



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 12, 2013

**Council District** 9

**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:** 554 W. Broadus Street Mapsco: 91J

**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 W. Broadus Street near the corner of Hemphill Street.

**Site Information:**

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

Acreage: 0.11 ac  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

- North "B" Two-Family / single-family
- East "B" Two-Family / single-family
- South "B" Two-Family / single-family
- West "E" Neighborhood 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)
W. Broadus	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Worth Heights	Hemphill Corridor Task Force
Rosemont	FWISD
Neighbors Working Together	

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family. 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)

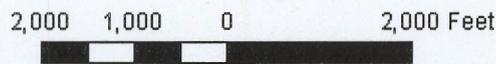
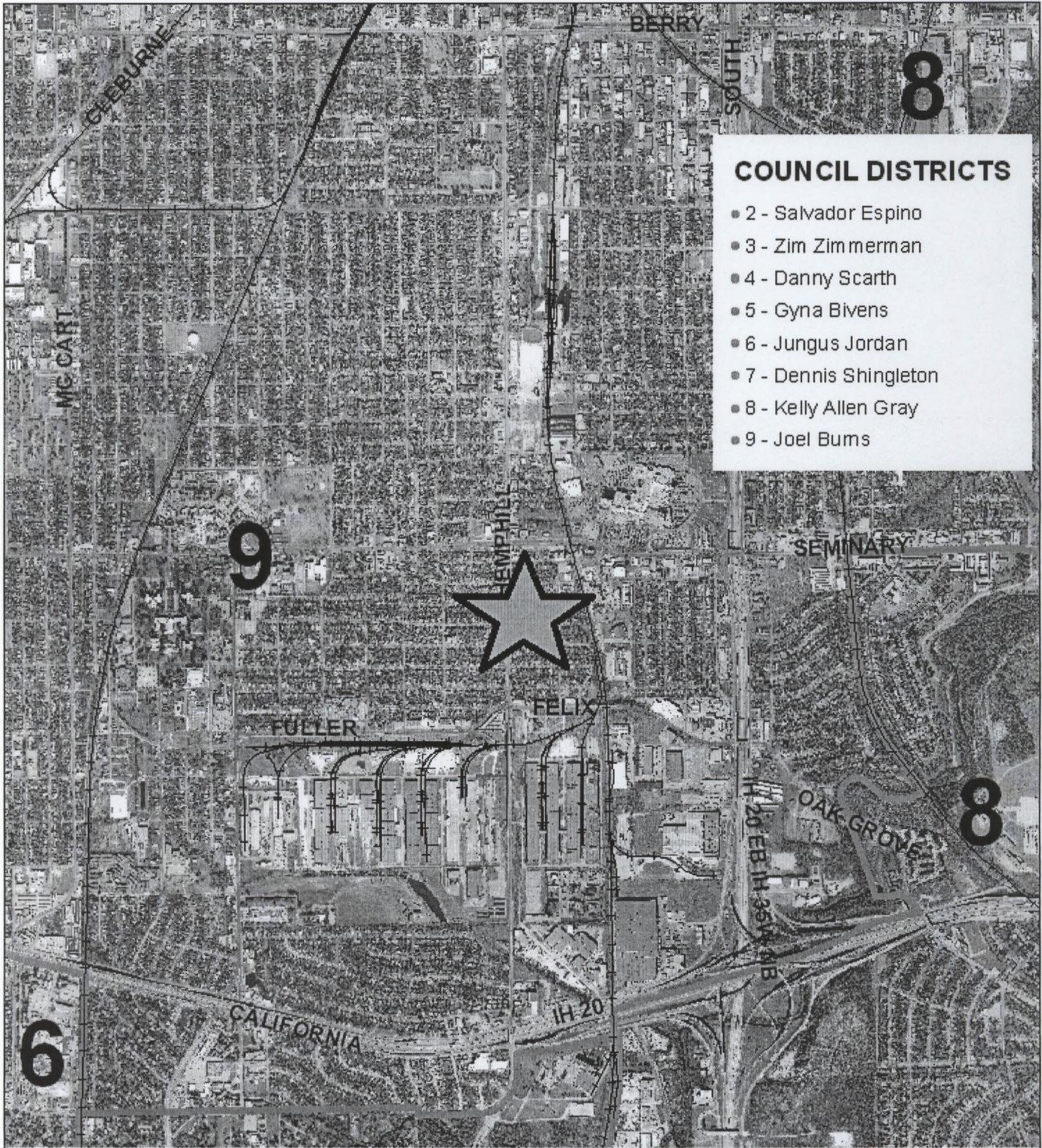
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

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 from the Zoning Commission Meeting

## Location Map



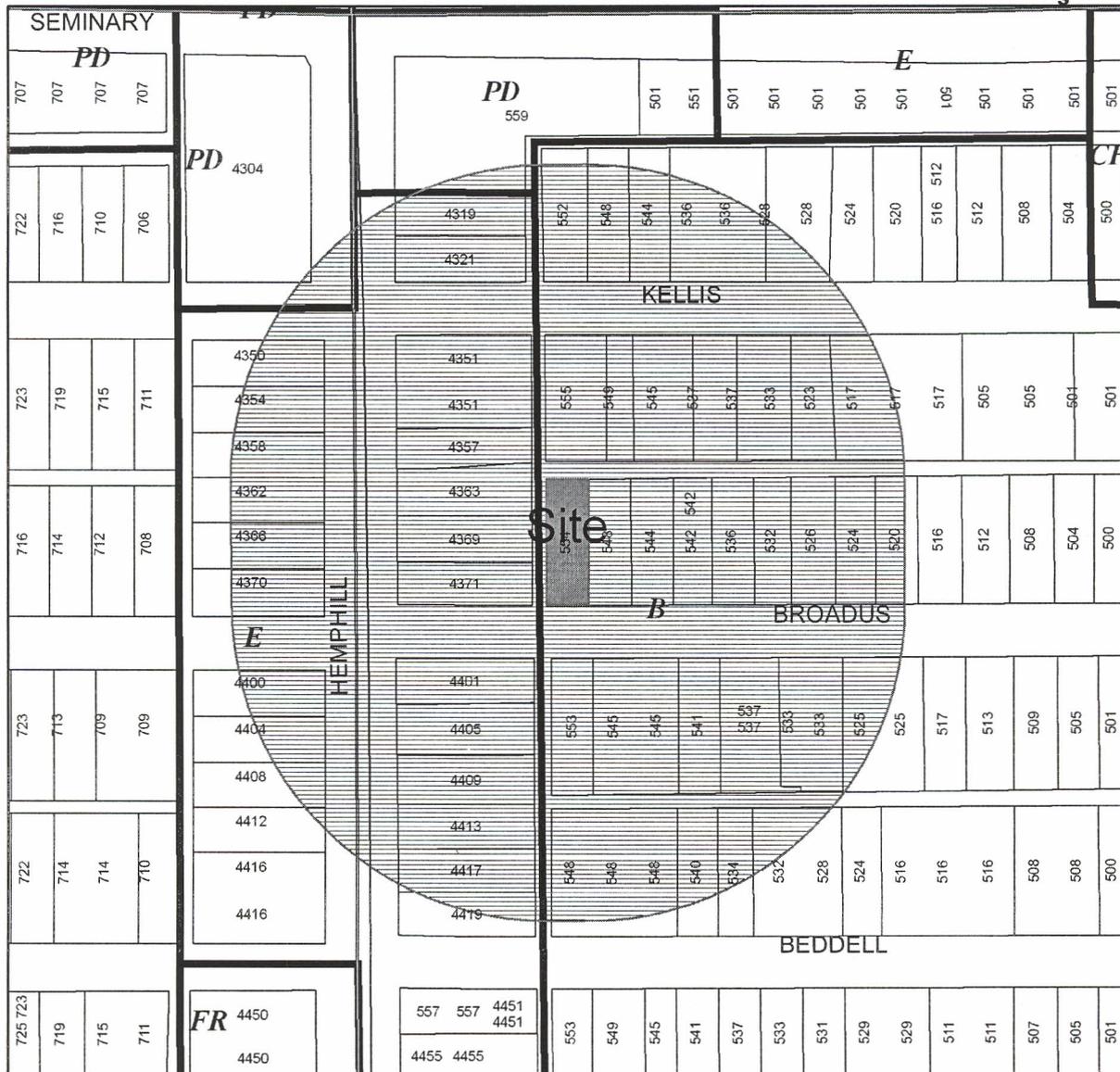


### Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 554 W. Broadus Street  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.11111808  
 Mapsco: 91J  
 Sector/District: Southside  
 Commission Date: 10/9/2013  
 Contact: 817-392-8043



300 Ft. Buffer



# FORT WORTH



554 W. Broadus Street

## Future Land Use

ZC-13-150



- 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.

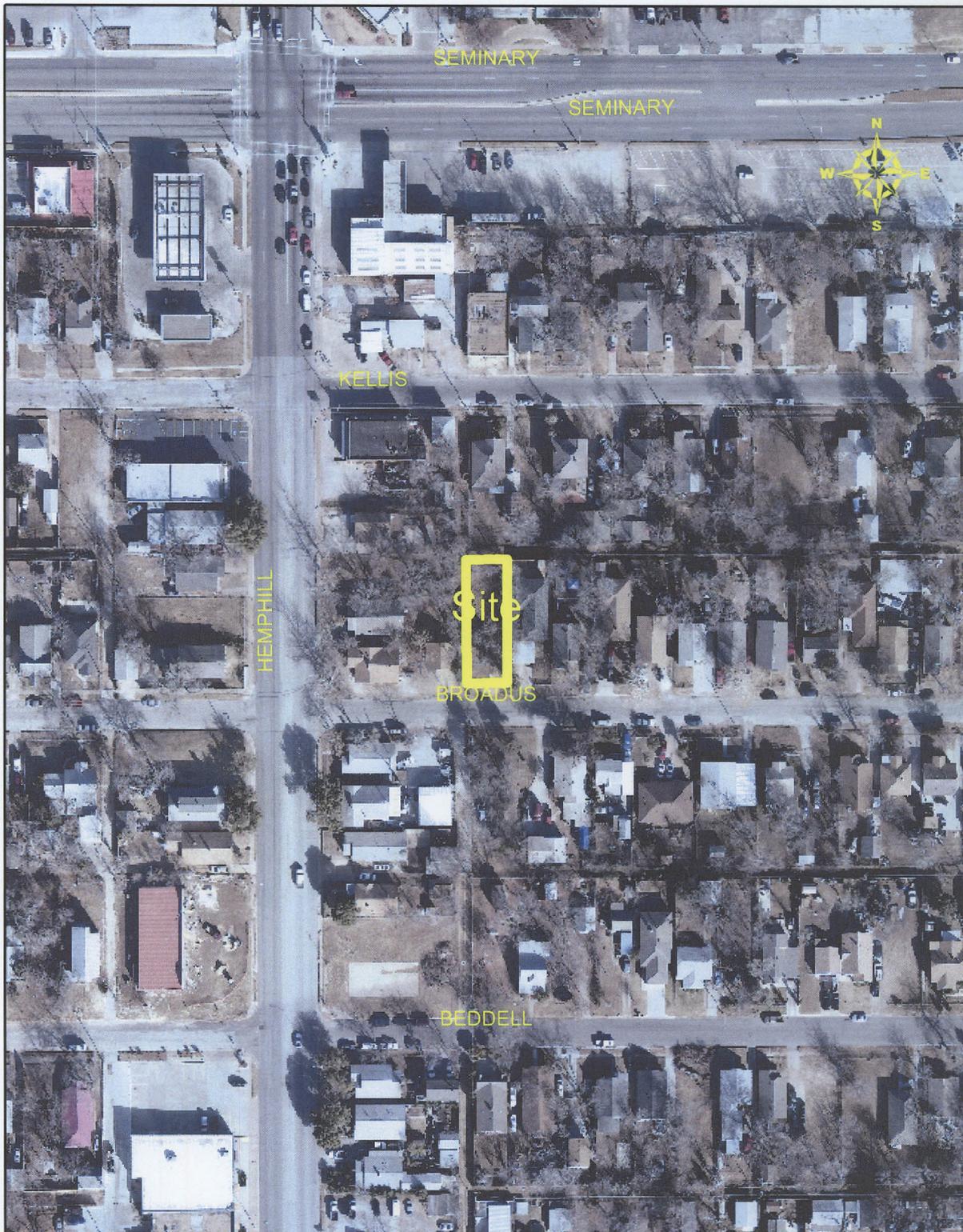




554 W. Broadus Street

ZC-13-150

# Aerial Photo Map



200 100 0 200 Feet

Aleida Flores/ Rosemont East	NA	Out		Support	Sent letter in
Ulysses Nava/ South Hills NA	4732 Merida	Out		Support	Sent letter in
Jesse Herrera	707 W. Drew St	Out		Support	Sent letter in
SPS Family Partnership	3430 McCart Ave	In		Support	Sent letter in
A petition with 186 signatures in support was submitted and on file in Planning & Development Department					

**15. ZC-13-148 City of Fort Worth Planning & Development (CD 3) – 4920 Ridglea Lane (Ridglea Park Addition, Lot 16R3, 0.27 Acres): from “C” Medium Density Multifamily 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. Genua recommended approval of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

**16. ZC-13-149 City of Fort Worth Planning & Development (CD 3) – 4912 Ridglea Lane (Ridglea Park Addition, Lot 15R3, 0.16 Acres): from “C” Medium Density Multifamily to “B” Two-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

**17. ZC-13-150 City of Fort Worth Planning & Development (CD 9) – 554 W. Broadus Street (South Side Addition, Block 13, Lot 21, 0.11 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, Mr. Genua recommended approval of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

**18. ZC-13-151 City of Fort Worth Planning & Development (CD 8) – 1716 E. Jessamine Street (Belmont Addition, Block 24, Lot 5, 0.14 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.