



**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: None submitted
Support: One letter 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: 3005 E. 12th Street Mapsco: 63Y

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 12th Street near the corner of Retta Street.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.11 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "J" Medium Industrial / industrial
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)
E 12 th Street	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
United Riverside NA*	Streams And Valleys Inc
East Fort Worth Business Assn	East Fort Worth, Inc.
United Riverside Rebuilding Corporation, Inc.	Fort Worth ISD

**Site located within the United Riverside NA*

Development Impact Analysis:

1. **Land Use Compatibility**
 Uses surrounding the proposed site are primarily single-family with industrial to the north. The proposed "A-5" One-Family zoning **is compatible** at this location.

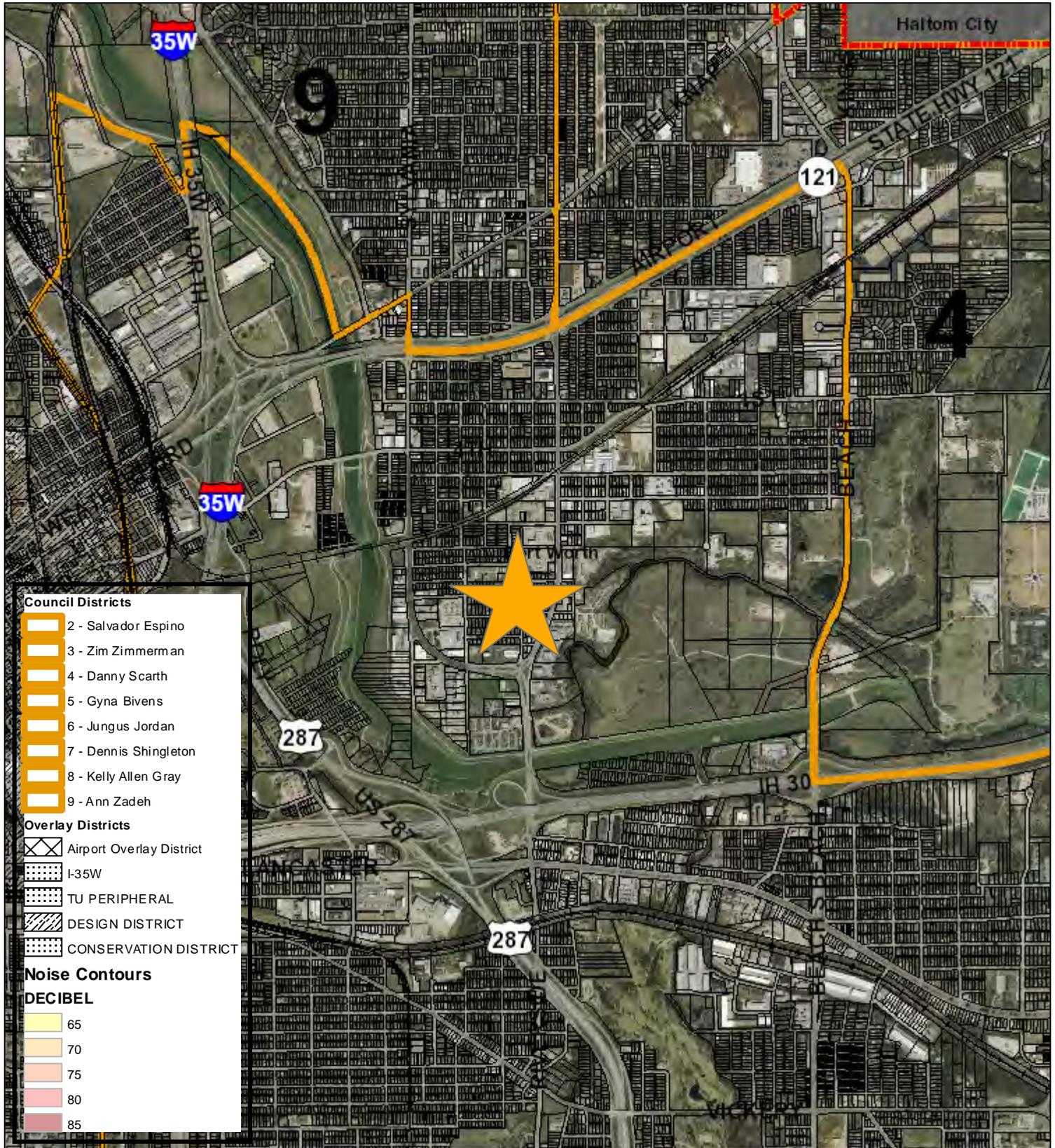
2. **Comprehensive Plan Consistency**
 The 2015 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.
 - Encourage development type and intensity appropriate to existing or planned street infrastructure. (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

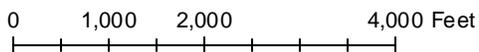
Overlay Districts

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

Noise Contours

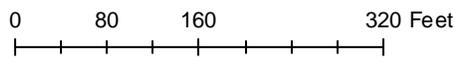
DECIBEL

-  65
-  70
-  75
-  80
-  85

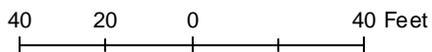
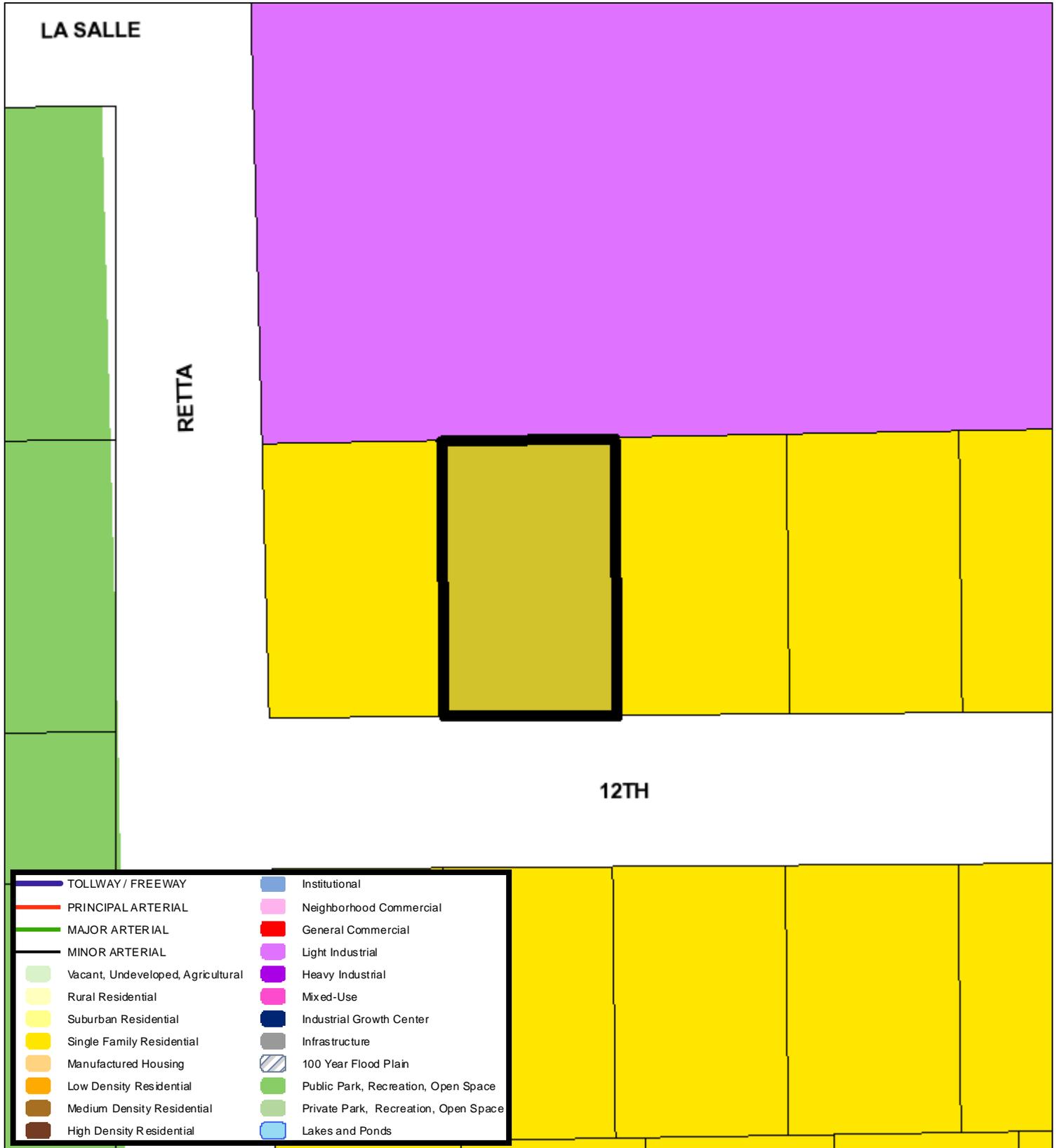


Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: 3005 E. 12th Street
 Zoning From: B
 Zoning To: A-5
 Acres: 0.11968504
 Mapsco: 63Z
 Sector/District: Northeast
 Commission Date: 5/13/2015
 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 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 25 50 100 Feet



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.

20. ZC-15-056 City of Fort Worth Planning & Development (CD 8) 3005 E. 12th Street (Lincoln Place Addition, Block, Lot 2, 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.

<i>Document received for written correspondence</i>				<i>ZC-15-056</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Munnell Davis	3001 E. 12th	In		Support	Sent letter in

21. ZC-15-057 City of Fort Worth Planning & Development (CD 8) 2800 St. Louis Avenue (South Hemphill heights Addition, Block 17, Lot 24, 0.18 Acres): from “J” Medium Industrial to “A-5” One-Family

Ms. Murphy called the surplus case.

Ted Lange, 3308 Bellaire Park Court, Fort Worth, Texas spoke in opposition. Mr. Lange owns the property across the street with an industrial/warehouse building. He mentioned there are no homes in this area and that it is an industrial area. The single-family homes in question are substandard and need to be taken down.

Mr. Flores asked staff for clarification if there was a single-family home on the lot. Ms. Burghdoff asked Mr. Lange if the single-family structure is still there. Mr. Lange said he had the house torn down and sold the property. Ms. Burghdoff recommended to continue the case and have staff do a site visit.

Motion: Following brief discussion, Ms. Conlin recommended a 60 day Continuance of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-15-057</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Munnell Davis		In	Opposition		Sent letter in