



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 15, 2014

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: East Fort Worth Neighborhood Alliance

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: 2916 Gipson St Mapsco: 63Z

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 contains a single-family home and is located on Gipson Street near the corner of Retta Street.

Site Information:

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

Acreage: 0.14 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:
North "J" Medium Industrial / single-family
East "J" Medium Industrial / single-family
South "J" Medium Industrial / American Red Cross
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)
Gipson Street	Residential	Residential	No
Retta Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
United Riverside	Streams & Valleys, Inc.
Neighborhoods of East Fort Worth	Eastside Sector Alliance
Riverside Alliance	United Riverside Rebuilding Corporation Inc
East Fort Worth Business Assn	FWISD

Development Impact Analysis:

1. **Land Use Compatibility**
 Uses surrounding the proposed site are single-family with the American Red Cross to the south. The proposed "A-5" One-Family zoning **is compatible** at this location.

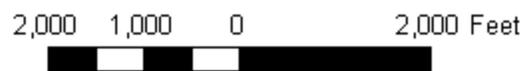
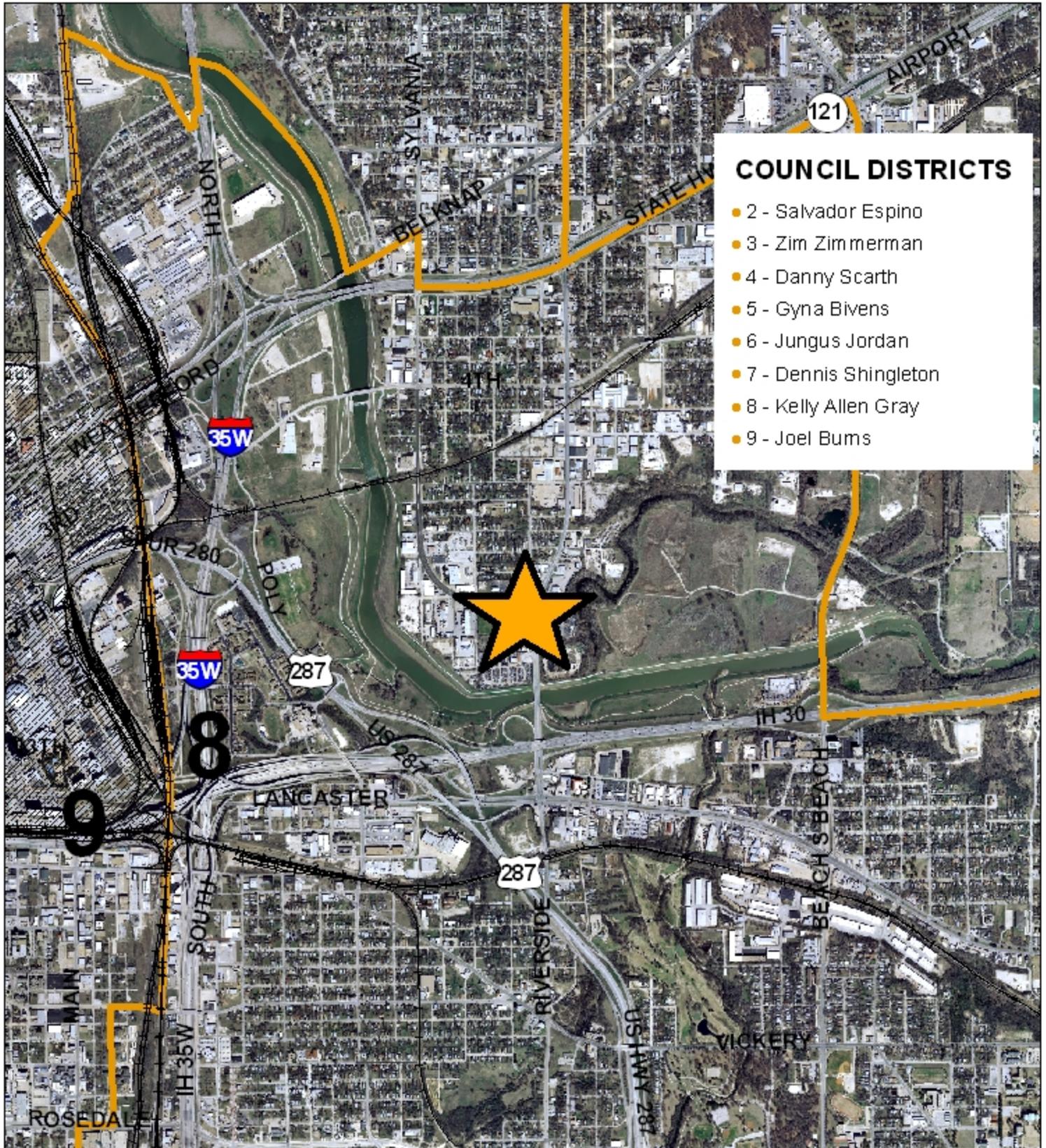
2. **Comprehensive Plan Consistency**
 The 2014 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.
 - Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
 - 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: 2916 Gipson Street
 Zoning From: J
 Zoning To: A-5
 Acres: 0.14928388
 Mapsco: 63Z
 Sector/District: Northeast
 Commission Date: 6/11/2014
 Contact: 817-392-8043



300 Ft. Buffer

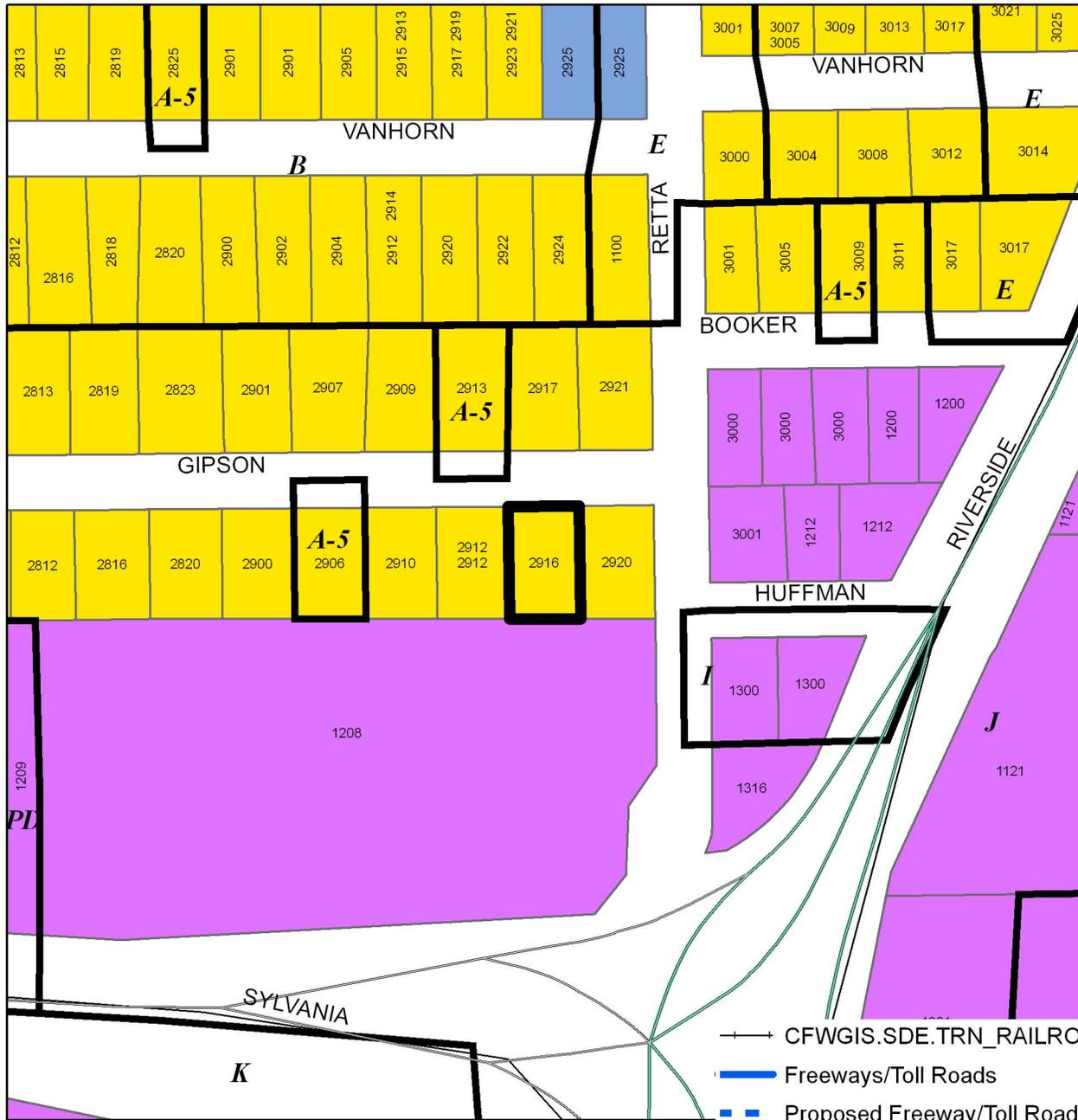




2916 Gipson Street

Future Land Use

ZC-14-073

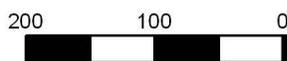


- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- 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



200 Feet

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>				ZC-14-071	
Name	Address	In/Out 300 notification area	ft	Position on case	
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>				ZC-14-073	
Name	Address	In/Out 300 notification area	ft	Position on case	
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