



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 6, 2015

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: 1300 Block W. Everman Parkway Mapsco: 104M

Proposed Use: Neighborhood Commercial

Request: From: "F" General Commercial
To: "ER" Neighborhood Commercial Restricted

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Minor Boundary Adjustment)

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 vacant and located on Everman Parkway near the corner of Rosedale Springs.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 2.11 ac
Comprehensive Plan Sector: Sycamore

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
East "CR" Low Density Multifamily / single-family
South "ER" Neighborhood Commercial Restricted / vacant
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)
Everman Parkway.	Minor Arterial	Principal Arterial	No
Rosedale Springs	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Willow Creek	Trinity Habitat for Humanity
Southbrook Park	Streams & Valleys, Inc
Lincolnshire	Crowley ISD
District 6 Alliance	Everman ISD

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily single-family and vacant. The proposed "ER" Neighborhood Commercial Restricted zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

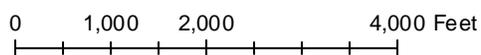
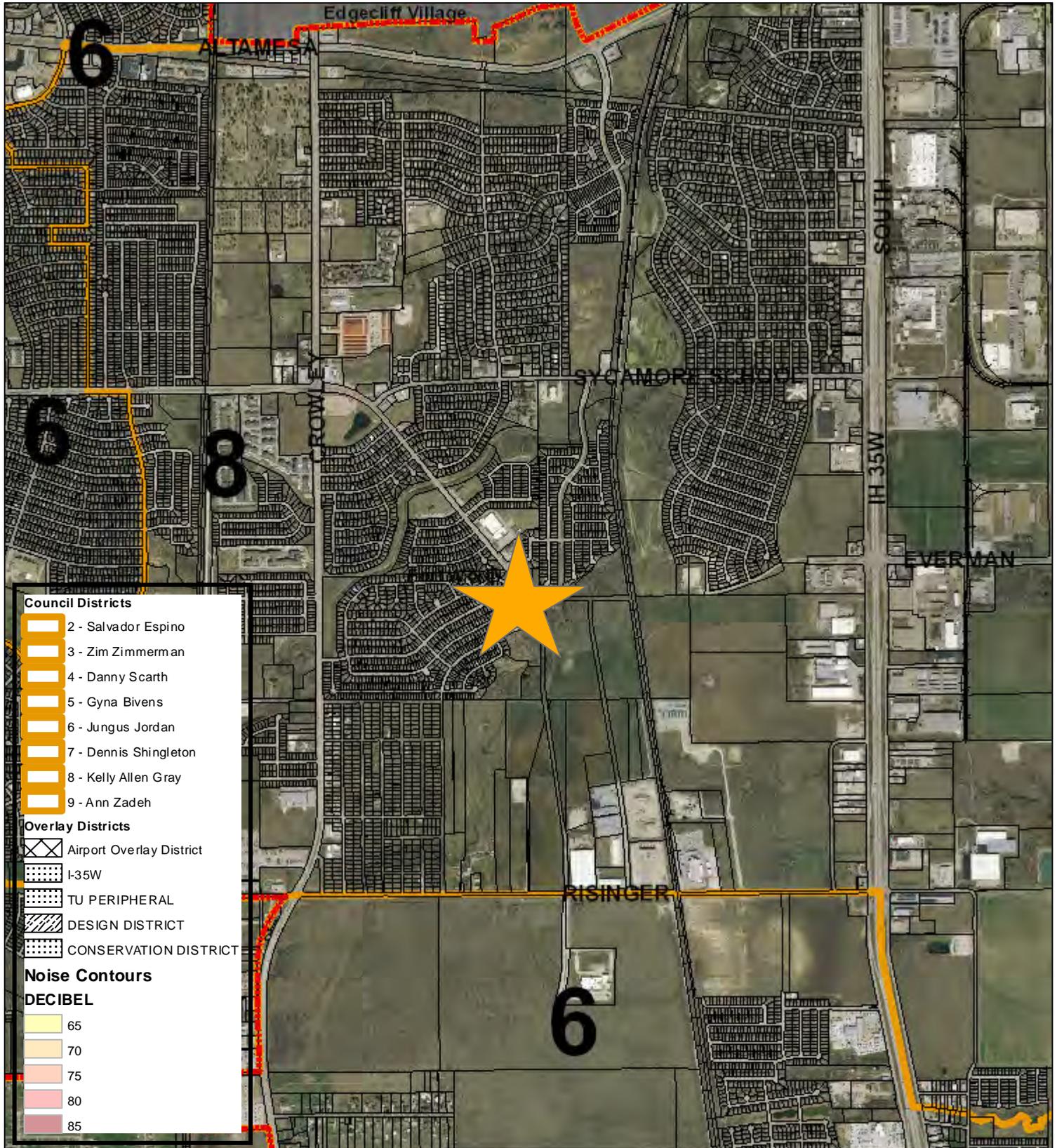
The 2014 Comprehensive Plan designates the subject property as Single-Family. The proposed "ER" zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan. However, the site is located along a proposed principal arterial and is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Preserve the character of rural and suburban residential neighborhoods. (pg. 39)

Attachments:

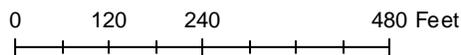
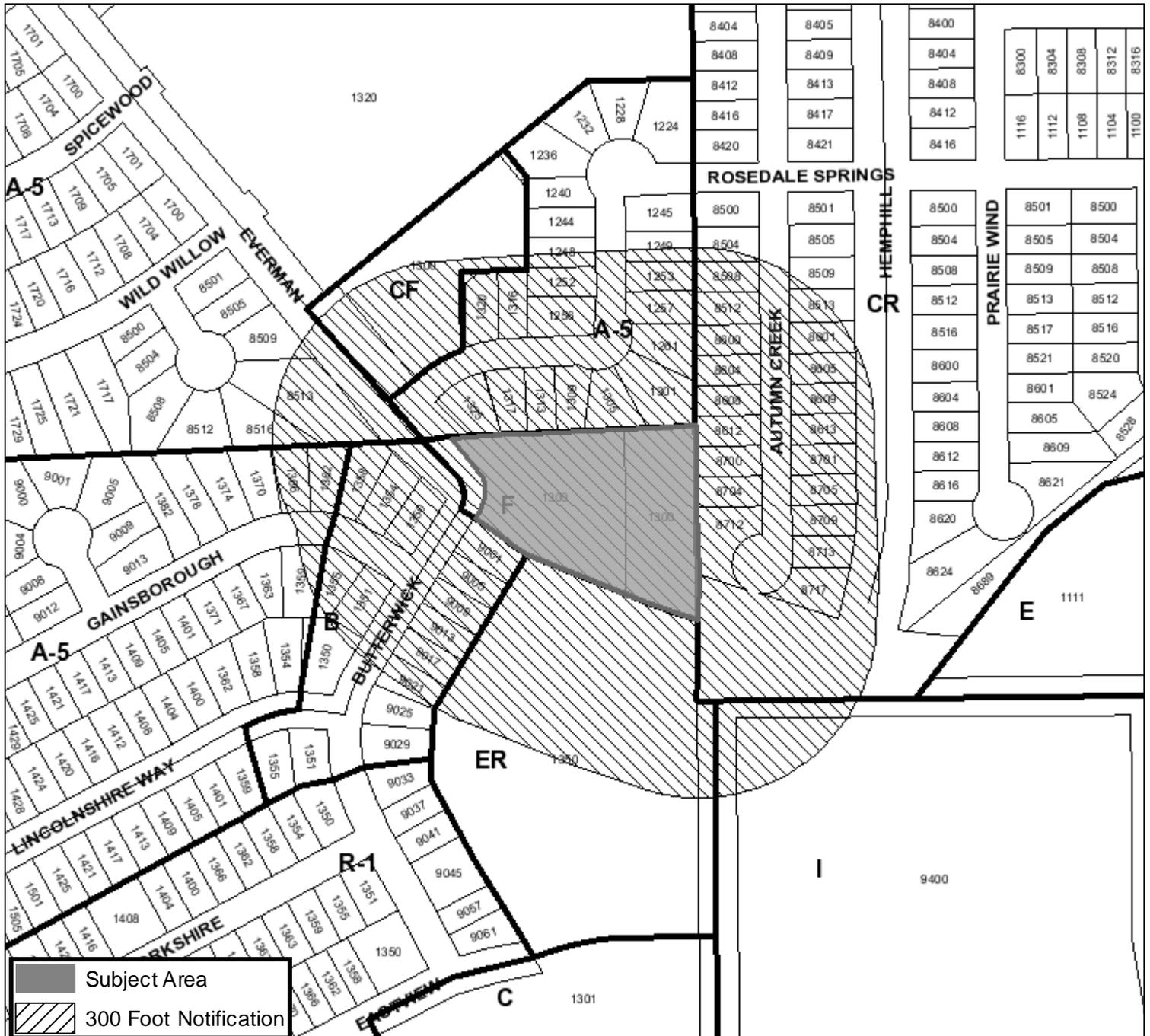
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Map

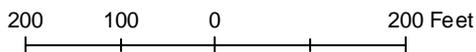


Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: 1300 block W. Everman Parkway
 Zoning From: F
 Zoning To: ER
 Acres: 2.11001889
 Mapsco: 104M
 Sector/District: Sycamore
 Commission Date: 12/10/2014
 Contact: 817-392-8043



Future Land Use



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 Photo Map



0 125 250 500 Feet



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

<i>Document received for written correspondence</i>				ZC-14-163	
Name	Address	In/Out 300 notification area	Position on case		Summary
Bonnie Brae NA	NA	Out		Support	Sent letter in

11. ZC-14-164 City of Fort Worth Planning & Development (CD 8) 1300 Block Everman Parkway (Herrera Gonefacio Survey, Abstract No. 2027, Tract 2B, 2.11 Acres): from “F” General Commercial to “ER” Neighborhood Commercial Restricted

Ms. Murphy called the surplus case.

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

12. ZC-14-165 City of Fort Worth Planning & Development (CD 8) 1704 Bessie Street (Glenwood Addition, Block 22, Lot 2, 0.15 Acres): from “B” Two-Family to “A-5” One-Family

Ms. Murphy called the surplus case.

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

13. ZC-14-166 City of Fort Worth Planning & Development (CD 9) 540 W. Beddell Street (Southside Addition, Block 16, Lot 24, 0.10 Acres): from “B” Two-Family to “A-5” One-Family

Ms. Murphy called the surplus case.

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

**Meeting adjourned: 12:06 p.m.
12/10/14**

Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

Nick Genua, Chair