

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 7, 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: 3106 Finley Street Mapsco: 63Z

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 contains a single-family home and is located on Finley Street near the corner of Riverside Drive.

Site Information:

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

Acreage: 0.10 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

- North "B" Two-Family; "A-5" One-Family / single-family, vacant
- East "B" Two-Family / single-family
- South "E" Neighborhood Commercial / single-family
- West "B" Two-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

- United Riverside NA
- East Fort Worth Business Assoc.
- United Riverside Rebuilding Corp.
- Riverside Alliance
- Neighborhoods of East Fort Worth
- Fort Worth ISD

Streams Valleys

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Finley 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
- City of Fort worth Planning & Development



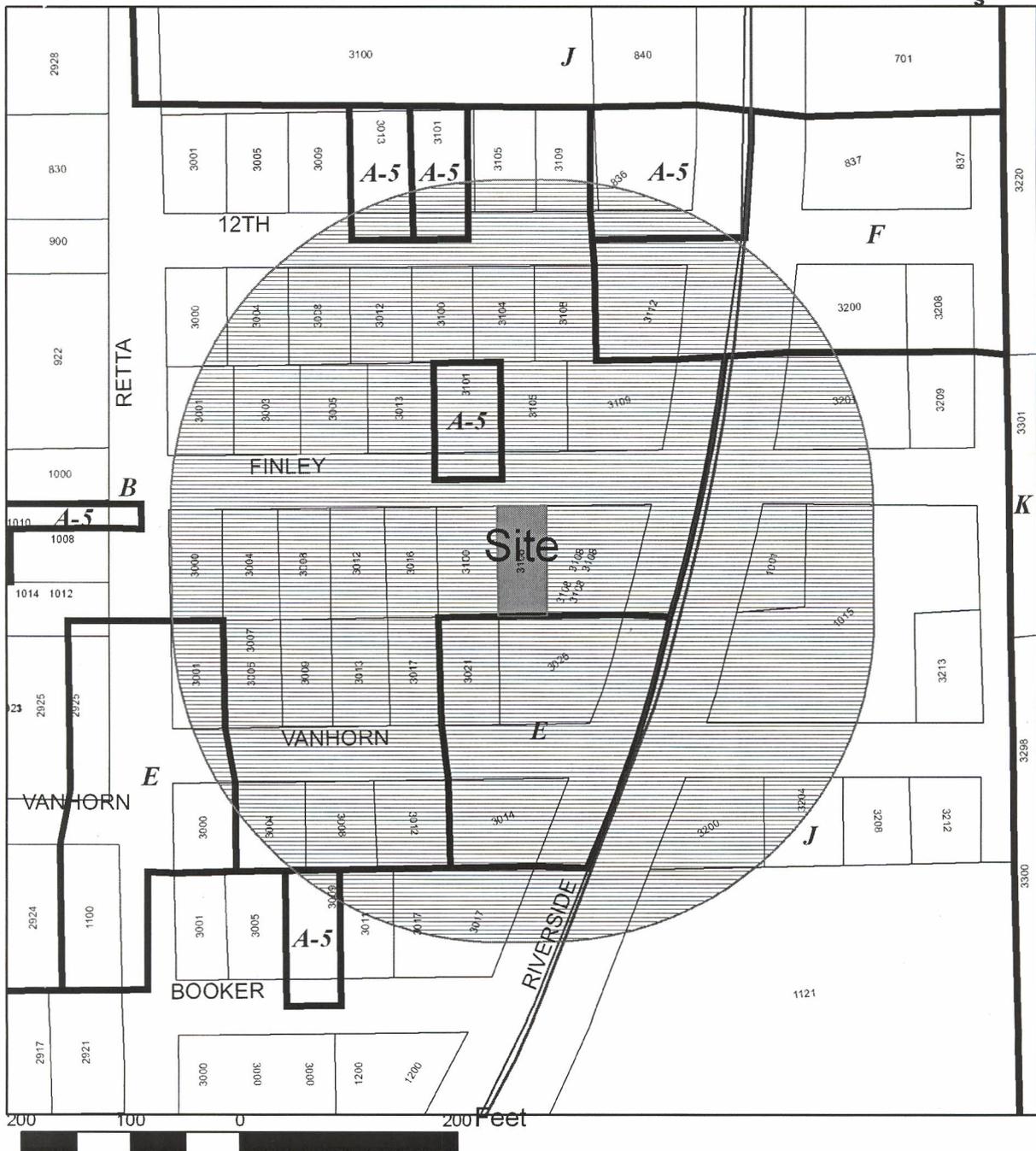
ZC-12-076

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 3106 Finley Street
 Zoning From: B
 Zoning To: A-5
 Acres: 0.10530851
 Mapsco: 63Z
 Sector/District: Northeast
 Commission Date: 7/11/2012
 Contact: 817-392-8043



 300 Ft. Notification Buffer





3106 Finley Street

Future Land Use

ZC-12-076



- | | |
|-----------------------------------|--------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial |
| Rural Residential | General Commercial |
| Suburban Residential | Light Industrial |
| Single Family Residential | Heavy Industrial |
| Manufactured Housing | Mixed-Use Growth Center |
| Low Density Residential | Industrial Growth Center |
| Medium Density Residential | Infrastructure |
| High Density Residential | Lakes and Ponds |
| Institutional | 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

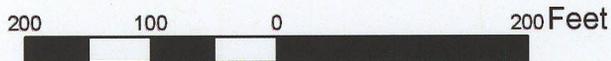
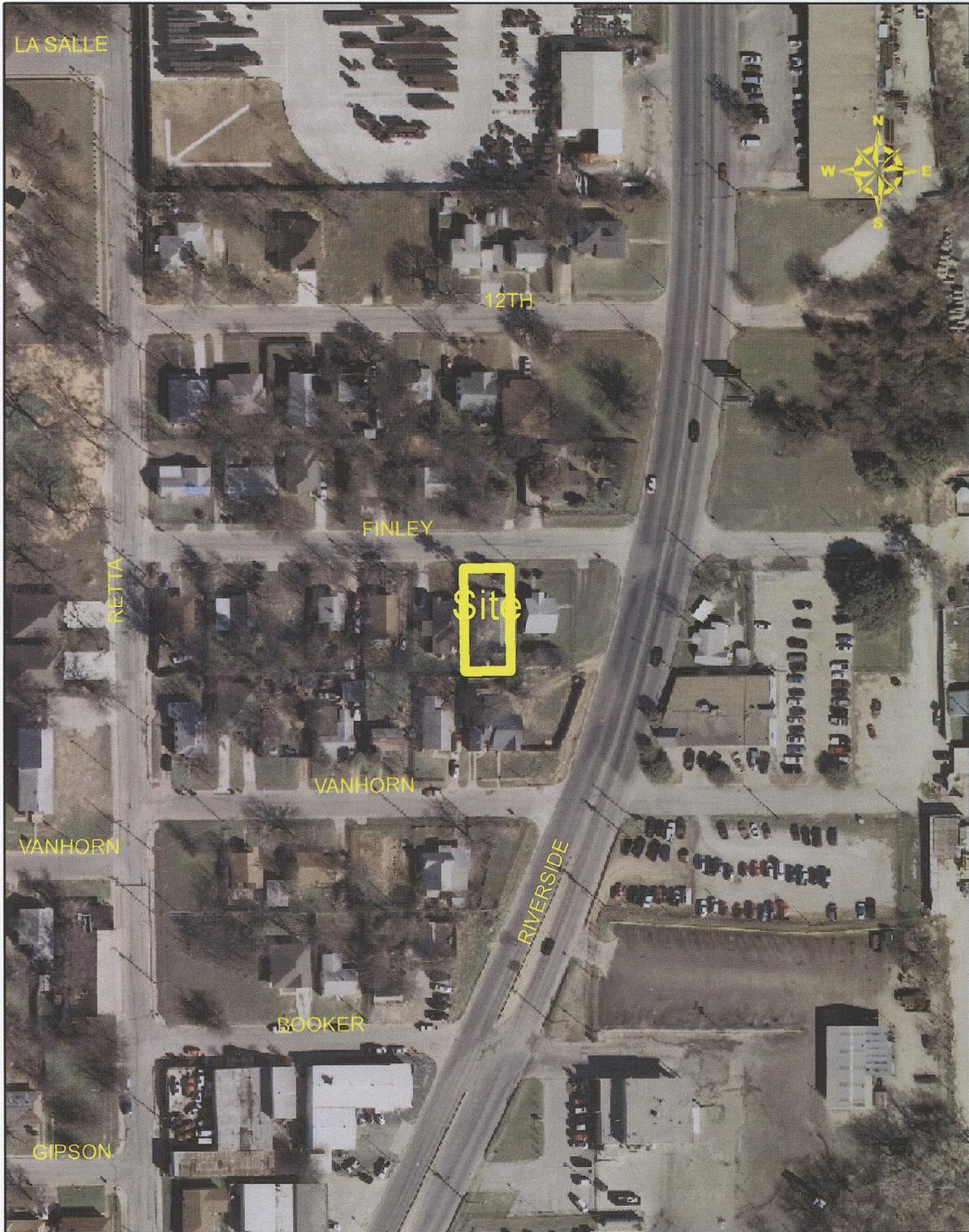




3106 Finley Street

ZC-12-076

Aerial Photo Map



10. ZC-12-074 City of Fort Worth/BNSF Railroad (CD 2)- 14000-14600 Blocks of John Day Road (Greenberry Overton Survey, Abstract 972 and Crockett Perry Survey, Abstract 1031, 127.80 Acres): from: "AG" Agricultural to: "K" Heavy Industrial

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

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

11. ZC-12-075 City of Fort Worth Planning & Development Department (CD 9)- 3658 Joe Frazier Road (Weisenberger Sunny Hill Garden, Block 21, Lot 22, 0.15 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. Conlin. The motion carried unanimously 9-0.

12. ZC-12-076 City of Fort Worth Planning & Development (CD 8)- 3106 Finley Street (Carver Place, Block , Lot 15, 0.1 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. Conlin. The motion carried unanimously 9-0.

13. ZC-12-077 City of Fort Worth Planning & Development (CD 8)- 1721 E. Tucker Street (Glenwood Addition, Block 22, Lot 15, 0.15 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. Conlin. The motion carried unanimously 9-0.

14. ZC-12-078 City of Fort Worth Planning & Development (CD 5)- 3100 Louise Street (Ross, D S Addition, Block 1, Lot E 100' 3, 0.17 Acres): from "B" Two-Family to "A-5" One-Family