



**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	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Crystal Hinojosa</u>	
	Surplus	Yes <u>X</u>	No ___
	Council Initiated	Yes ___	No <u>X</u>
Opposition: none			

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 2525 Lawnwood Street Mapsco: 91G

Proposed Use: Single-family

Request: From: "J" Medium 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 site is currently vacant and located on Lawnwood Street near Sylvania Street.

Site Information:

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

Acreage: 0.12 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:
North "B" Two-Family/ Single Family
East "J" Medium Industrial/ Single Family
South "J" Medium Industrial/ Single Family
West "J" Medium Industrial/ 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)
Lawnwood Street	Residential Two-Way	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
United Riverside	East Fort Worth Business Assn.
Streams & Valleys, Inc (West Fork Trinity River)	United Riverside Rebuilding Corporation 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)

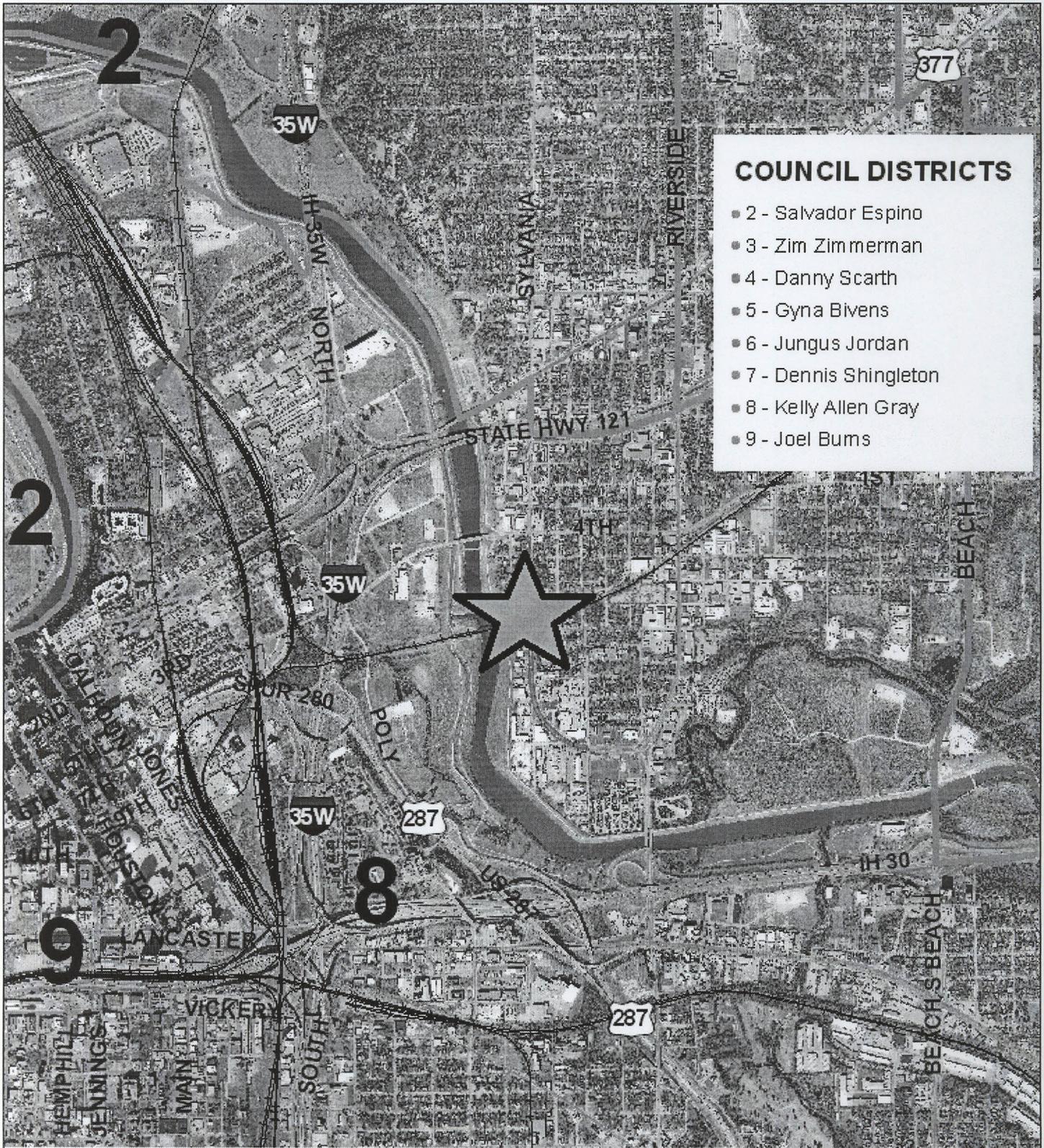
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

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



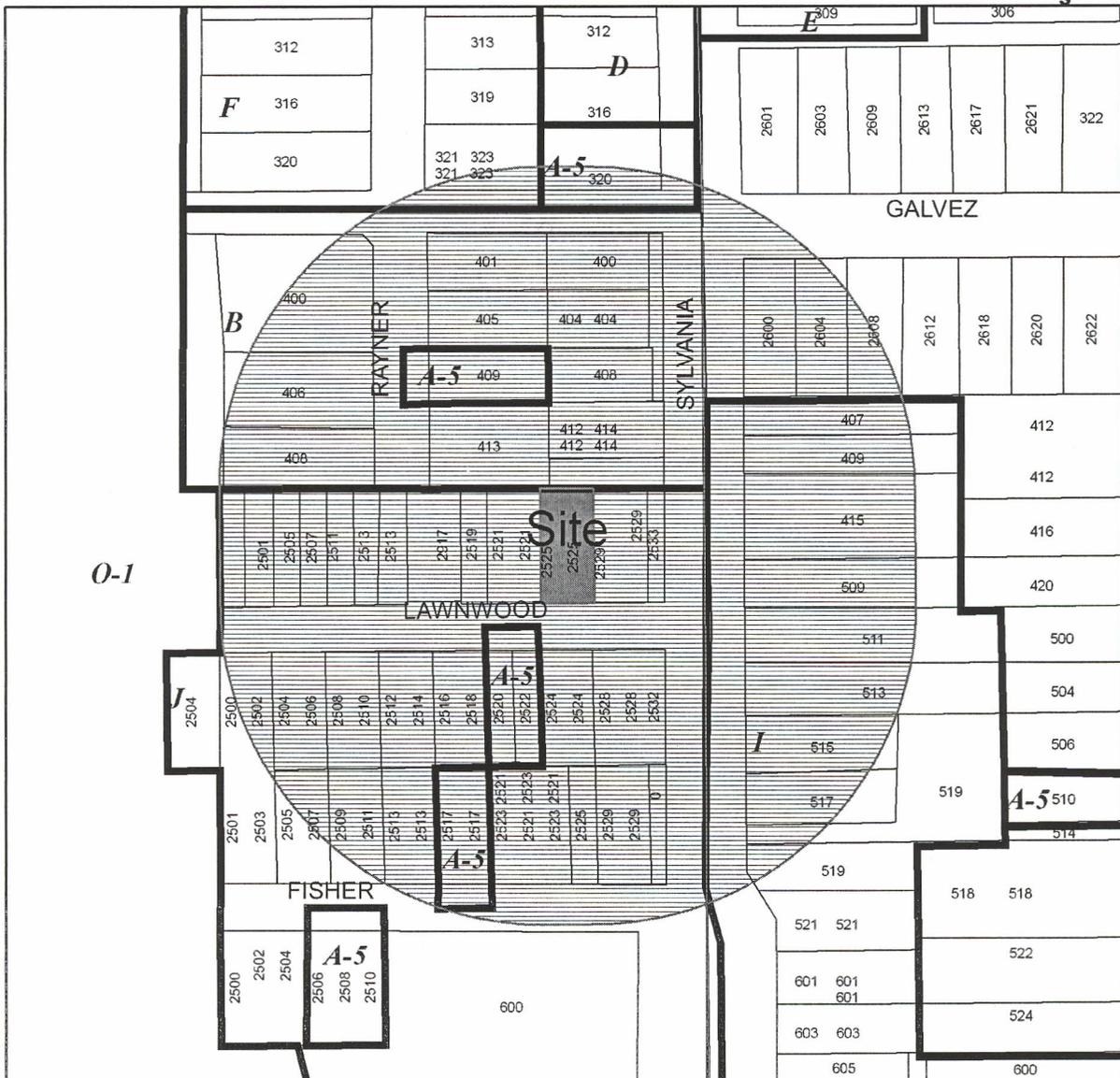


Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: 2525 Lawnwood Street
Zoning From: J
Zoning To: A-5
Acres: 0.12207218
Mapsc0: 63Y
Sector/District: Northeast
Commission Date: 10/9/2013
Contact: 817-392-8043



300 Ft. Buffer





2525 Lawnwood Street

Future Land Use

ZC-13-153



- 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



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.