



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 10, 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: 1925 May Street Mapsco: 77N

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 May Street near the corner of Arlington Avenue.

Site Information:

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

Acreage: 0.11 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:

Fairmount NA
Fort Worth South, Inc.
Hemphill Corridor Task Force

Southside Preservation Assoc.
NUP-Neighborhood Unification Project
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) |
|---------------------|--------------------|-------------|------------------------------------|
| May Street | 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>

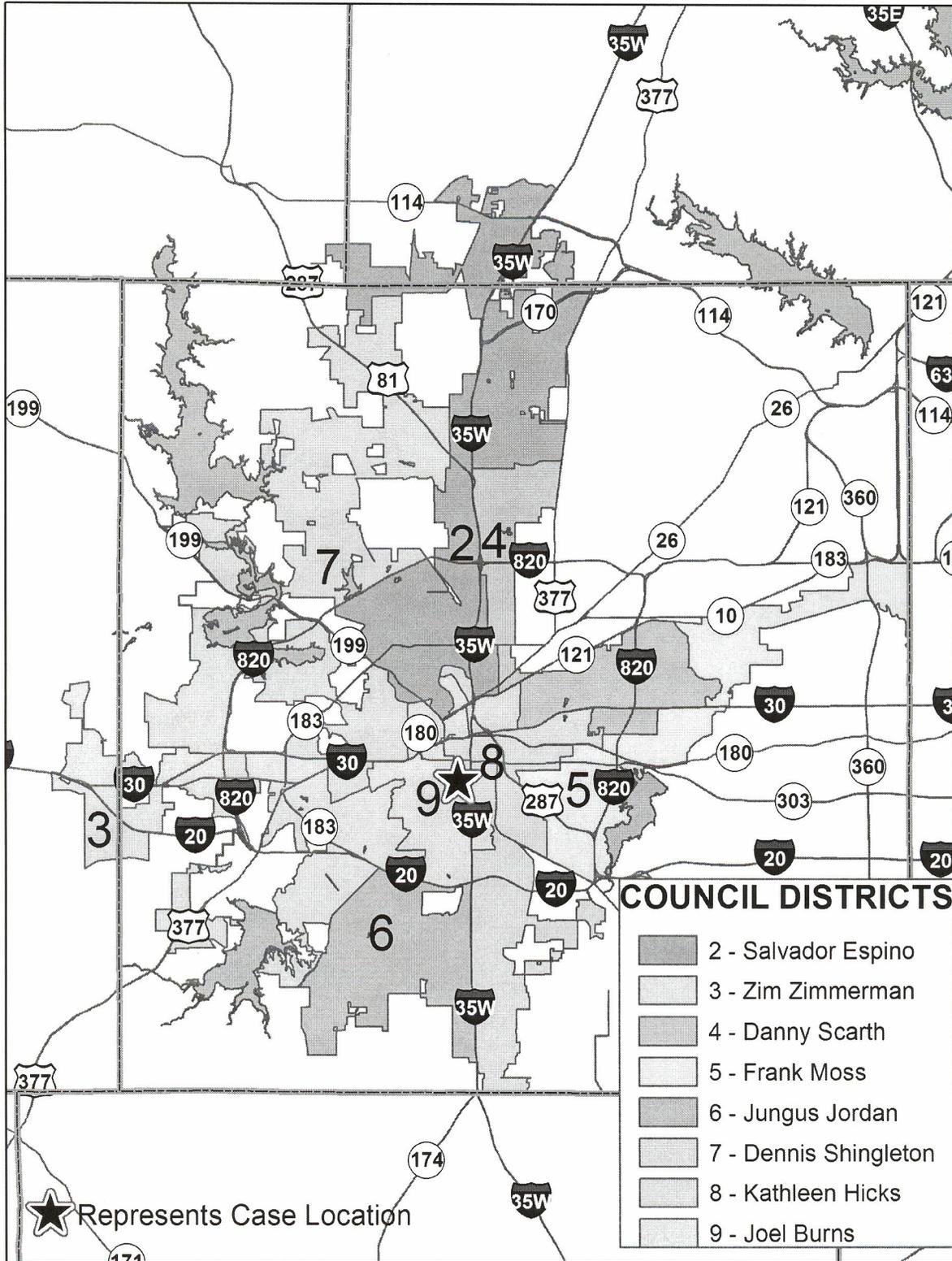
Attachments:

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

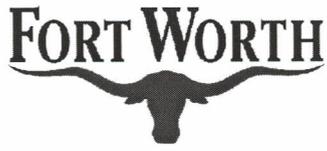
FORT WORTH

ZC-12-064

Location Map



5 2.5 0 5 Miles

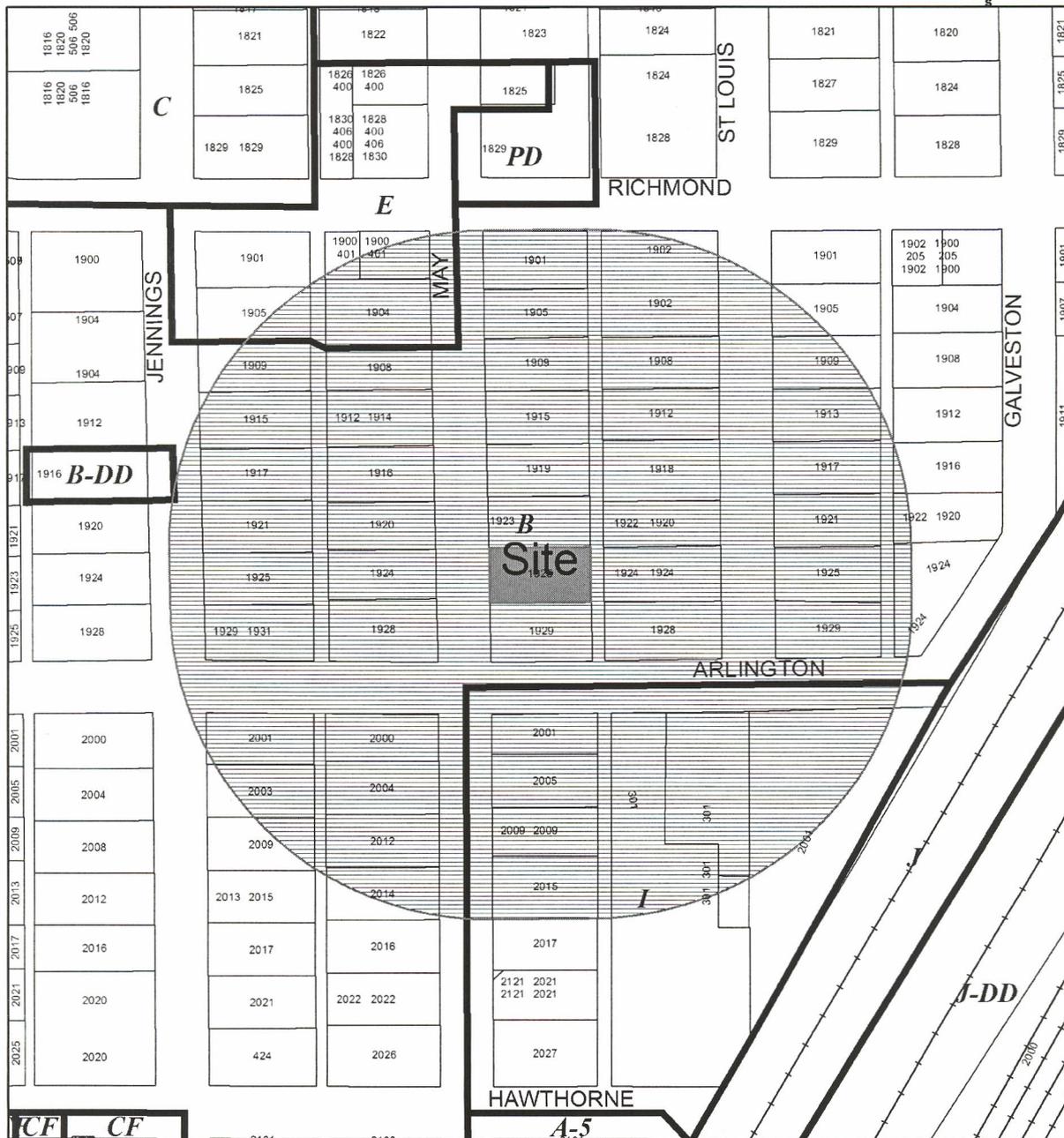


ZC-12-064

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 1925 May Street
 Zoning From: B
 Zoning To: A-5
 Acres: 0.11560817
 Mapsco: 77N
 Sector/District: Southside
 Commission Date: 06/13/2012
 Contact: 817-392-8043

 300 Ft. Notification Buffer





1925 May Street

ZC-12-064

Aerial Photo Map



200 100 0 200 Feet

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.

19. ZC-12-063 City of Fort Worth Planning & Development (CD 9)- 2605 May Street (Winston Addition, Block 6, Lot 2, 0.17 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.

20. ZC-12-064 City of Fort Worth Planning & Development (CD 9)- 1925 May Street (Emory College Sub of Patillo Addition, Block 14, Lot 39, 0.11 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.

21. ZC-12-065 City of Fort Worth Planning & Development (CD 9)- 3401 Ryan Avenue (Ryan South, John C Addition, Block 54, Lot 7, 0.13 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.

Carolyn Surita, 3404 Ryan Avenue, Fort Worth, Texas spoke in opposition. She is wondering what is going on with the lot. Ms. Burghdoff explained these properties are owned by the City of Fort Worth due to back taxes, etc. and before they can be put up for sale they are rezoned back to a residential use.

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

22. ZC-12-066 Phillip Gaylen (CD 4)- 1418 Milam Street (Ryan South, John C Addition, Block 54, Lot 7, 0.13 Acres): from "PD-575" Planned Development/Specific Use for