

**ZONING MAP CHANGE  
STAFF REPORT**

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

**Council District**                    9

|   |                         |                         |                 |
|---|-------------------------|-------------------------|-----------------|
| <b>Zoning Commission Recommendation:</b><br>Approval by a vote of 9-0 | Continued               | Yes <u>    </u>         | No <u>  X  </u> |
|   | Case Manager            | <u>Crystal Hinojosa</u> |                 |
|   | Surplus                 | Yes <u>  X  </u>        | No <u>    </u>  |
|   | Council Initiated       | Yes <u>    </u>         | No <u>  X  </u> |
|   | <b>Opposition:</b> none |                         |                 |

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

**Site Location:**                        3420 James Avenue                    Mapsco:                    90C

**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 James Street near Biddison Avenue.

**Site Information:**

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

Acreage:                                         0.14 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

**Recent Relevant Zoning and Platting History:**

Zoning History:    None

Platting History:    None

**Transportation/Access**

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

**Public Notification:**

The following Organizations were notified:

| Organizations Notified |                            |
|------------------------|----------------------------|
| Rosemont               | Neighbors Working Together |
|                        | 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)

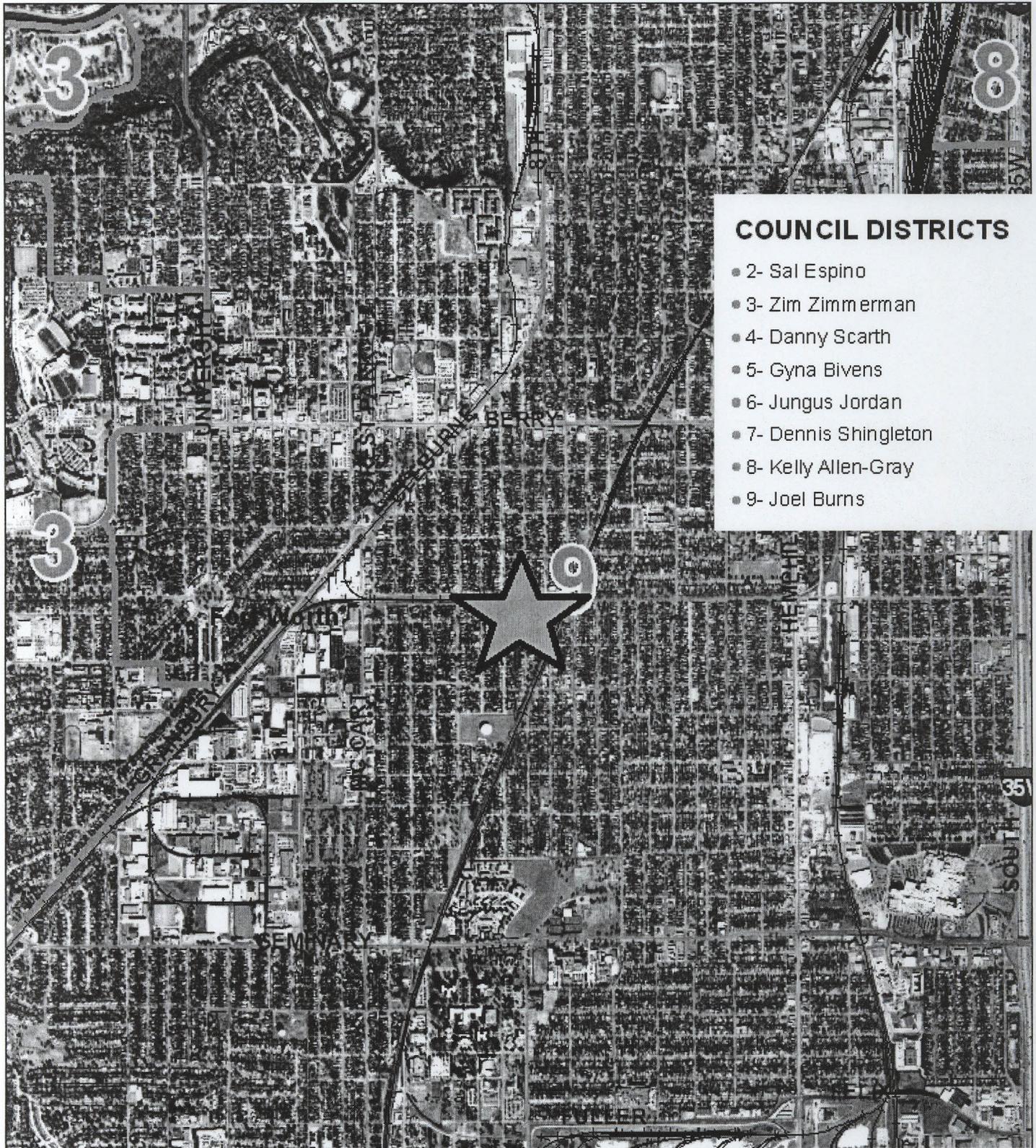
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

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



### 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







3420 James Avenue

# Future Land Use

ZC-13-104



- 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.

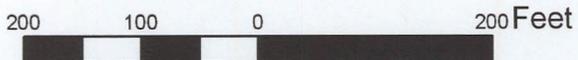
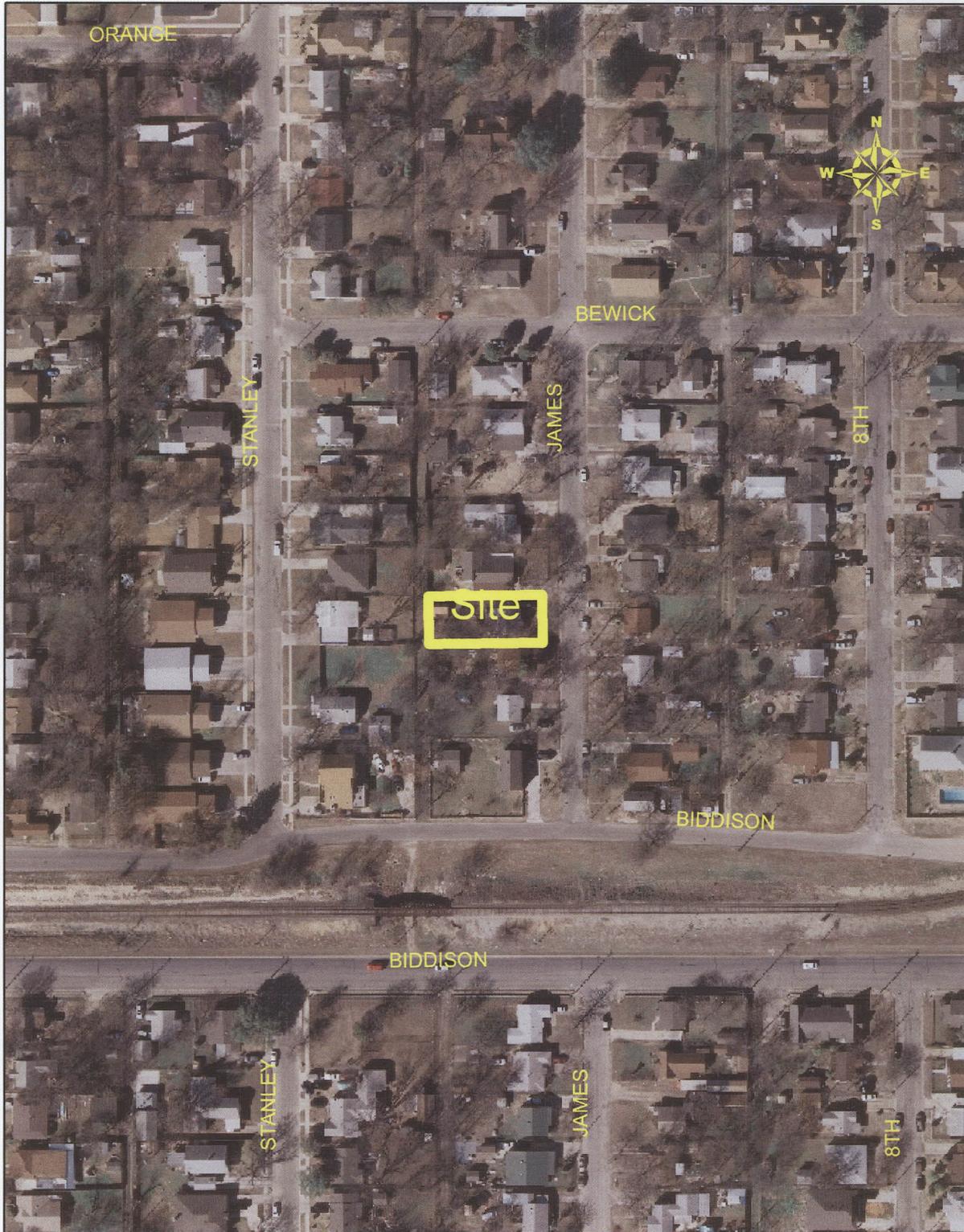




3420 James Avenue

ZC-13-104

# 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.

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.

**20. ZC-13-105 City of Fort Worth Planning & Development (CD 8) – 3017 Booker Street (Lincoln Place Addition, Block, Lots 25 & 26, 0.25 Acres): from “J” Medium Industrial to “E” Neighborhood Commercial**

Phyllis Allen, 2707 Ennis Avenue, Fort Worth, Texas spoke in support. She wanted clarification on which property it was. Ms. Murphy explained how staff identifies existing land uses.

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

**21. ZC-13-106 Cameron Schoepp, Terri Thornton and G. & J. Voigt (CD 7) – 3301, 3305, and 3317 W. 4<sup>th</sup> Street (William J. Bailey Addition, Block 14, Lots 1 thru 5, 0.69 Acres): from “C” Medium Density Multifamily to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus art gallery with waivers to parking and a fence in the front yard; site plan waiver requested**

Cameron Scheopp, 3308 W. 4<sup>th</sup> Street, Fort Worth, Texas explained to the Commissioners they are requesting to add an art gallery in this area. He narrated a presentation explaining some of their art work and what they are proposing. Mr. Scheopp said it would be an 80 square foot vitrine that would display art on a vacant lot. He contacted all the adjacent neighbors who were in support of the project.

Mr. Genua asked staff how the City defines art. Ms. Burghdoff said in this instance he wants to display a structure that would require a building permit. A free standing sculpture would be permitted to be displayed in anyone’s front yard as long as you didn’t exceed the height limit of the district.

Mr. Flores asked staff about any signage that would be permitted. Ms. Burghdoff said C zoning has its own requirements for signage.

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

**22. ZC-13-107 Richard Young (CD 6) – 5700 McCart Avenue (Southwest Hills Addition, Block 5, Lot 1RB, 0.48 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto sales and repair; site plan included**