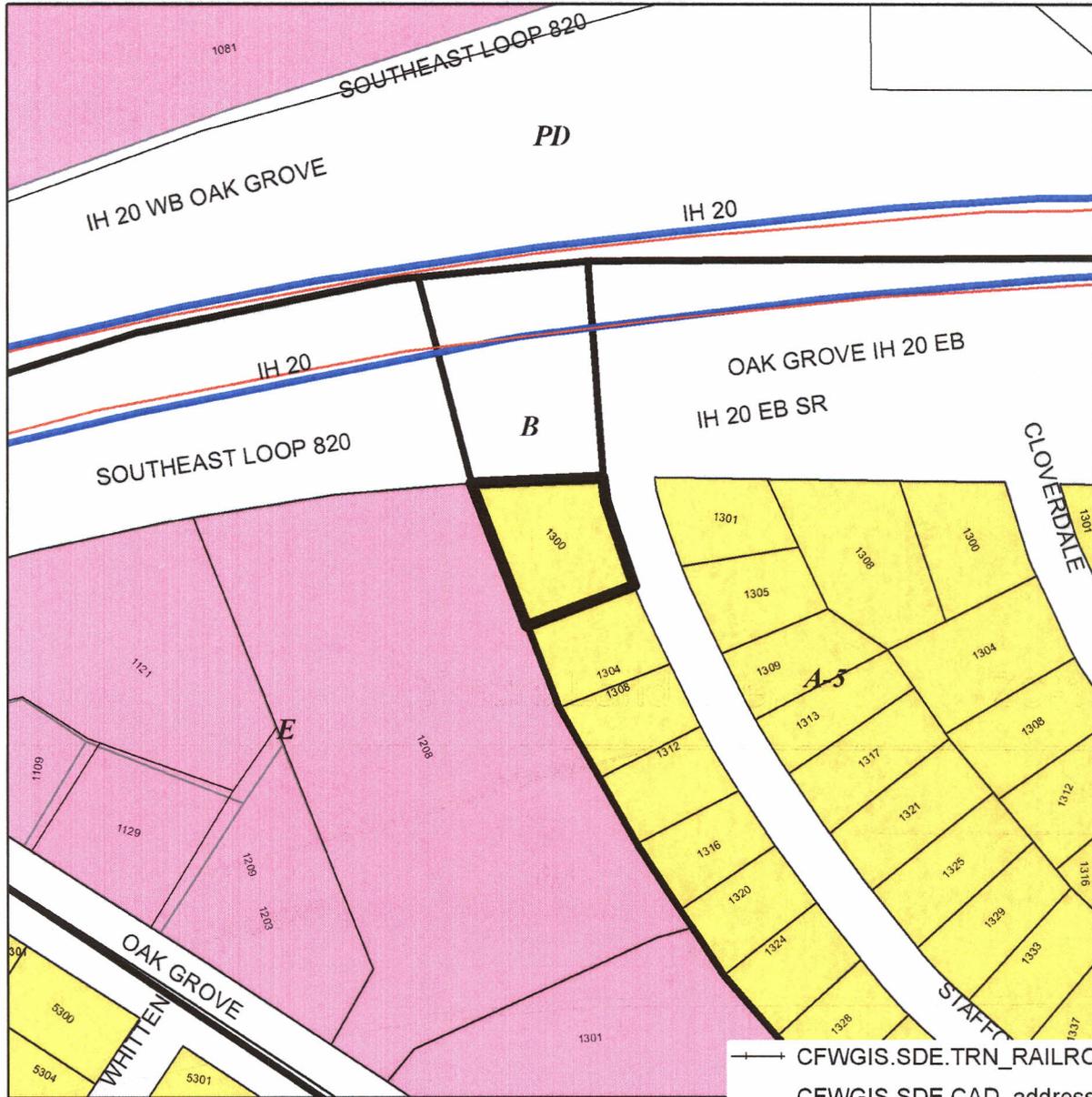
ZC-13-031

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 1300 Stafford Drive
 Zoning From: B
 Zoning To: A-5
 Acres: 0.34
 Mapsco: 91Q
 Sector/District: Sycamore
 Commission Date: 02/13/2013
 Contact: 817-392-8043

 300 Ft. Notification Buffer

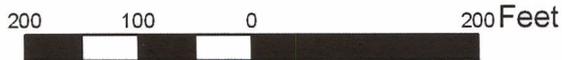




- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- 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

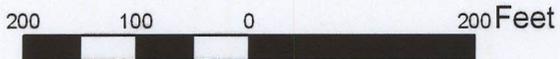


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.





Aerial Photo Map



James Smith	5401 Kilpatrick	Out		Opposition	Signed petition
Connie Henderson	5536 Fletcher	Out		Opposition	Signed petition

24. ZC-13-031 City of Fort Worth (CD 8) – 1300 Stafford Drive (Highland Hills Addition, Block 1, Lot 1, 0.33 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.

25. SP-13-001 WalMart Real Estate Business Trust (CD 6) – 7451 Mc Cart Avenue (South Meadow Addition, Block 10, Lot 74B-R1A, 1.76 Acres): from “PD-341” for Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus auto repair and outside storage/display including landscaping per submitted landscape plan; monument signs not to exceed 10 ft. high on Mc Cart Avenue and 25 ft. high on Sycamore School Road; hours of delivery 6 am to 12 midnight, 10 in. curb height along rear delivery area and outside storage to be no higher than 12 ft. within the parking lot storage area as designated on the site plan; site plan required to Amend “PD-341” site plan to add structure.

Kylin Wilson, 550 Bailey Avenue, Fort Worth, Texas with Dunaway & Associates representing Wal Mart Real Estate explained to the Commissioners they are proposing a small structure on the west side of the existing WalMart parking lot.

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

26. ZC-13-032 Railhead Texas LP (CD 6) – 7701 Crowley Road (G. Herrera Survey, Abstract No. 2027, 0.23 Acres): from “PD-723” Planned Development for all uses in “E” Neighborhood Commercial plus mini-warehouse and excluding the following uses: tattoo and massage parlors, retail liquor stores, bar or lounge, hours of operation 8 am to 7 pm, electronically secured gate 7 am to 11 pm; site plan required to “E” Neighborhood Commercial

Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas representing All Storage and Railhead Texas LP explained to the Commissioners they have two lots in front of the mini storage buildings that has a small strip of PD zoning intended for the mini-warehouses. This was intended to be a second point of access which did not get approved by TXDOT so they had to move it further to the south. Mr. Quine mentioned this is a cleanup of the original PD.

Mr. West asked if he stores vehicles out there. Mr. Quine said yes they do have parking of vehicles and have carports out there as well.