



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 2, 2013

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: none

Continued Yes ___ No X
Case Manager Crystal Castoreno
Surplus Yes X No ___
Council Initiated Yes ___ No X

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 3106 Hardy Street Mapsco: 62D

Proposed Use: Single-Family

Request: From: "I" Light 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 sites are currently vacant and located on Hardy Street near the corner of 30th Street.

The future land use was changed on this property from industrial to single family for the 2013 update, adopted March 5, 2013 in order to reflect recent purchases of property by the City of Fort Worth for the major Lebow Channel drainage improvement project.

Site Information:

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

Acreage: 0.46 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / Outside storage of semi-trailers
- East "A-5" One-Family / Single-family
- South "I" Light Industrial / Single-family
- West "I" Light Industrial / Industrial outdoor storage

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Hardy St.	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Diamond Hill- Jarvis	FWISD

Development Impact Analysis:

1. **Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family and industrial. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2013 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:

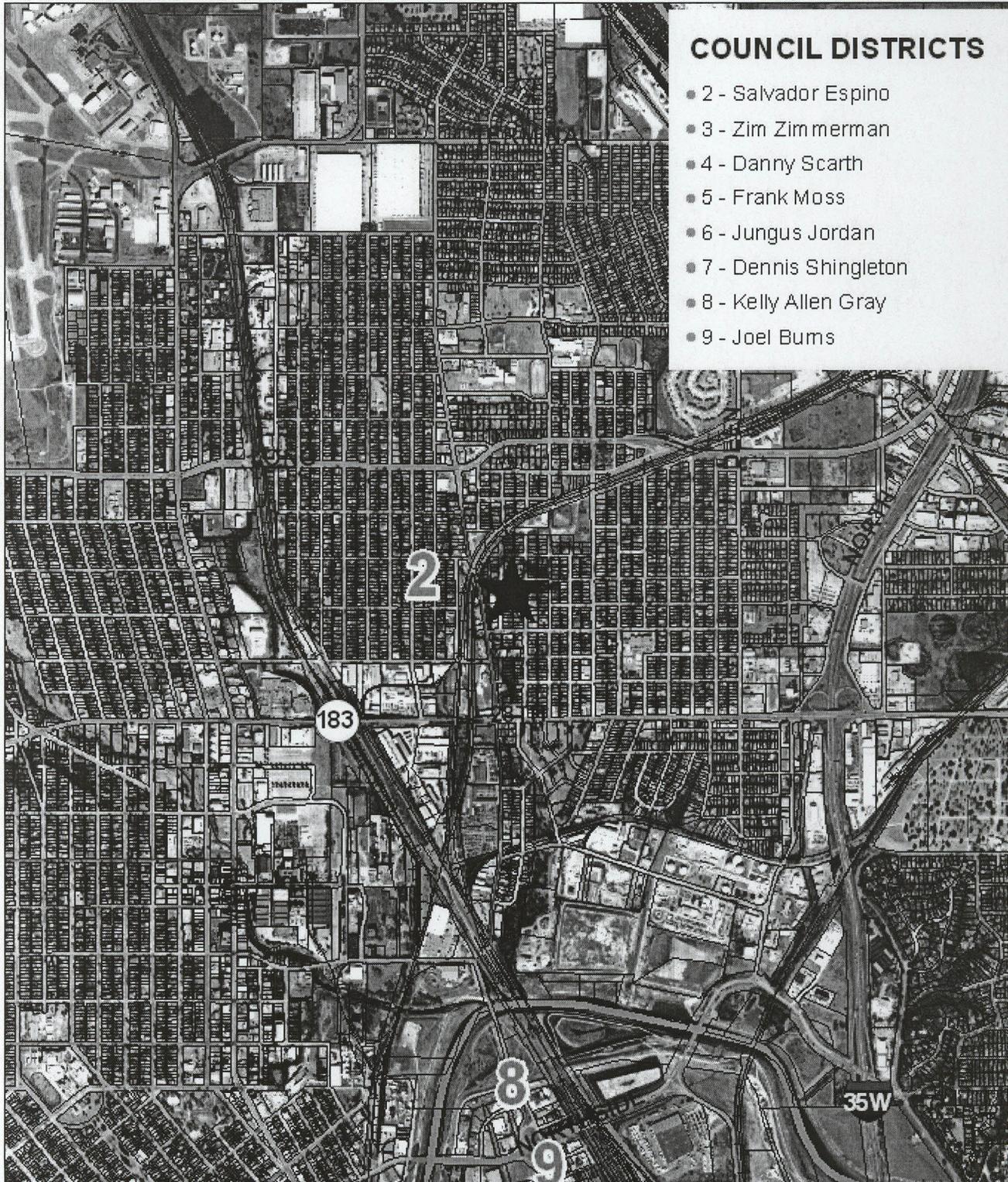
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting



Location Map

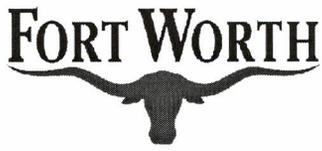
COUNCIL DISTRICTS

- 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-13-046

Area Zoning Map

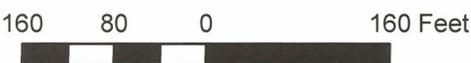
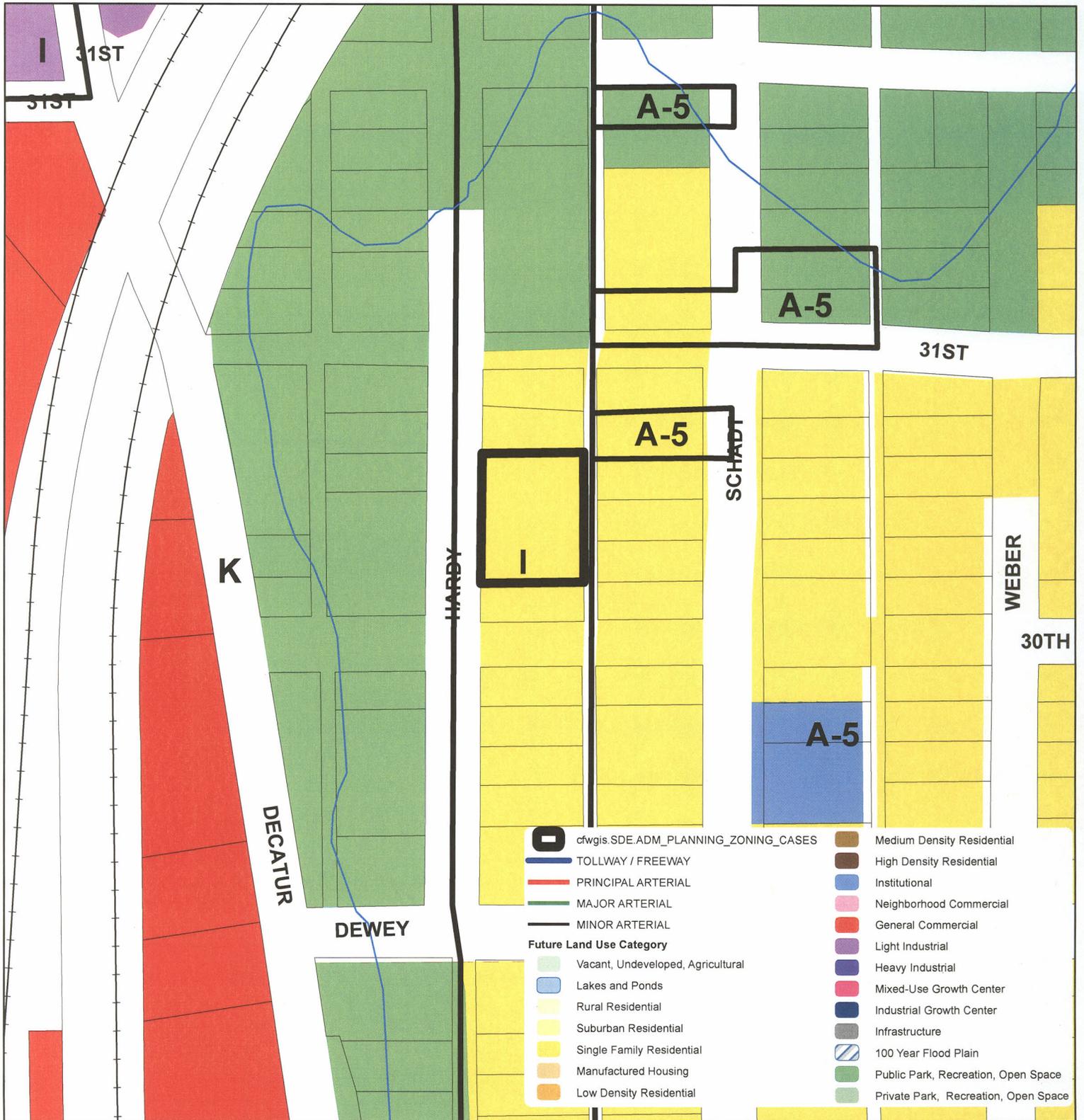
Applicant: City of Fort Worth Planning and Development
 Address: 3106 Hardy Street
 Zoning From: I
 Zoning To: A-5
 Acres: 0.46
 Mapsco: 62D
 Sector/District: Northeast
 Commission Date: 03/13/2013
 Contact: 817-392-8043



300 Ft. Notification Buffer



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 5, 2013.



Aerial Photo Map



200 100 0 200 Feet

Low Intensity Mixed-Use with a height transitional plane beginning at 2 stories or 35 feet; site plan waiver requested

No information at this time.

Motion: Following brief discussion, Mr. Genua recommended a 60 day continuance of the request, seconded by Ms. Conlin. The motion carried 6-0-1 with Mr. West recussing.

17. ZC-13-046 City of Fort Worth Planning & Development (CD 2) – 3106 Hardy (Shoe & Leather Company Addition, Block 7, Lot 3-5, 0.46 Acres): from “I” Light 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, Mr. Flores recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 7-0.

18. ZC-13-047 H/FW Realty Partners, LP (CD 7) – 4652/4654 White Settlement Road (Brookside Acres, Block, Lot 116B1 and 116B2, 0.46 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “E” Neighborhood Commercial

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas explained to the Commissioners the applicant is being relocated from the Trinity River Vision Project and they are adding on the the back of an existing building for antique storage.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 7-0.

19. ZC-13-048 CR Armstrong and Armstrong Services (CD 7) – 4661 and 4717 White Settlement Road (Portion Block 16, and 17, Rivercrest Addition, 3.43 Acres): from “E” Neighborhood Commercial and “I” Light Industrial to “PD/SU” Planned Development/Specific use for a retail structure with caretaker’s residence with “E” Neighborhood Commercial development standards and a maximum of three single-family residences; site plan included.

Steve Chojnoonski, 5663 Woodway Drive, Fort Worth, Texas explained to the Commissioners they are being relocated due to the Trinity River Vision Project. They are going to relocate their flower shop and add three single-family residences.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 7-0.