Case Number **ZC-14-121**

ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: September 16, 2014

Council District 5

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

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: 5805 Whittlesey Rd. Mapsco: 93C

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 Whittlesey Rd. near the corner of Briery St.

The sale of this property is scheduled soon, therefore the property is to be heard by the City Council on September 16, 2014.

Site Information:

Owner:	City of Fort Worth 1000 Throckmorton Street Fort Worth, TX 76102
Acreage:	0.26 ac
Comprehensive Plan Sector:	Southeast

Surrounding Zoning and Land Uses:

North	"B" Two-Family / single-family
East	"B" Two-Family / single-family
South	"B" Two-Family / 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)
Whittlesey Rd.	Residential	Residential	No
Briery St.	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Carver Heights East	FWISD
Southeast Fort Worth Inc	

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 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

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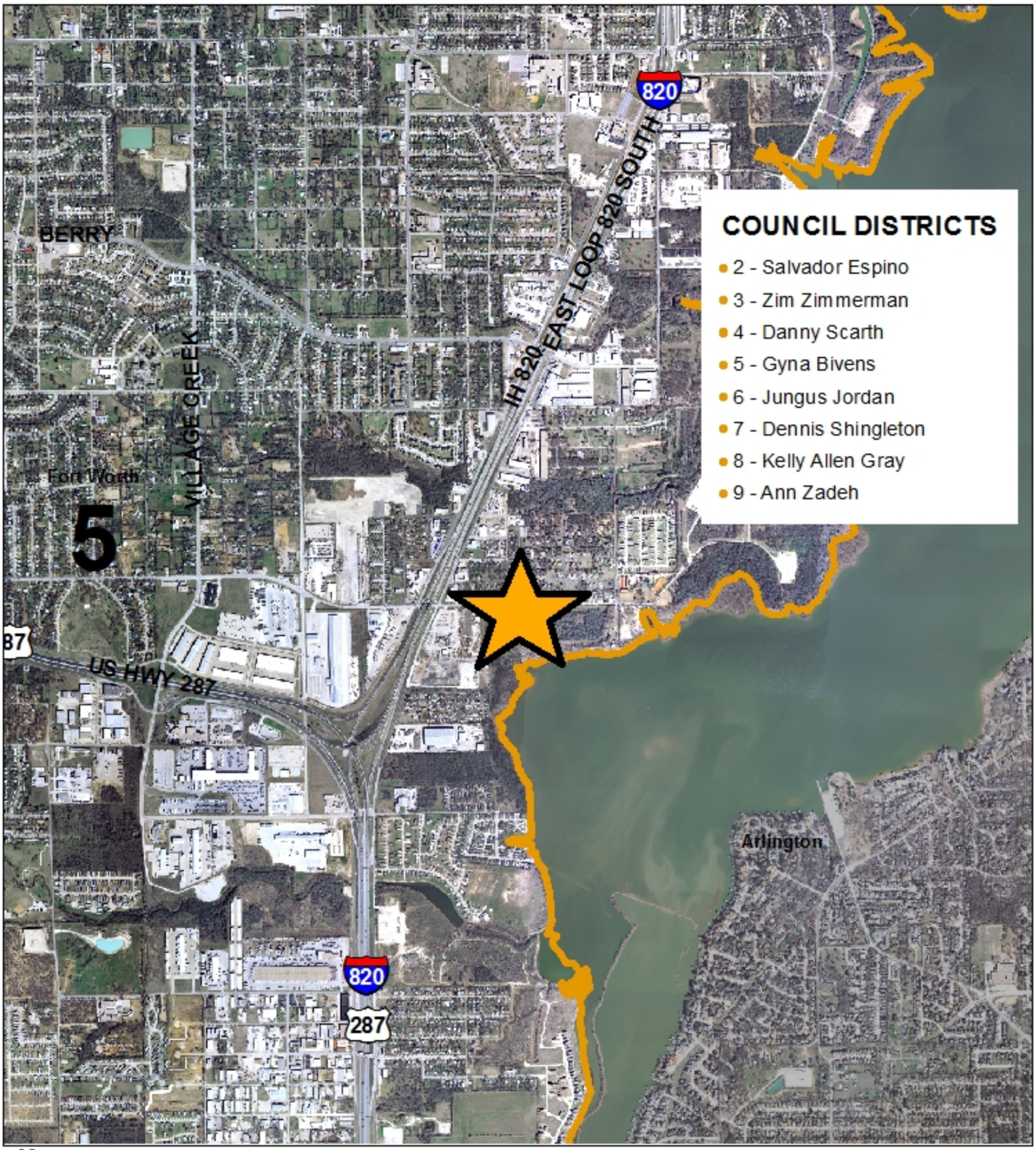
Location Map



N

2,000 1,000 0 2,000 Feet

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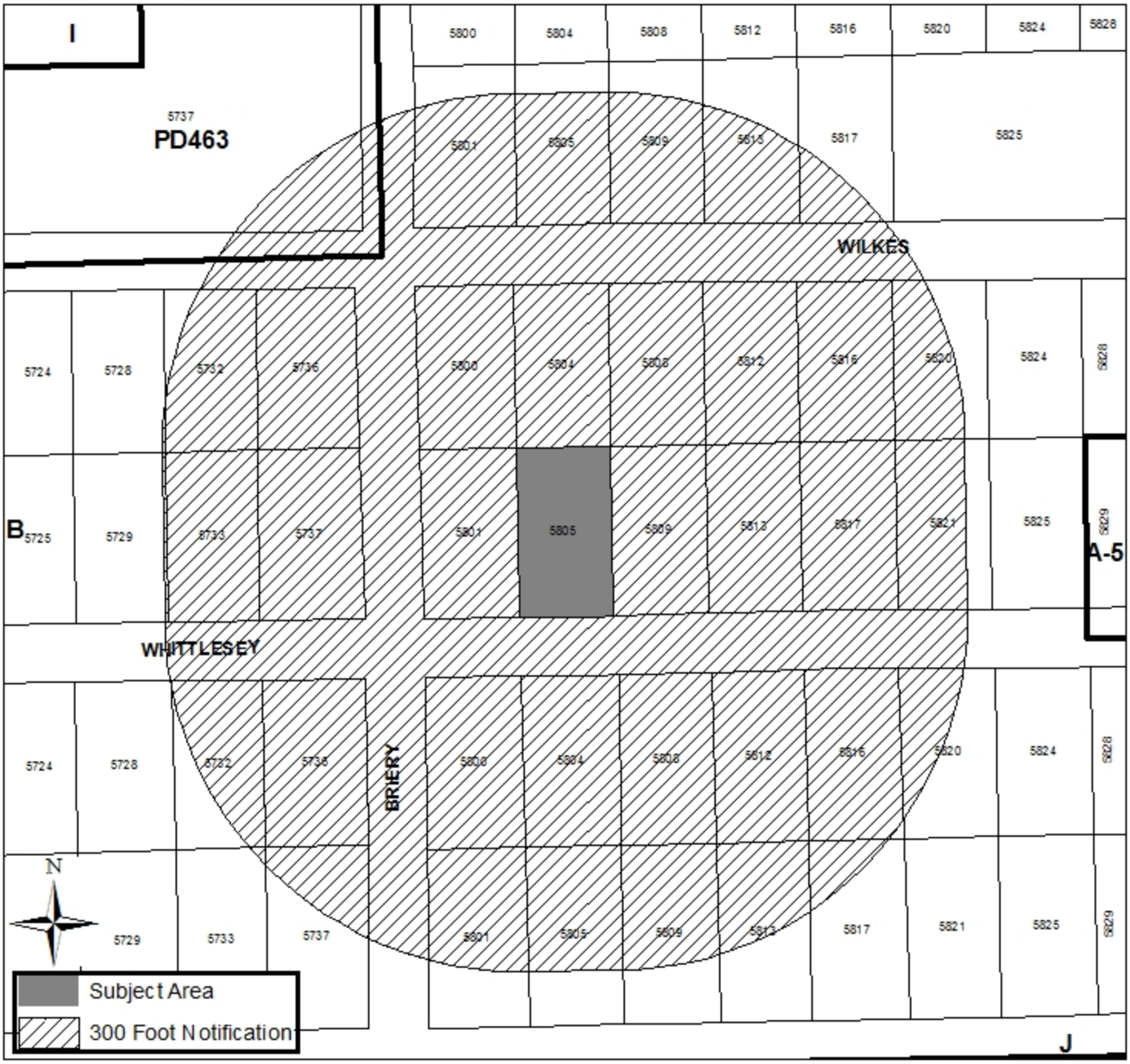
Area Zoning Map

Applicant: City of Fort Worth Planning & Development
Address: 5805 Whittlesey Road
Zoning From: B
Zoning To: A-5
Acres: 0.263874
Mapsco: 93C
Sector/District: Southeast
Commission Date: 09/10/2014
Contact: 817-392-8043



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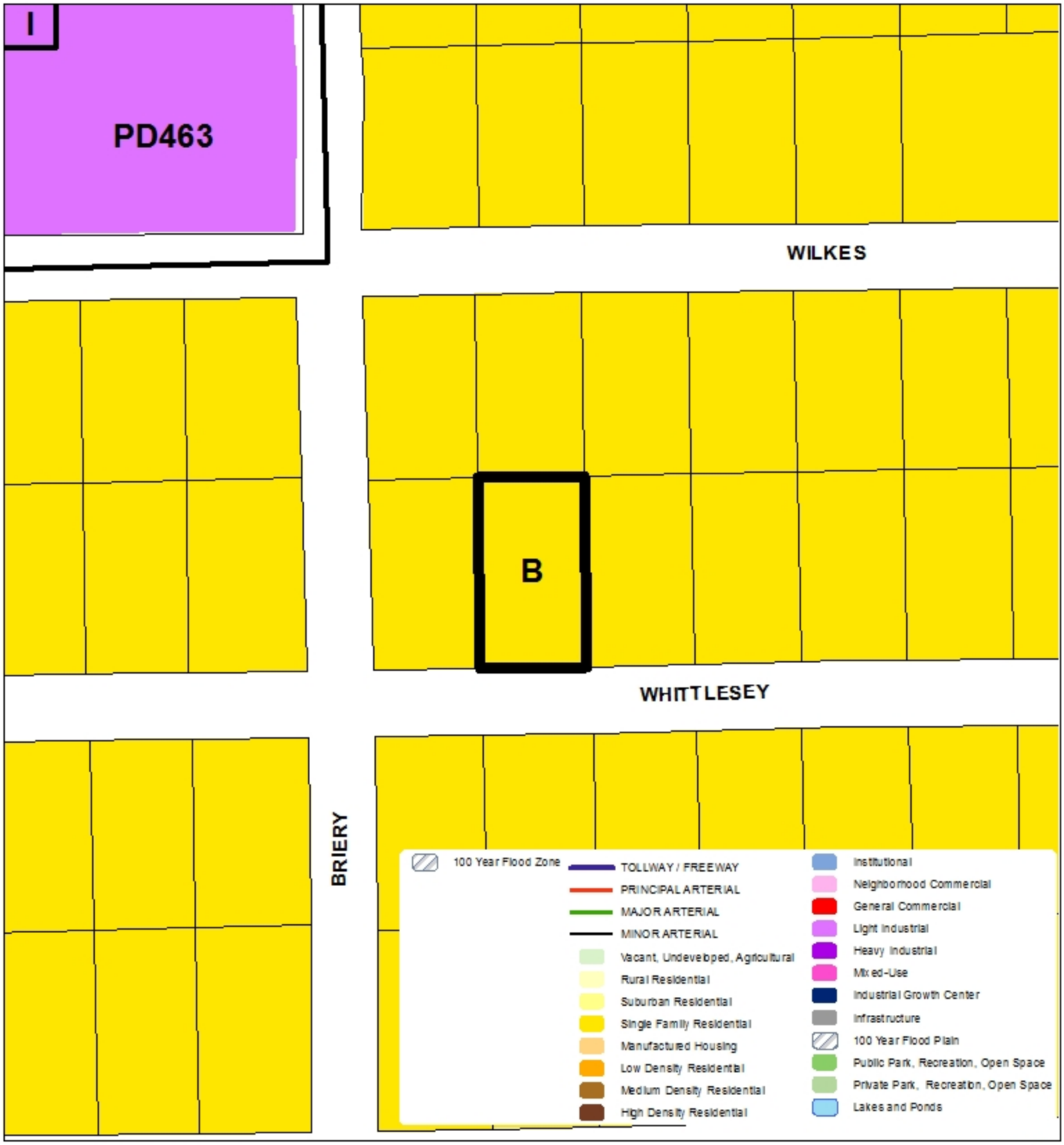
Future Land Use



90 45 0 90 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 18, 2014.

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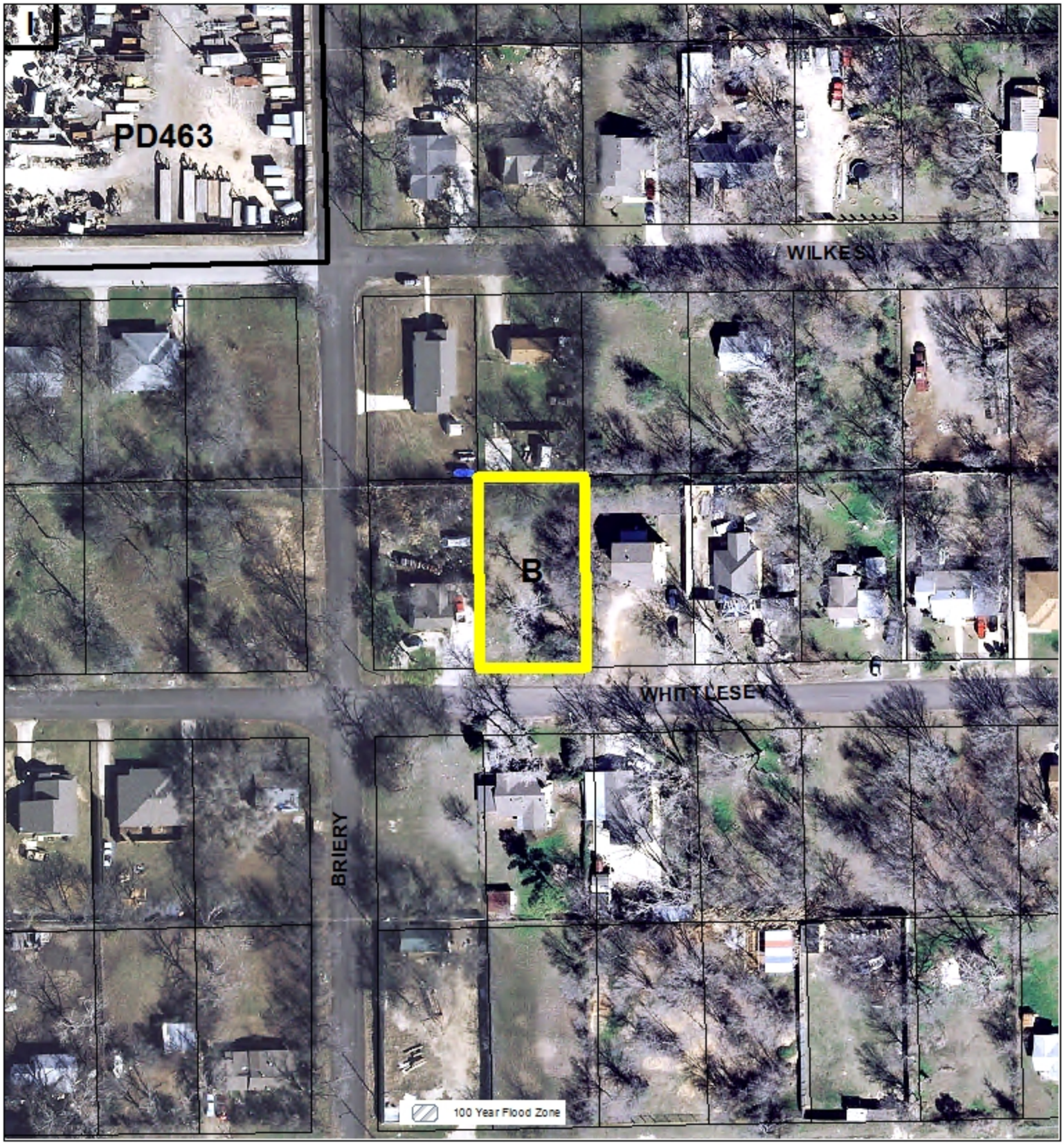
Aerial Photograph



100 50 0 100 Feet

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