

Transportation/Access

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

Public Notification:

The following Organizations were notified:

Organizations Notified	
Brentmoor NA	Southeast Fort Worth, Inc.
United Communities Association	FWISD
Streams & Valley (Sycamore Creek)	

Development Impact Analysis:

1. **Land Use Compatibility**

Surrounding land uses are primarily single-family auto repair to the south. 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.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

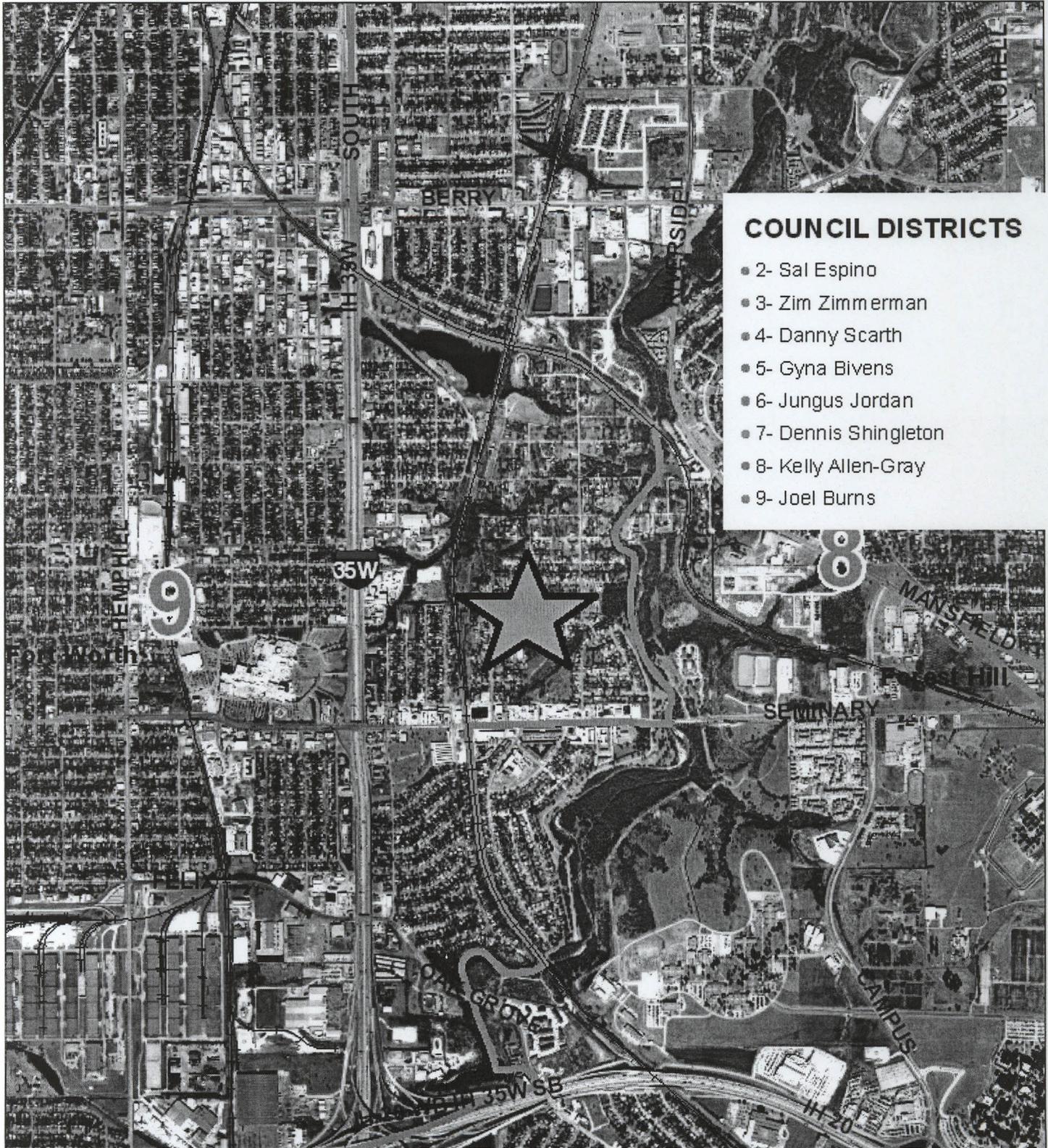
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

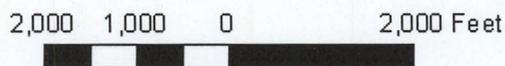
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Location Map



COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns



FORT WORTH



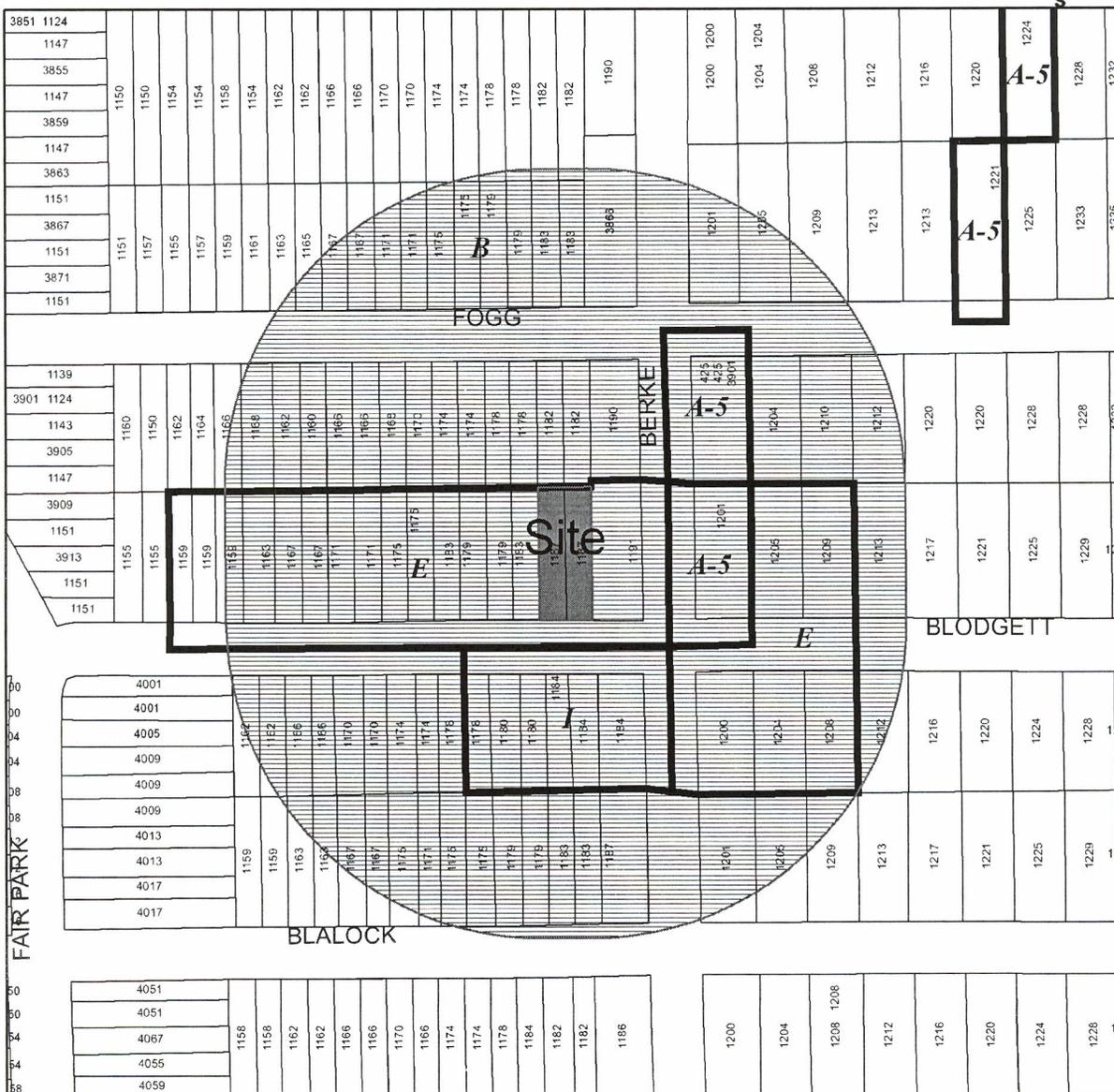
ZC-13-096

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 1187 Blodgett Avenue
 Zoning From: E
 Zoning To: A-5
 Acres: 0.14842482
 Mapsco: 91G
 Sector/District: Southside
 Commission Date: 7/10/2013
 Contact: 817-392-8043



300 Ft. Buffer

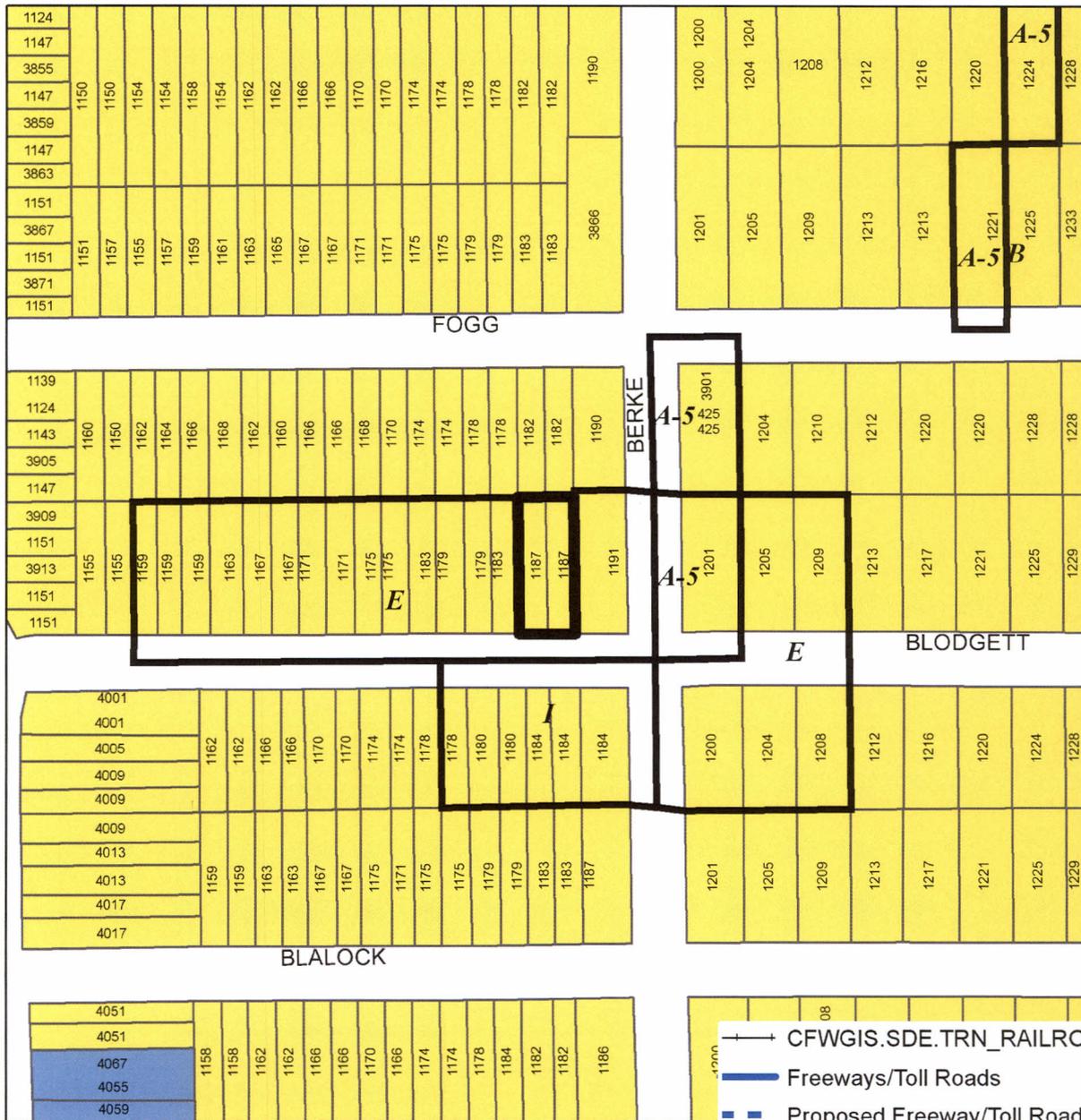




1187 Blodgett Avenue

Future Land Use

ZC-13-096



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
 - Freeways/Toll Roads
 - Proposed Freeway/Toll Road
 - Principal Arterial
 - Proposed Principal Arterial
 - Major Arterial
 - Proposed Major Arterial
 - Minor Arterial
 - Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



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.

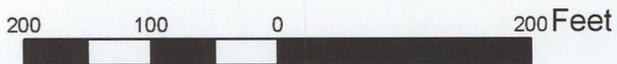




1187 Blodgett Avenue

ZC-13-096

Aerial Photo Map



John Newton	10325 Crown Point Ln	In	Opposition	Sent letter in
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10. ZC-13-095 City of Fort Worth Planning & Development (CD 6)- Road, rail and electric ROW, Dirks Road to FM 1902; 5700 & 5780 Columbus Trail (see addresses in case file, 91.51 Acres): from Unzoned to "A-5" One-Family and "E" Neighborhood Commercial

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this is a remnant of an annexation that was looked at a couple of years ago. As mentioned the majority of the property is in a various form of right-of-way, roadway, electrical or railroad ROW. Ms. Knight said they do not expect additional development to occur based on the zoning change. The zoning designations for A-5 and E are consistent with the Comprehensive Plan.

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

A motion was made by Mr. Edmonds, seconded by Ms. Reed to hear cases ZC-13-096 thru ZC-13-104. The motion carried unanimously 9-0.

11. ZC-13-096 City of Fort Worth Planning & Development (CD 9)-1187 Blodgett Avenue (Fairview Heights Addition, Block 16, Lots 45 & 46, 0.14 Acres): from "E" Neighborhood Commercial 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. Conlin recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

12. ZC-13-097 City of Fort Worth Planning & Development (CD 9) - 1017 W. Pafford Street (South Fort Worth Addition, Block 35, Lot 1, 0.20 Acres): from "B" Two-Family to "A-5" One-Family

On a motion by Mr. Edmonds, seconded by Ms. Reed to hear cases ZC-13-096 thru ZC-13-104. 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. Conlin recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.