



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 15, 2014

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: None submitted

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: 419 W. Boyce Avenue Mapsco: 91J

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 near the corner of Boyce Avenue and May Street.

Site Information:

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

Acreage: 0.09 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)
Boyce Avenue	Residential	Residential	No
May Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
South Wayside	Hemphill Corridor Task Force
Neighbors Working Together	Fort Worth ISD

Development Impact Analysis:

- Land Use Compatibility**
 Uses surrounding the site are primarily single-family. The proposed "A-5" One-Family zoning **is compatible** at this location.
- Comprehensive Plan Consistency**
 The 2014 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

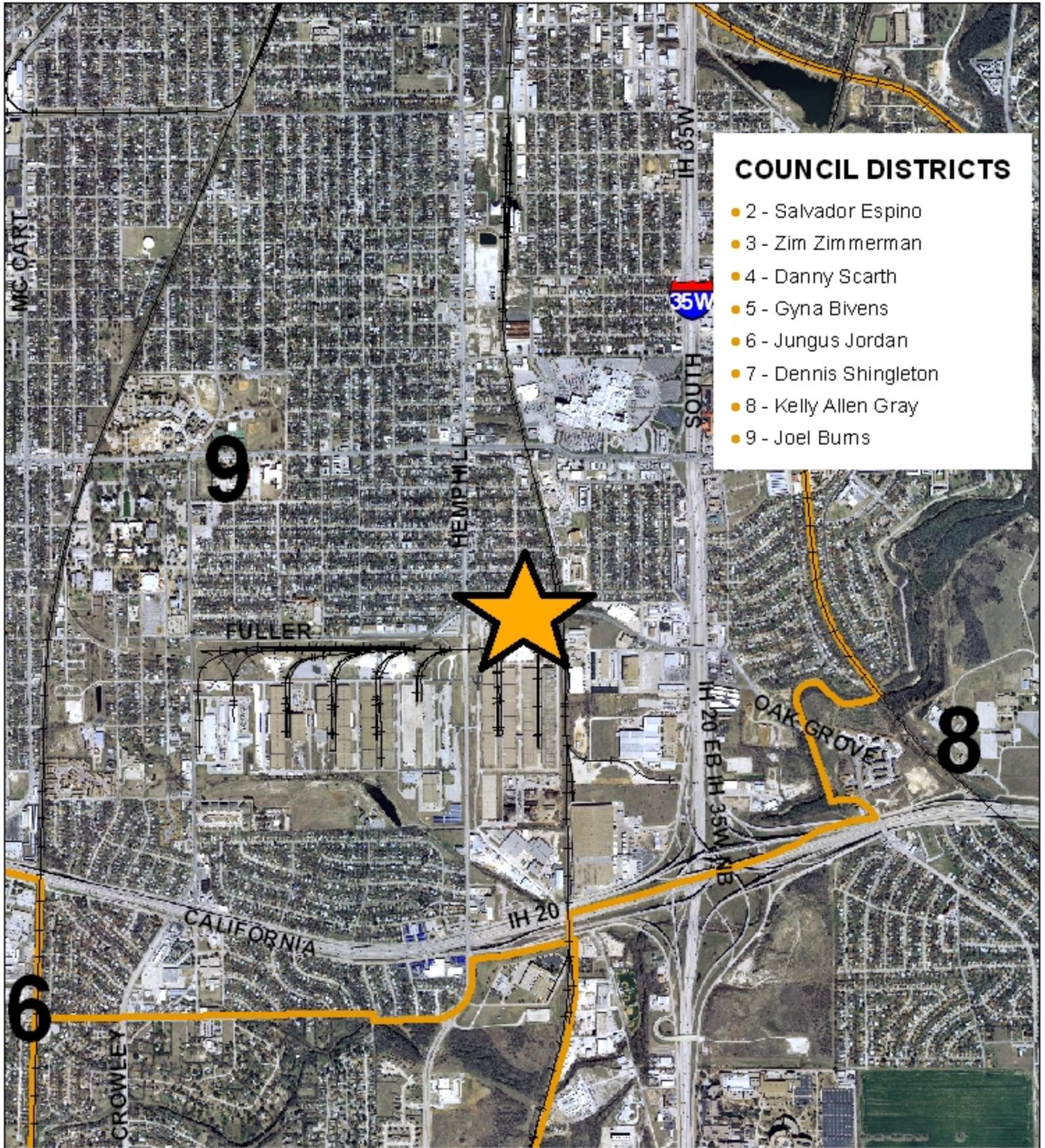
 - Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
 - Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

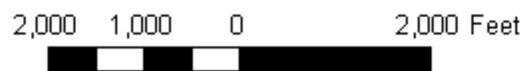
Attachments:

- 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

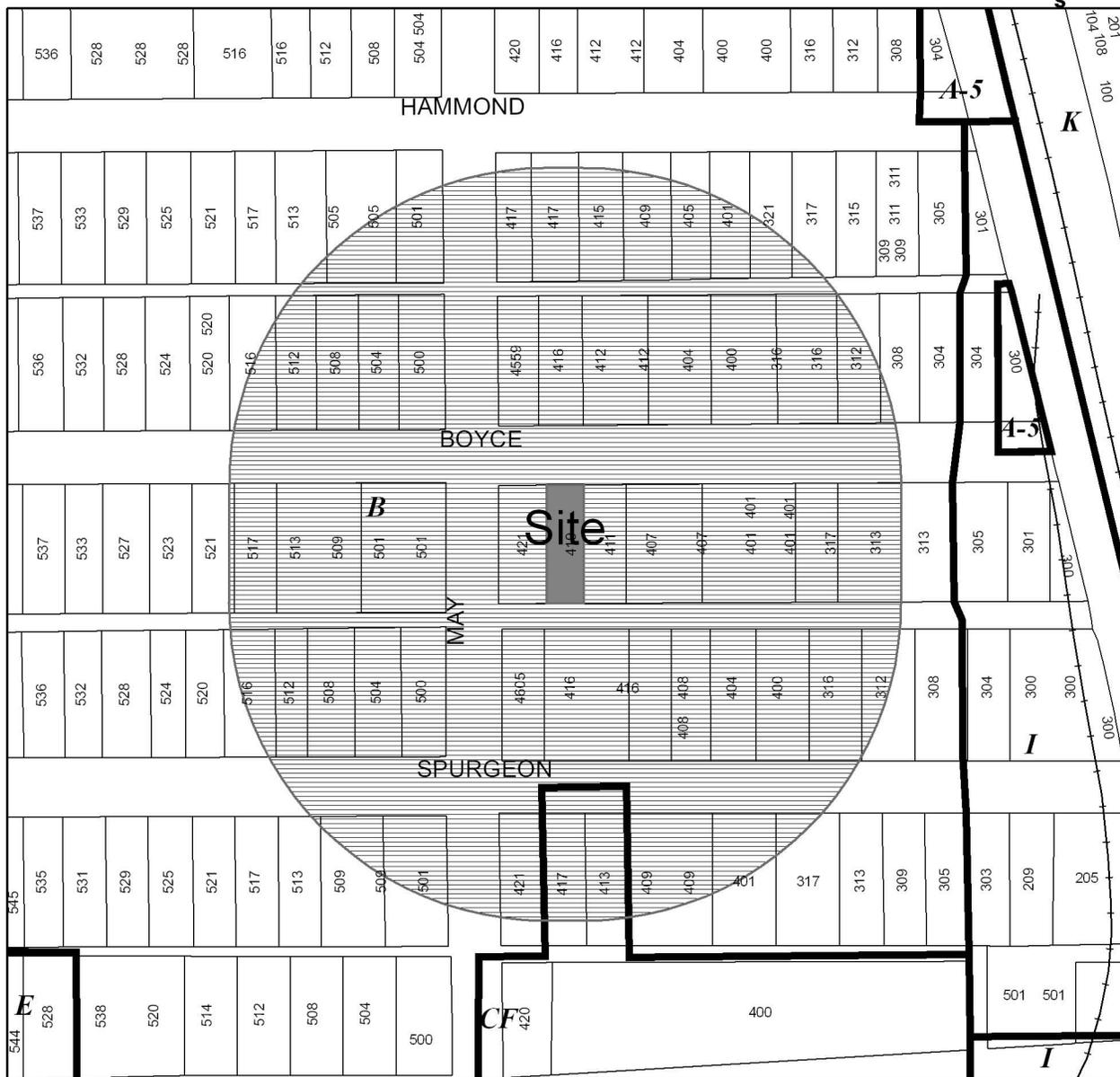


Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: 419 W. Boyce Avenue
 Zoning From: B
 Zoning To: A-5
 Acres: 0.09009239
 Mapsco: 91J
 Sector/District: Southside
 Commission Date: 6/11/2014
 Contact: 817-392-8043



300 Ft. Buffer

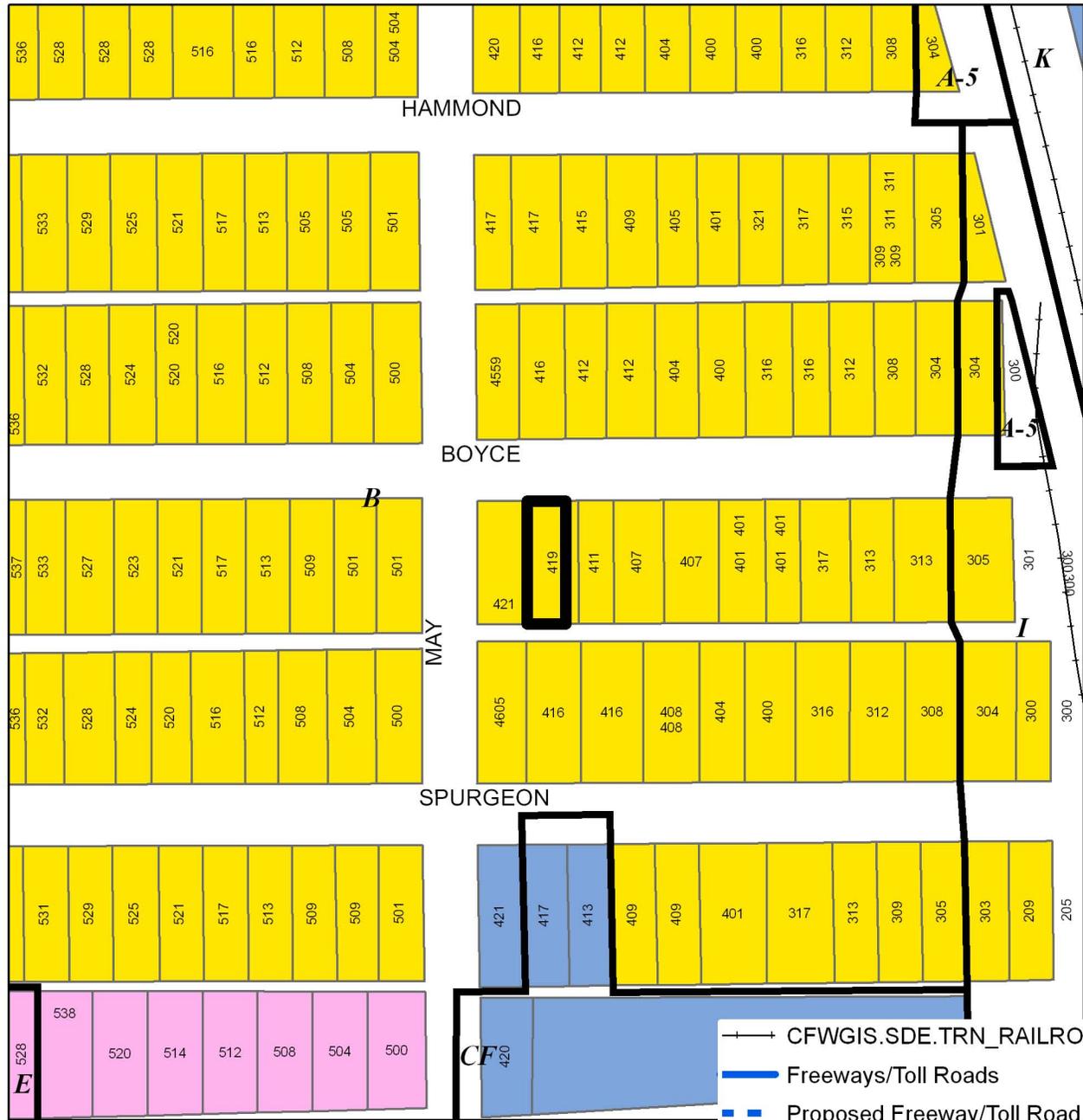




419 W. Boyce Avenue

Future Land Use

ZC-14-070

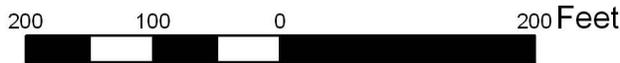


- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- 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

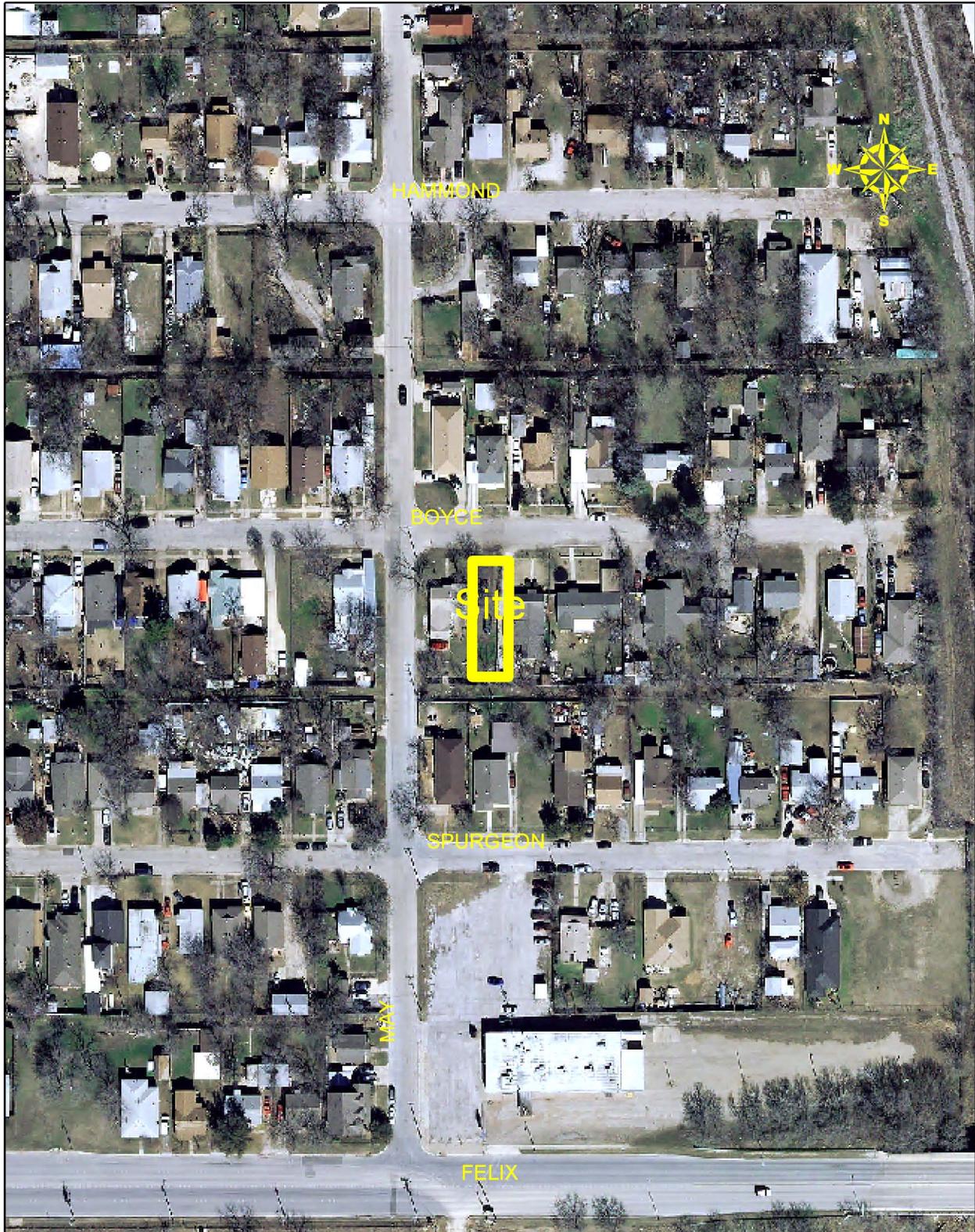
- FLD_ZONE**
- Floodplain



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 18, 2014.



Aerial Photo Map



002508 Glen Garden Ave	Hamilton, Bernard	
002512 Fairway Dr	Hawthorne, James E	
002409 Glencrest Dr	Howard, Elverena Nix	
003005 Lomita St	Kelley, Kaminka	
002436 Stephen Lee Dr	Keys, Donald W Etux Mauricia	
002521 Glencrest Dr	Laster, Anita Yaites	
002509 Glencrest Dr	Locke, Linda C	
002523 Glencrest Dr	Malone, Willie E	
002701 Fairway Dr	Maroney, Brenda J	
002725 Glen Garden Dr	Mcdougale, Flora Smith	
002333 Fairway Dr	Pollard, Anthony R Etux Donna	
002781 Glen Garden Ave	Ratliff, Howard Etux Jennifer	
002741 Glen Garden Dr	Rawlston, Shirley Ann	
002700 Glen Garden Dr	Robinson, Dexter	
002704 Glen Garden Dr	Robinson, Dexter	
002332 Annabelle Ln	Thomas, Belinda	
002444 Robert Burns Dr	Toombs, Sandra D	
002524 Fairway Dr	Vaughn, Larry Etux Juanita	
002332 Wyatt Ct	Williams, Alberta Demus	
002516 Glen Garden Ave	Woods, John A	

A motion by Mr. Flores, seconded by Ms. McDougall was made to hear all surplus cases together. The motion carried unanimously 8-0

9. ZC-14-069 City of Fort Worth Planning & Development (CD 9) – 2829 S. Adams (South Hemphill Heights Addition, Block 11, Lots 18-21 & 17W RR, 0.40 Acres): from “B” Two-Family to “A-5” One-Family

Jocelyn Murphy, Planning Manager called the surplus case.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

10. ZC-14-070 City of Fort Worth Planning & Development (CD 9) – 419 W. Boyce Avenue (Southside Addition, Block 31, E 35’ Lot 13, 0.09 Acres): from “B” Two-Family to “A-5” One-Family

Jocelyn Murphy, Planning Manager called the surplus case.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.