Case Number **ZC-14-075**

ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: July 15, 2014

Council District 9

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

Opposition: None submitted
Support: None submitted

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: 2017 May St. Mapsco: 77N

Proposed Use: **Single-family**

Request: From: "I" Light 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 May Street near the corner of Hawthorne Ave.

Site Information:

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

Acreage: 0.10 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:
North "I" Light Industrial / single-family
East "I" Light Industrial / industrial
South "I" Light Industrial / single-family
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)
May Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Fairmount	FWISD
Hemphill Corridor Task Force	

Development Impact Analysis:

1. **Land Use Compatibility**
   Uses surrounding the proposed site are primarily single-family with industrial to the east. 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

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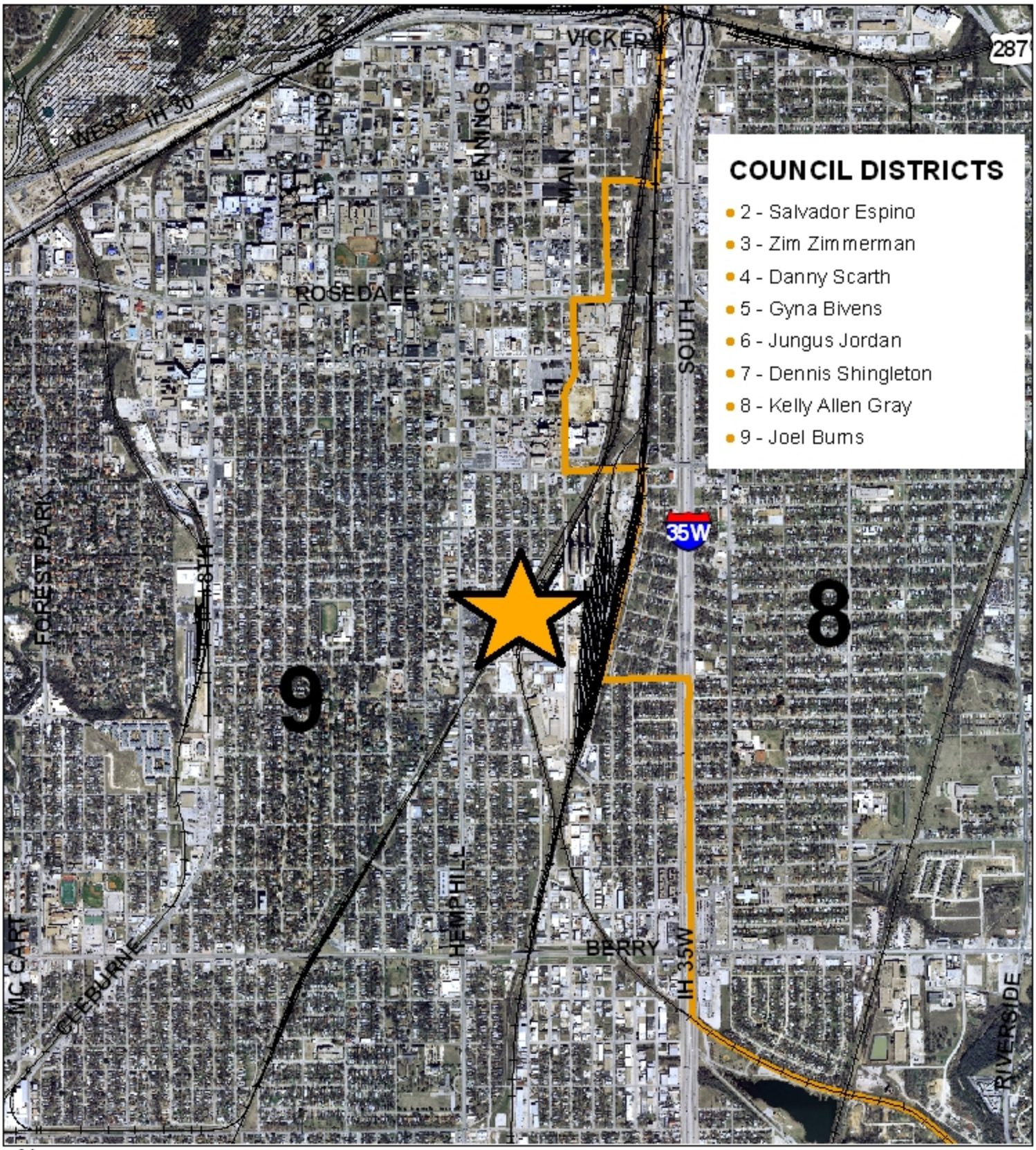
ZC-14-075

Location Map



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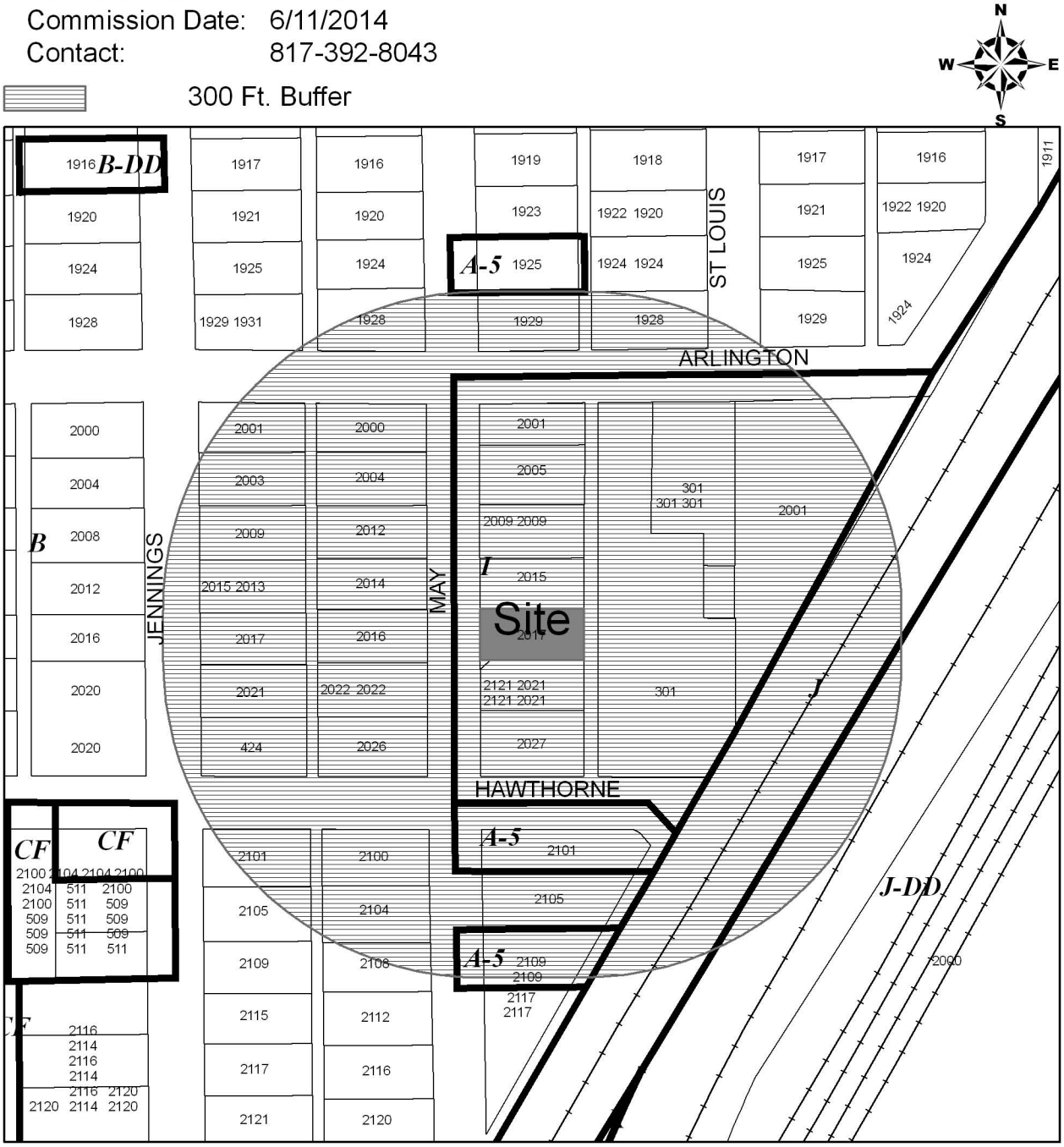
Area Zoning Map

Applicant: City of Fort Worth Planning & Development
Address: 2017 May Street
Zoning From: I
Zoning To: A-5
Acres: 0.10982486
Mapsco: 77N
Sector/District: Southside
Commission Date: 6/11/2014
Contact: 817-392-8043

300 Ft. Buffer



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2017 May Street

Future Land Use

ZC-14-075

- 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

200 100 0 200 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.

N W E S

2017 May Street

ZC-14-075

Aerial Photo Map

200 100 0 200 Feet

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.

15. ZC-14-075 City of Fort Worth Planning & Development (CD 9) – 2017 May Street (Emory College Sub of Patillo, Block 14, Lot 46, 0.11 Acres): from "I" Light Industrial 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.

A motion was made by Ms. Reed, seconded by Mr. West to pull ZC-14-073 and ZC-14-076 from consideration. The motion carried unanimously.

16. ZC-14-076 City of Fort Worth Planning & Development (CD 8) – 415 S. Sylvania (Benjamin E. Walker Survey, Abstract 1659, Tract 1A, 0.36 Acres): from "I" Light Industrial to "A-5" One-Family

Jocelyn Murphy, Planning Manager called the surplus case.

James Walker, 415 S. Sylvania, Fort Worth, Texas spoke in opposition. He said he purchased the property from the City of Fort Worth and wants to keep in zoned I Light Industrial. Dana Burghdoff, Deputy Direct said according to their information the closing has not happened on this property. Mr. Walker said they only purchased it about 30 days ago. Ms. Murphy explained all surplus properties are put up for auction, some of them receive bids and some do not. It went to Council last night for acceptance of the bid with the understanding all the properties will be rezoned to match the Comprehensive Plan.

Ms. Reed asked if he understood the plan to rezone the property to match the Comprehensive Plan. Mr. Walker said yes he understands that is why he is here to request it remain Light Industrial.

Ms. Conlin asked staff about the surrounding zoning. Ms, Burghdoff said there has been other surplus properties rezoned to single-family in the area.

Mr. West asked what the surrounding land uses are. Mr. Walker said some of the lots are residential with a commercial store on the corner. Mr. Walker said they own several lots and want to do some type of commercial use.