



**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: 204 Paradise Street Mapsco: 63U

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 the corner of Chenault Street.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.19 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

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

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
Chenault Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
United Riverside	United Riverside Rebuilding Corporation Inc
Riverside Alliance	Eastside Sector Alliance
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 with commercial to the west. The proposed "A-5" One-Family zoning **is compatible** at this location.

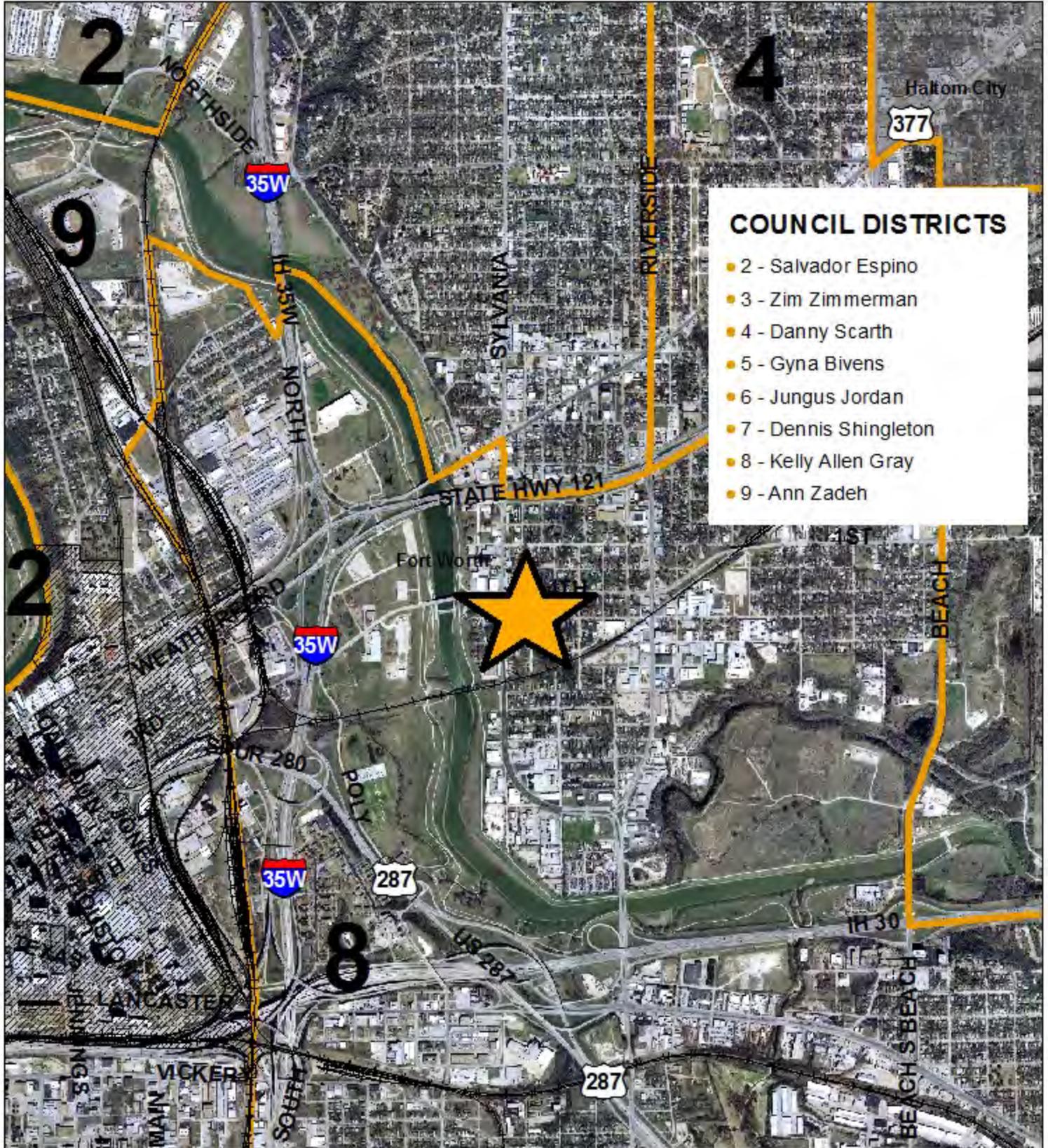
2. **Comprehensive Plan Consistency**
 The 2014 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.
 - Encourage development type and intensity appropriate to existing or planned street infrastructure. (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

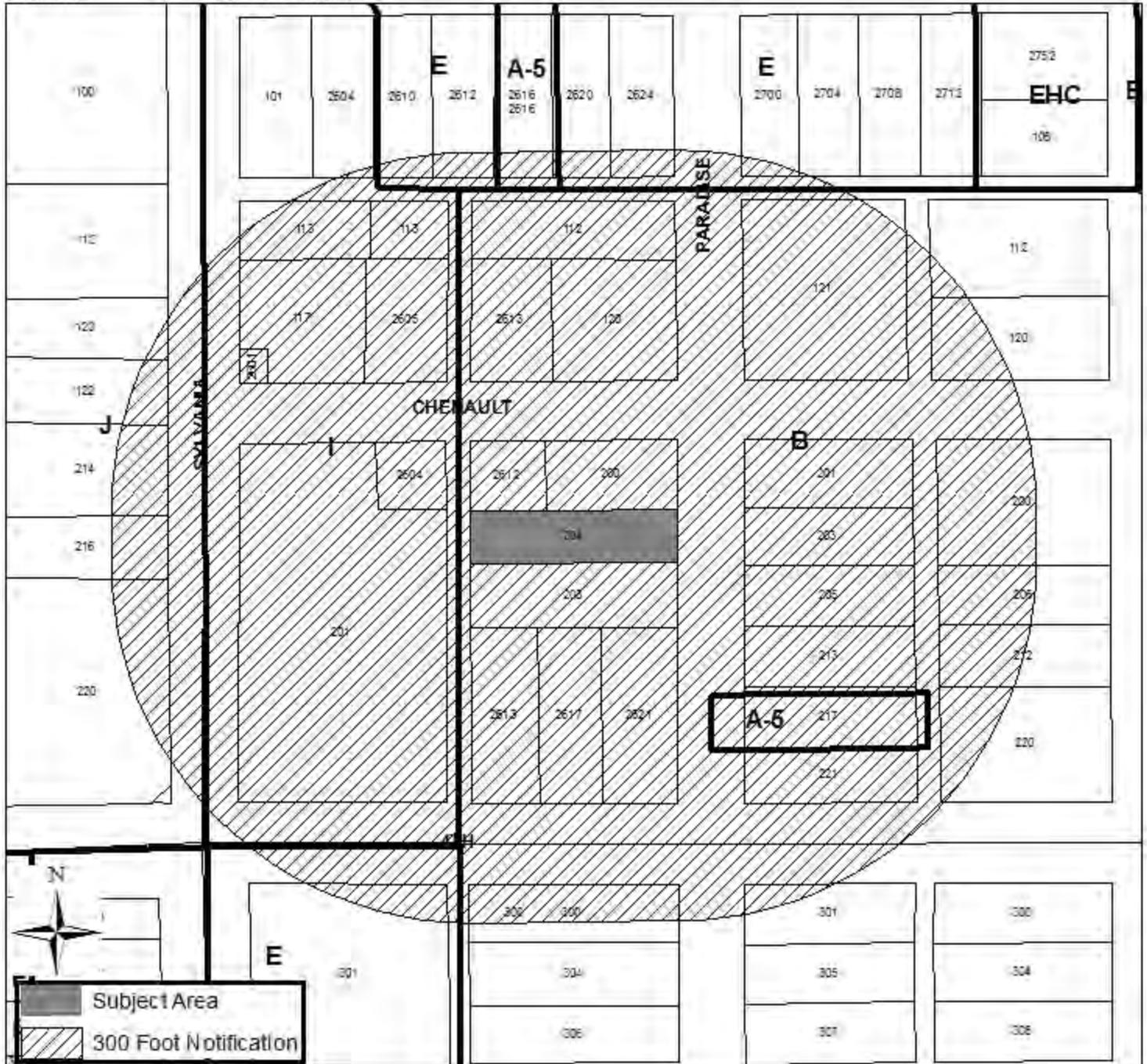
Location Map



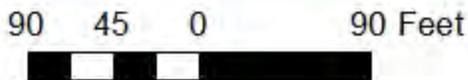
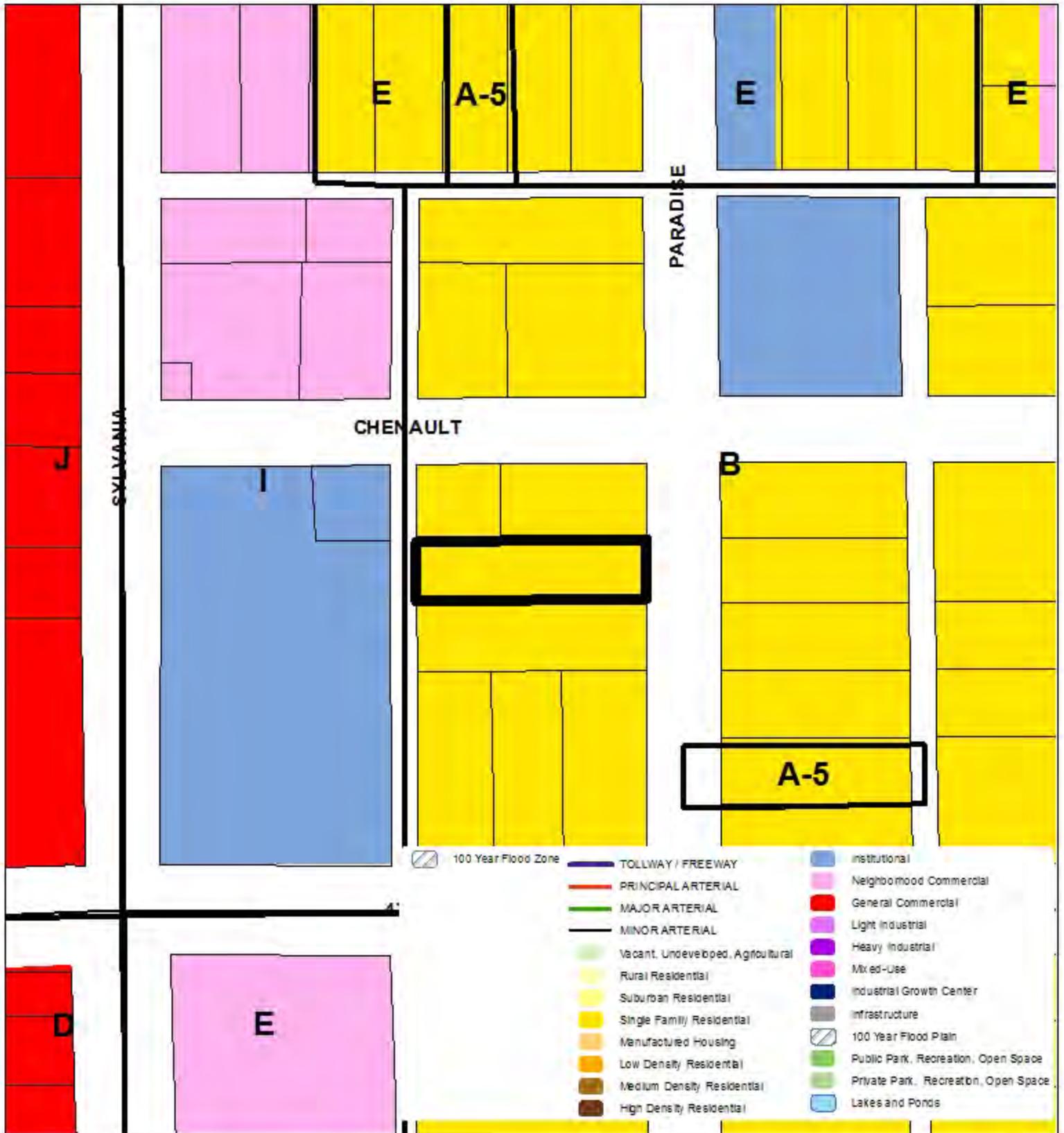


Area Zoning Map

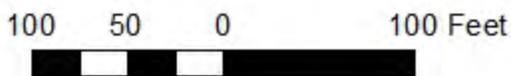
Applicant: City of Fort Worth Planning & Development
Address: 204 Paradise Street
Zoning From: B
Zoning To: A-5
Acres: 0.178185
Mapsc0: 63U
Sector/District: Northeast
Commission Date: 09/10/2014
Contact: 817-392-8043



Future Land Use



Aerial Photograph



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.

