



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 6, 2013

**Council District** 8

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	<u>Crystal Hinojosa</u>	
	Surplus	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	<b>Opposition:</b> none		

**Owner / Applicant:** City of Fort Worth Planning and Development

**Site Location:** 2512 Avenue H Mapsco: 78J

**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 Avenue H Street near Beach Street.

**Site Information:**

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

Acreage: 0.14 ac  
Comprehensive Plan Sector: Southeast

**Surrounding Zoning and Land Uses:**

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

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Avenue H	Residential Two-Way	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Parker Essex Boaz	Southeast Fort Worth, Inc.
Streams & Valley (Sycamore Creek)	Eastside Sector Alliance
East Fort Worth Business Assoc.	FWISD
El Poly Pyramid	

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

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- 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 from the Zoning Commission meeting

## Location Map



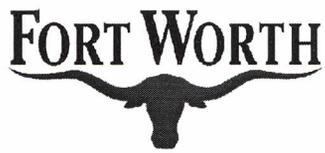
### COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns



2,000 1,000 0 2,000 Feet

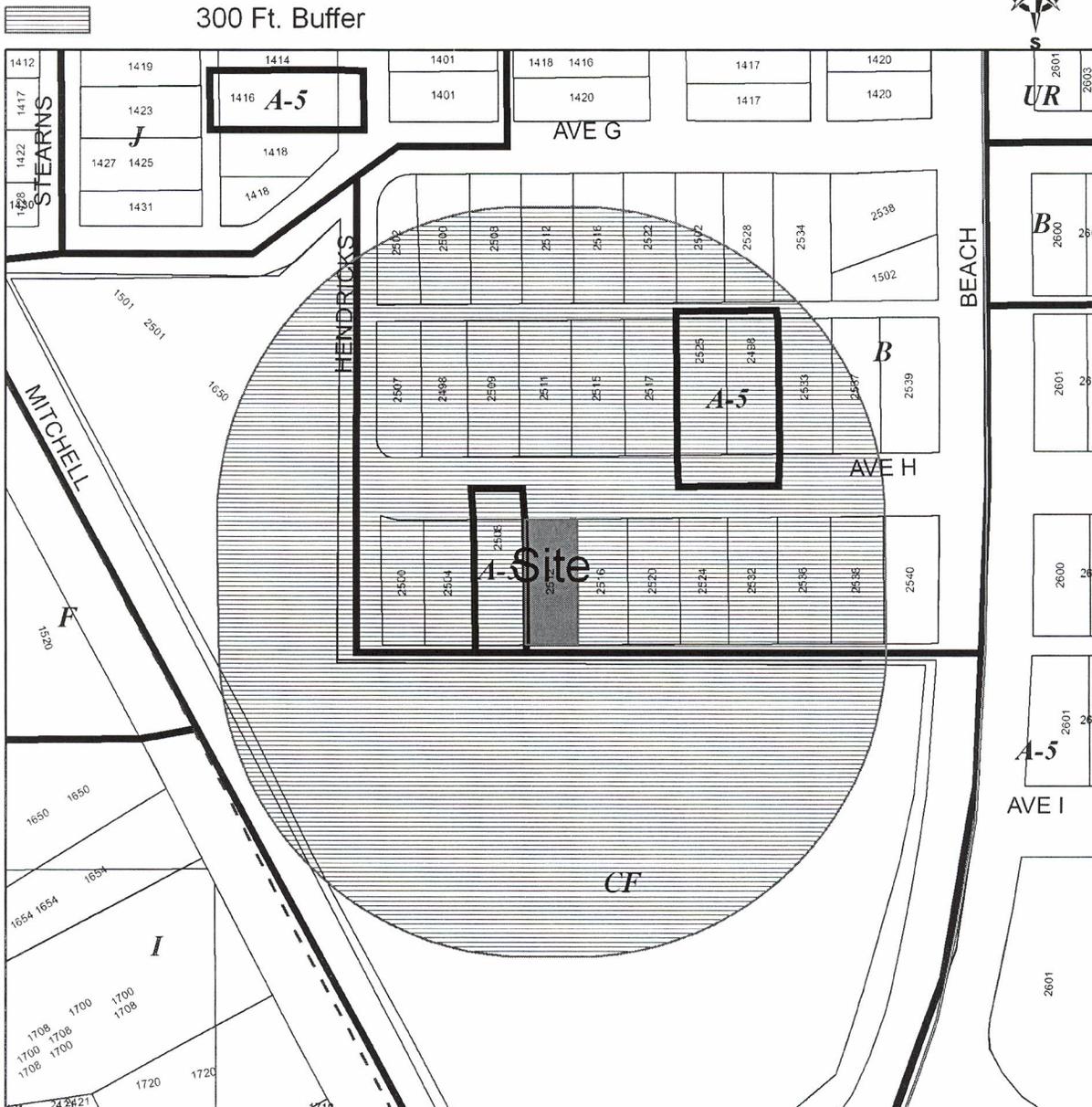




ZC-13-101

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 2512 Avenue H  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.14084267  
 Mapsco: 78J  
 Sector/District: Southeast  
 Commission Date: 7/10/2013  
 Contact: 817-392-8043



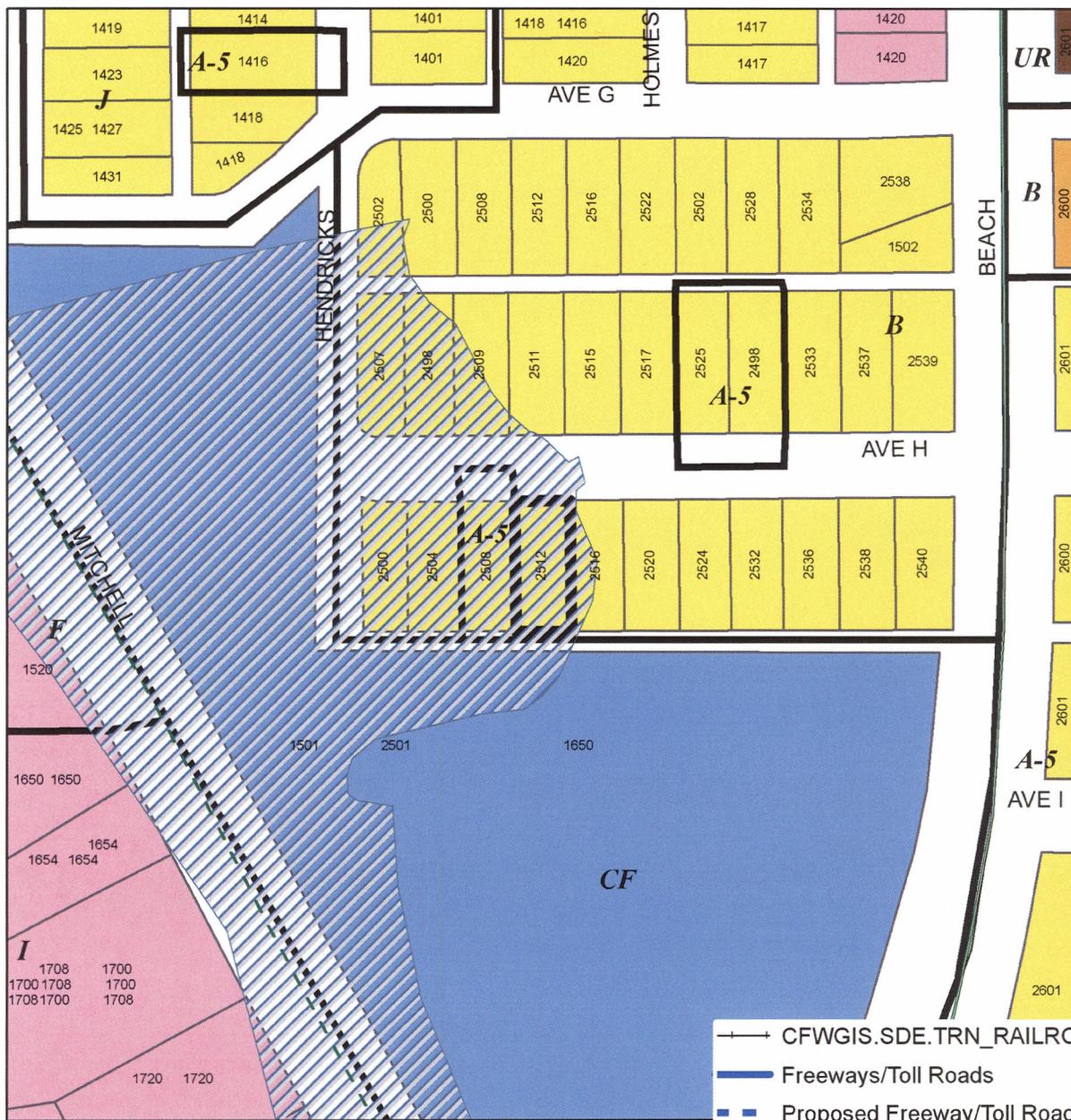
# FORT WORTH



2512 Avenue H

## Future Land Use

ZC-13-101



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

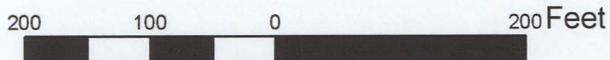




2512 Avenue H

ZC-13-101

# Aerial Photo Map



**16. ZC-13-101 City of Fort Worth Planning & Development (CD 8) – 2512 Avenue H (Polytechnic Heights Addition, Block 62, Lot 9, 0.14 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.

**17. ZC-13-102 City of Fort Worth Planning & Development (CD 9) – 2709 May Street (South Hemphill Heights Addition, Block 2, Lot 3, 0.17 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.

**18. ZC-13-103 City of Fort Worth Planning & Development (CD 4) – 2917 Elinor Street (Harlem Gardens Addition, Block, Lot 2OA, 0.19 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.

**19. ZC-13-104 City of Fort Worth Planning & Development (CD 9) – 3420 James Avenue (Ryan South, John C Addition, Block 51, Lot 6, 0.14 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.