



**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: 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: 504 Paradise Street Mapsco: 63Y

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 Paradise Street near Lawnwood Street.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.12 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
East "B" Two-Family / vacant
South "B" Two-Family / single-family
West "I" Light Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|----------------------------|-----------------|-----------------|---|
| Paradise Street. | Residential | Residential | No |
| Lawnwood Street | Residential | Residential | No |

Public Notification:

The following Organizations were notified:

| Organizations Notified | |
|--|---|
| United Riverside | Eastside Sector Alliance |
| Riverside Alliance | United Riverside Rebuilding Corporation Inc |
| Streams & Valleys, Inc (West Fork Trinity River) | FWISD |
| East Fort Worth Business Assn | |

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.

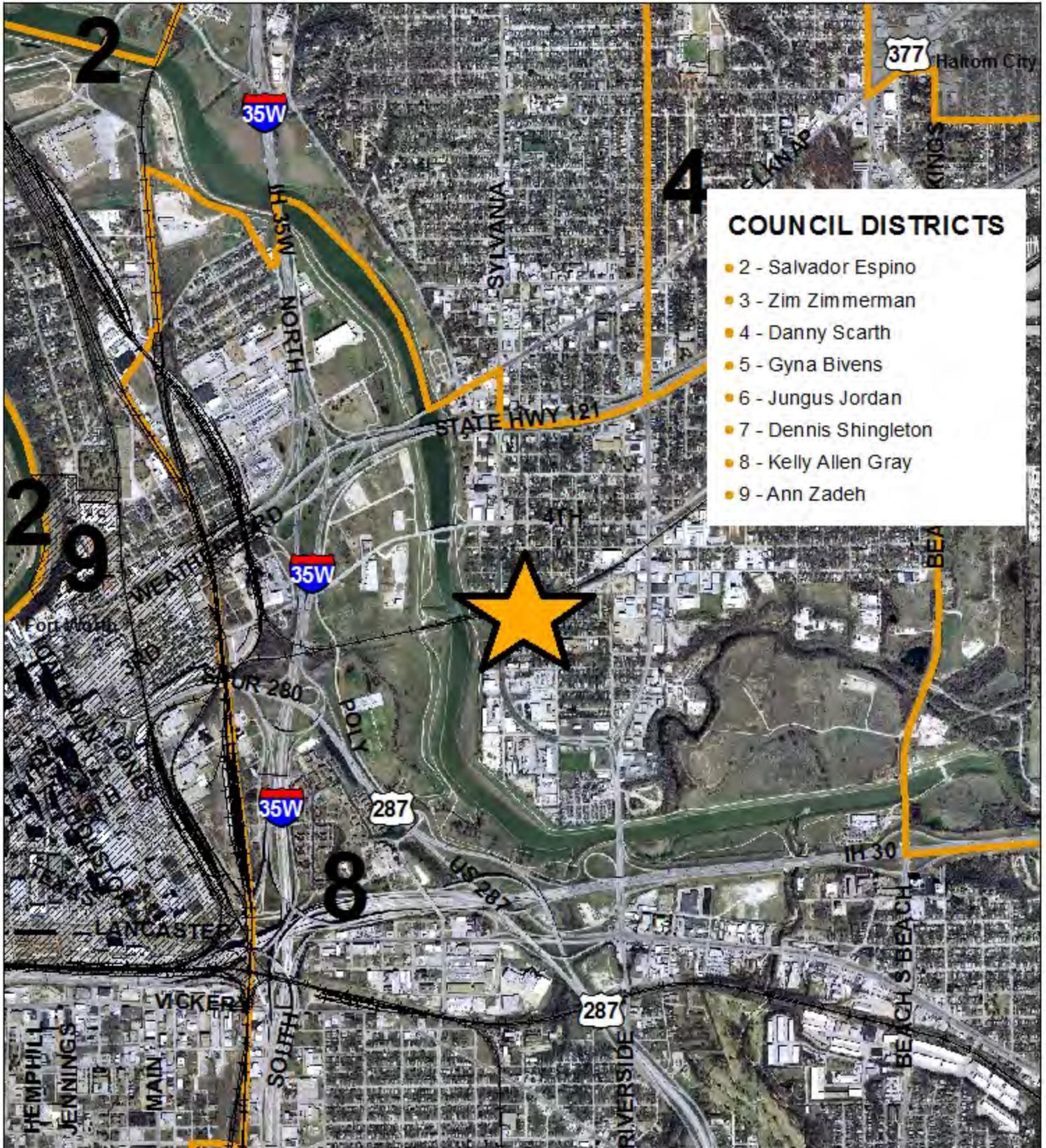
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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
- Minutes from the Zoning Commission meeting

Location Map



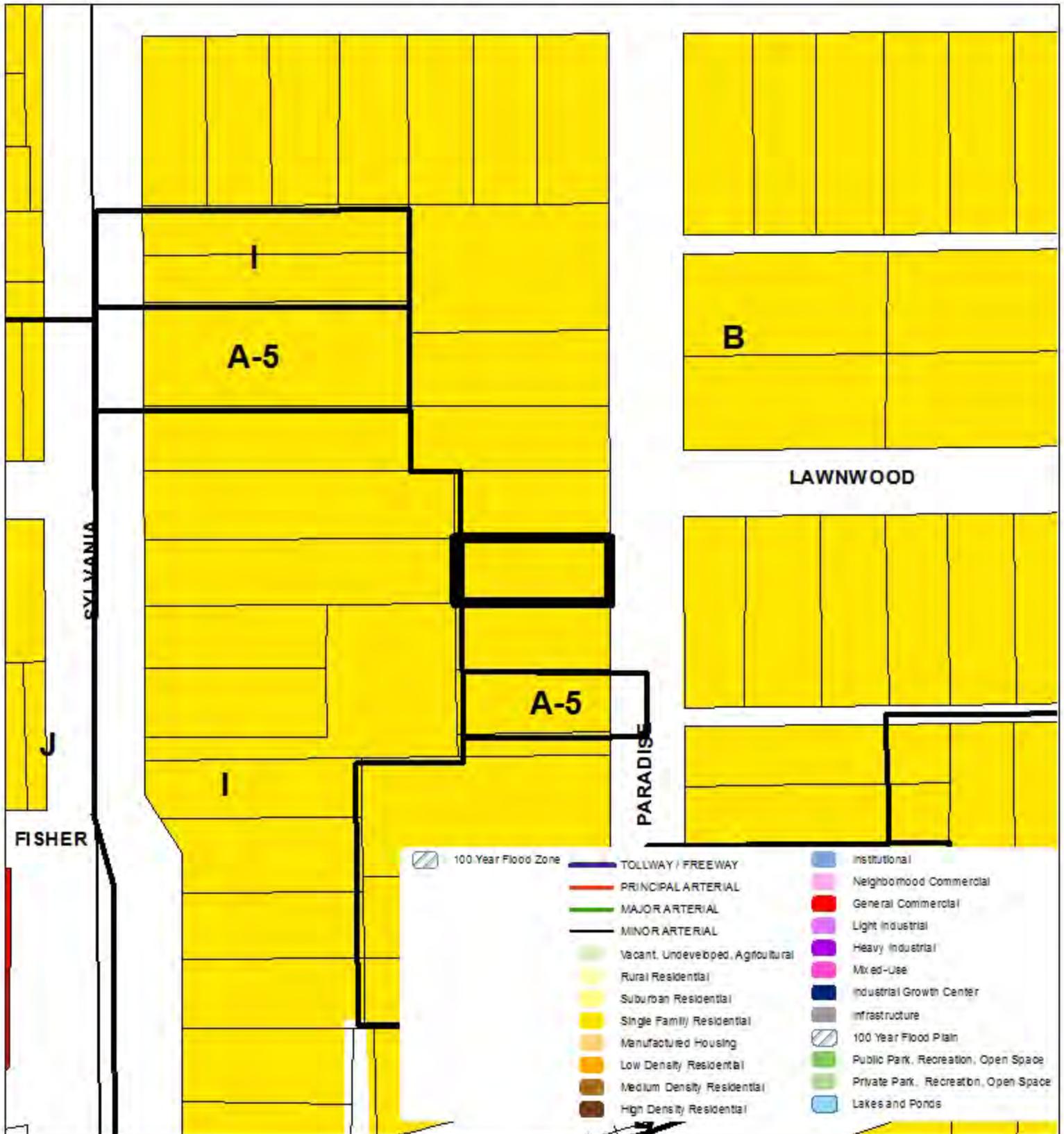


Area Zoning Map

Applicant: City of Fort Worth Planning & Development
Address: 504 Paradise Street
Zoning From: B
Zoning To: A-5
Acres: 0.12995
Mapsc0: 63Y
Sector/District: Northeast
Commission Date: 09/10/2014
Contact: 817-392-8043



Future Land Use

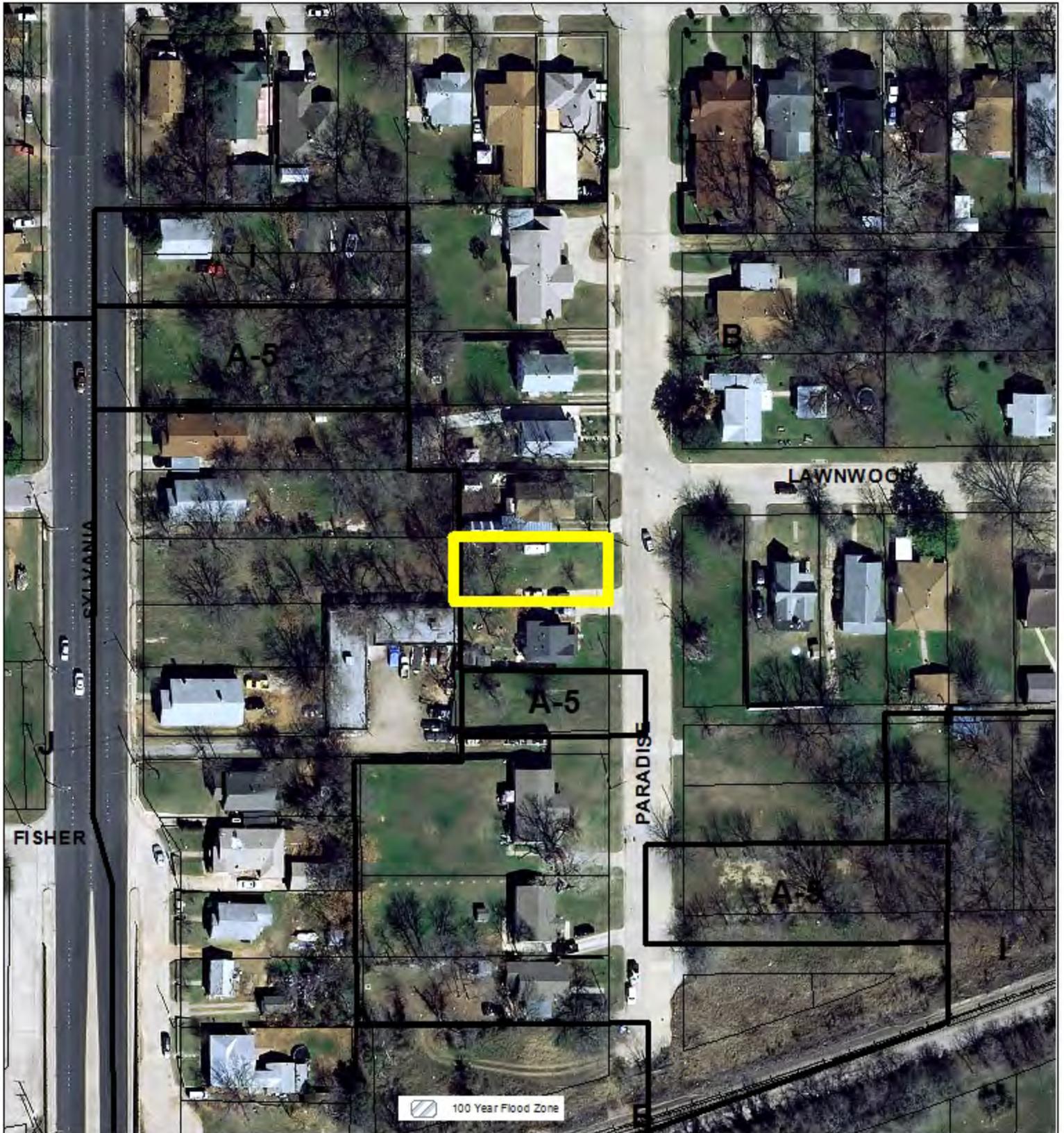


100 50 0 100 Feet

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



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