



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 11, 2014

Council District 8

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: 3105 Finley St. Mapsco: 63Z

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 Finley Street near the corner of Riverside Dr.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.11 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 "A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Finely St.	Residential	Residential	No
Riverside Dr.	Major Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
United Riverside	East Fort Worth, Inc
Riverside Alliance	Streams & Valleys, Inc
Neighborhoods of East Fort Worth	United Riverside Rebuilding Corporation Inc
East Fort Worth Business Assn	Trinity Habitat for Humanity
Eastside Sector Alliance	Fort Worth ISD

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.

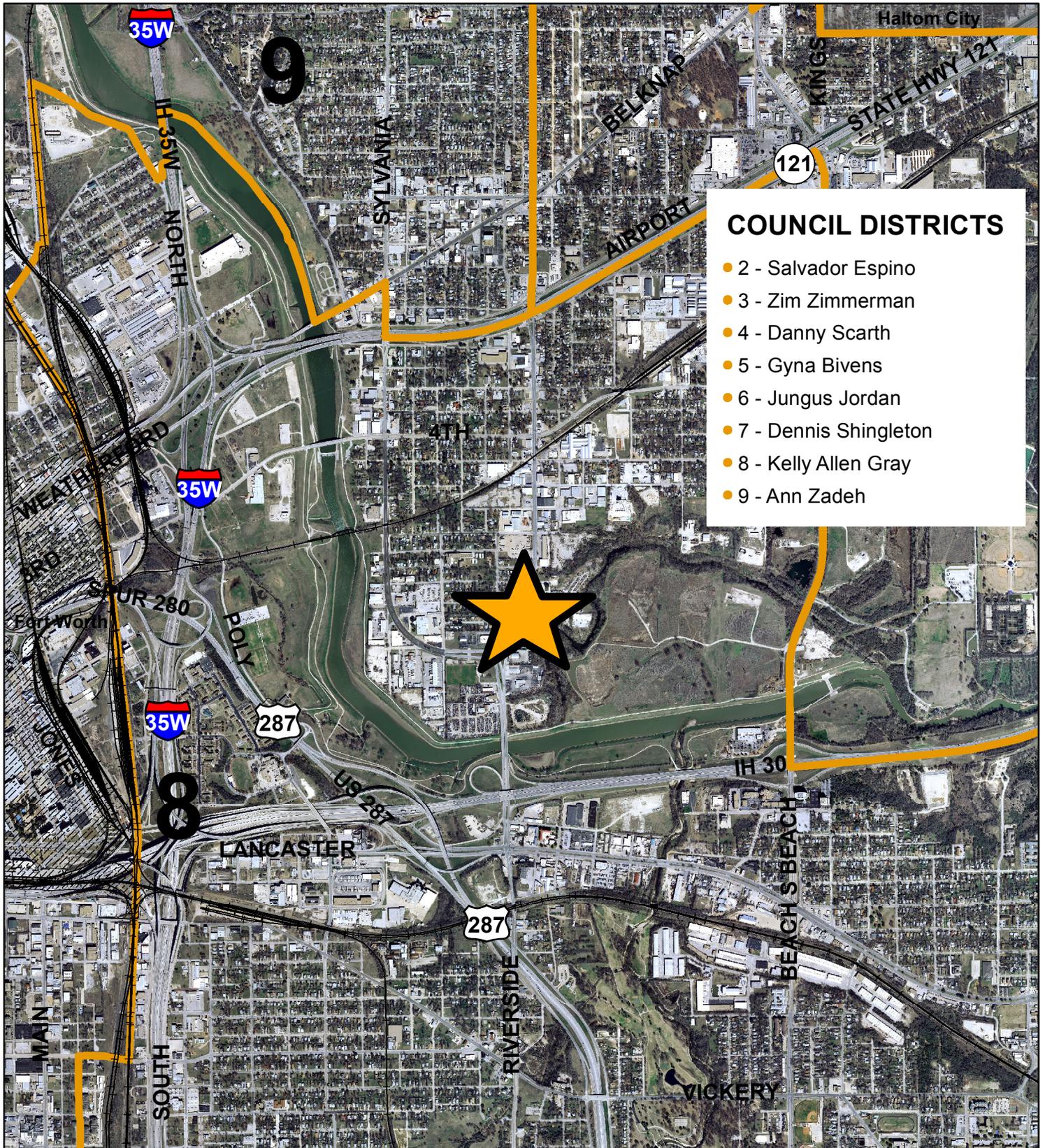
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Attachments:

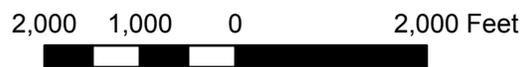
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh





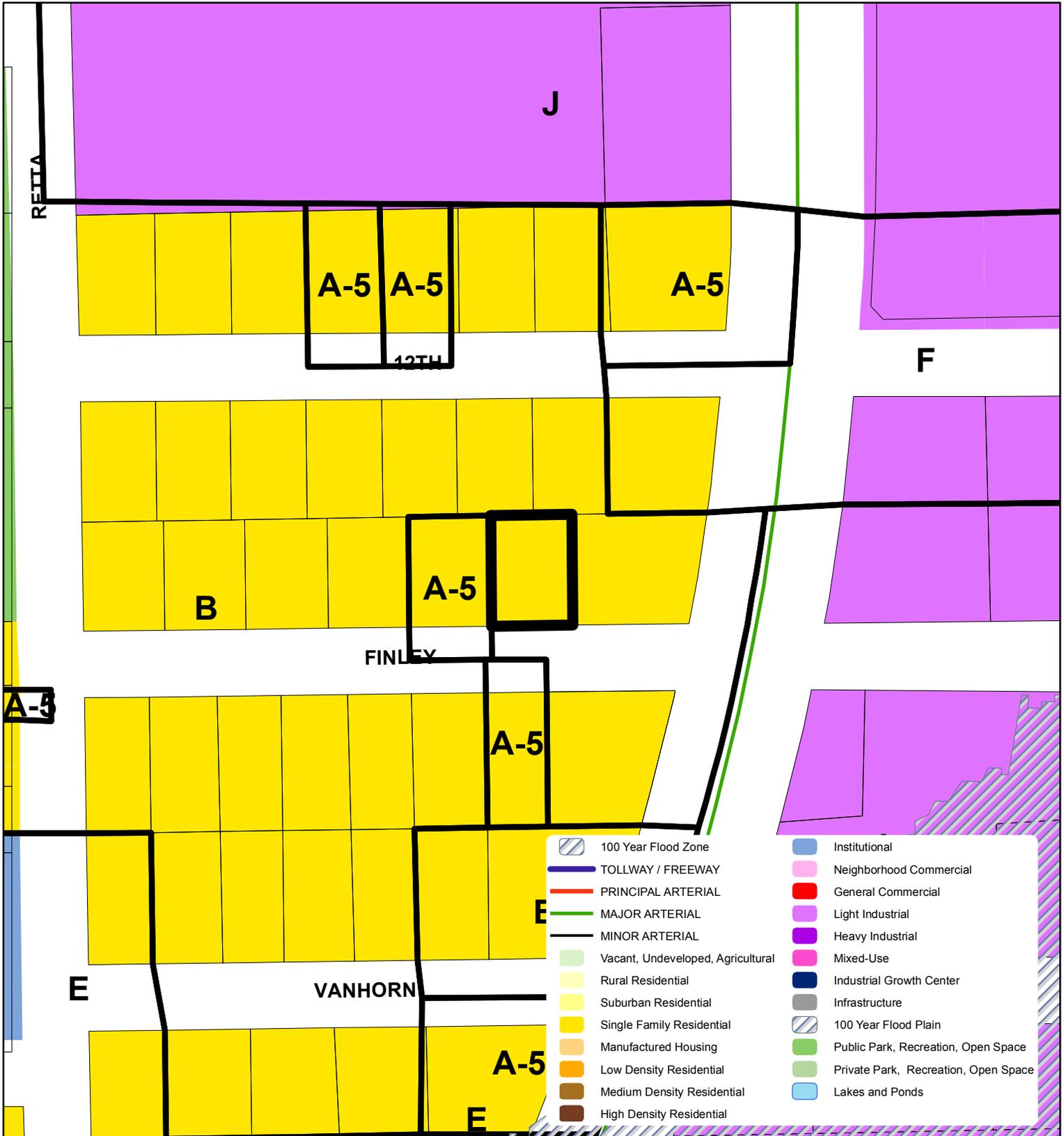
ZC-14-136

Area Zoning Map

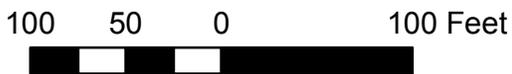
Applicant: City of Fort Worth Planning & Development
 Address: 3105 Finley Street
 Zoning From: B
 Zoning To: A-5
 Acres: 0.116607
 Mapsco: 63Z
 Sector/District: Northeast
 Commission Date: 10/08/2014
 Contact: 817-392-8043



Future Land Use



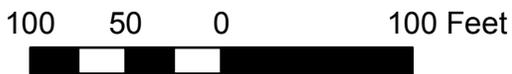
100 50 0 100 Feet



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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Ms. Murphy called the surplus case.

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

11. ZC-14-136 City of Fort Worth Planning & Development (CD 8) – 3105 Finley Street (Carver Place, Blk, Lot 6, 0.11 Acres): from “B” Two-Family to “A-5” One-Family

Jocelyn Murphy called the surplus case.

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

12. ZC-14-137 City of Fort Worth Planning & Development (CD All) - Text Amendment: TCU Residential Overlay District; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix “A” of the Code of The City of Fort Worth, by amending:

- **Article 4 “Overlay Districts”, of Chapter 4, “District Regulations” to add a new Section, Section 4.406, “TCU Residential Overlay”; providing regulations for TCU Residential Overlay Zone (“TCU”)**
- **Amending Chapter 9, “Definitions” to amend the definition of “Fraternity” and add a new definition for “Unrelated”**

Jocelyn Murphy, Planning Manager called this case and the following related case, ZC-14-138, to be heard and discussed together.

13. ZC-14-138 City of Fort Worth Planning & Development (CD 3,7) – Map Amendment: TCU Residential Overlay District; Generally bounded by Park Place, 8th Avenue, FW & W Railroad, Overton Park and Trinity River (see metes and bounds case file, 2374.51 Acres): from Multiple Districts to Add TCU Residential Overlay (TCU) District

Will Northern for the public record mentioned the owner of Northern Realty Group has an agent at the company who has one listing within the TCU Overlay. However, since the listing agreement was executed in March prior to the announcement of the overlay, he has received counsel from the City Attorney’s Office that he could participate in the vote today.

Gaye Reed for the public record has a listing on Westcliff, under contract, going to closing and is only a two-bedroom home.

Nick Genua for the public record has a daughter attending TCU who lives in a house with four other sorority sisters in the TCU Overlay area. They have no financial interest in this house nor have they received any kind of special concessions from the owner of the house for monthly rent.