



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2015

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: one letter 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: 3602 Conway St Mapsco: 64S

Proposed Use: Light Industrial

Request: From: "K" Heavy Industrial
To: "I" Light Industrial

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 Conway Street.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.63 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "K" Heavy Industrial / industrial
East "K" Heavy Industrial / vacant
South "K" Heavy Industrial / vacant
West "K" Heavy Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Conway St.	Residential	Residential	No

Public Notification:

The following Organizations were notified:

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

Development Impact Analysis:

1. **Land Use Compatibility**
 Uses surrounding the proposed site are primarily vacant with industrial to the east. The proposed "I" Light Industrial zoning is **compatible** at this location.

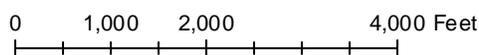
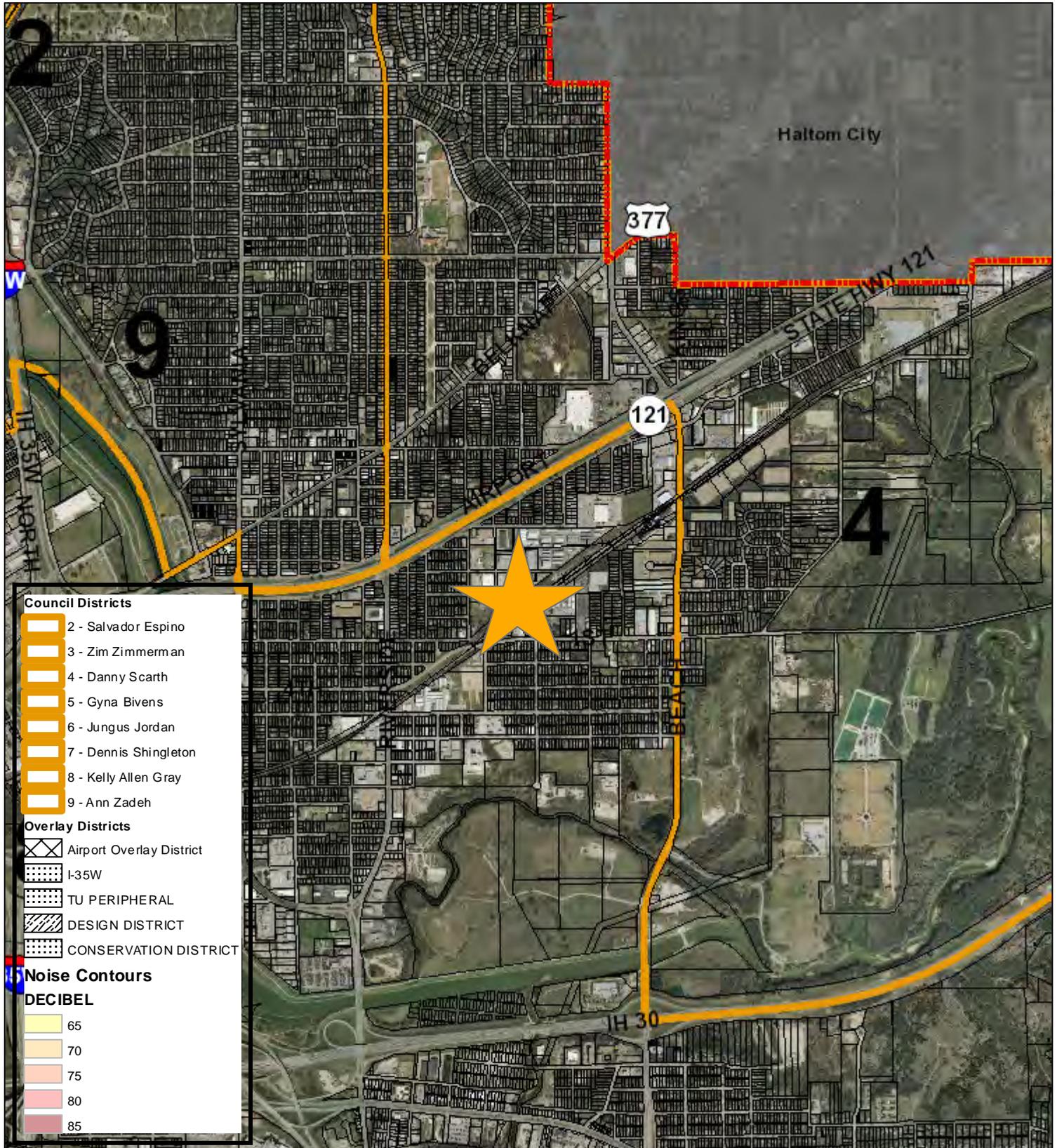
2. **Comprehensive Plan Consistency**
 The 2015 Comprehensive Plan designates the subject property as light industrial. The proposed "I" zoning is consistent with the following Comprehensive Plan policies.
 - Encourage development type and intensity appropriate to existing or planned street infrastructure. (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

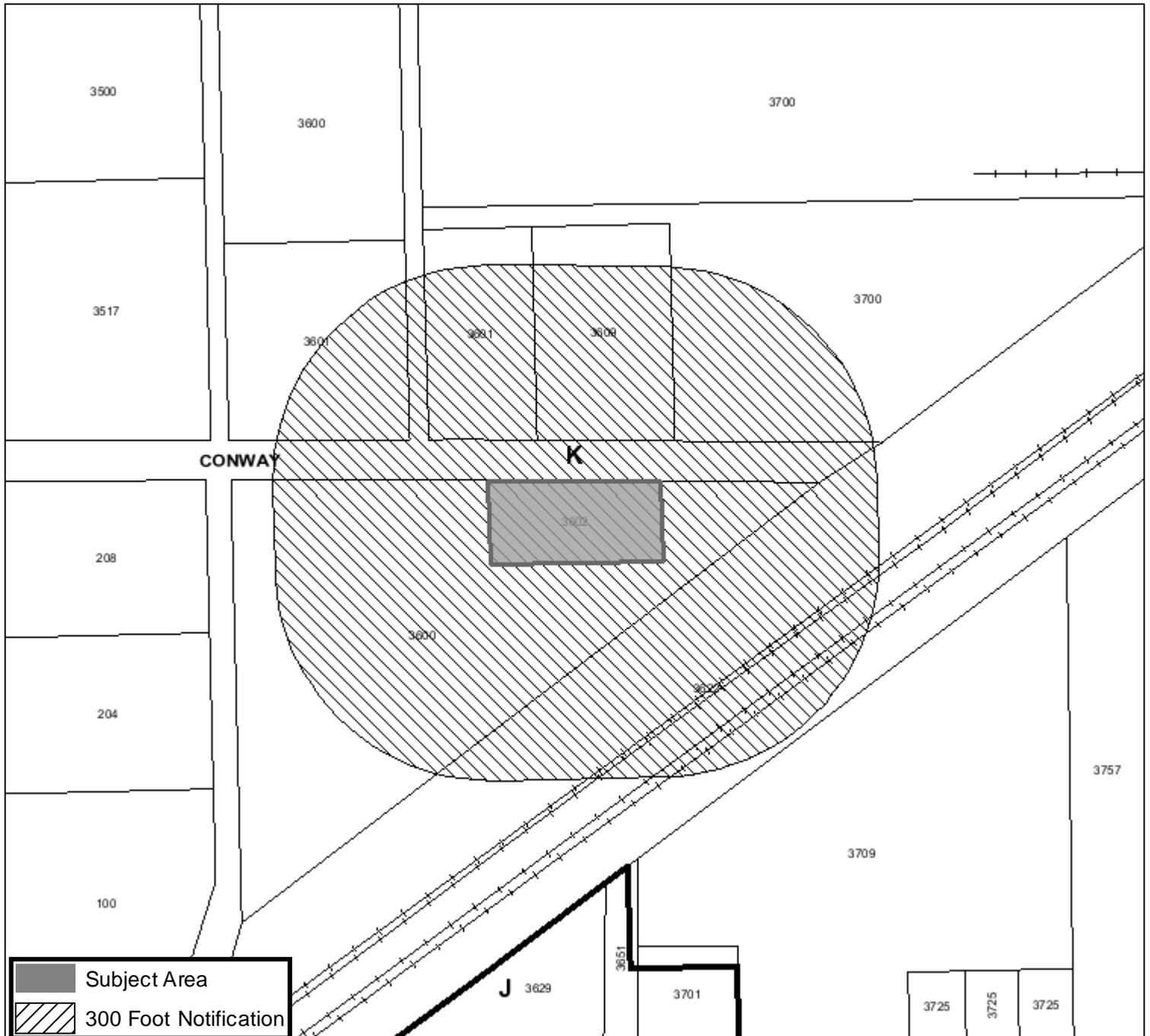




ZC-15-051

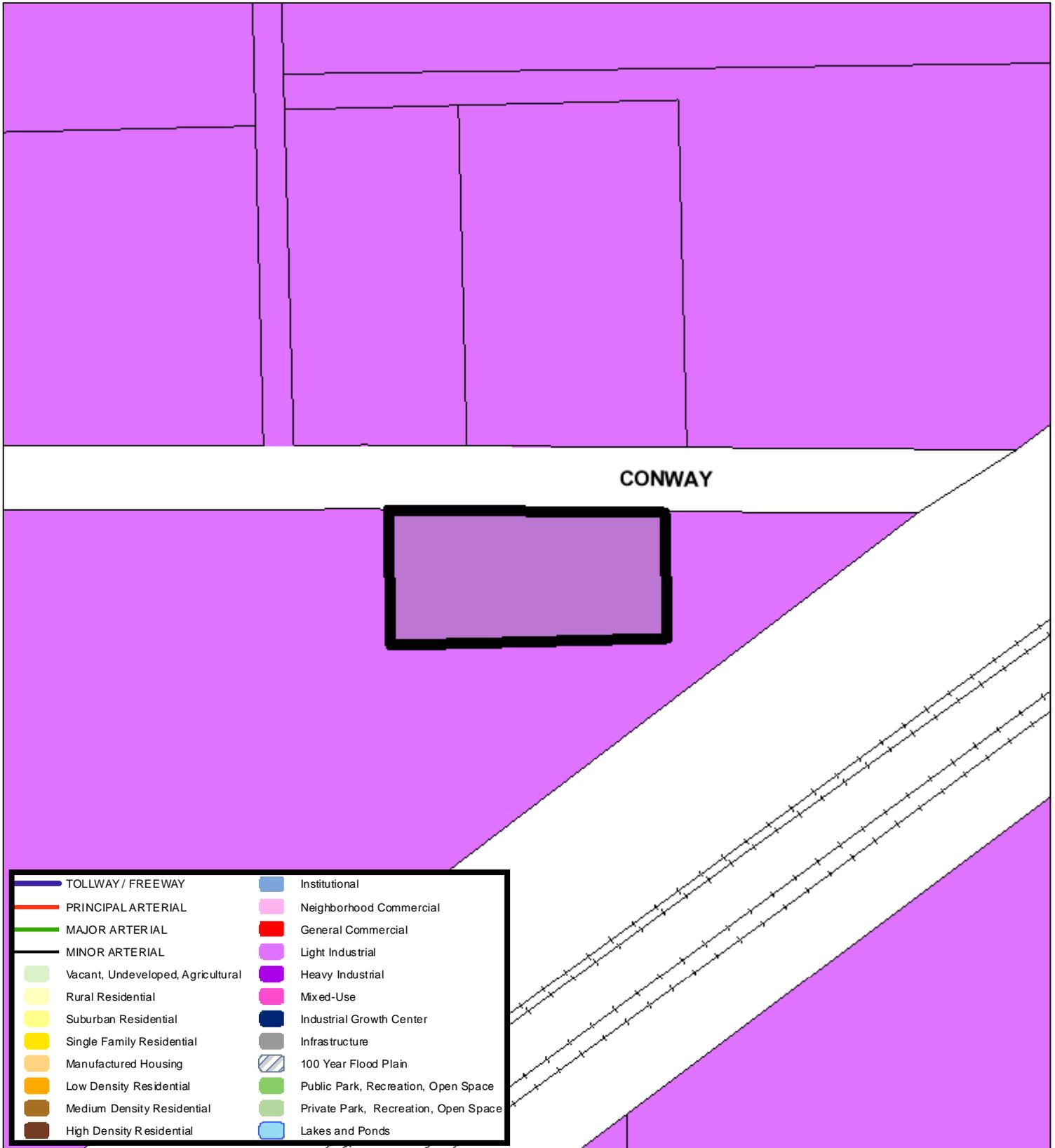
Area Zoning Map

Applicant: City of Fort Worth Planning & Development
Address: 3602 Conway Street
Zoning From: K
Zoning To: I
Acres: 0.63300995
Mapsc0: 64S
Sector/District: Northeast
Commission Date: 5/13/2015
Contact: 817-392-8043



0 100 200 400 Feet

Future Land Use



110 55 0 110 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 70 140 280 Feet



NA					
Kosel Investments, Inc	3550 Hulen St.	In	Opposition to E		Sent letter in
Stan Price	4525 Wellesley Ave	Out	Opposition		Sent letter in

12. ZC-15-048 City of Fort Worth Planning & Development (CD 2) 3103 & 3105 N. Hays Street (Fostepco Heights Addition, Block 86, Lots 15, 16, & 17, 0.40 Acres): from “I” Light Industrial to “ER” Neighborhood Commercial Restricted

Ms. Murphy called the surplus case.

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

13. ZC-15-049 City of Fort Worth Planning & Development (CD 8) 2801 Chenault Street (Riverside 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 brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

14. ZC-15-050 City of Fort Worth Planning & Development (CD 9) 2517 S. Jennings (Winston Addition, Block 4, Lot 4, 0.15 Acres): from “B” Two-Family to “A-5” One-Family

Ms. Murphy called the surplus case.

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

15. ZC-15-051 City of Fort Worth Planning & Development (CD 8) 3602 Conway Street (McLemore Atkin Survey, Abstract 1056, Tracts 226L1 & 226Q1, 0.63 Acres): from “K” Heavy Industrial to “I” Light Industrial

Ms. Murphy called the surplus case.

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

<i>Document received for written correspondence</i>				ZC-15-051
Name	Address	In/Out	Position on case	Summary