



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 6, 2015

**Council District** 9

**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:** 540 W. Beddell Street Mapsco: 91J

**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 Beddell Street near the corner of Hemphill Street.

**Site Information:**

Owner: City of Fort Worth  
1000 Throckmorton Street  
Fort Worth, TX 76102  
Acreage: 0.10 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)
W Beddell.	Residential	Residential	No
Hemphill St	Major Arterial	Major Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Worth Heights	Hemphill Corridor Task Force
South Wayside	Trinity Habitat for Humanity
Rosemont	Streams & Valleys, Inc
Neighbors Working Together	Fort Worth ISD

**Development Impact Analysis:**

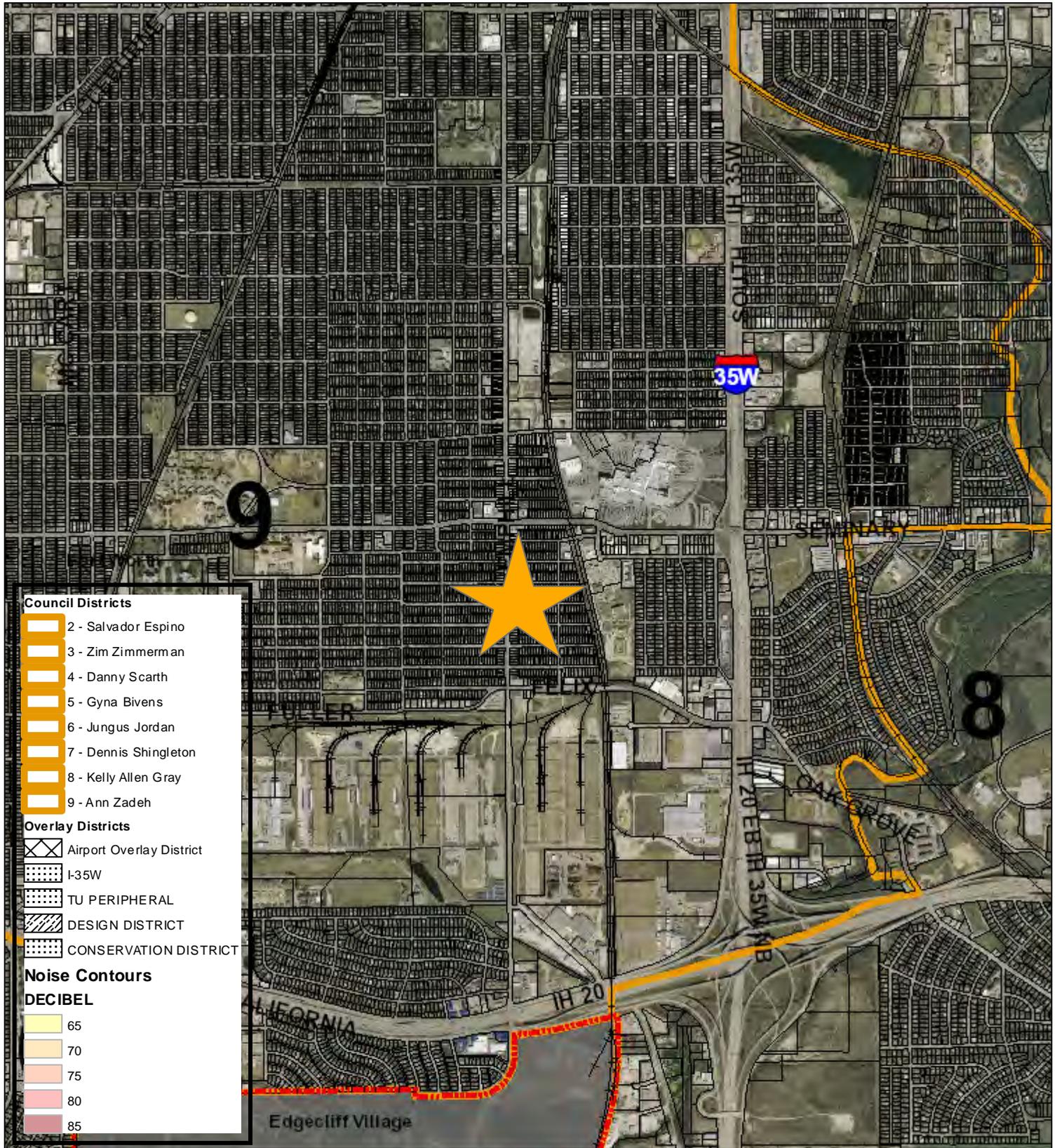
1. **Land Use Compatibility**  
 Uses surrounding the proposed site are primarily Single-Family. The proposed "A-5" One-Family zoning is **compatible** at this location.
  
2. **Comprehensive Plan Consistency**  
 The 2014 Comprehensive Plan designates the subject property as single-family. The proposed "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

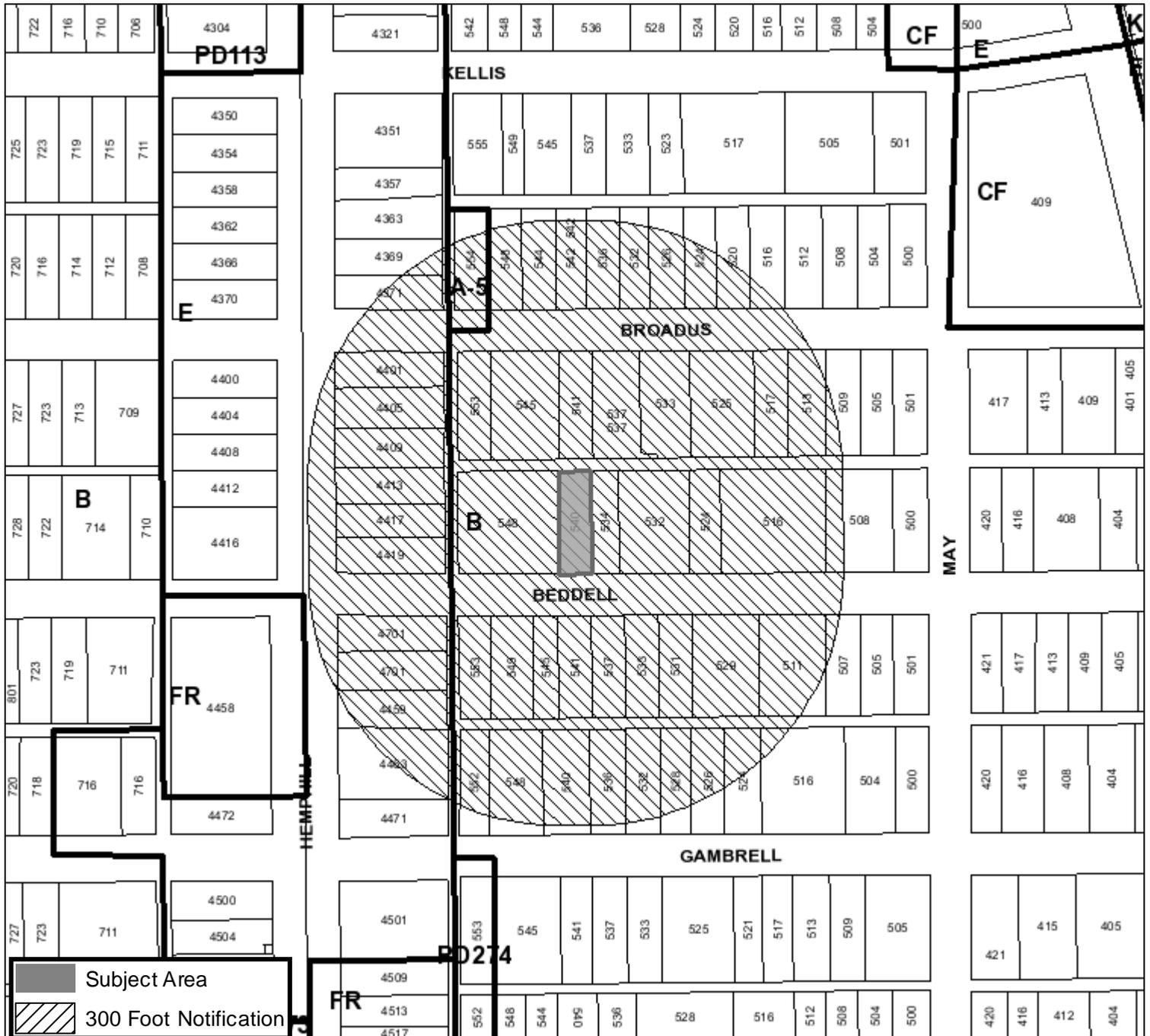
### Area Map



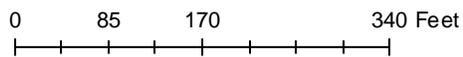


# Area Zoning Map

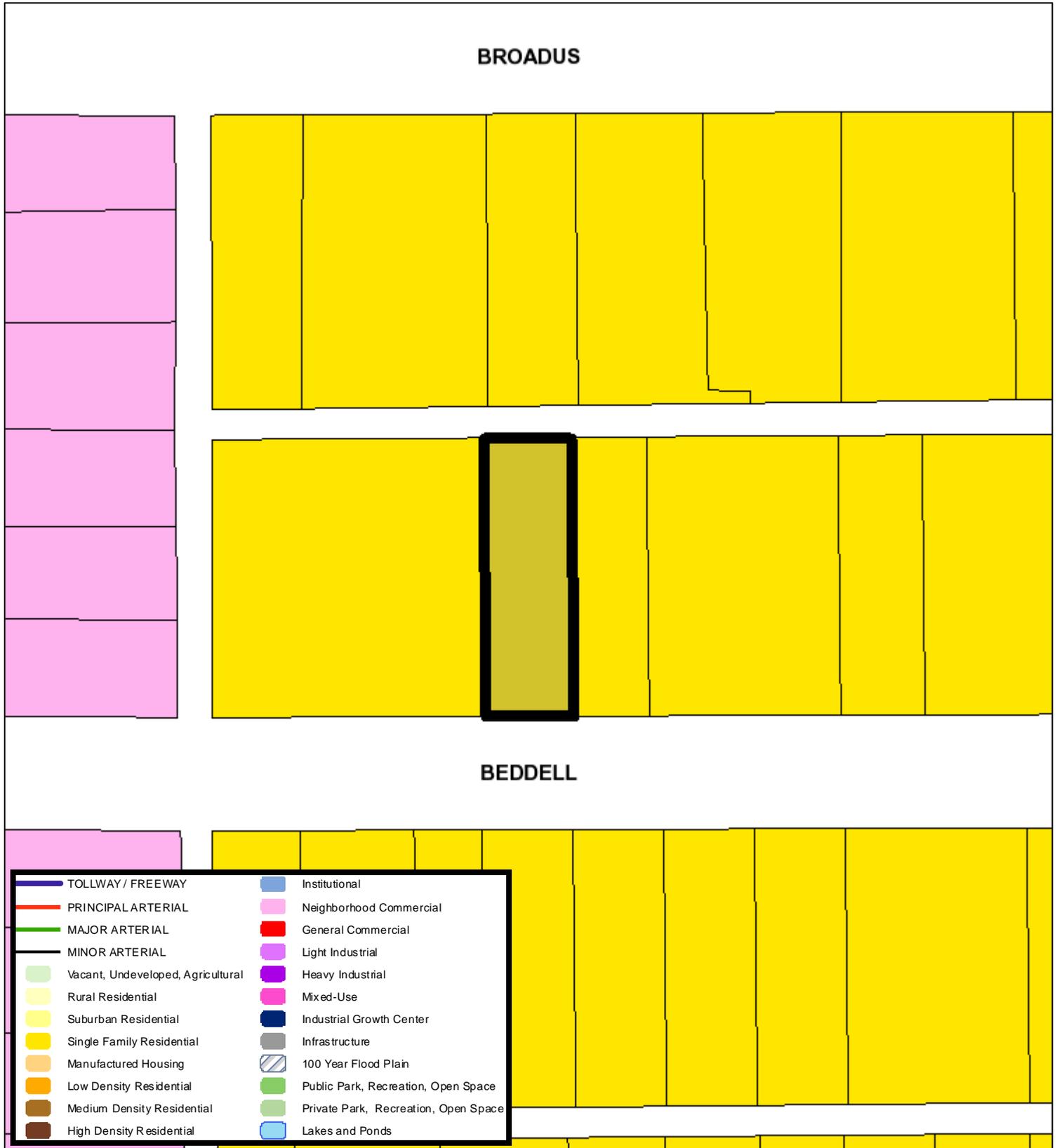
Applicant: City of Fort Worth Planning & Development  
 Address: 540 W. Beddell Street  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.10866719  
 Mapsco: 91J  
 Sector/District: Southside  
 Commission Date: 12/10/2014  
 Contact: 817-392-8043



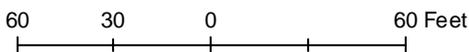
 Subject Area  
 300 Foot Notification



### Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 35 70 140 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**

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

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Nick Genua, Chair