



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 7, 2012

**Council District** 9

**Zoning Commission Recommendation:**  
Approved by a vote of 9-0  
  
**Opposition:** none

Continued Yes  No   
Case Manager Stephen Murray  
Surplus Yes  No   
Council Initiated Yes  No

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

**Site Location:** 410 W. Shaw Street Mapsco: 77W

**Proposed Use:** Single-family

**Request:** From: "J" Medium Industrial

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 in vacant ROW behind single-family residential on Jennings Street on the corner of W Shaw Street.

**Site Information:**

Owner: City of Fort Worth  
1000 Throckmorton Street  
Fort Worth, TX 76102

Acreage: 0.36 ac  
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:  
North "J" Medium Industrial / industrial  
East "J" Medium Industrial / rail ROW  
South "J" Medium Industrial / vacant  
West "A-5" One-Family / single-family

**Public Notification:**

The following Neighborhood Associations were notified:

Shaw Clarke NA  
West Morningside NA  
Jennings-May St. Louis NA  
Worth Heights NA  
South Hemphill Heights

Berry Street Initiative  
Hemphill Corridor Task Force  
Southside Preservation Assoc.  
Fort Worth ISD

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

| Street/Thoroughfare | Existing           | Proposed    | In Capital Improvements Plan (CIP) |
|---------------------|--------------------|-------------|------------------------------------|
| W Shaw Street       | 2 way, Residential | Residential | No                                 |

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses vary surrounding the proposed site with industrial to the north, rail ROW and abandon rail ROW to east and south, and single-family directly west. The proposed "A-5" One-Family zoning **is compatible** at this location due to the odd configuration and size of the lots and single-family adjacency.

**2. Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Locate single-family homes adjacent to local or collector streets. (pg. 37)
- 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. 38)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

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



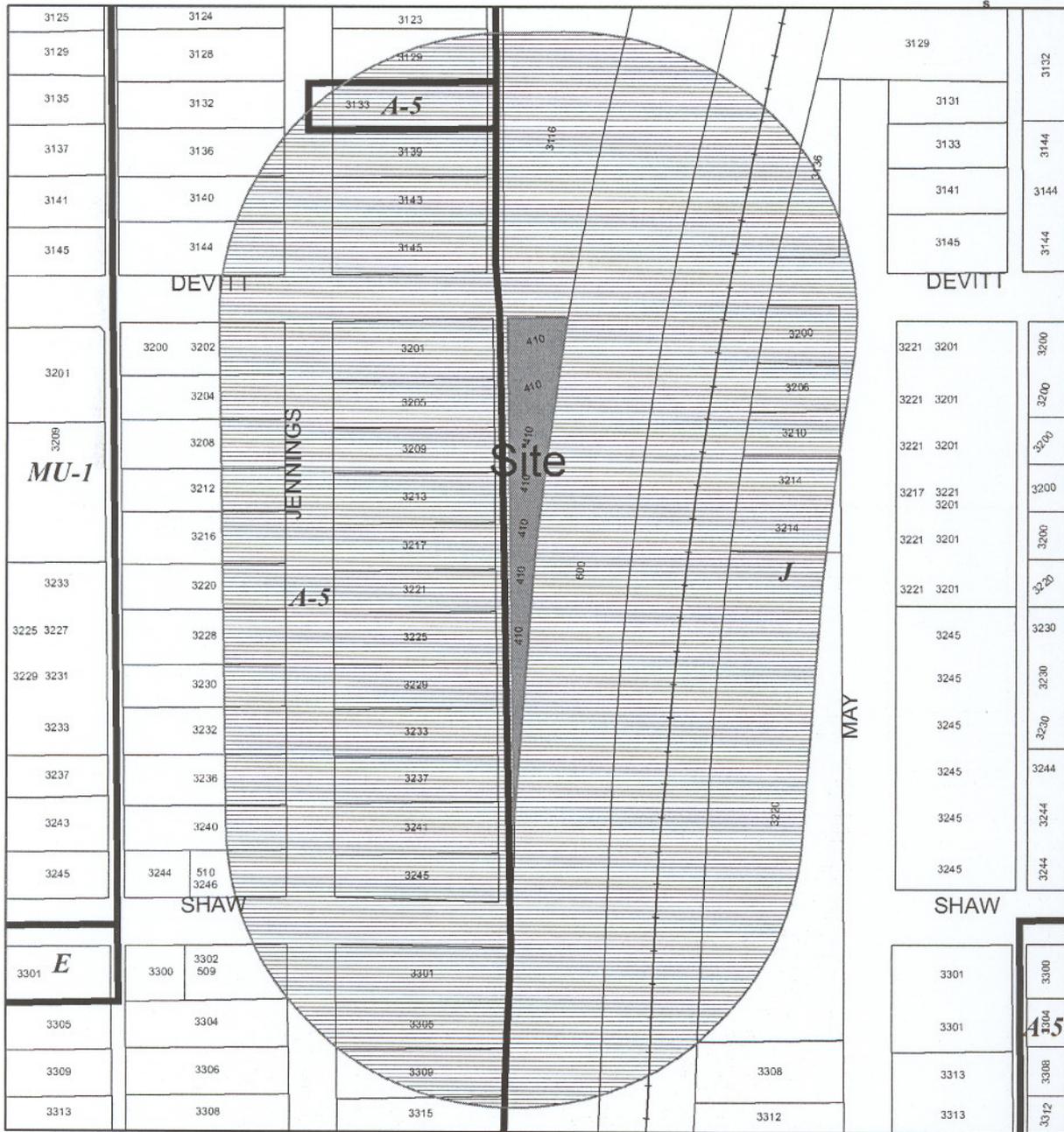


ZC-12-008

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 410 W. Shaw Street  
 Zoning From: J  
 Zoning To: A-5  
 Acres: 0.33564624  
 Mapsco: 77W  
 Sector/District: Southside  
 Commission Date: 01/11/2012  
 Contact: 817-392-8043

 300 Ft. Buffer



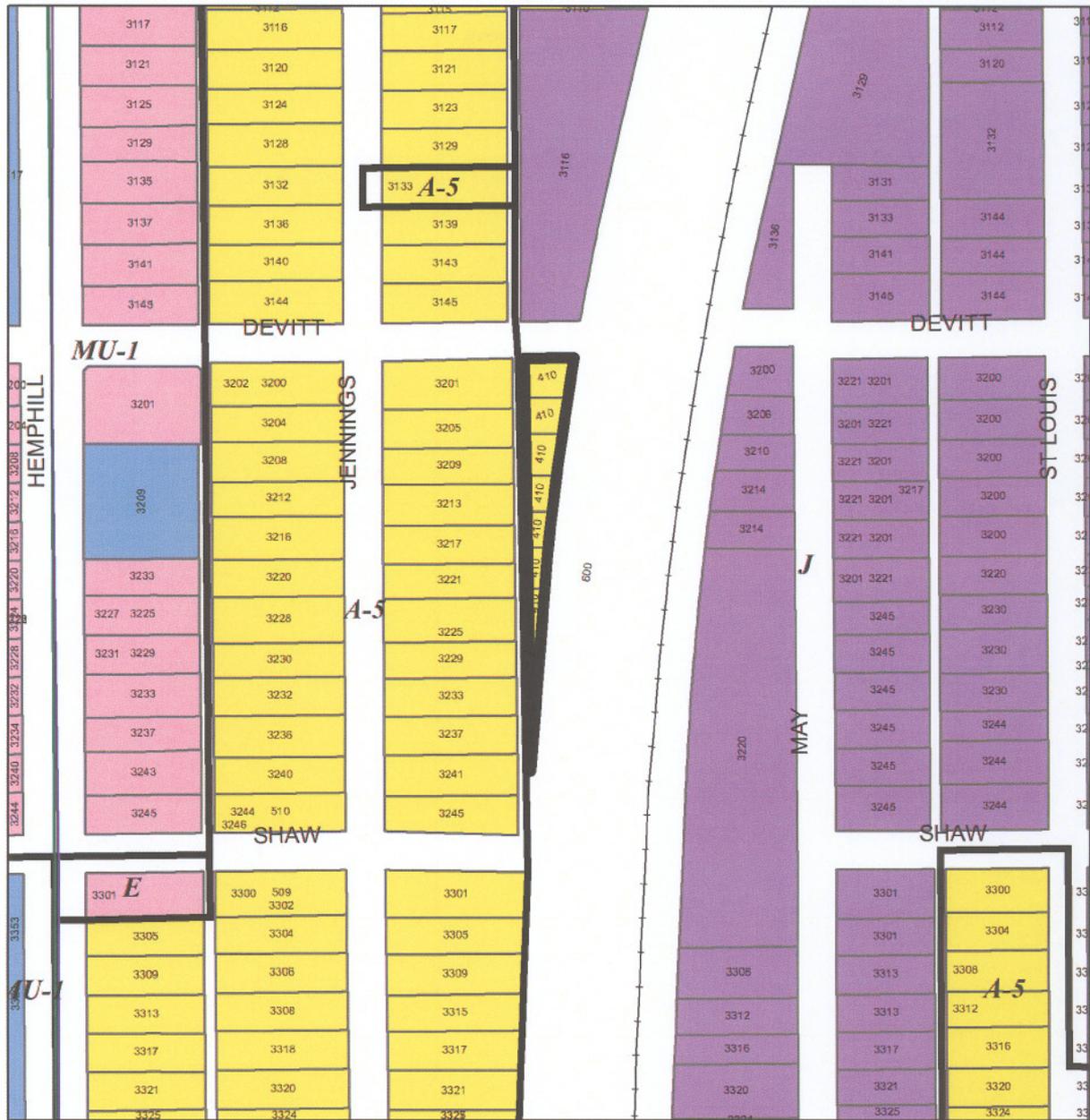
200 100 0 200 Feet



410 W. Shaw Street

# Future Land Use

ZC-12-008



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011





## Aerial Photo Map



Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained the request is to add an HC overlay to Rosemont Park.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

**8. ZC-12-007 City of Fort Worth Planning & Development (CD 9)- 907 West Berry Street (South Hemphill Heights, Block 39, 4.83 Acres): from "A-5" One-Family to "A-5/HC" One-Family/Historic & Cultural Overlay**

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained the request is to add an HC overlay to Capps Park.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

**9. ZC-12-008 City of Fort Worth Planning & Development (CD 9)- 410 West Shaw Street (South Hemphill Heights Addition, Block 48, Lots 13 thru 22, 0.36 Acres): from "J" Medium Industrial to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is surplus property.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

**10. ZC-12-009 City of Fort Worth Planning & Development (CD 9)- 1341 Elva Warren Street (Weisenberger Sunny Hill Garden, Block 23, Lots 11 & 12, 0.69 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is surplus property.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

**Meeting adjourned: 12:21 p.m.  
01/11/12**

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

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Neftali Ortiz, Chair