



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 6, 2012

**Council District** 8

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

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:** 1829 E Davis Street Mapsco: 77R

**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 East Davis Street near Belzise Terrace.

**Site Information:**

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

Acreage: 0.15 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:

- Southeast Kingdom NA
- Morningside/Hillside Crime Watch COPS
- Southeast Fort Worth, Inc.
- Streams Valleys Inc.
- United Communities Association
- 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)
E Davis Street	2 way, Residential (street is not complete)	Residential	No

**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

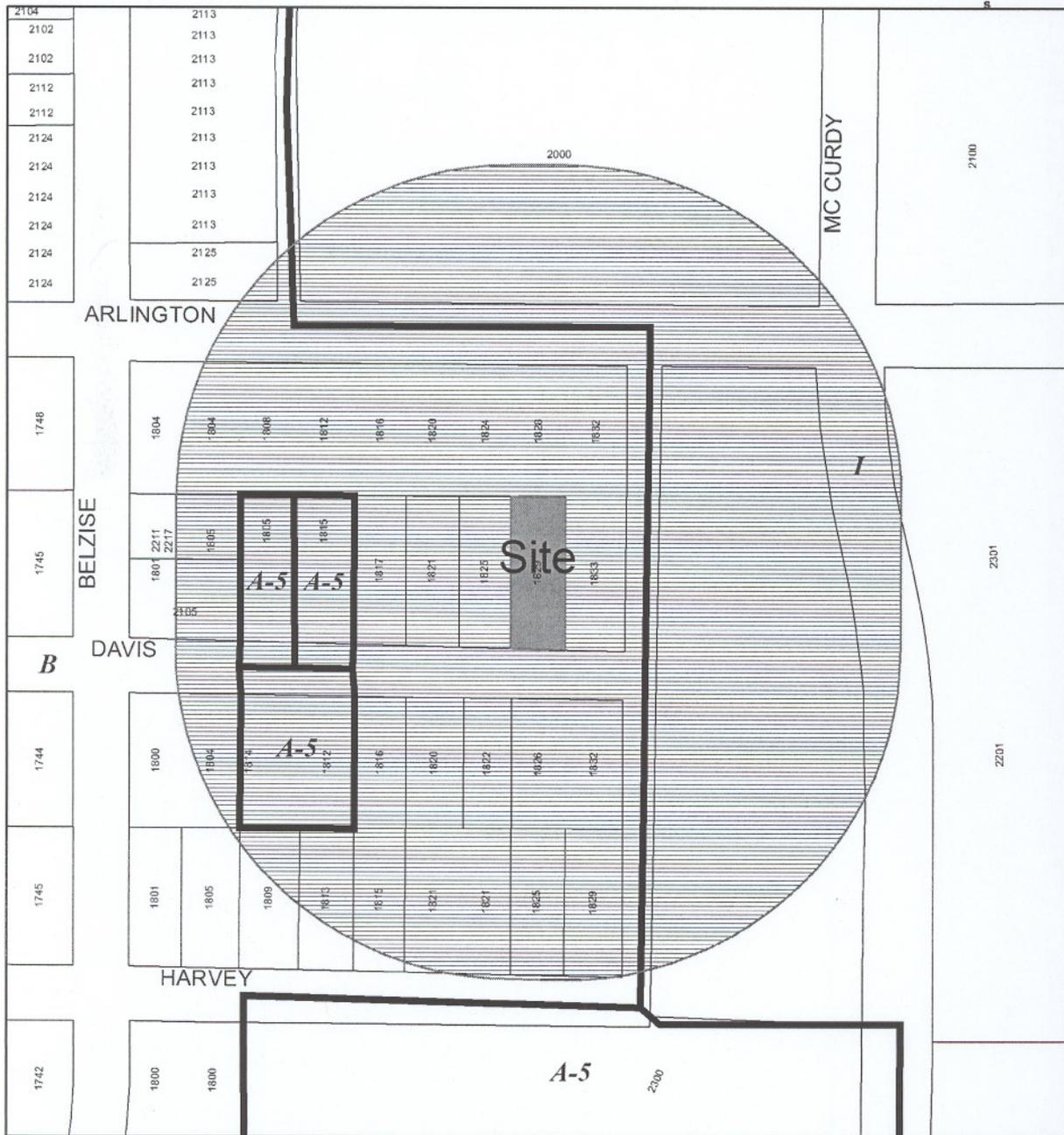




### Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
Address: 1829 E. Davis Avenue  
Zoning From: B  
Zoning To: A-5  
Acres: 0.15373409  
Mapsc0: 77R  
Sector/District: Southside  
Commission Date: 02/08/2012  
Contact: 817-392-8043

 300 Ft. Buffer



200 100 0 200 Feet

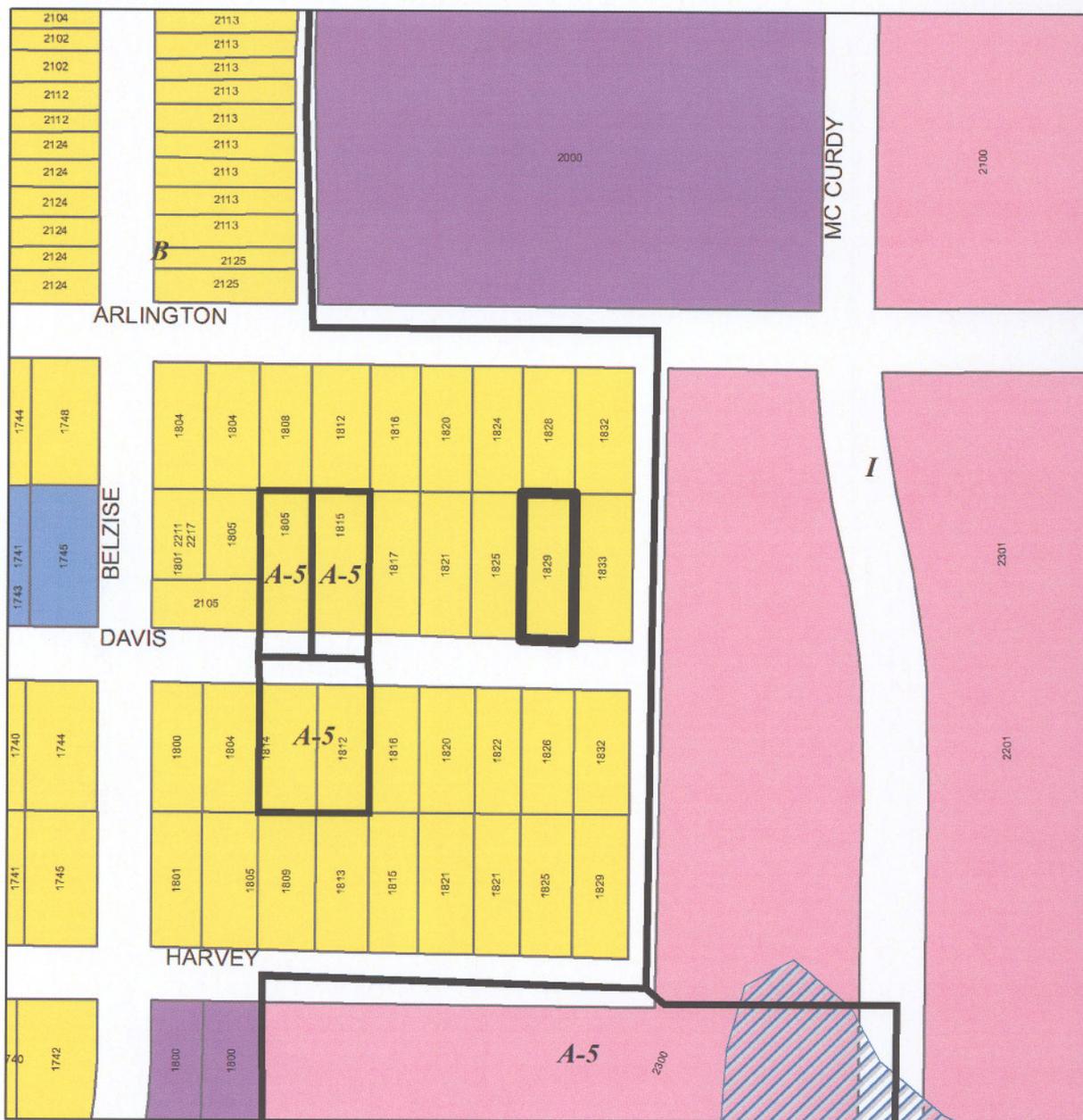
# FORT WORTH



1829 E. Davis Avenue

## Future Land Use

ZC-12-019



- 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





1829 E. Davis Avenue

ZC-12-019

# Aerial Photo Map



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

**9. ZC-12-019 City of Fort Worth Planning and Development (CD 8)- 1829 East Davis Street (South Hemphill Heights, Block 39, 0.15 Acres): from "B" Two-Family to "A-5" One-Family**

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

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

**10. ZC-12-020 City of Fort Worth Planning and Development (CD ALL)- Text Amendment Urban Design Commission Quorum Change**

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this amendment will change the quorum for the Urban Design Commission from six members to five.

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

**11. ZC-12-021 City of Fort Worth Planning and Development (CD ALL)- Text Amendment Amendments to Telecommunications Towers**

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners the changes to the Telecommunications Towers.

Mr. West asked staff to verify this is a result of studies that have been done and that the industry has had an opportunity to provide input and there was no opposition. Ms. Burghdoff confirmed with a yes.

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

**12. ZC-12-022 City of Fort Worth Planning and Development (CD 3)- Text Amendment Reorganize and Renumber Overlay Districts and add a Mixed-Use and Form Based District Use Table; Reactivate O-1 and O-2 Floodplain Districts**

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners staff is requesting a 30 day continuance.