



**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:** 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:** 2712 Ennis Avenue 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 Ennis Avenue near the corner of Baurline 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 "B" Two-Family / single-family  
East "B" Two-Family / vacant, single-family  
South "B" Two-Family / single-family  
West "B" Two-Family / vacant, church

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Ennis Ave.	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
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
Eastside Sector Alliance	

*\*Site located within the United Riverside NA*

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family, vacant with a church to the west. 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.

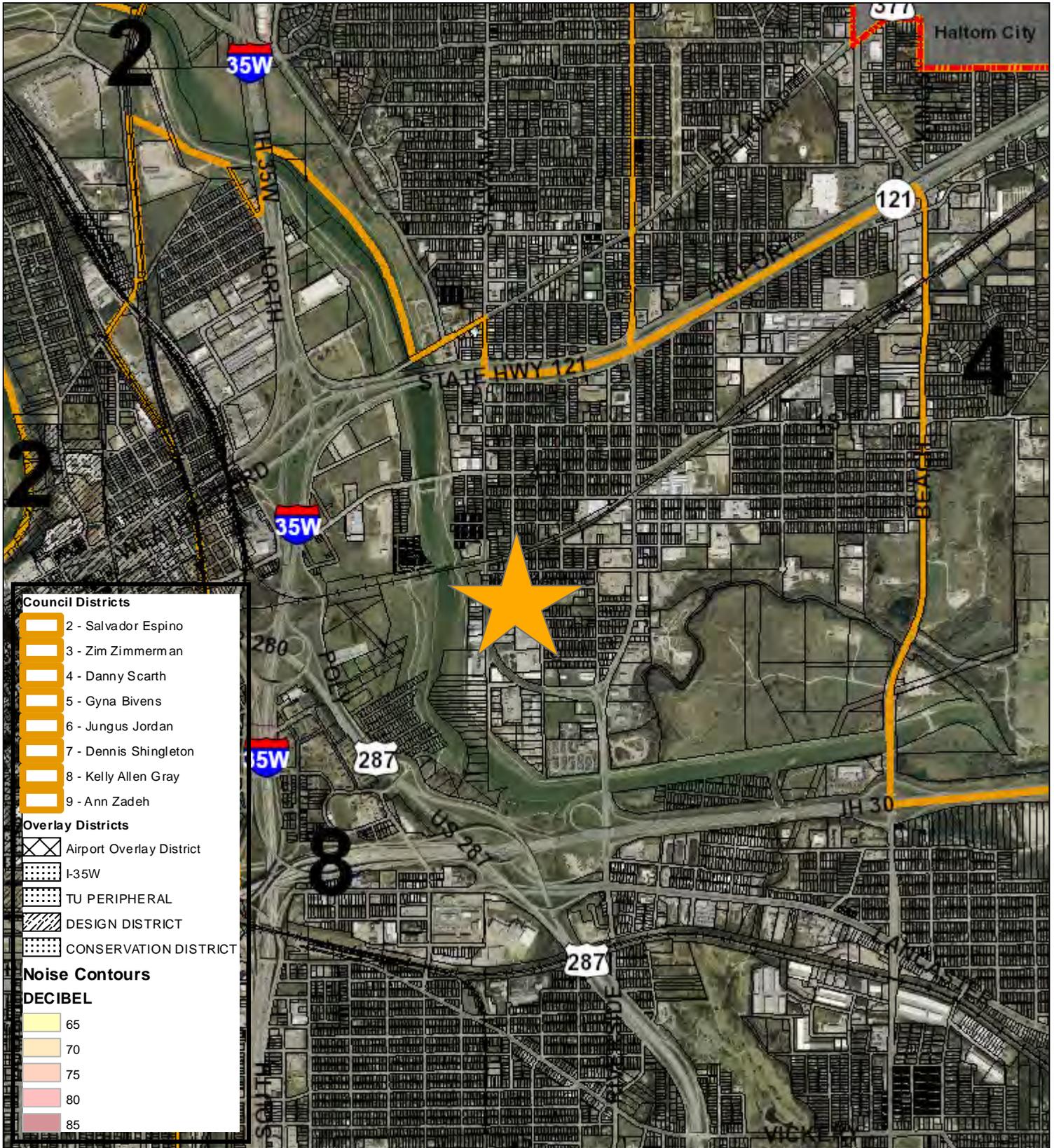
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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





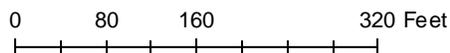
ZC-15-058

# Area Zoning Map

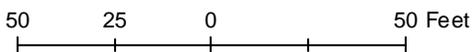
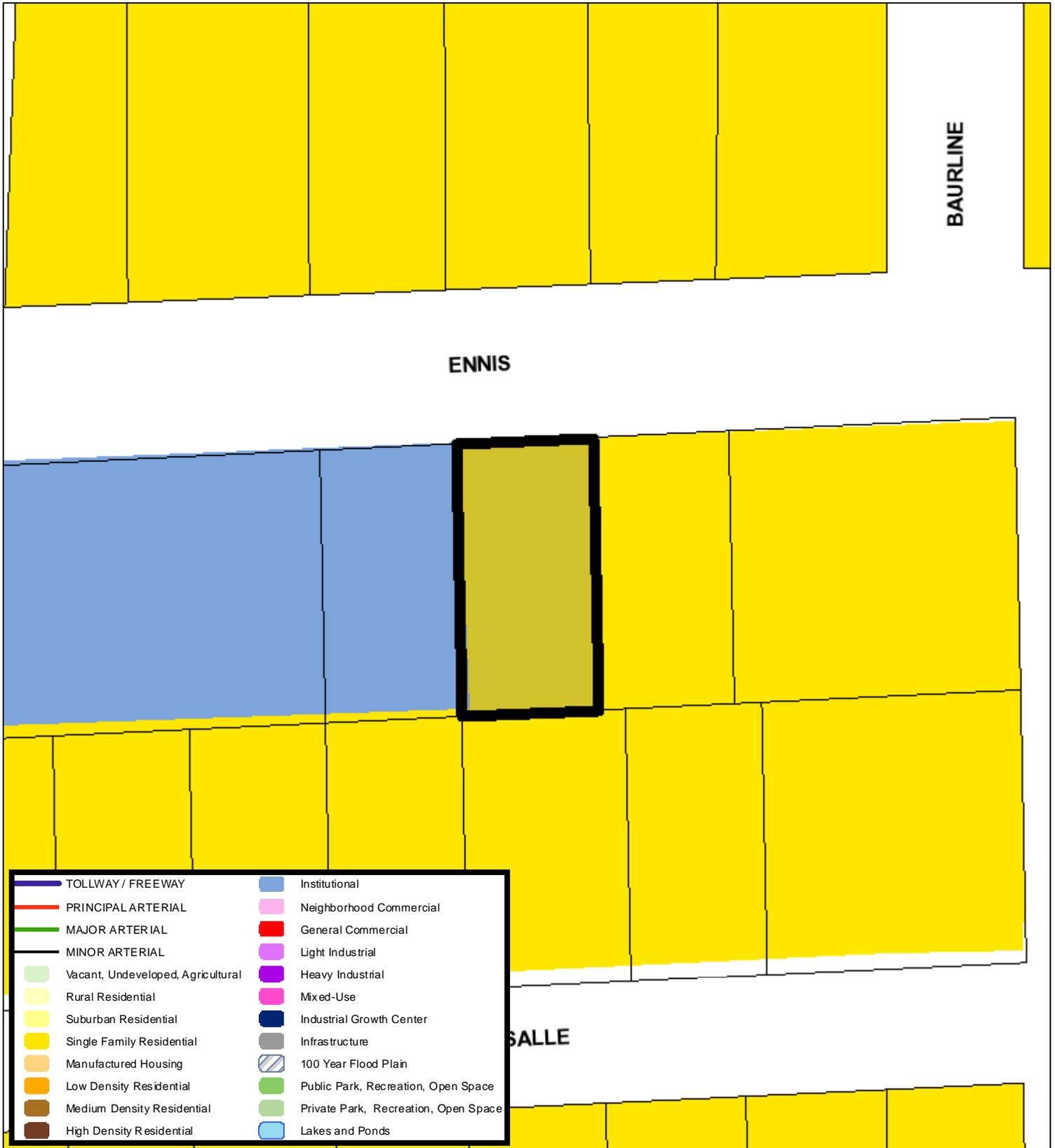
Applicant: City of Fort Worth Planning & Development  
 Address: 2712 Ennis Avenue  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.11474382  
 Mapsco: 63Y  
 Sector/District: Northeast  
 Commission Date: 5/13/2015  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification



### Future Land Use



Aerial Photo Map



0 30 60 120 Feet



**22. ZC-15-058 City of Fort Worth Planning & Development (CD 8) 2712 Ennis Avenue (Martindale Addition, Block 1, Lot 12, 0.11 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.

**23. ZC-15-059 City of Fort Worth Planning & Development (CD 2) 4824 MelodyLane Street (Melody Hills Addition, Block 7, Lot 13A, 0.13 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.

**24. ZC-15-060 City of Fort Worth Planning & Development (CD 9) 2801 Creston Avenue (Wilshire Addition, Block 28, Lot 9, 0.18 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.

**25. ZC-15-062 City of Fort Worth Planning & Development (CD 8) 3021 Galvez Avenue (Riverside Addition Ft. Worth, Block 33, Lot 9, 0.17 Acres): from “C” Medium Density Multifamily 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.

**Meeting adjourned: 12:41 p.m.  
5/13/15**

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

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Nick Genua, Chair