



**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:** 1700 Bryan Street Mapsco: 77N

**Proposed Use:** Neighborhood Commercial

**Request:** From: "J" Medium Industrial  
To: "ER" Neighborhood Commercial Restricted

**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 Bryan Street near Jefferson Ave.

**Site Information:**

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

Acreage: 0.09 ac  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

- North "NS-T51" Near Southside / hospital
- East "J" Medium Industrial / vacant
- South "J" Medium Industrial / single-family
- West "F" General Commercial / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

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

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
West Morningside NA	NUP- Neighborhood Unification Project
Fort Worth South, Inc.	FWISD
Southside Preservation Association	

**Development Impact Analysis:**

1. **Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family. The proposed "ER" Neighborhood Commercial Restricted zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed "ER" 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:**

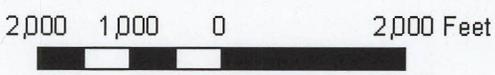
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

## Location Map



### COUNCIL DISTRICTS

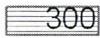
- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums

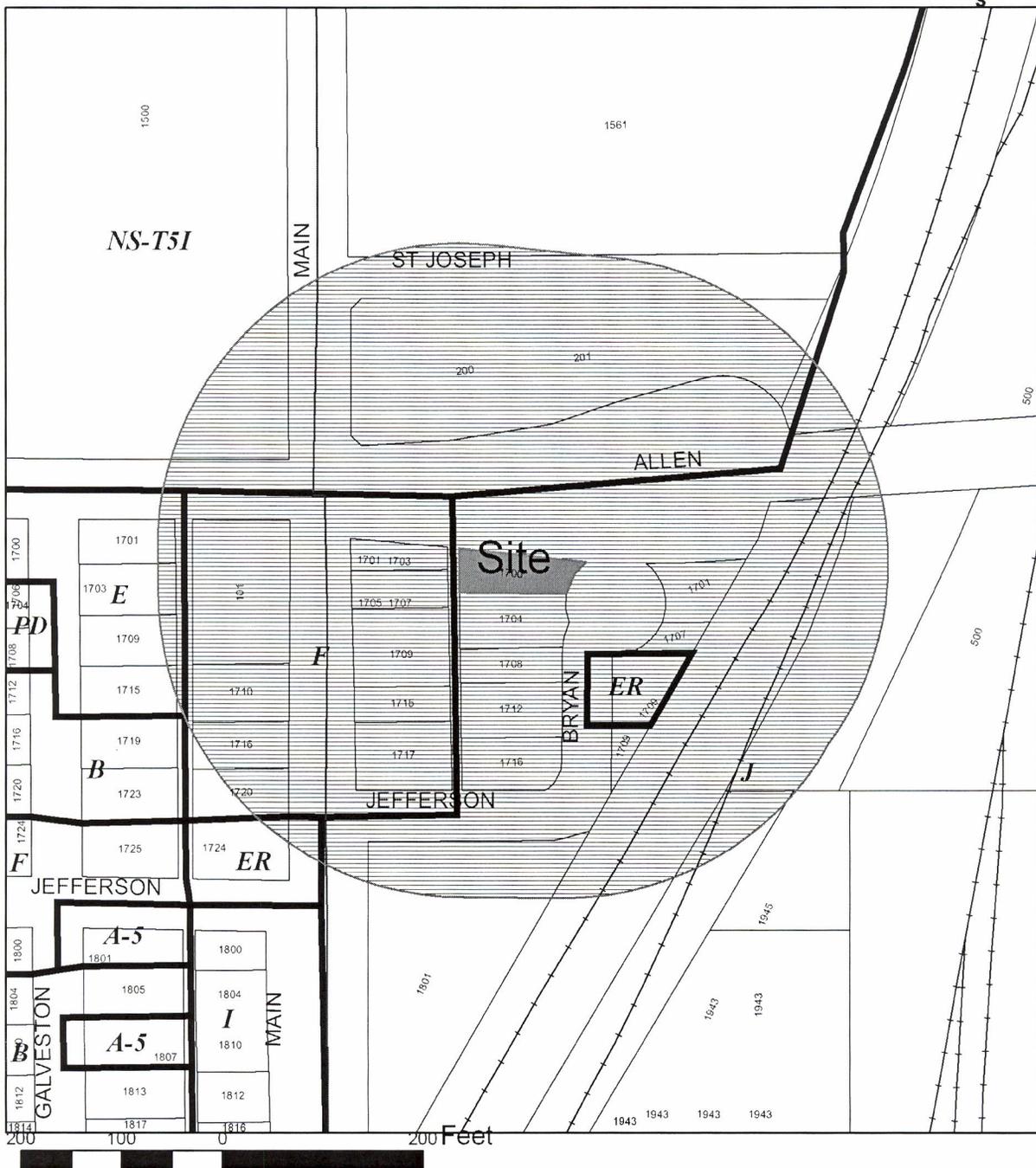


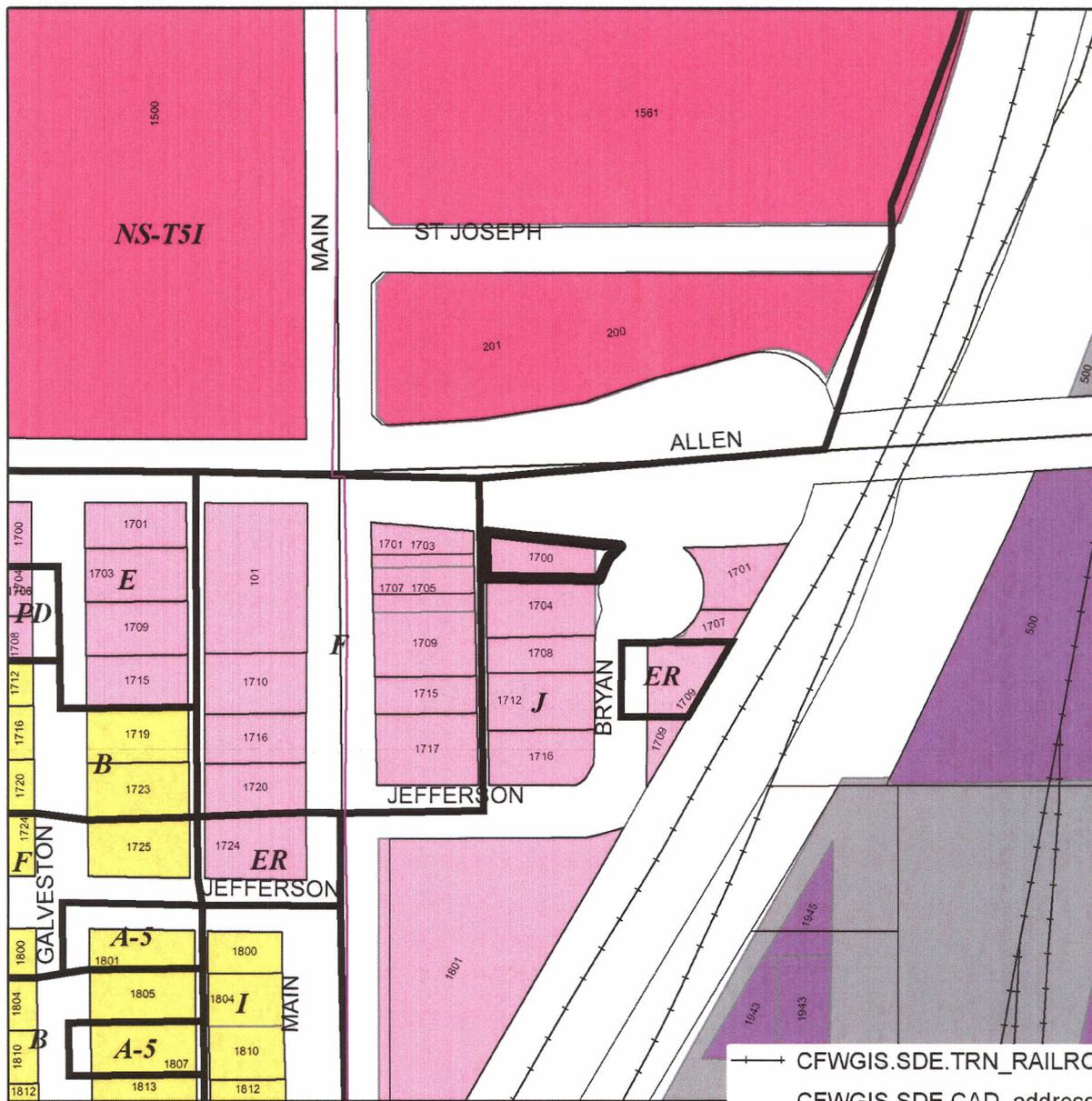
## Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 1700 Bryan Street  
 Zoning From: J  
 Zoning To: ER  
 Acres: 0.1  
 Mapsco: 77N  
 Sector/District: Southside  
 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



200 100 0 200 Feet

