

**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 X
Case Manager Crystal Hinojosa
Surplus Yes X No ___
Council Initiated Yes ___ No X

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 2709 May Street Mapsco: 77S

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 May Street near Capps Street.

Site Information:

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

Acreage: 0.17 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "B" Two-Family/ single family
- East "J" Medium Industrial
- South "B" Two-Family/ single family
- West "B" Two-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)
May Street	Residential Two-Way	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
West Morningside	Southside Preservation Association
Jennings-May St. Louis	Hemphill Corridor Task Force
South Hemphill Heights	FWISD

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)

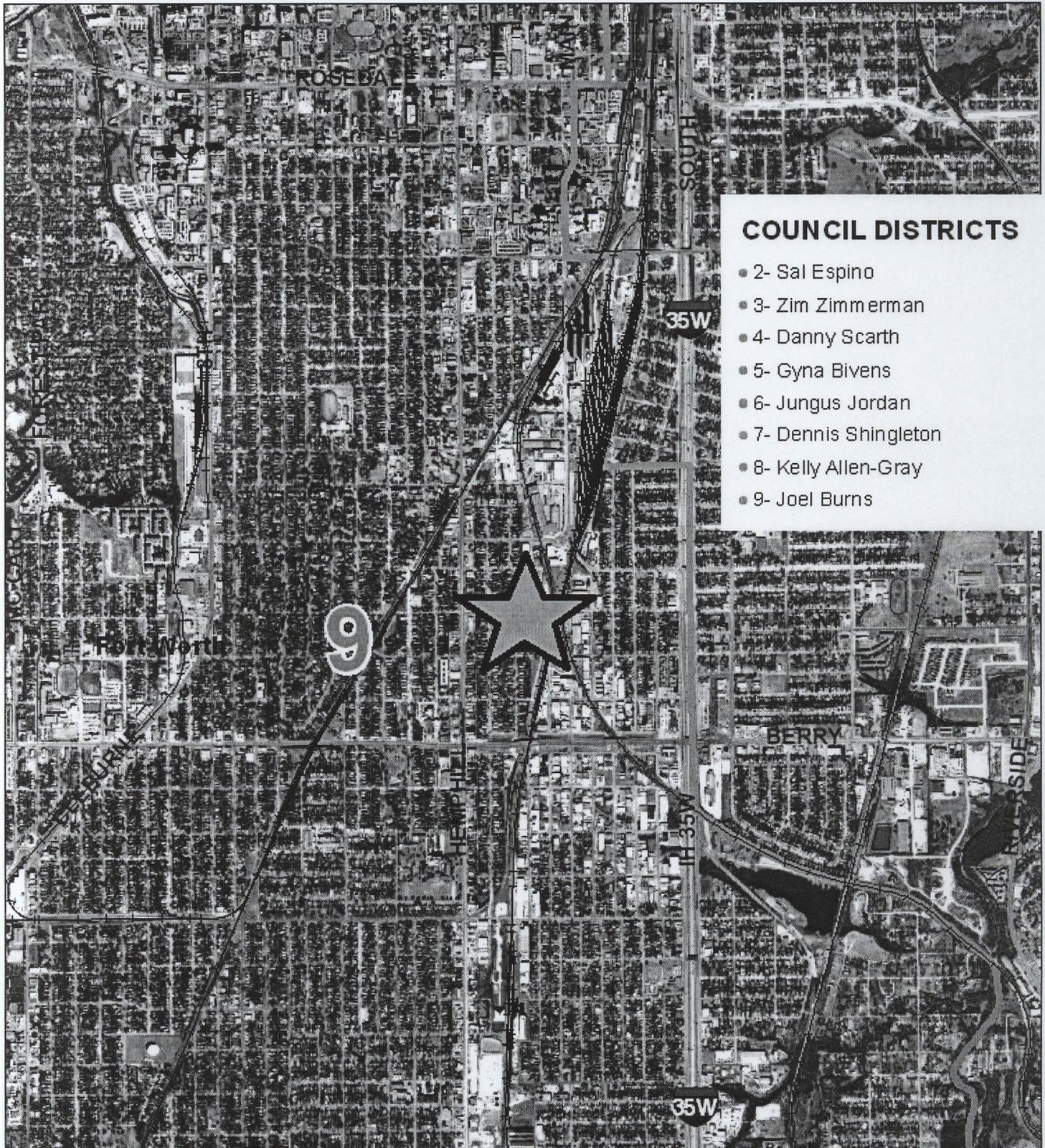
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

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



2,000 1,000 0 2,000 Feet





ZC-13-102

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 2709 May Street
 Zoning From: B
 Zoning To: A-5
 Acres: 0.17515393
 Mapsco: 77S
 Sector/District: Southside
 Commission Date: 7/10/2013
 Contact: 817-392-8043



300 Ft. Buffer





2709 May Street

Future Land Use

ZC-13-102



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road

- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

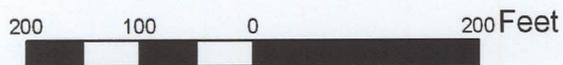
- FLD_ZONE**
- Floodplain



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



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 20A, 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.