



**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:** 1704 Bessie Street Mapsco: 77H

**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 Bessie St. near the corner of Exeter St.

**Site Information:**

Owner: City of Fort Worth  
1000 Throckmorton Street  
Fort Worth, TX 76102  
Acreage: 0.15 ac  
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:  
North "B" Two-Family / single-family  
East "B" Two-Family / single-family  
South "A-5" One-Family / vacant  
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)
Bessie St.	Residential	Residential	No
Exeter St	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Southeast Kingdom	Southeast Fort Worth Inc
Parker Essex Boaz	Eastside Sector Alliance
Near East Side	Trinity Habitat for Humanity
Historic Southside	Streams & Valleys, Inc
Glenwood Triangle	East Fort Worth, Inc
United Communities Association	Fort Worth ISD
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.

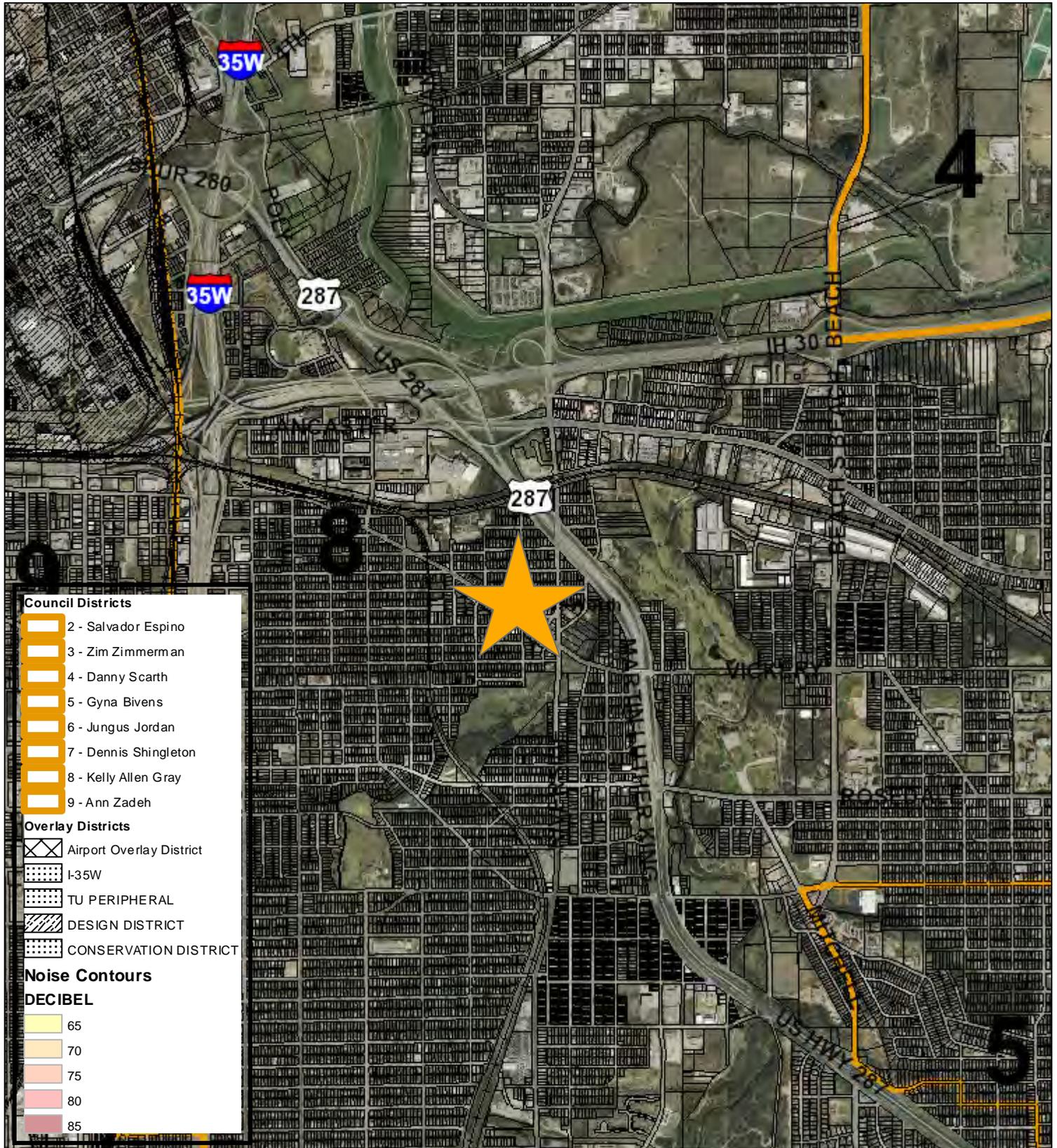
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

### Area 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

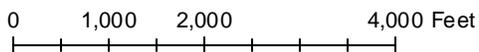
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

**DECIBEL**

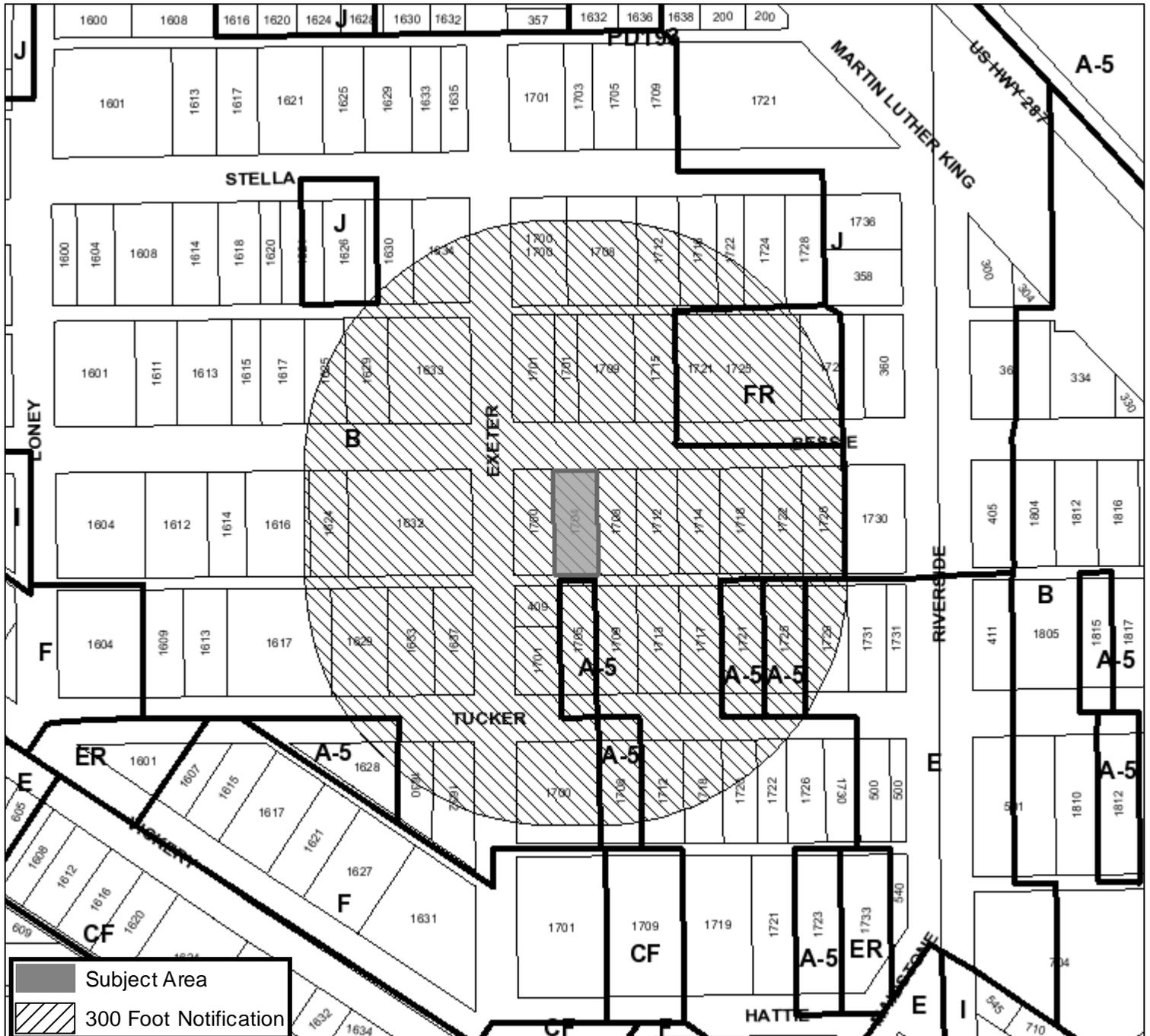
-  65
-  70
-  75
-  80
-  85





# Area Zoning Map

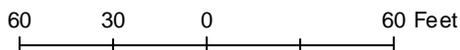
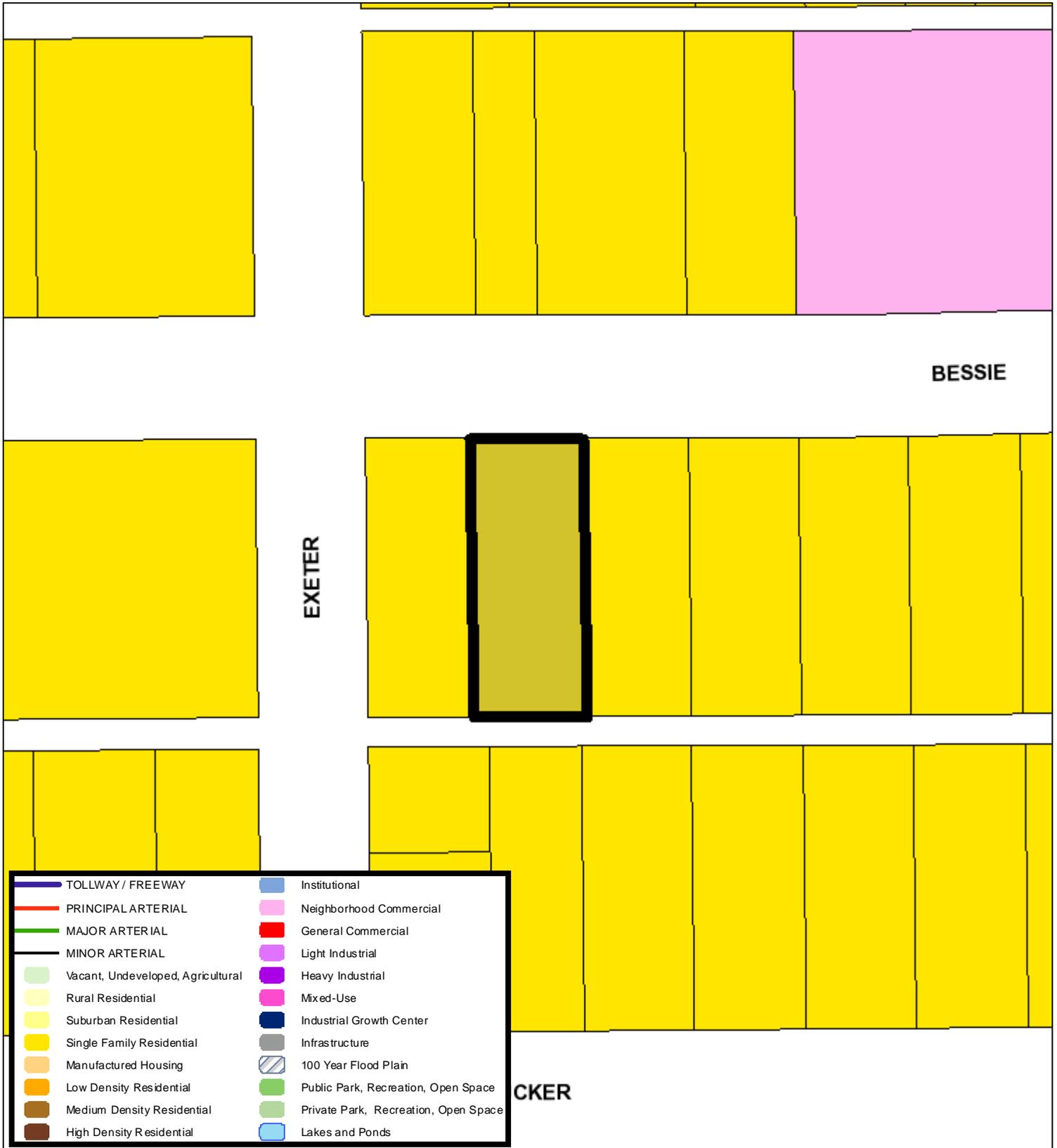
Applicant: City of Fort Worth Planning & Development  
 Address: 1704 Bessie Street  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.15050693  
 Mapsco: 77H  
 Sector/District: Southside  
 Commission Date: 12/10/2014  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification

0 85 170 340 Feet

### Future Land Use



**Aerial Photo Map**



0 37.5 75 150 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>				<b>ZC-14-163</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
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