



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 11, 2014

**Council District** 9

**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:** 2616 May Street Mapsco: 77S

**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 contains a single-family home and is located on May Street near the corner of Capps St.

**Site Information:**

Owner: City of Fort Worth  
1000 Throckmorton Street  
Fort Worth, TX 76102  
Acreage: 0.16 ac  
Comprehensive Plan Sector: Southside

**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)
May St.	Residential	Residential	No
Capps St.	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Ryan Place Improvement Association	Trinity Habitat for Humanity
Jennings-May St.Louis	Streams & Valleys, Inc
West Morningside	Hemphill Corridor Task Force
South Hemphill Heights	Fort Worth ISD

**Development Impact Analysis:**

- Land Use Compatibility**  
 Uses surrounding the proposed site are primarily single-family. The proposed "A-5" One-Family zoning **is compatible** at this location.
- 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:**

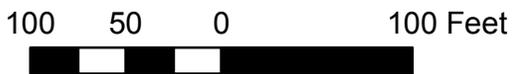
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



## 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.



**8. ZC-14-133 JSA Rental Properties, LLC (CD 9) – 4432 McCart Avenue (Charleston Heights Addition, Block 1, Lot 1, 0.45 Acres): from “B” Two-Family to “PD/SU” Planned Development/Specific Use for a fourplex; site plan waiver requested**

Luis Galindo, 306 W. 7<sup>th</sup> Street, Fort Worth, Texas, representing the property owner, explained to the Commissioners the request to continue for 30 days to consider options.

Robert Snoke, 3826 6<sup>th</sup> Avenue, Fort Worth, Texas representing Rosemont NA is in favor of the continuance.

Alonzo Aquilar, 3725 Stuart Drive, Fort Worth, Texas representing Neighbors Working Together spoke in opposition and mentioned no one has spoken with the neighborhood.

Mr. Edmonds wanted to thank the neighborhood for coming out and mentioned they need to meet as a neighborhood and take a vote which gives the neighborhood a stronger voice.

Mr. Galindo in rebuttal said the basis for a continuance is to allow them to meet with the neighborhood. Mr. Edmonds said it will help them to meet with all the neighborhoods listed that were notified.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<b>ZC-14-133</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Robert Snoke/ Rosemont NA	3826 6 <sup>th</sup> Ave	Out		Support/Continuance	Spoke at hearing
Alonza Aquilar/ Neighbors Working Together	3725 Stuart Dr	Out	Opposition		Spoke at hearing

**9. ZC-14-134 City of Fort Worth Planning & Development (CD 9) – 2616 May Street (Winston Addition, Block 3, Lot 12 0.16 Acres): from “B” Two-Family to “A-5” One-Family**

Ms. Murphy called the surplus case.

Motion: Following discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Reeves. The motion carried unanimously 9-0.

**10. ZC-14-135 City of Fort Worth Planning & Development (CD 8) – 1208 Ash Crescent Street (Highland to Glenwood Addition, Block 5, 0.13 Acres): from “J” Medium Industrial to “A-5” One-Family**