

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 6, 2013

Council District 9

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: none	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes <u>X</u>	No ___
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 1017 W. Pafford Street Mapsco: 90H

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 the corner of W. Pafford Street and Adams Street.

Site Information:

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

Acreage: 0.20 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 "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Adams Street	Residential	Residential	No
W Pafford Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Rosemont	Hemphill Corridor Task Force
Neighbors Working Together	FWISD

Development Impact Analysis:

1. Land Use Compatibility

Surrounding land uses are primarily single-family. The proposed "A-5" One-Family zoning is **compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

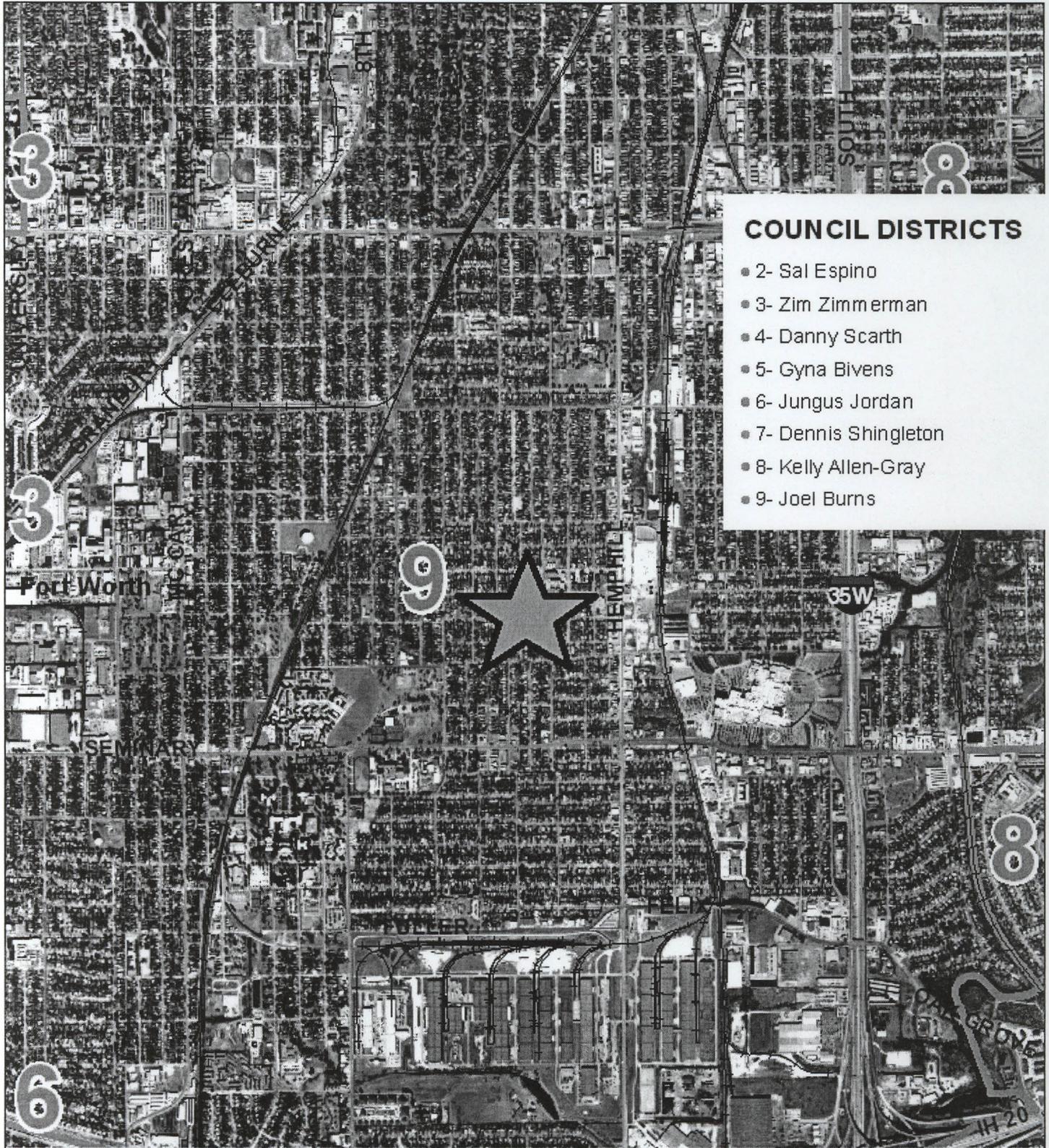
Based on the conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

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 from the Zoning Commission meeting

Location Map



2,000 1,000 0 2,000 Feet



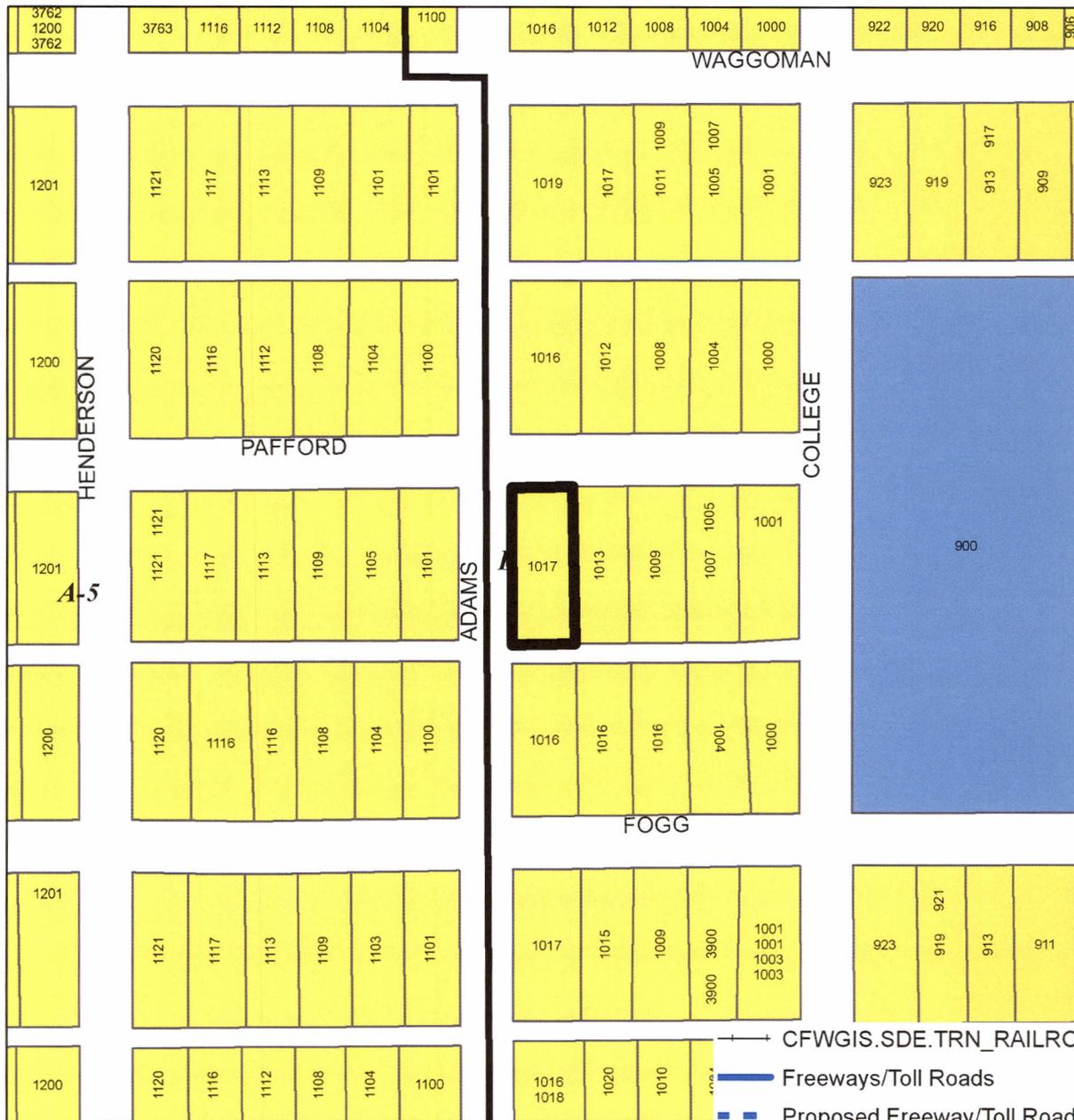
FORT WORTH



1017 W. Pafford Street

Future Land Use

ZC-13-097



- | | | |
|-----------------------------------|--------------------------|--------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | General Commercial |
| Rural Residential | General Commercial | Light Industrial |
| Suburban Residential | Light Industrial | Heavy Industrial |
| Single Family Residential | Mixed Use | Industrial Growth Center |
| Manufactured Housing | Industrial Growth Center | Infrastructure |
| Low Density Residential | Infrastructure | Lakes and Ponds |
| Medium Density Residential | Lakes and Ponds | Public Park, Open Space |
| High Density Residential | Public Park, Open Space | Private Park, Open Space |
| Institutional | | |
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- | | | |
|----------------------------|-----------------------------|--------------------|
| CFWGIS.SDE.TRN_RAILROADS | Freeways/Toll Roads | Principal Arterial |
| Proposed Freeway/Toll Road | Proposed Principal Arterial | Major Arterial |
| | Proposed Major Arterial | Minor Arterial |
| | Proposed Minor Arterial | |
-
- FLD_ZONE**
- | |
|------------|
| Floodplain |
|------------|



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 5, 2013.





Aerial Photo Map



John Newton	10325 Crown Point Ln	In	Opposition		Sent letter in
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10. ZC-13-095 City of Fort Worth Planning & Development (CD 6)- Road, rail and electric ROW, Dirks Road to FM 1902; 5700 & 5780 Columbus Trail (see addresses in case file, 91.51 Acres): from Unzoned to "A-5" One-Family and "E" Neighborhood Commercial

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this is a remnant of an annexation that was looked at a couple of years ago. As mentioned the majority of the property is in a various form of right-of-way, roadway, electrical or railroad ROW. Ms. Knight said they do not expect additional development to occur based on the zoning change. The zoning designations for A-5 and E are consistent with the Comprehensive Plan.

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

A motion was made by Mr. Edmonds, seconded by Ms. Reed to hear cases ZC-13-096 thru ZC-13-104. The motion carried unanimously 9-0.

11. ZC-13-096 City of Fort Worth Planning & Development (CD 9)-1187 Blodgett Avenue (Fairview Heights Addition, Block 16, Lots 45 & 46, 0.14 Acres): from "E" Neighborhood Commercial to "A-5" One-Family

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

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

12. ZC-13-097 City of Fort Worth Planning & Development (CD 9) - 1017 W. Pafford Street (South Fort Worth Addition, Block 35, Lot 1, 0.20 Acres): from "B" Two-Family to "A-5" One-Family

On a motion by Mr. Edmonds, seconded by Ms. Reed to hear cases ZC-13-096 thru ZC-13-104. The motion carried unanimously 9-0.

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

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