



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 16, 2015

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None Submitted  
**Support:** Inter 2 District Alliance

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Porfirio Bravo**

**Site Location:** 3219 Loving Avenue Mapsco: 48W

**Proposed Use:** **Single-family**

**Request:** From: "E" Neighborhood Commercial  
To: "A-5" One-Family

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is not consistent  
(Minor Boundary Adjustment).**

**Background:**

The proposed site is located south of Long Avenue and west of Loving. The applicant is requesting to rezone to "A-5" One-Family to build a single-family house. Single-family would be more appropriate at this location since it is fronting a residential level street and there are several single-family homes within this block.

At the Zoning Commission hearing the applicant explained he is proposing to build a single-family structure.

**Site Information:**

Owner: Porfirio Bravo  
2901 Loving Avenue  
Fort Worth, TX 76106  
Acreage: 0.16 ac  
Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

North "E" Neighborhood Commercial / vacant  
East "A-5" One-Family / single-family  
South "A-5" One-Family / vacant  
West "A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-104 Council-initiated rezoning for this subject area to various zoning districts; effective 7/30/10

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Loving Ave	Residential	Residential	No
Long Ave	Major Arterial	Major Arterial	No
Angle Ave	Minor Arterial	Minor Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Inter-District 2 Alliance	Fort Worth ISD
Far Greater Northside Historical NA	Trinity Habitat for Humanity
Streams And Valleys Inc	

*\*Site located within the Far Greater Northside Historical & Inter-District 2 Alliance*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is requesting to rezone to "A-5" One-Family to construct a single-family house. Surrounding land uses are predominantly single-family with vacant lots 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 Neighborhood Commercial. The proposed "A-5" zoning is not consistent with the following Comprehensive Plan policies.

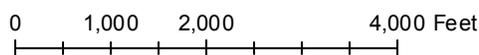
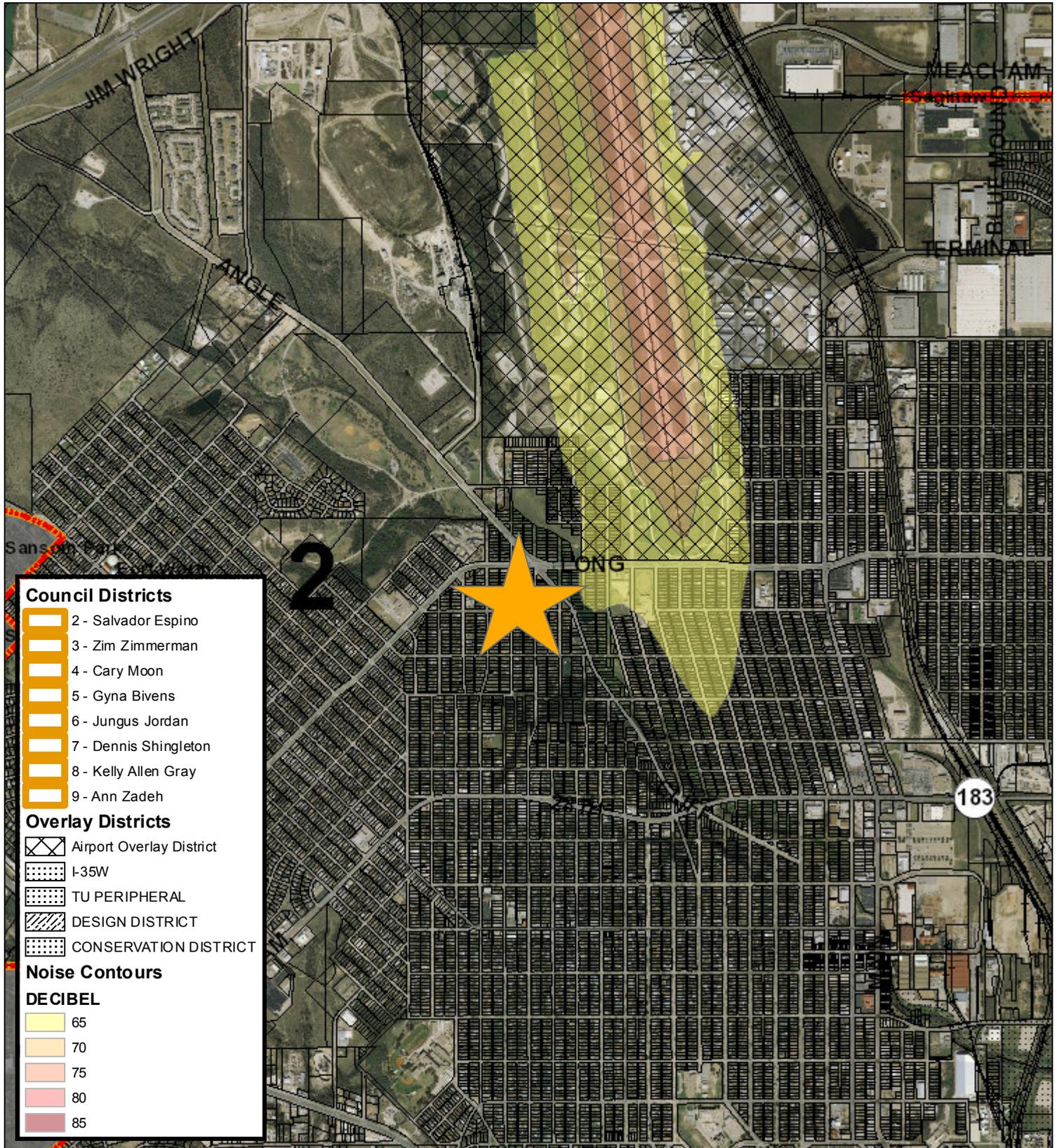
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning **is not consistent** (Minor Boundary Adjustment) with the Comprehensive Plan. However staff encourages infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

**Attachments:**

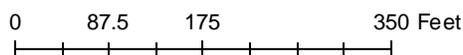
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Map

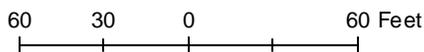
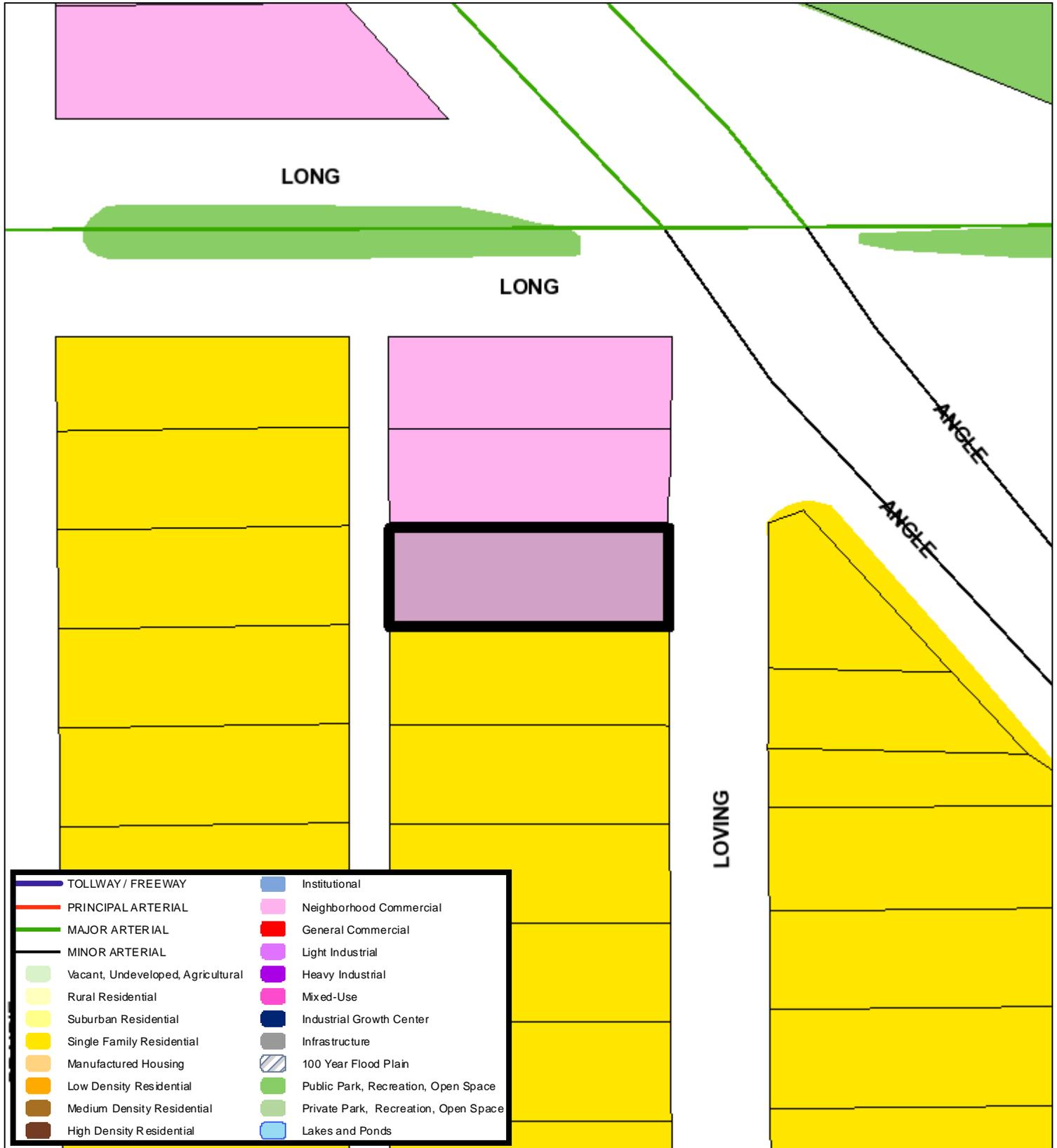


## Area Zoning Map

Applicant: Bravo Porfirio  
 Address: 3219 Loving Avenue  
 Zoning From: E  
 Zoning To: A-5  
 Acres: 0.16171083  
 Mapsco: 48W  
 Sector/District: Northside  
 Commission Date: 6/10/2015  
 Contact: null



### 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 40 80 160 Feet

