



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 15, 2014

Council District 4

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

Opposition: None submitted
Support: East Fort Worth Neighborhood Alliance

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: 4405 Goddard Street Mapsco: 64T

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 contains a single-family home and is located on Goddard Street near the corner of Clarence Street.

Site Information:

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

Acreage: 0.14 ac
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:
North "B" Two-Family / single-family
East "B" Two-Family / single-family
South "B" Two-Family / vacant
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)
Goddard Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Riverside Alliance	East Fort Worth Business Assn
Neighborhoods of East Fort Worth	Fort Worth ISD
Eastside Sector Alliance	

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily single-family residential. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. 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.

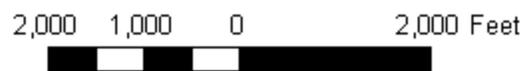
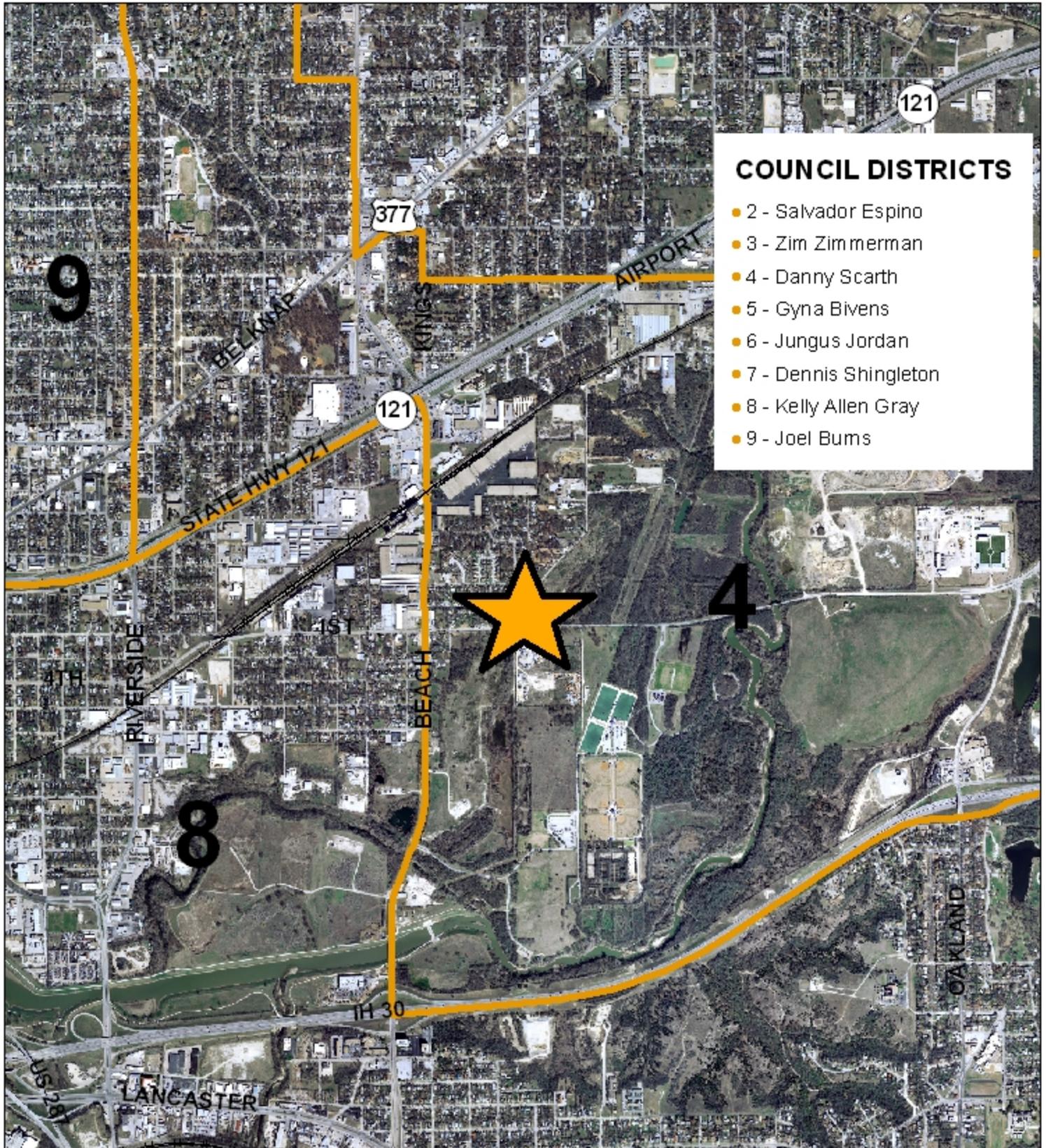
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

Attachments:

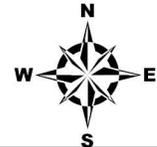
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission

Location Map



Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: 4405 Goddard Street
 Zoning From: B
 Zoning To: A-5
 Acres: 0.14898452
 Mapsco: 64T
 Sector/District: Eastside
 Commission Date: 6/11/2014
 Contact: 817-392-8043



300 Ft. Buffer

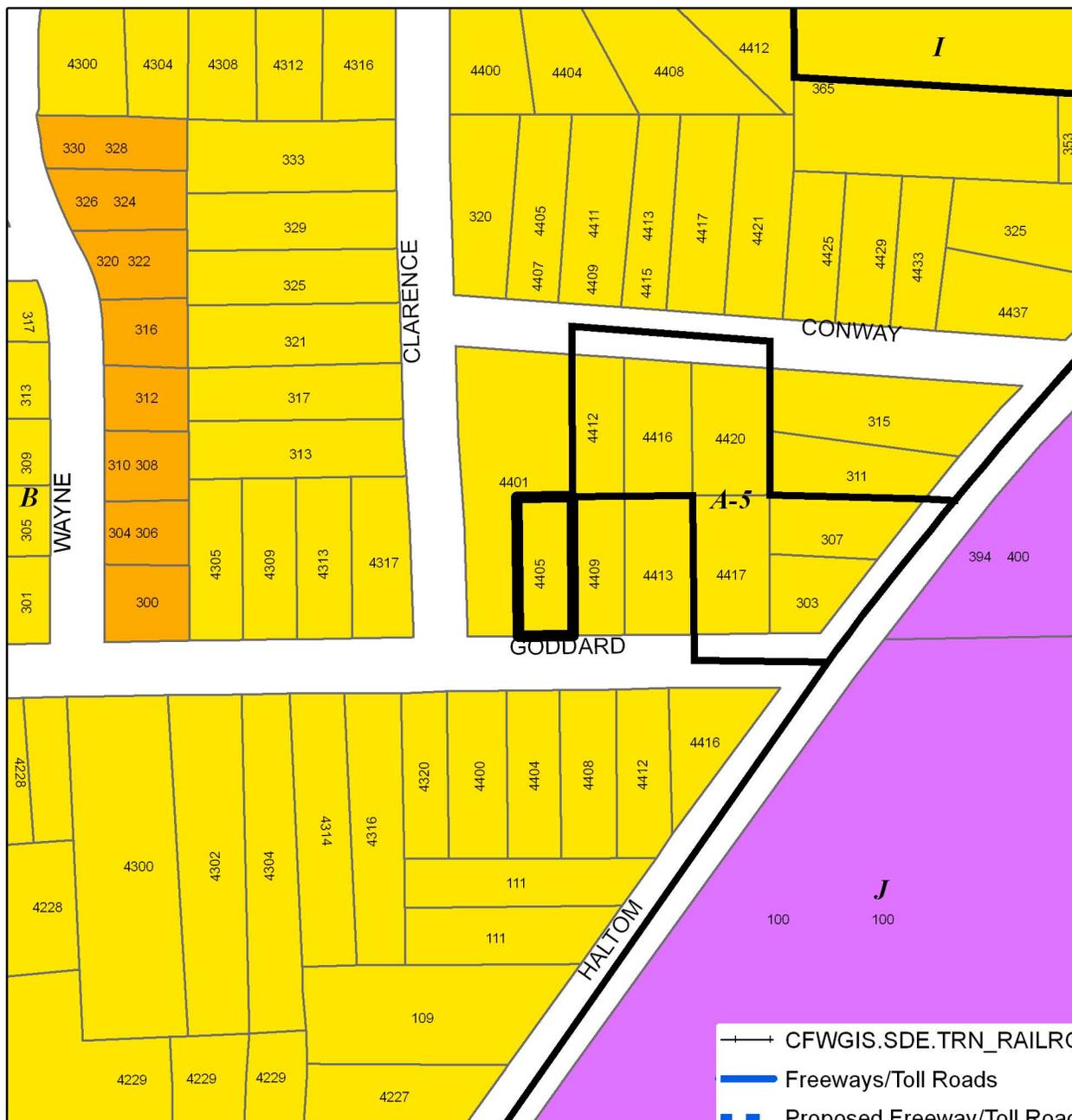




4405 Goddard Street

Future Land Use

ZC-14-074



- 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



11. ZC-14-0071 City of Fort Worth Planning & Development (CD 2) – 2007 N. Commerce Street (Ellis M. G. Addition, Block 184, Lot 4A, 0.13 Acres): from “K” Heavy Industrial to “ER” Neighborhood Commercial Restricted

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.

<i>Document received for written correspondence</i>					ZC-14-071
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Northside NA	NA	Out		Support	Sent letter in

12. ZC-14-072 City of Fort Worth Planning & Development (CD 9) – 1911 Galveston Avenue (Emory College Sub of Patillo, Block 15, Lot 22, 0.19 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.

13. ZC-14-073 City of Fort Worth Planning & Development (CD 8) – 2916 Gibson Street (Gibson Subdivision, Block 2, Lot 11, 0.15 Acres): from “J” Medium Industrial to “A-5” One-Family

Jocelyn Murphy, Planning Manager called the surplus case.

Craig Peak, 2938 Golfing Green Court, Burleson, Texas spoke in support. He owns property at 2906 Gipson Street.

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

<i>Document received for written correspondence</i>					ZC-14-073
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Craig Peak	2906 Gipson	In		Support	Spoke at hearing

14. ZC-14-074 City of Fort Worth Planning & Development (CD 4) – 4405 Goddard Street (Davenport Bert M Subdivision, Block 4, Lot 4 and Lot 2, 0.15 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.

15. ZC-14-075 City of Fort Worth Planning & Development (CD 9) – 2017 May Street (Emory College Sub of Patillo, Block 14, Lot 46, 0.11 Acres): from “I” Light Industrial 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.

A motion was made by Ms. Reed, seconded by Mr. West to pull ZC-14-073 and ZC-14-076 from consideration. The motion carried unanimously.

16. ZC-14-076 City of Fort Worth Planning & Development (CD 8) – 415 S. Sylvania (Benjamin E. Walker Survey, Abstract 1659, Tract 1A, 0.36 Acres): from “I” Light Industrial to “A-5” One-Family

Jocelyn Murphy, Planning Manager called the surplus case.

James Walker, 415 S. Sylvania, Fort Worth, Texas spoke in opposition. He said he purchased the property from the City of Fort Worth and wants to keep in zoned I Light Industrial. Dana Burghdoff, Deputy Direct said according to their information the closing has not happened on this property. Mr. Walker said they only purchased it about 30 days ago. Ms. Murphy explained all surplus properties are put up for auction, some of them receive bids and some do not. It went to Council last night for acceptance of the bid with the understanding all the properties will be rezoned to match the Comprehensive Plan.

Ms. Reed asked if he understood the plan to rezone the property to match the Comprehensive Plan. Mr. Walker said yes he understands that is why he is here to request it remain Light Industrial.

Ms. Conlin asked staff about the surrounding zoning. Ms, Burghdoff said there has been other surplus properties rezoned to single-family in the area.

Mr. West asked what the surrounding land uses are. Mr. Walker said some of the lots are residential with a commercial store on the corner. Mr. Walker said they own several lots and want to do some type of commercial use.