



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 14, 2014

Council District 8

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

Opposition: None submitted
Support: 1 letter received

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: 3117 Panola Ave Mapsco: 78F

Proposed Use: Neighborhood Commercial

Request: From: "F" General Commercial
To: "E" Neighborhood Commercial

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 commercial vacant building and is located on Panola Ave. near Lancaster Avenue.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.15 ac
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "CF" Community Facilities / Tarrant County Child Protective Services
East "F" General Commercial / commercial
South "CF" Community Facilities / gas well, vacant
West "F" General Commercial / car lot

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Panola Ave.	Residential	Residential	No
Lancaster Ave.	Major Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Polytechnic Heights	Southeast Fort Worth Inc.
West Meadowbrook	East Fort Worth Business Assn
Neighborhoods of East Fort Worth	Fort Worth ISD
Eastside Sector Alliance	

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site vary with community facilities to the north, commercial to the south, a car lot the west and vacant land with a gas well to the south. The proposed "E" Neighborhood Commercial zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as a Mixed-Use Growth Center. The proposed "E" zoning is consistent with the following Comprehensive Plan policies.

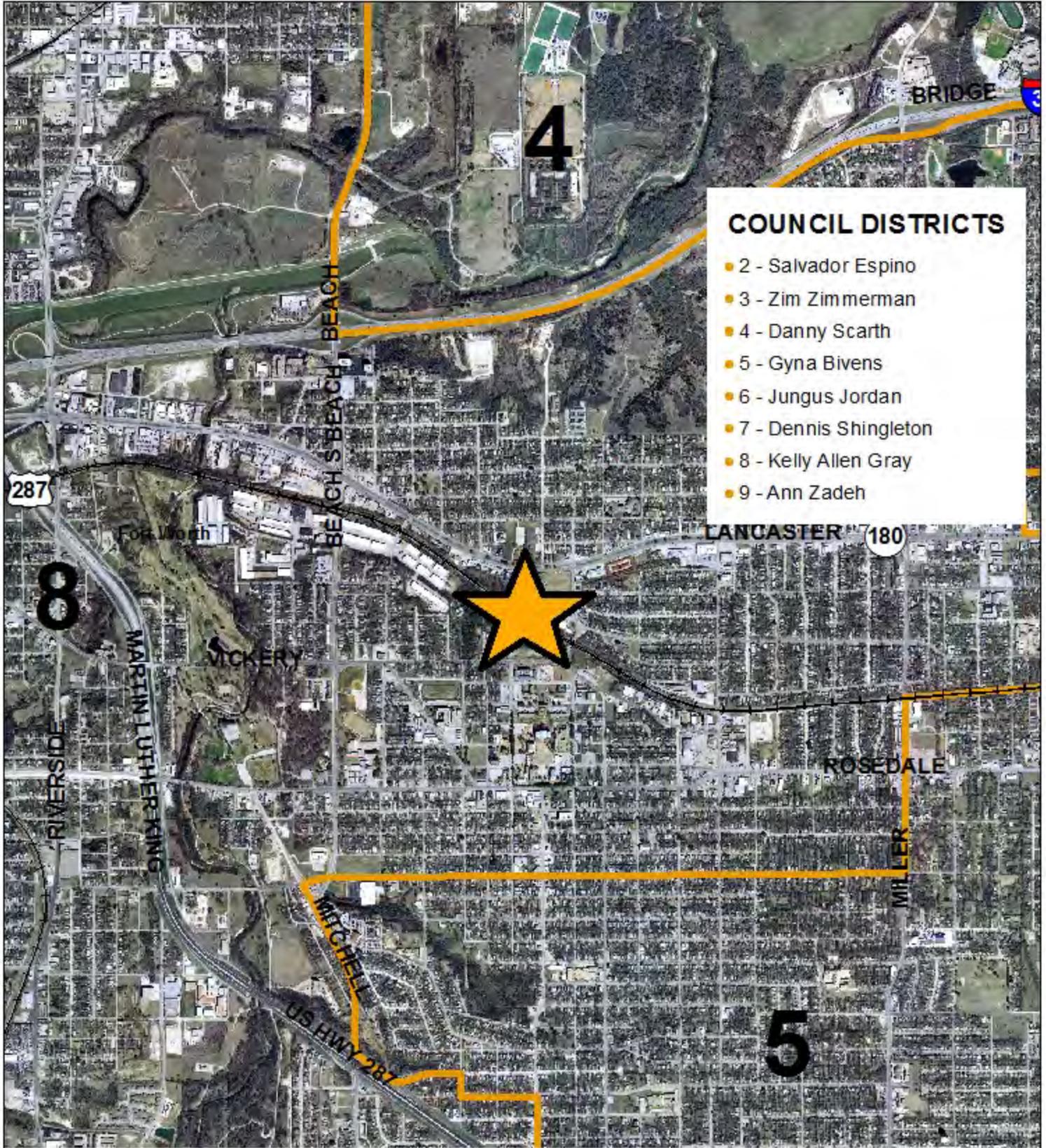
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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



2,000 1,000 0 2,000 Feet

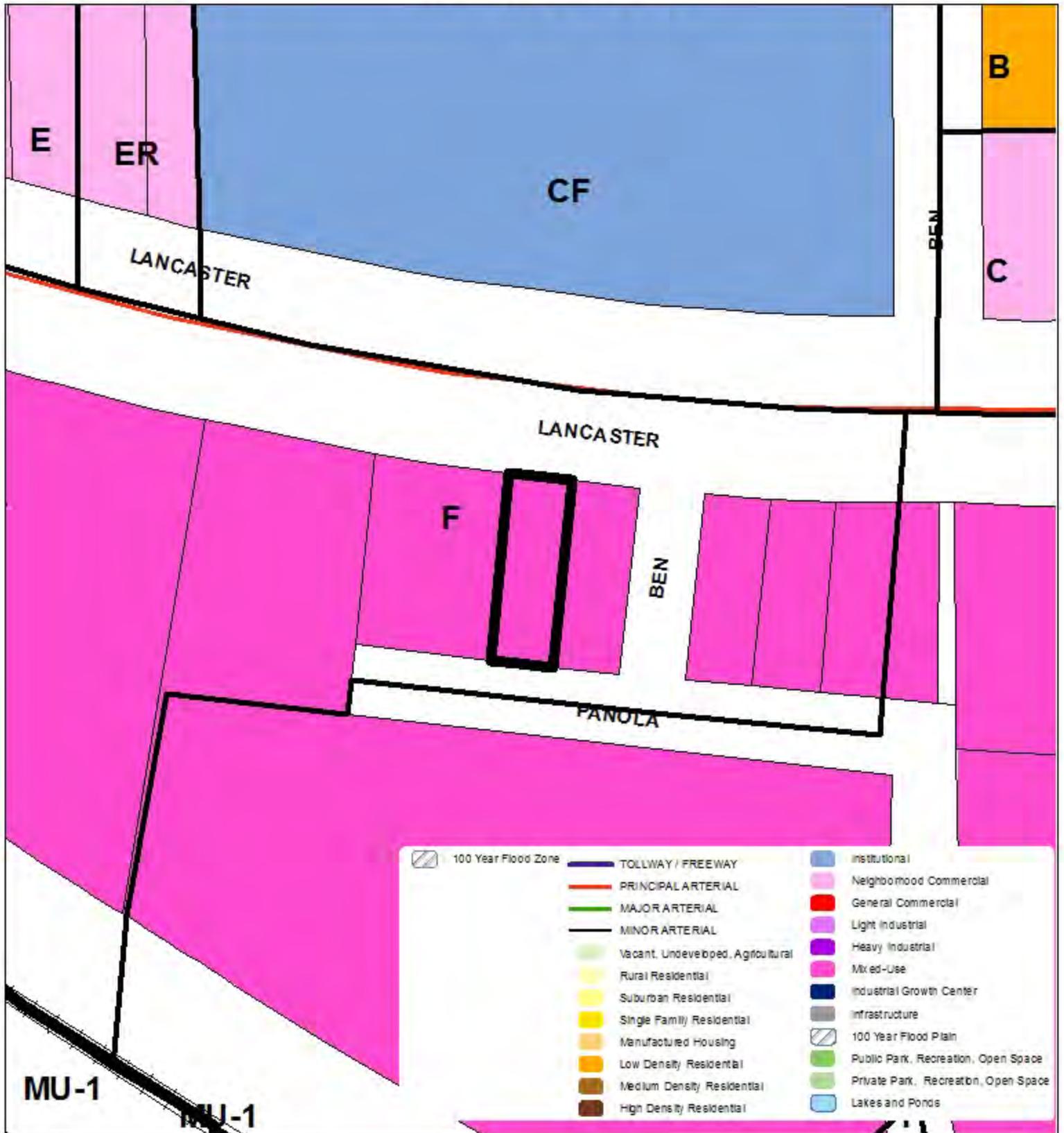


Area Zoning Map

Applicant: City of Fort Worth Planning & Development
Address: 3117 Panola Avenue
Zoning From: F
Zoning To: E
Acres: 0.156317
Mapsc0: 78F
Sector/District: Eastside
Commission Date: 09/10/2014
Contact: 817-392-8043



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 219.005.) Land use designations were approved by City Council on March 18, 2014.



Aerial Photograph



100 50 0 100 Feet

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