



**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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 1341 Elva Warren Street Mapsco: 91G

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 Elva Warren Street. The site currently does not have access.

Site Information:

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

Acreage: 0.69 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "B" Two-Family / vacant
- East "B" Two-Family / vacant
- South "B" Two-Family / vacant
- West "B" Two-Family / vacant

Public Notification:

The following Neighborhood Associations were notified:

Carter Park NA
Morningside Park NA

Glencrest Civic League NA
Southeast Fort Worth, Inc.

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Elva Warren	2 way, Residential (street is not complete)	Residential	No

*The site does not have access

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are vacant. The proposed "A-5" One-Family zoning is **compatible** at this location.

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:

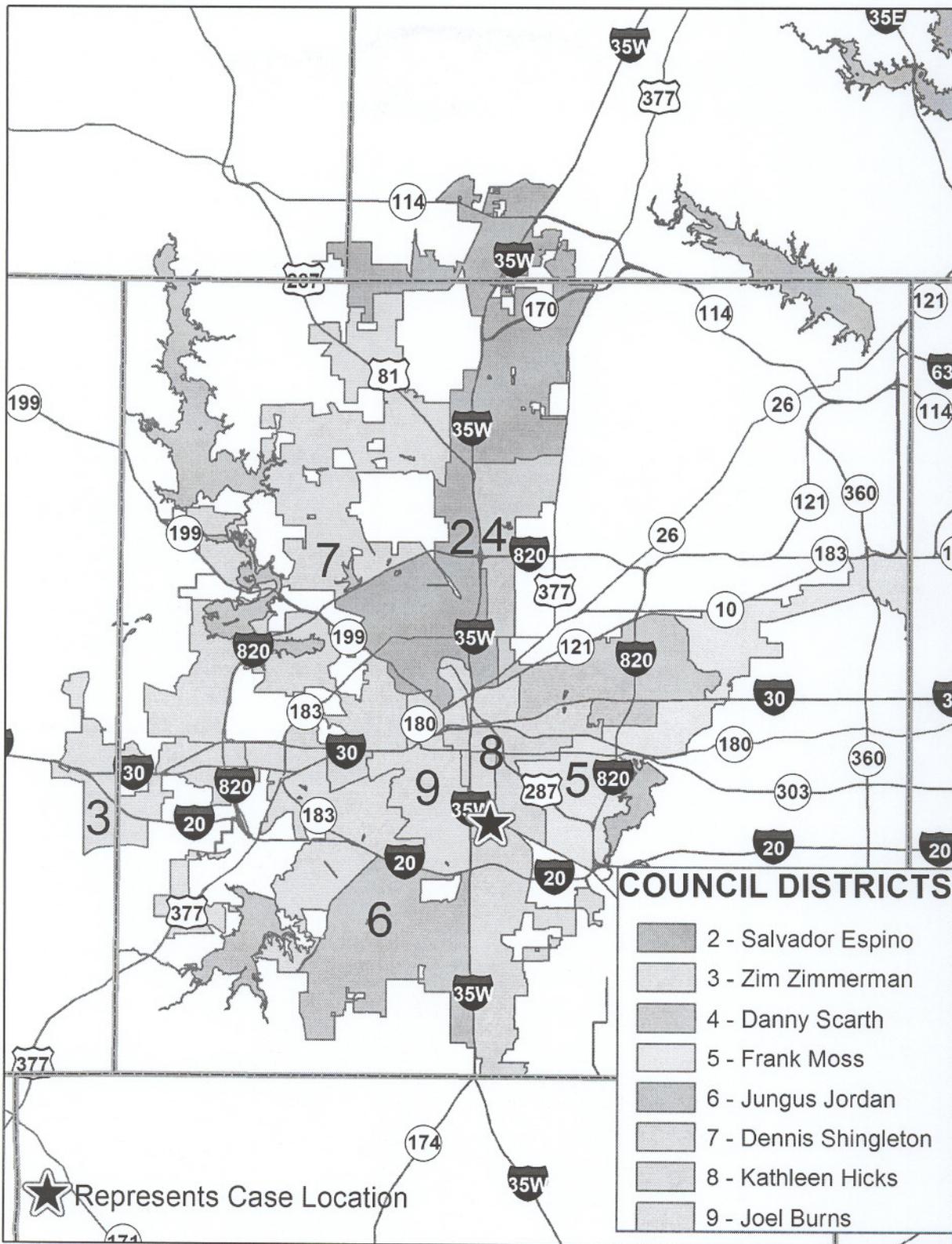
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-12-009

Location Map



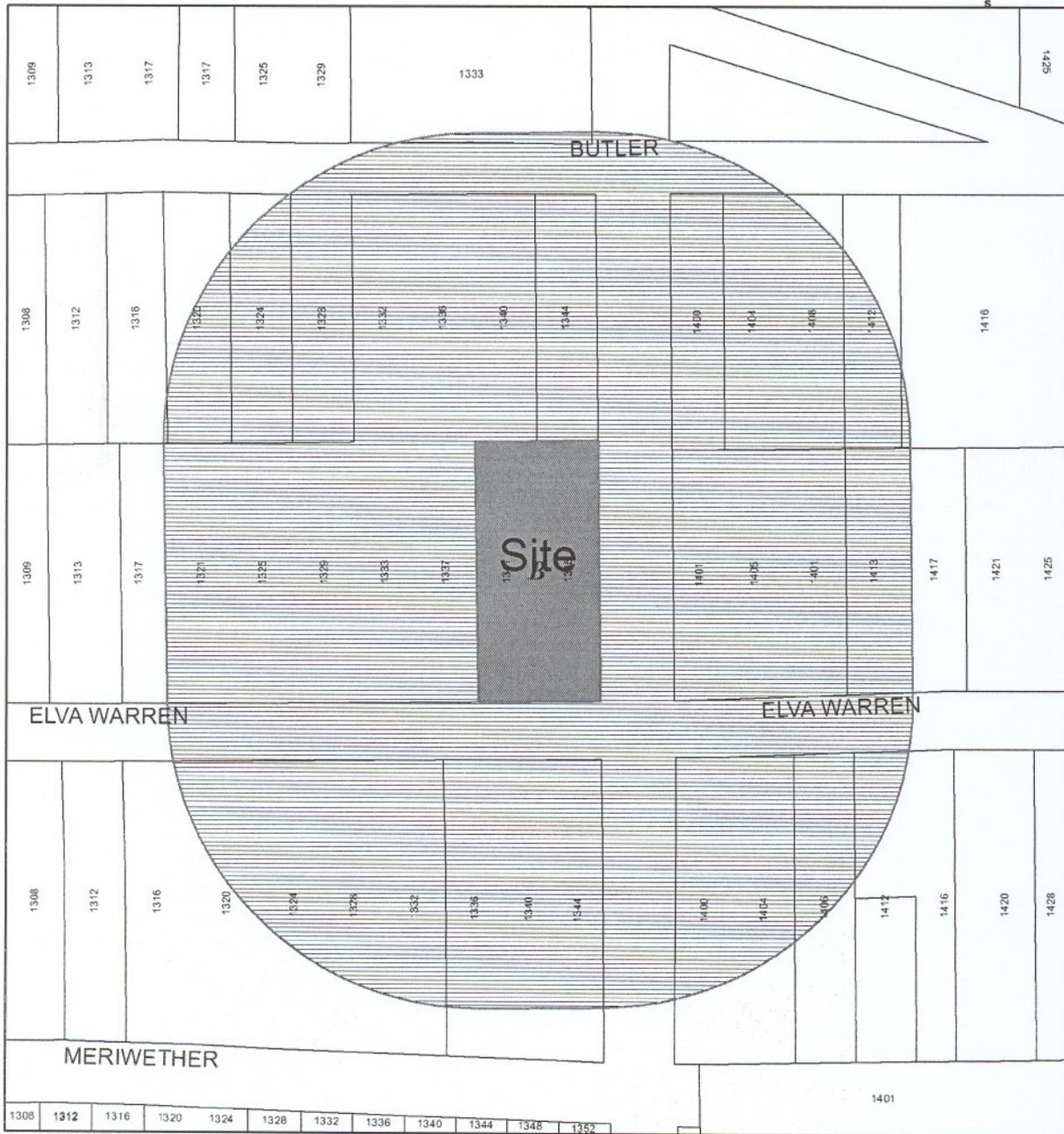


ZC-12-009

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 1341 Elva Warren Street
 Zoning From: B
 Zoning To: A-5
 Acres: 0.69915721
 Mapsco: 91G
 Sector/District: Southside
 Commission Date: 01/11/2012
 Contact: 817-392-8043

 300 Ft. Buffer



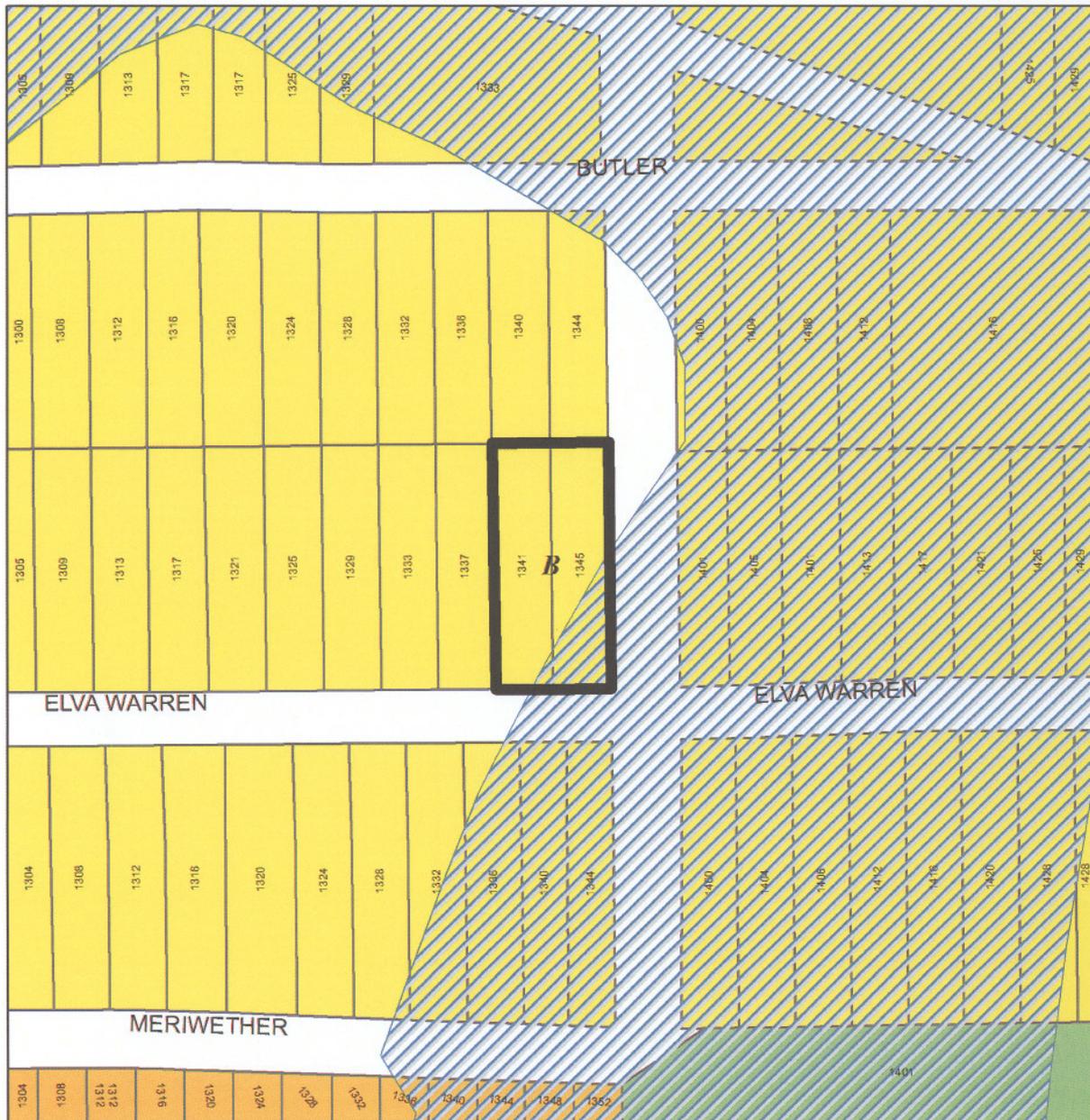
200 100 0 200 Feet



1341 Elva Warren Street

Future Land Use

ZC-12-009



- 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
- 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

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

Neftali Ortiz, Chair