



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 12, 2013

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none

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

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 1716 E Jessamine Street Mapsco: 77V

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 Jessamine Street near Ash Crescent Street.

Site Information:

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

Acreage: 0.14 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "B" Two-Family/ Single Family
- East "I" Light Industrial/ Single Family
- South "I" Light Industrial
- West "B" Two Family/ 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)
Jessamine Street	Residential Two-Way	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Southeast Kingdom	Morningside
Hillside Morningside	United Communities Association
Southeast Fort Worth Inc	FWISD

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:

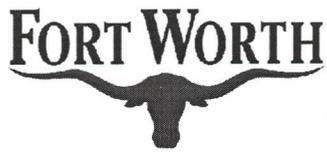
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission Meeting

Location Map



2,000 1,000 0 2,000 Feet

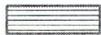




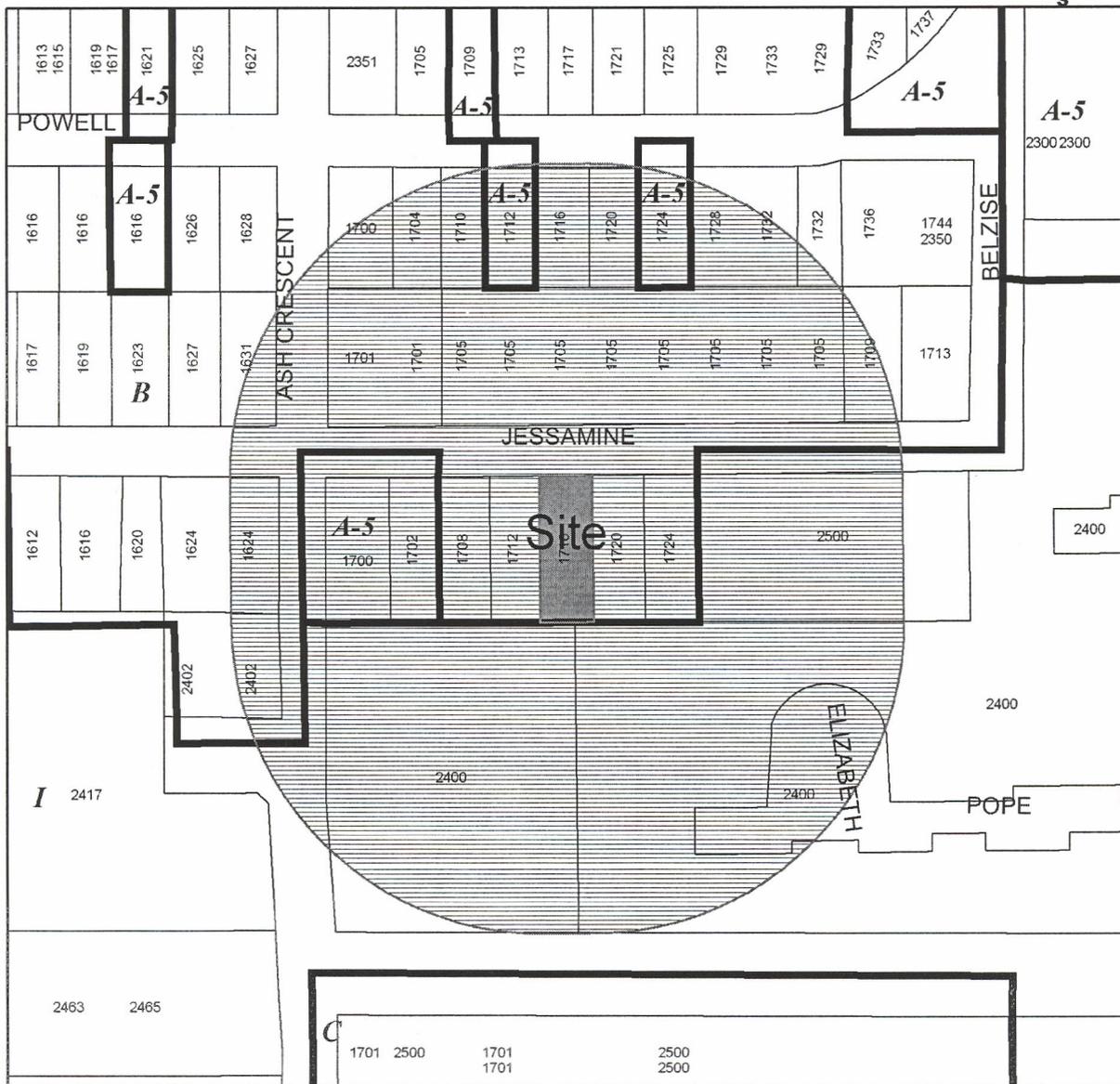
ZC-13-151

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 1716 E. Jessamine Street
 Zoning From: B
 Zoning To: A-5
 Acres: 0.16848259
 Mapsco: 77V
 Sector/District: Southside
 Commission Date: 10/9/2013
 Contact: 817-392-8043



300 Ft. Buffer





1716 E. Jessamine Street

Future Land Use

ZC-13-151



- 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

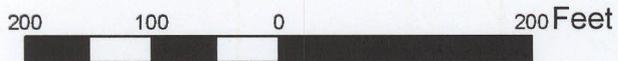


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.





Aerial Photo Map



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 Partnership Family	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.

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

19. ZC-13-152 City of Fort Worth Planning & Development (CD 9) – 1225 E. Fogg Street (Weisenberger Addition, Block 1, Lot 22, 0.17 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.

20. ZC-13-153 City of Fort Worth Planning & Development (CD 8) – 2525 Lawnwood Street (J W Burton Addition, Block 1, Lots 5 & 6, 0.12 Acres): from “J” Medium 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. Genua recommended approval of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

21. ZC-13-154 City of Fort Worth Planning & Development (CD 5) – 2614 Langston Street (TKACZ Addition, Block, Lot C, 0.17 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.

22. ZC-13-155 City of Fort Worth Planning & Development (CD 9) – 2741 Stuart Drive (Ryan & Pruitt Addition, Block 4, Lot 11, 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.

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