



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
July 10, 2012

**Council District** 8

**Zoning Commission Recommendation:**  
Approval 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:** 508 Marion Avenue Mapsco: 77T

**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 vacant and located on Marion Avenue near the corner of Jones Street.

**Site Information:**

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

Acreage: 0.14 ac  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

- North "B" Two-Family / single-family
- East "B" Two-Family / single-family
- South "B" Two-Family / single-family
- West "B" Two-Family / single-family

**Public Notification:**

The following Neighborhood Associations were notified:

West Morningside NA  
Hillside Morningside

Morningside NA  
Morningside/Hillside Crime Watch COPS

Southeast Fort Worth, Inc.  
Southside Preservation Assoc.  
Morningside

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)
Marion Avenue	2 way, Residential	Residential	No

**Development Impact Analysis:**

1. **Land Use Compatibility**

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

2. **Comprehensive Plan Consistency**

The 2012 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>

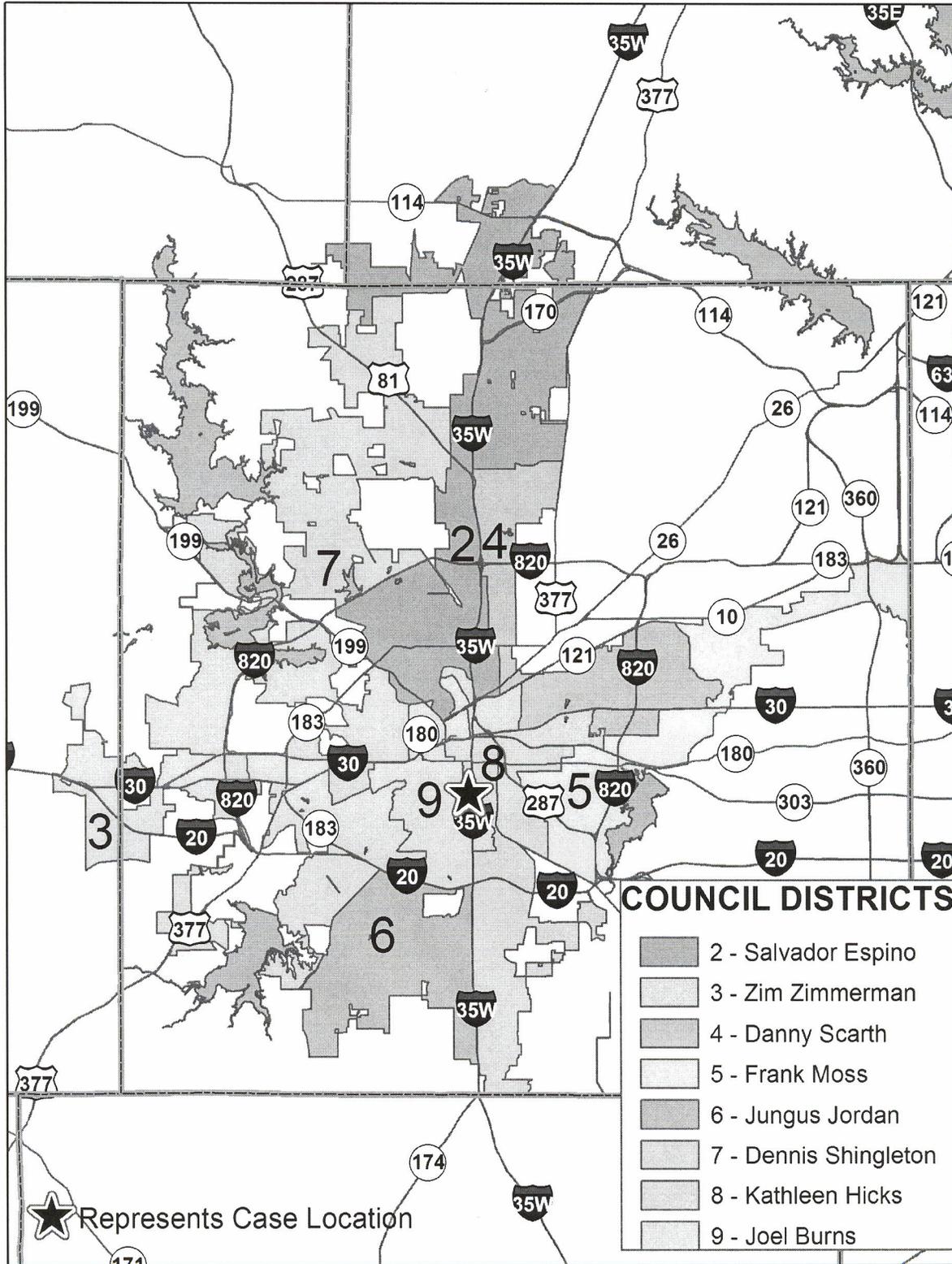
**Attachments:**

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



ZC-12-060

# Location Map



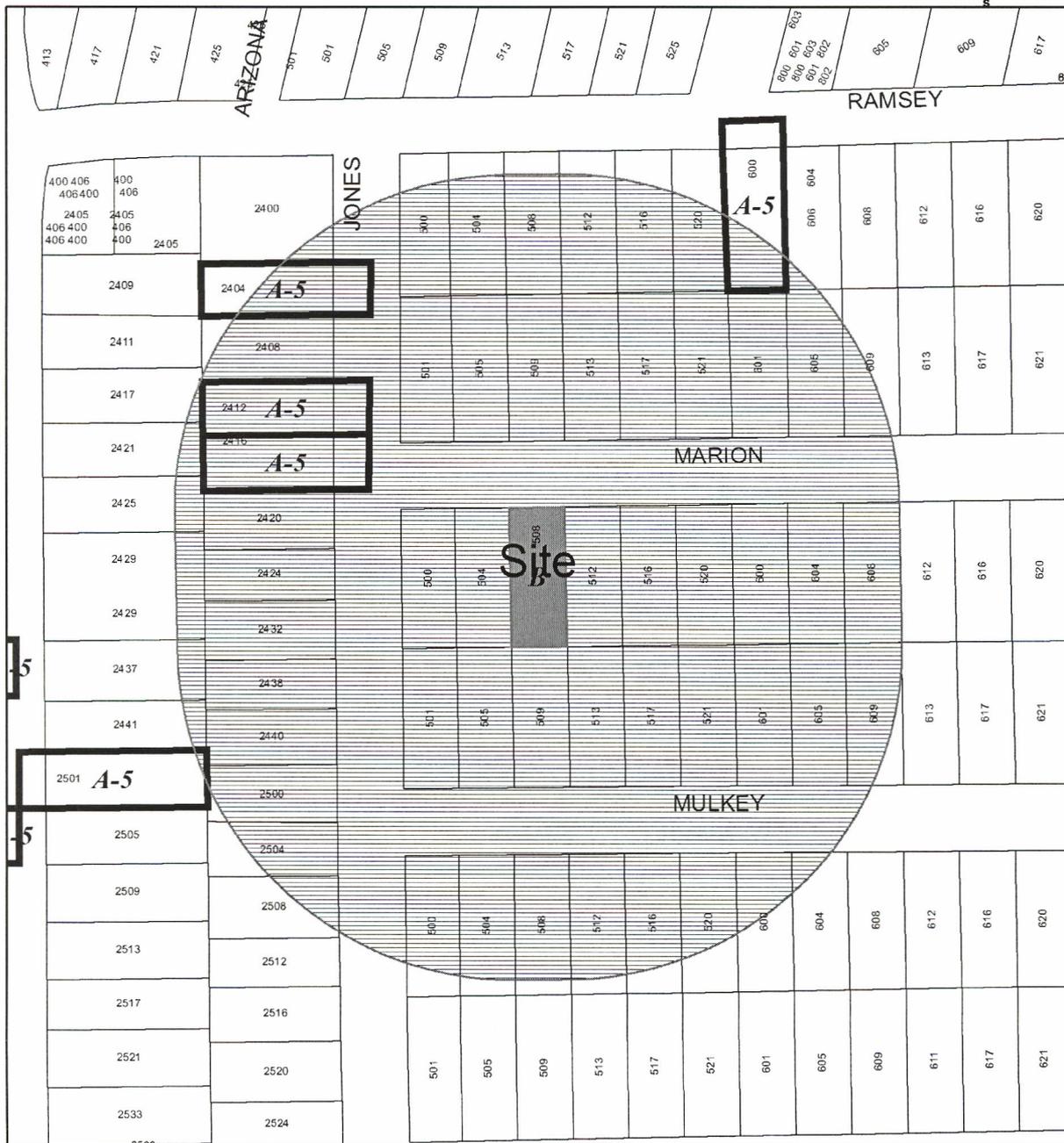


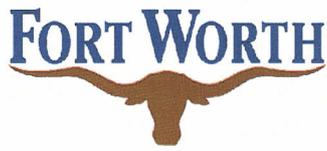
ZC-12-060

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 508 Marion Street  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.14384838  
 Mapsco: 77T  
 Sector/District: Southside  
 Commission Date: 06/13/2012  
 Contact: 817-392-8043

 300 Ft. Notification Buffer

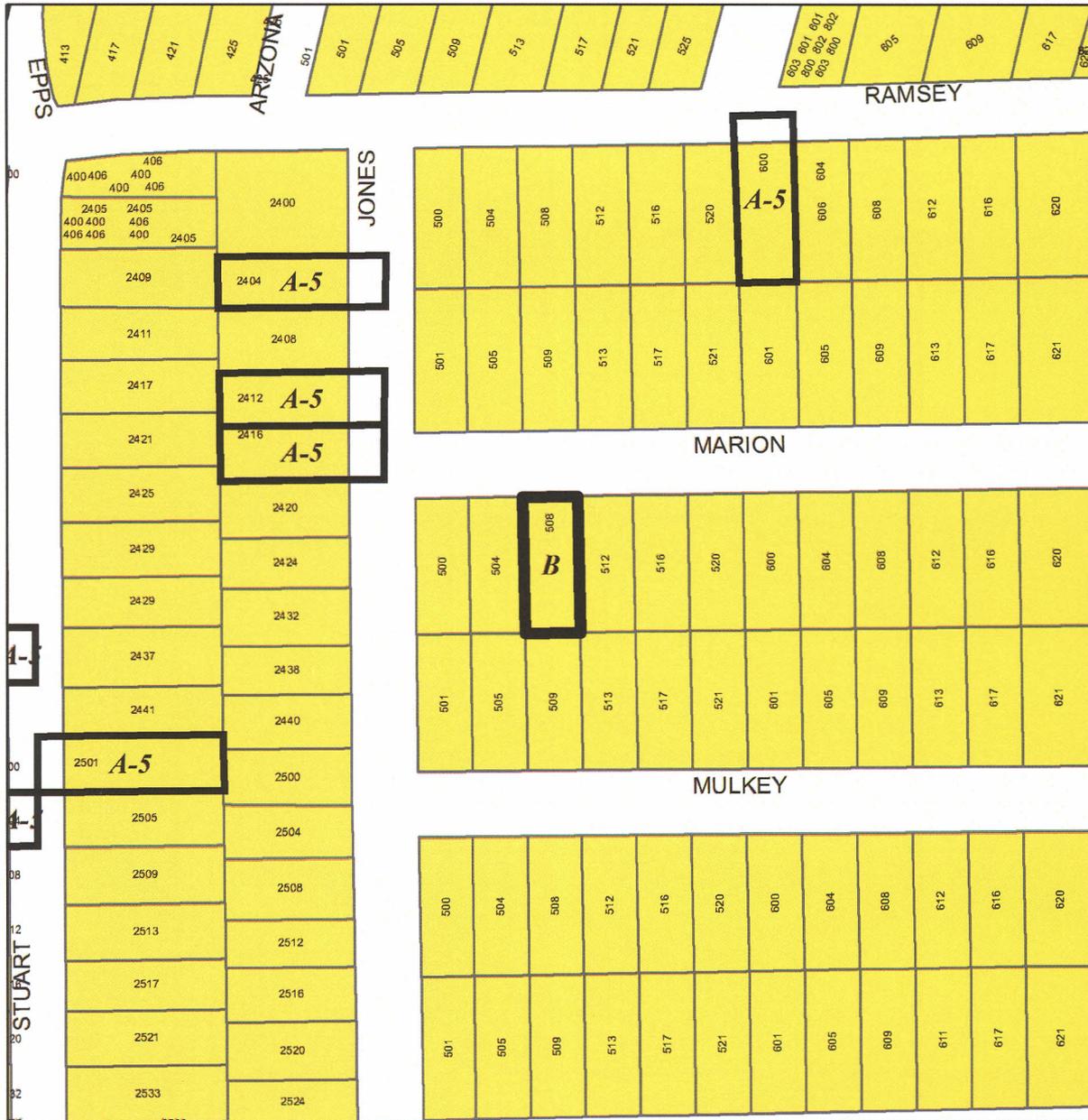




508 Marion Street

# Future Land Use

ZC-12-060



- 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 06, 2012



## Aerial Photo Map



**14. ZC-12-058 City of Fort Worth Planning & Development (CD 7)- 824 Springer Avenue (Westside Acres, S ½ Lot 3, 0.24 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, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

**15. ZC-12-059 City of Fort Worth Planning & Development (CD 7)- 5016 Saunders Avenue (Weisenberger Addition, Block 5, Lot 5, 0.27 Acres): from "B" Two-Family to "I" Light Industrial**

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

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

**16. ZC-12-060 City of Fort Worth Planning & Development (CD 8)- 508 Marion Avenue (West Morningside Addition, Block 4, Lot 3, 0.14 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, Mr. Edmonds recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

**17. ZC-12-061 City of Fort Worth Planning & Development (CD 9)- 2917 Cleburne Road and 2921 James Avenue (Ryan South, John C. Addition, Block 19, Lots 19 and 20 S 50' 20, Block 19, 0.36 Acres): from "I" Light Industrial to "E" Neighborhood Commercial**

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

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

**18. ZC-12-062 City of Fort Worth Planning & Development (CD 9)- 1724 S. Main Street (Emory College Sub of Patillo Addition, Block 10, Lot 58, 0.13 Acres): from "F" General Commercial to "ER" Neighborhood Commercial Restricted**