



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 2, 2015

**Council District** 8

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> None submitted <b>Support:</b> Southeast Fort Worth Inc.	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes <u>X</u>	No ___
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** City of Fort Worth Planning and Development

**Site Location:** 1524 E. Robert Street, 1521 & 1525 Colvin Avenue  
Mapsco: 77V

**Proposed Use:** Neighborhood Commercial Restricted

**Request:** From: "FR" General Commercial Restricted  
To: "ER" Neighborhood Commercial Restricted

**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 the corners of Riverside Drive, Robert Ave and Colvin Ave.

**Site Information:**

Owner: City of Fort Worth  
1000 Throckmorton Street  
Fort Worth, TX 76102  
Acreage: 0.42 ac  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

- North "FR" General Commercial Restricted / vacant
- East "FR" General Commercial Restricted / commercial, multifamily
- South "FR" General Commercial Restricted / 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)
Riverside Dr.	Major Arterial	Major Arterial	No
Robert Ave.	Residential	Residential	No
Colvin Ave.	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
United Communities Association of South Fort Worth	Southeast Fort Worth Inc
Hillside Morningside NA	Trinity Habitat for Humanity
Southeast Kingdom NA	Streams And Valleys Inc
Sierra Vista HOA	Fort Worth ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses surrounding the proposed site vary with vacant land to the north and west, single-family to the south, and commercial and multifamily to the east. The proposed "ER" Neighborhood Commercial Restricted zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as neighborhood commercial. The proposed "ER" zoning is consistent with the following Comprehensive Plan policies.

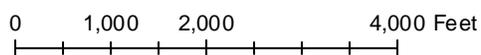
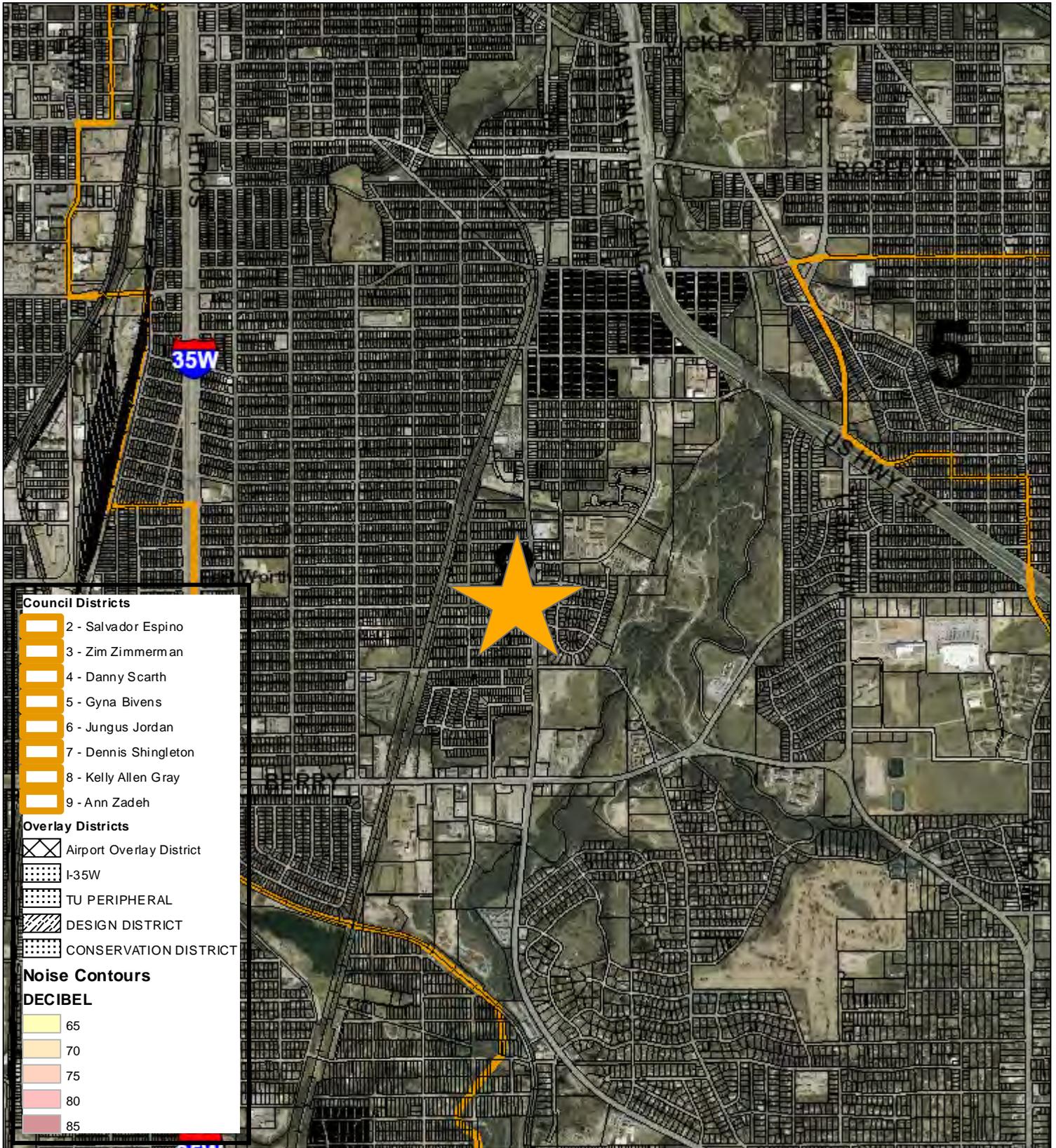
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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



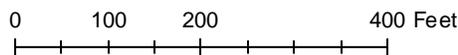


# Area Zoning Map

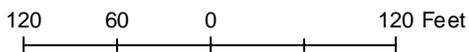
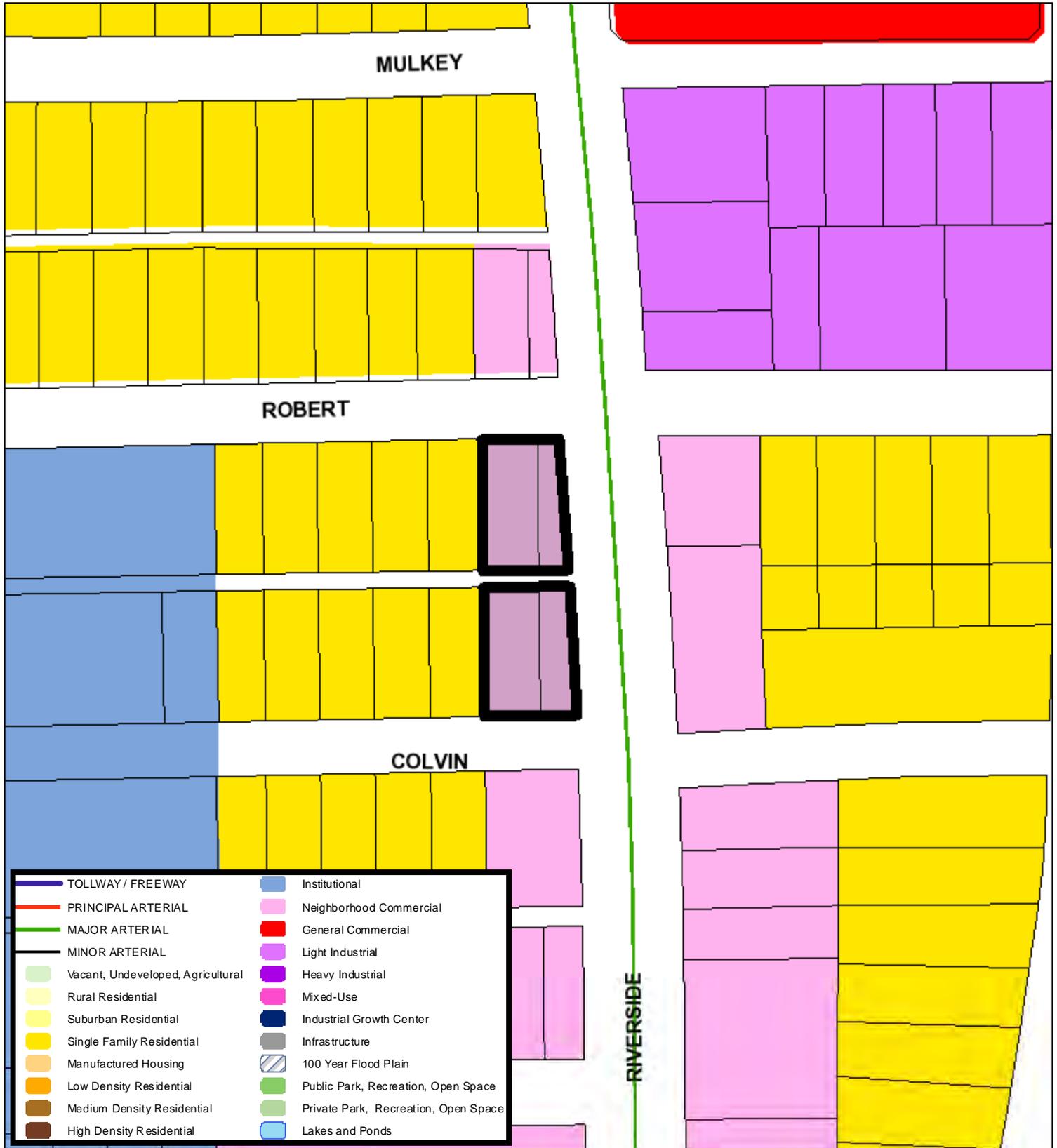
Applicant: City of Fort Worth Planning & Development  
 Address: 1524 E. Robert Street, 1521 & 1525 Colvin Avenue  
 Zoning From: FR  
 Zoning To: ER  
 Acres: 0.42470948  
 Mapsco: 77V  
 Sector/District: Southside  
 Commission Date: 5/13/2015  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification



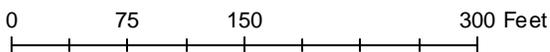
### Future Land Use



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**



		300 ft notification area			
Wayne Corbell	3601 Conway St	In	Opposition		Sent letter in

**16. ZC-15-052 City of Fort Worth Planning & Development (CD 3) 5700 Diaz Avenue (Chamberlain Arlington Heights 1st, Block 187, Lots 39 & 40, 0.15 Acres): from “E” Neighborhood Commercial 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.

**17. ZC-15-053 City of Fort Worth Planning & Development (CD 4) 3015 Elinor Street (Harlem Gardens Addition, Block, Lot 23A, 0.19 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.

**18. ZC-15-054 City of Fort Worth Planning & Development (CD 8) 1524 E. Robert Street and 1521 & 1525 Colvin Avenue (Ryan Southeast Addition, Block 21, Lots 17 & 18, 0.42 Acres): from “FR” General Commercial Restricted 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.

<i>Document received for written correspondence</i>					ZC-15-054
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Stacy Marshall/ Southeast Fort Worth Inc.	NA	Out	Support		Sent letter in

**19. ZC-15-055 City of Fort Worth Planning & Development (CD 8) 2807 Vanhorn Avenue (Vanhorn Subdivision, Block L, Lot 18, 0.17 Acres): from “B” Two-Family to “A-5” One-Family**