



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 14, 2014

Council District 9

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: none submitted Support: none submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes <u>X</u>	No ___
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 1003 Woodland Ave. Mapsco: 90D

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 vacant and located near the corner of Woodland Avenue and College Ave.

Site Information:

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

Acreage: 0.15 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "B" Two-Family / single-family
- East "B" Two-Family / single-family
- South "A-5" One-Family / Victory Forest Park
- 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)
Woodland Ave.	Residential	Residential	No
College Ave.	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Worth Heights	Neighbors Working Together
Rosemont	Hemphill Corridor Task Force
Shaw Clarke	Fort Worth ISD
South Hemphill Heights	

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 2014 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

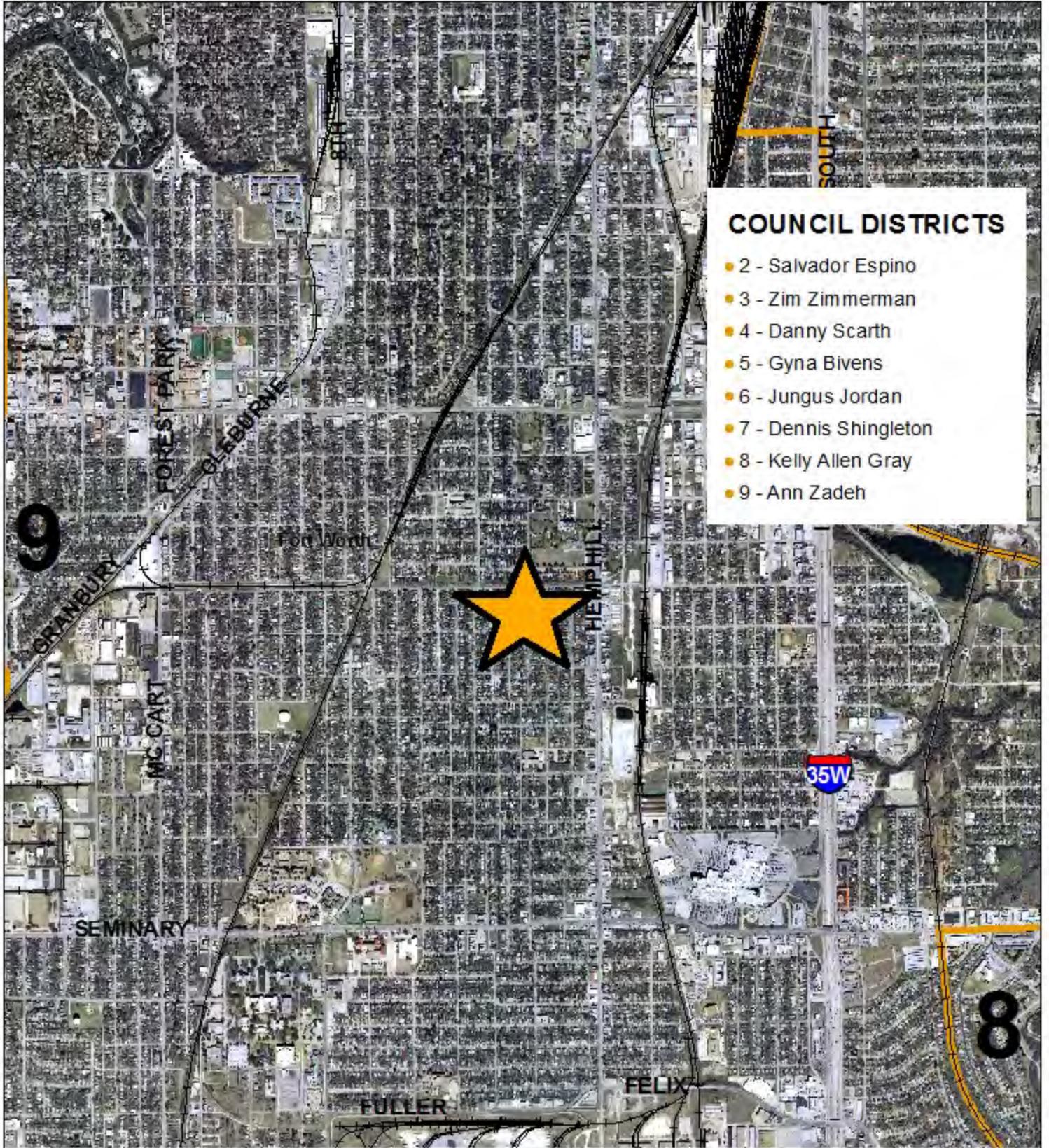
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

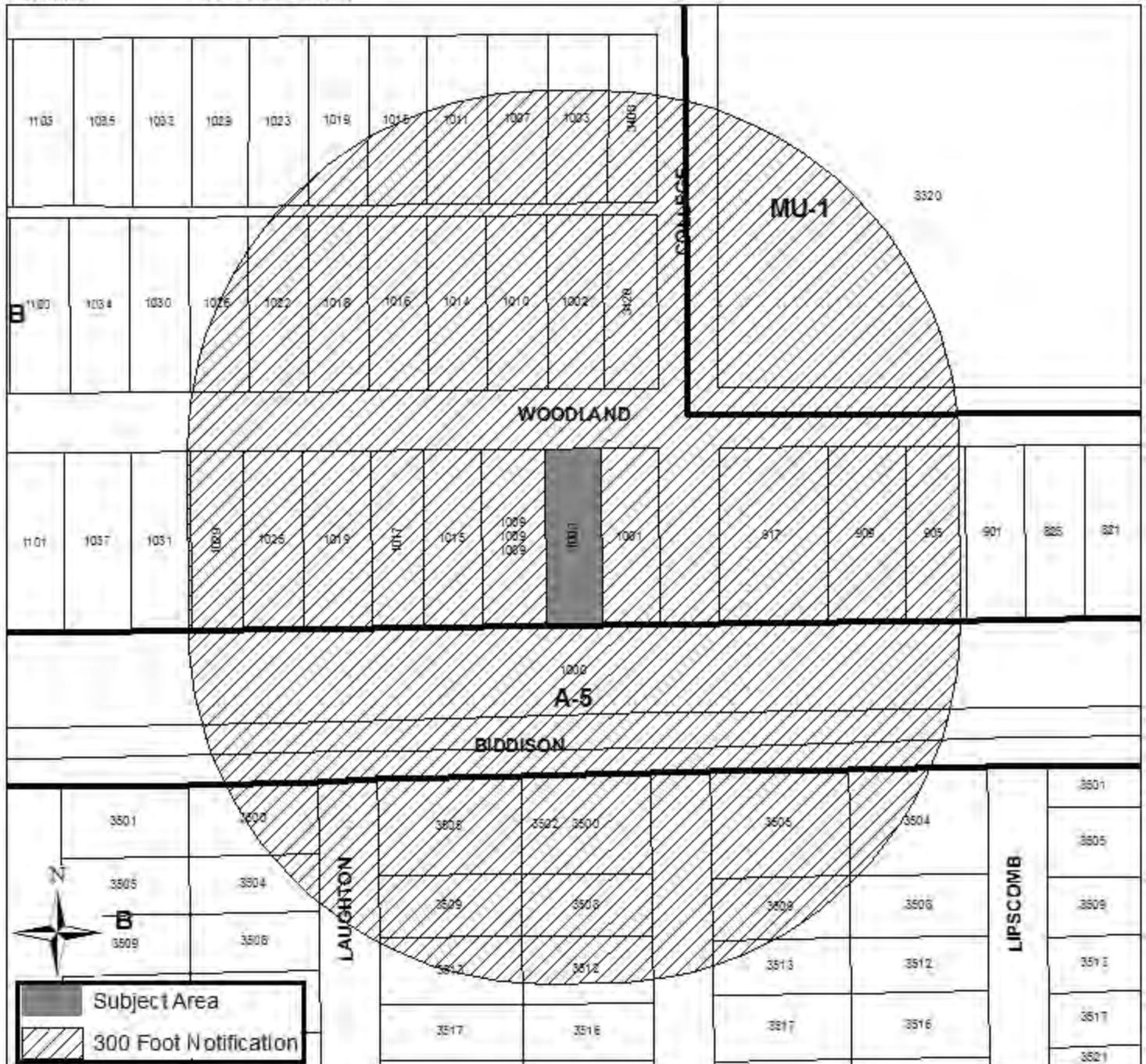




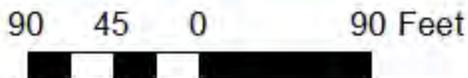
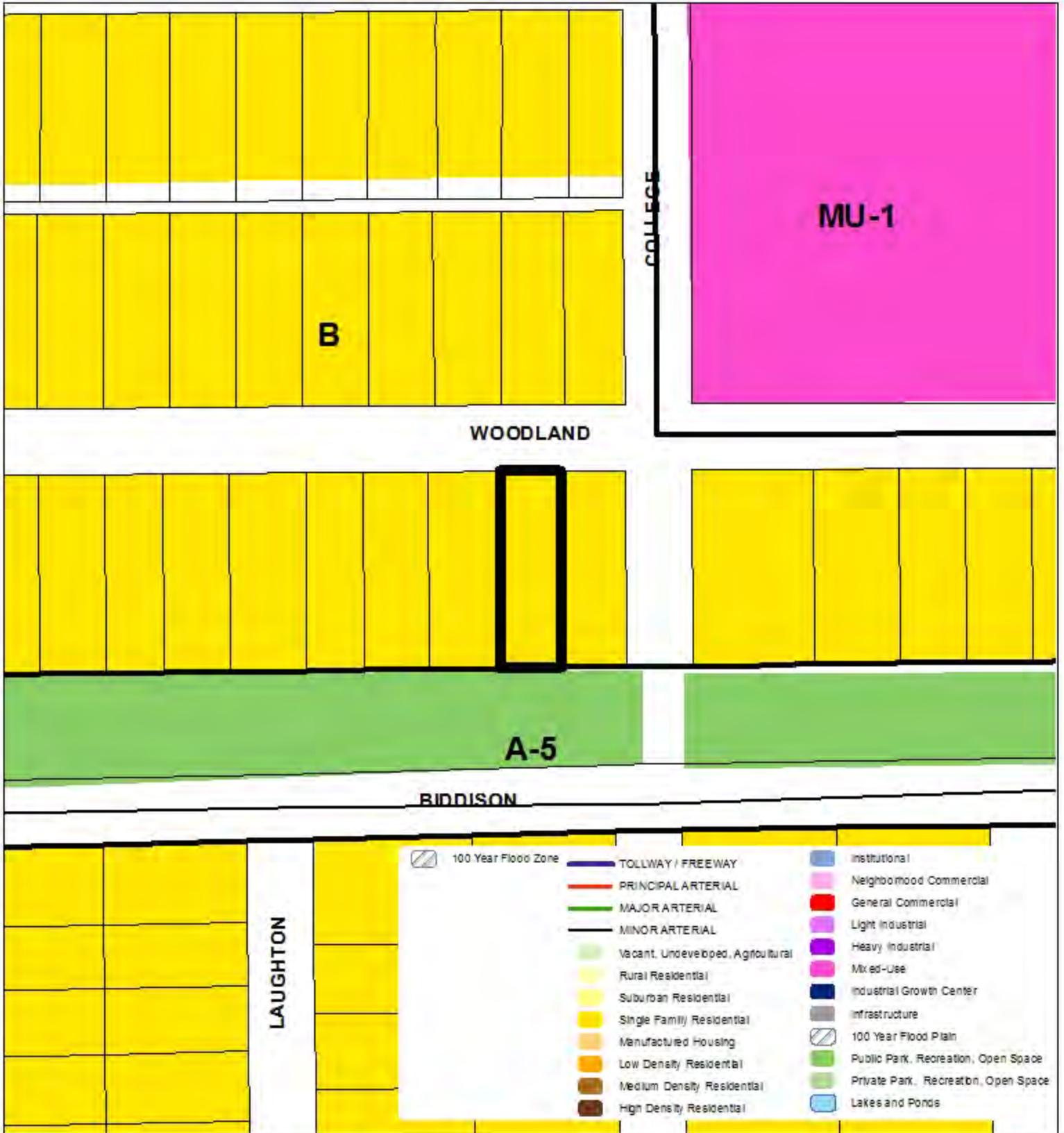
ZC-14-124

Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: 1003 Woodland Avenue
 Zoning From: B
 Zoning To: A-5
 Acres: 0.158261
 Mapsco: 90D
 Sector/District: Southside
 Commission Date: 09/10/2014
 Contact: 817-392-8043



Future Land Use



Aerial Photograph



100 50 0 100 Feet

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.

