



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 14, 2014

Council District 2

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: 3617 & 3619 N Pecan Street Mapsco: 48Y

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 not consistent (Technical Inconsistency).

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 N Pecan Street and 36th Street.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.29 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:
North "B" Two-Family / single-family
East "A-5" One-Family / single-family
South "B" Two-Family / single-family
West "I" Light Industrial / industrial

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Pecan Street	Residential	Residential	No
36 th Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Diamond Hill-Jarvis	FWISD
Inter-District 2 Alliance	

Development Impact Analysis:

1. **Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family with industrial to the 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 light industrial. However, a review of the Comprehensive Plan is needed for this area, due to the residential located along the blockface. Additionally, 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 lack conformance with the future land use map, the proposed zoning **is not consistent (Technical Inconsistency)** 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

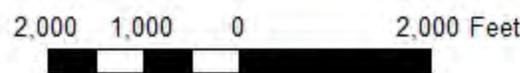
Location Map



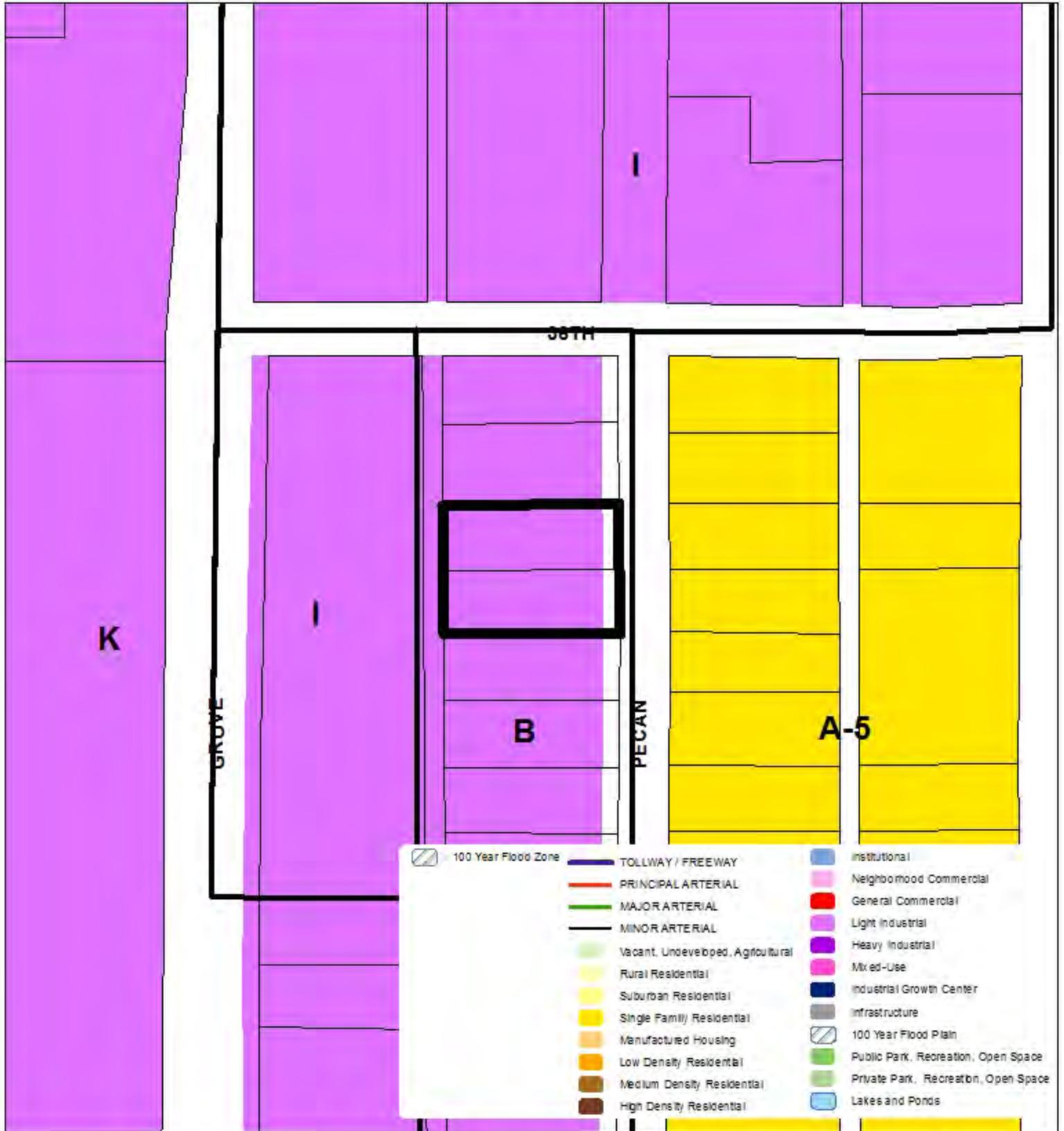
COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

OVERLAY	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT



Future Land Use



90 45 0 90 Feet



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.002.) Land use designations were approved by City Council on March 18, 2014.



Aerial Photograph



100 50 0 100 Feet

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