



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 15, 2014

Council District 8

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: 3014 Vanhorn Avenue Mapsco: 63Z

Proposed Use: Single-family

Request: From: "E" Neighborhood Commercial
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 the corner of Vanhorn Avenue and Riverside Drive.

Site Information:

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

Acreage: 0.17 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / single-family
- East "J" Medium Industrial / industrial
- South "E" Neighborhood Commercial / commercial
- 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)
Riverside Dr.	Major Arterial	Major Arterial	No
Vanhorn Ave	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
United Riverside	Streams & Valleys, Inc.
Neighborhoods of East Fort Worth	East Fort Worth Business Assn
Riverside Alliance	United Riverside Rebuilding Corporation Inc
Eastside Sector Alliance	FWISD

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site vary with industrial to the east, commercial just south and single-family to the north and west. 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.

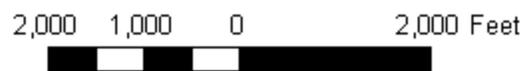
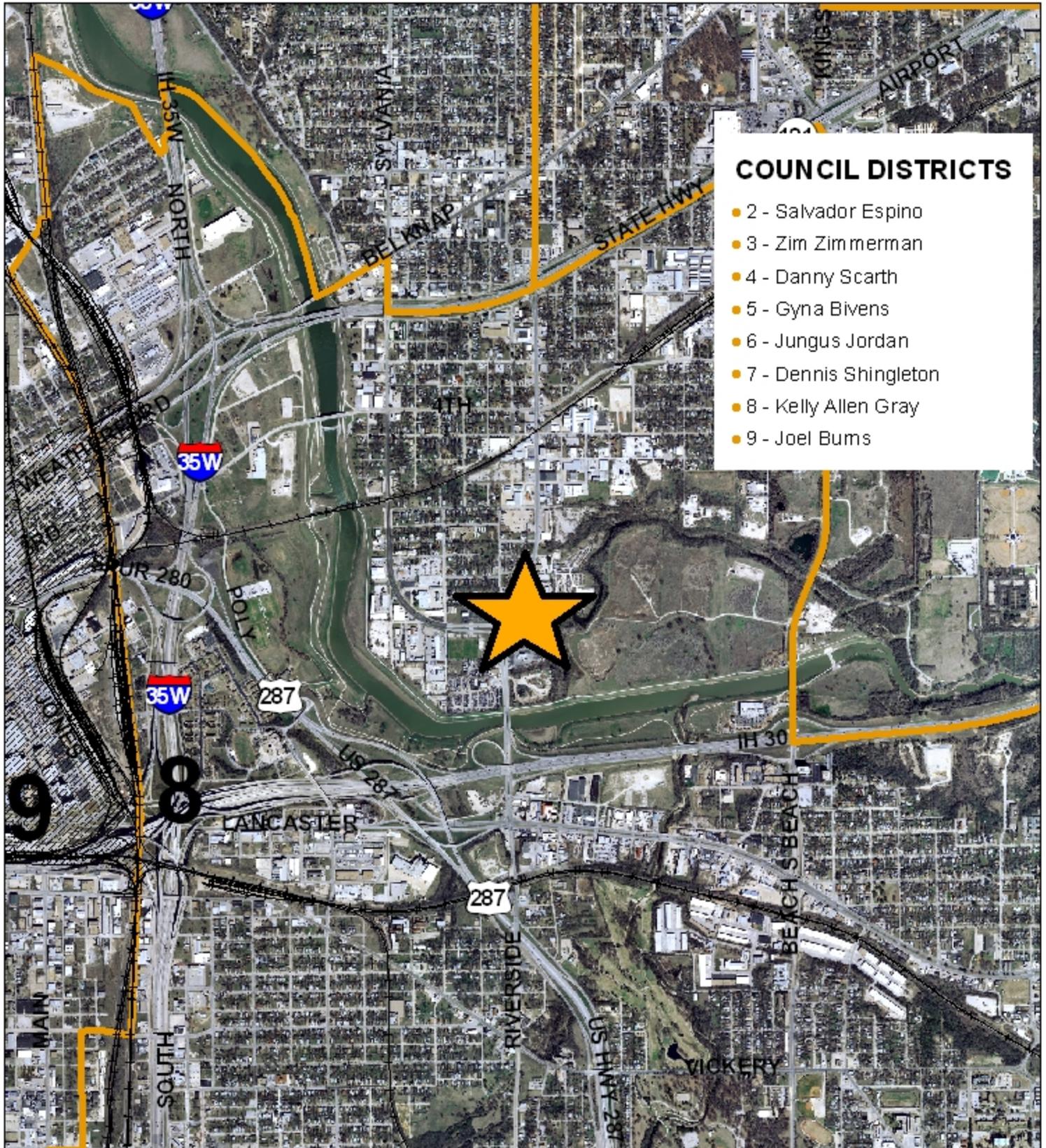
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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 meeting

Location Map

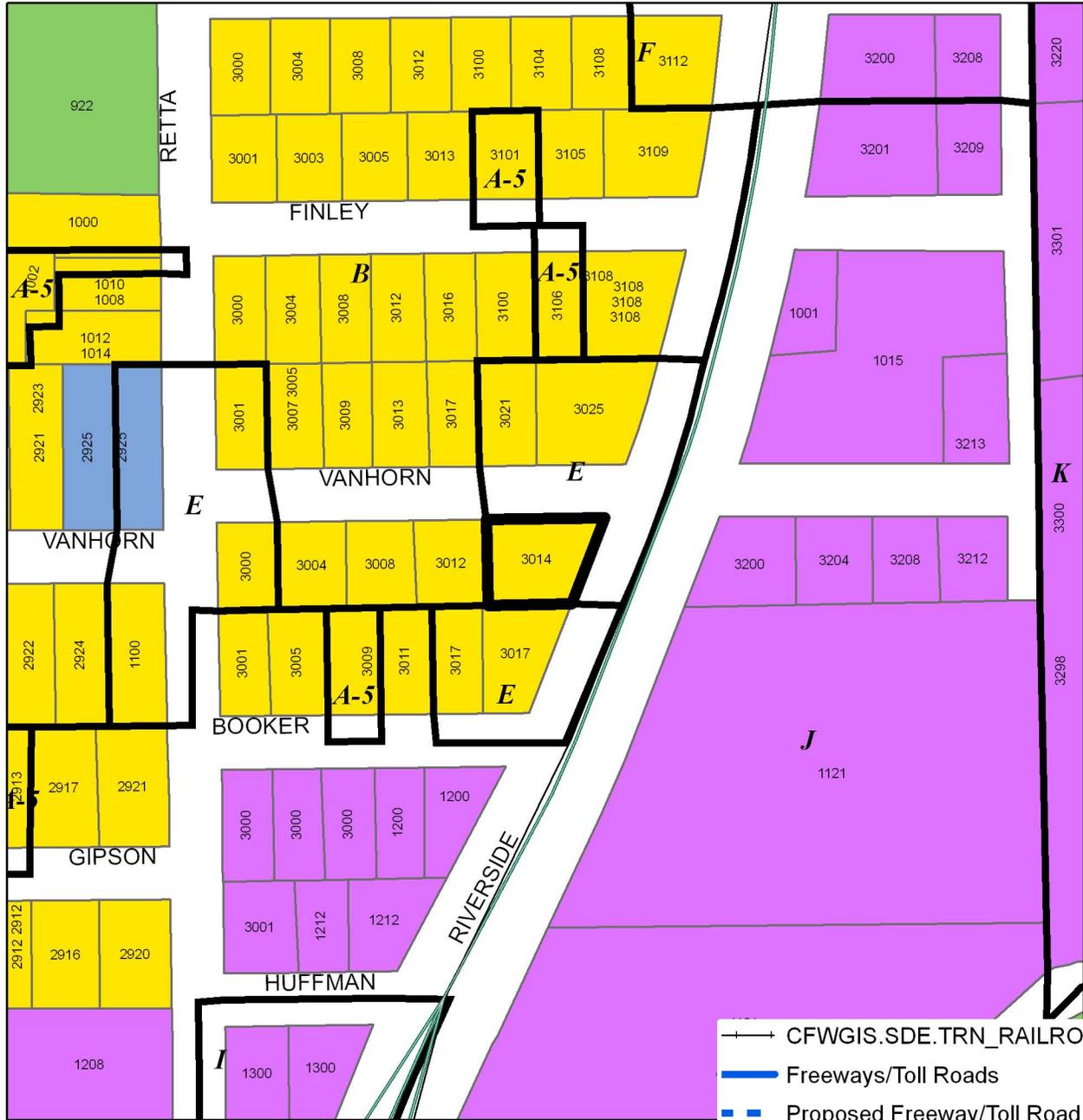




3014 Van Horne Avenue

Future Land Use

ZC-14-078



- 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

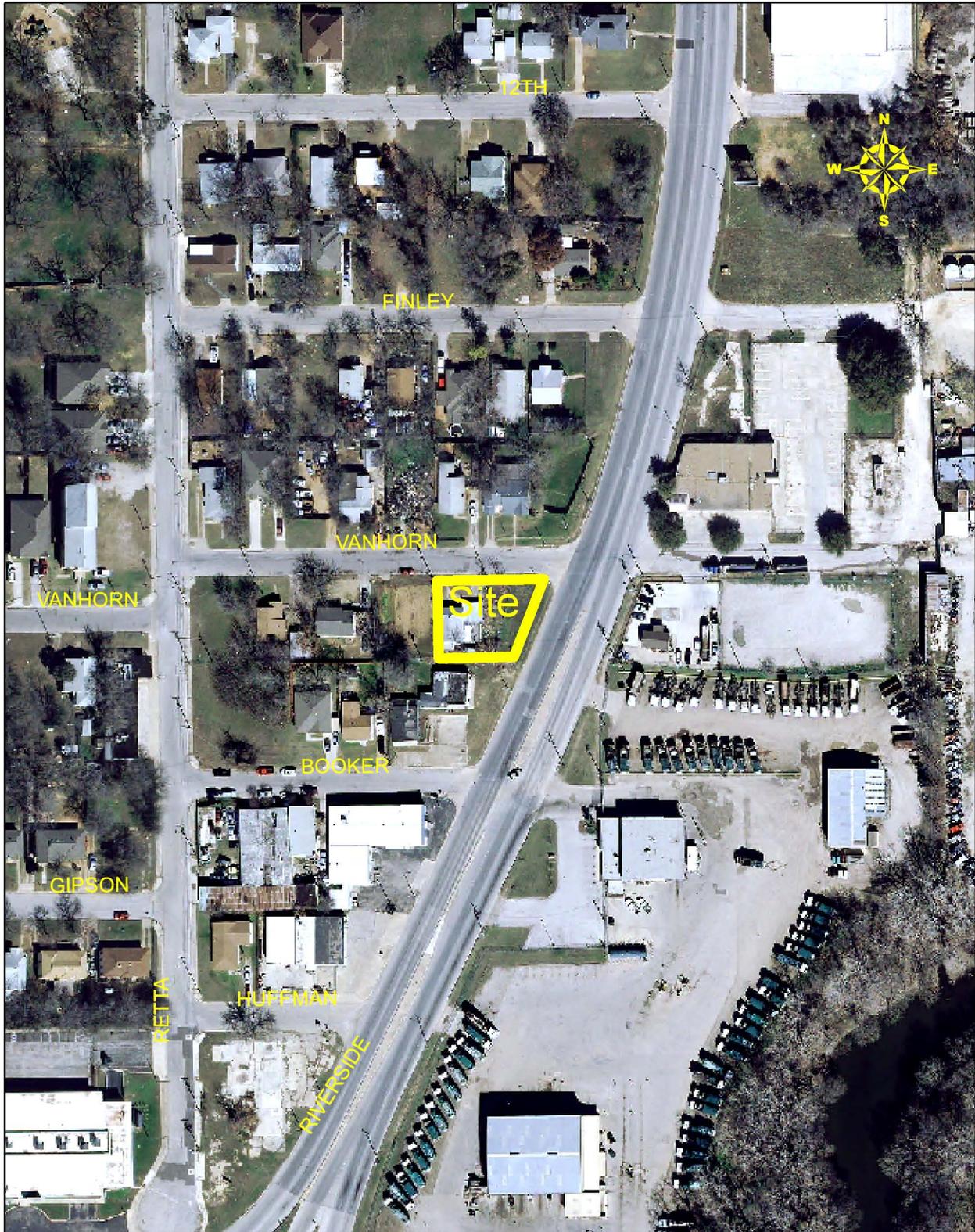
- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



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



Motion: Following brief discussion, Ms. Conlin recommended a Denial of the request, seconded by Mr. West. On a substitute motion Mr. Edmonds recommended Approval of the request, seconded by Ms. Reed. The motion carried 7-1 with Ms. Conlin against.

<i>Document received for written correspondence</i>				<i>ZC-14-076</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
James Walker	415 S Sylvania	In		Opposition	Spoke at hearing

17. ZC-14-077 City of Fort Worth Planning & Development (CD 8) – 1725 E. Tucker Street (Glenwood Addition, Block 22, Lot 14, 0.14 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.

18. ZC-14-078 City of Fort Worth Planning & Development (CD 8) – 3014 Vanhorne Avenue (Carver Place, Block, Lot 37, 0.17 Acres): from “E” Neighborhood Commercial 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.

**Meeting adjourned: 01:07 p.m.
06/11/14**

Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

Nick Genua, Chair