



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
July 15, 2014

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** One submitted, (outside 200 ft)  
**Support:** Northside NA

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:** 2007 N Commerce Street Mapsco: 62L

**Proposed Use:** Neighborhood Commercial

**Request:** From: "K" Heavy Industrial  
To: "ER" Neighborhood Commercial Restricted

**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 Commerce Street near the corner of 20th Street.

**Site Information:**

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

Acreage: 0.13 ac  
Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

- North "K" Heavy Industrial / automotive
- East "B" Two-Family; "K" Heavy Industrial / single-family, vacant
- South "K" Heavy Industrial / single-family
- West "J" Medium Industrial / office

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

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

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
North Side	FWISD
Inter-District 2 Alliance	

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses surrounding the proposed site vary with automotive to the north, single-family to the south and east, and office to the west. The proposed "ER" Neighborhood Commercial Restricted will provide a buffer between the more intense commercial uses and single-family. As a result, the proposed zoning is **compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as neighborhood commercial. The proposed "ER" zoning is consistent with the following Comprehensive Plan policies.

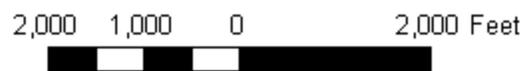
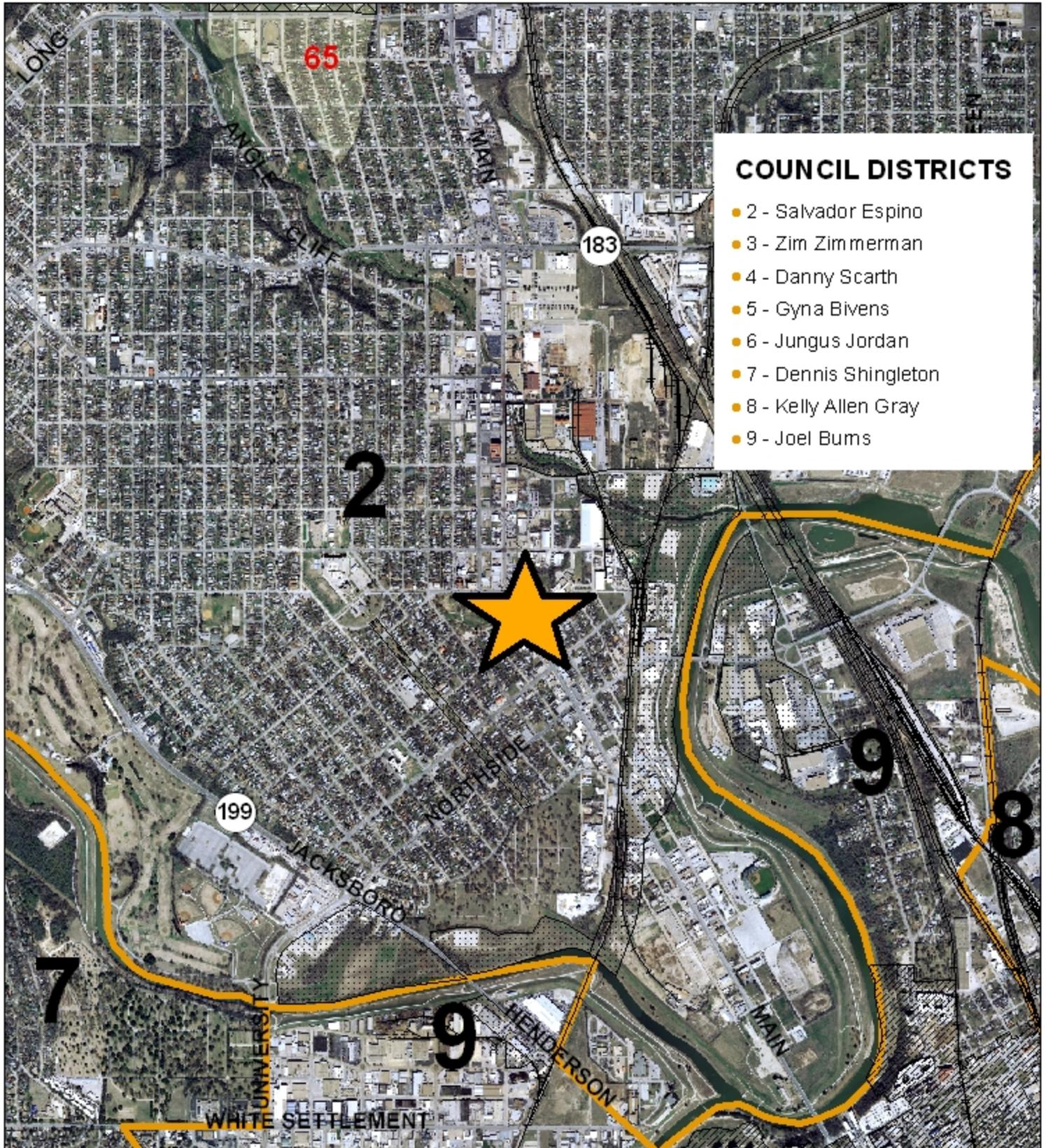
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

**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

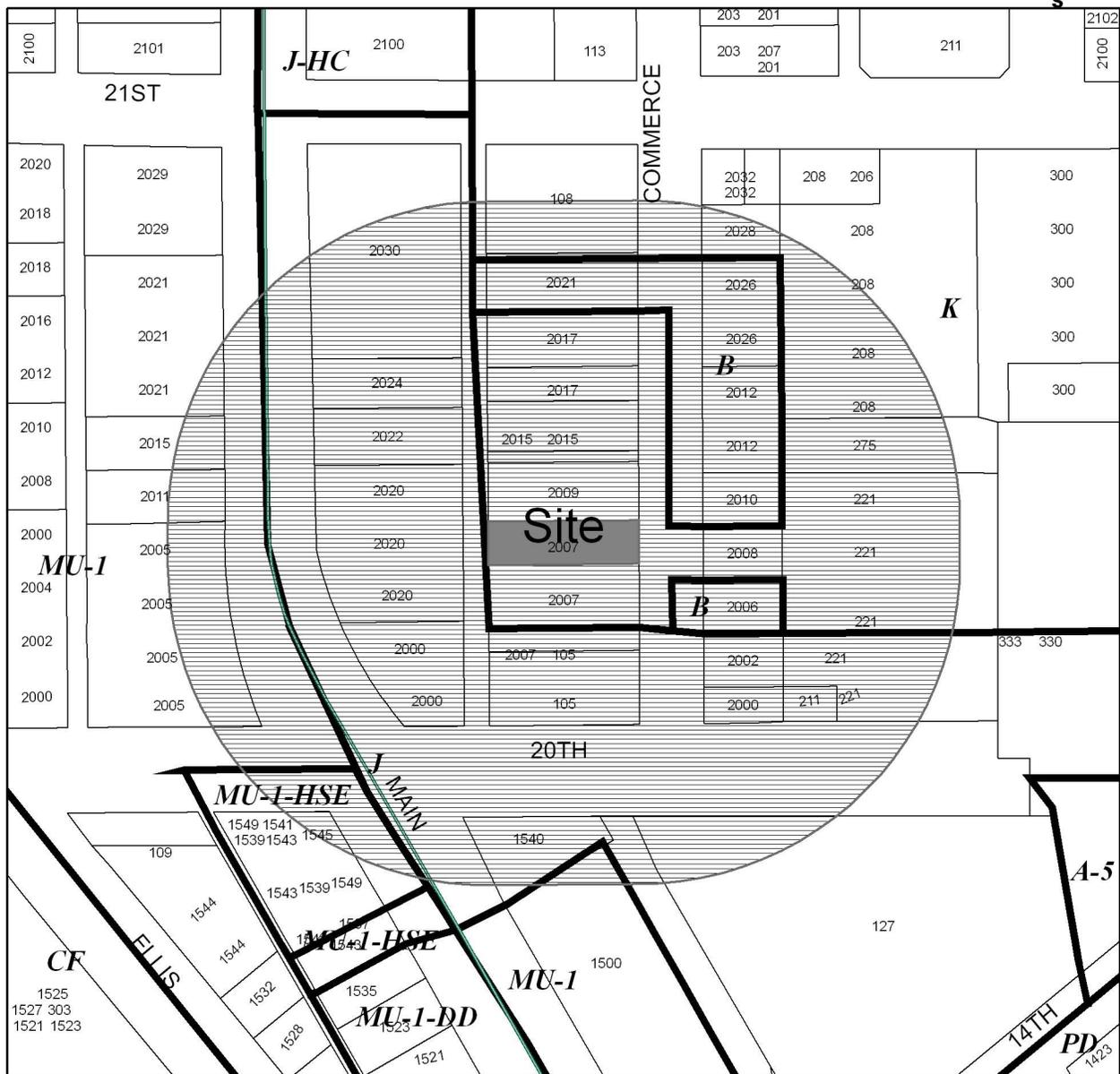


## Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
 Address: 2007 N. Commerce Street #A  
 Zoning From: K  
 Zoning To: ER  
 Acres: 0.13104268  
 Mapsco: 62L  
 Sector/District: Northside  
 Commission Date: 6/11/2014  
 Contact: 817-392-8043



300 Ft. Buffer





2007 N. Commerce Street #A

# Future Land Use

ZC-14-071



- 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

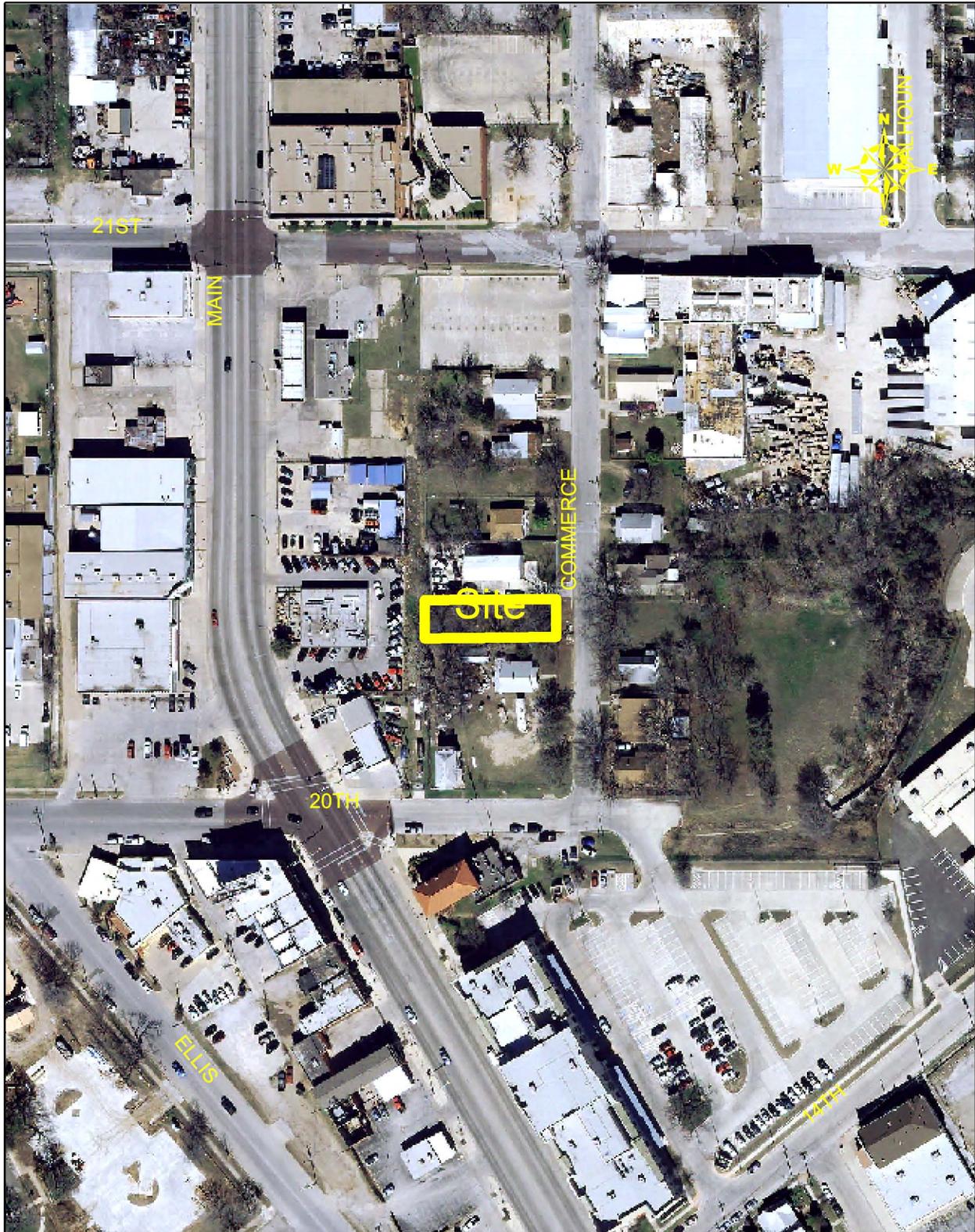
- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD\_ZONE**
- Floodplain



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 18, 2014.



## Aerial Photo Map



**11. ZC-14-0071 City of Fort Worth Planning & Development (CD 2) – 2007 N. Commerce Street (Ellis M. G. Addition, Block 184, Lot 4A, 0.13 Acres): from “K” Heavy Industrial to “ER” Neighborhood Commercial Restricted**

Jocelyn Murphy, Planning Manager called the surplus case.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<b>ZC-14-071</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	
Northside NA	NA	Out		Support	Sent letter in

**12. ZC-14-072 City of Fort Worth Planning & Development (CD 9) – 1911 Galveston Avenue (Emory College Sub of Patillo, Block 15, Lot 22, 0.19 Acres): from “B” Two-Family to “A-5” One-Family**

Jocelyn Murphy, Planning Manager called the surplus case.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

**13. ZC-14-073 City of Fort Worth Planning & Development (CD 8) – 2916 Gibson Street (Gibson Subdivision, Block 2, Lot 11, 0.15 Acres): from “J” Medium Industrial to “A-5” One-Family**

Jocelyn Murphy, Planning Manager called the surplus case.

Craig Peak, 2938 Golfing Green Court, Burleson, Texas spoke in support. He owns property at 2906 Gipson Street.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<b>ZC-14-073</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	
Craig Peak	2906 Gipson	In		Support	Spoke at hearing

**14. ZC-14-074 City of Fort Worth Planning & Development (CD 4) – 4405 Goddard Street (Davenport Bert M Subdivision, Block 4, Lot 4 and Lot 2, 0.15 Acres): from “B” Two-Family to “A-5” One-Family**