



**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: 1 letter received
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: 3604 & 3606 N Grove Mapsco: 48Y

Proposed Use: Light Industrial

Request: From: "K" Heavy Industrial
To: "I" Light Industrial

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 N Grove Street and 35th Street.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.28 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "I" Light Industrial / industrial
East "B" Two-Family / single-family
South "K" Heavy Industrial / outdoor storage
West "K" Heavy Industrial / outdoor storage

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
N Grove Street	Collector	Collector	No
NE 35 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:

- Land Use Compatibility**
 Uses surrounding the proposed site are primarily industrial with single-family to the east. The proposed "I" Light Industrial zoning **is compatible** at this location.
- Comprehensive Plan Consistency**
 The 2014 Comprehensive Plan designates the subject property as light industrial. The proposed "I" zoning is consistent with the following Comprehensive Plan policies.

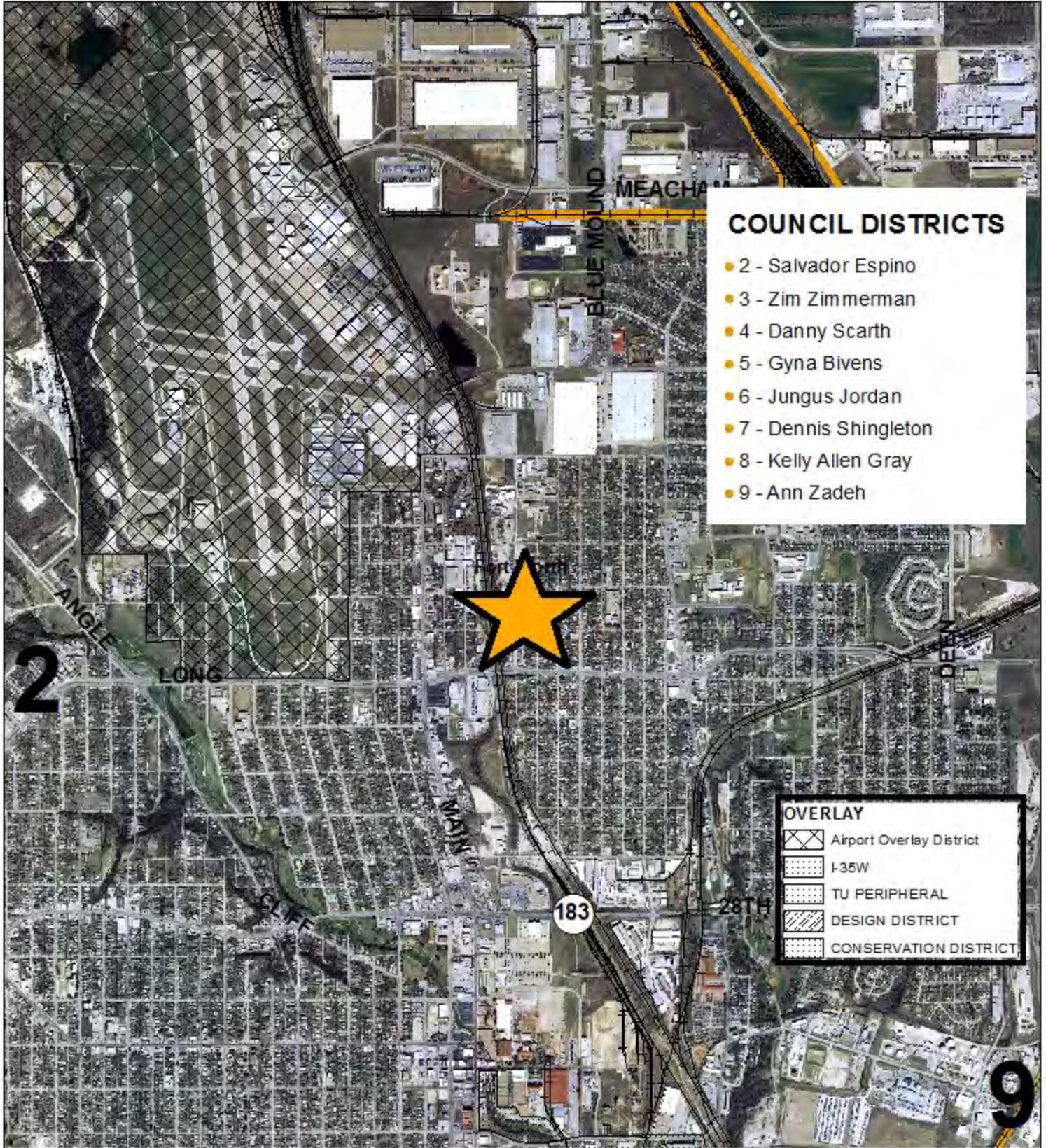
 - Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
 - Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

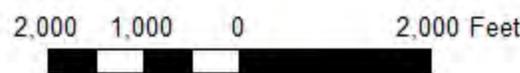


COUNCIL DISTRICTS

- 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

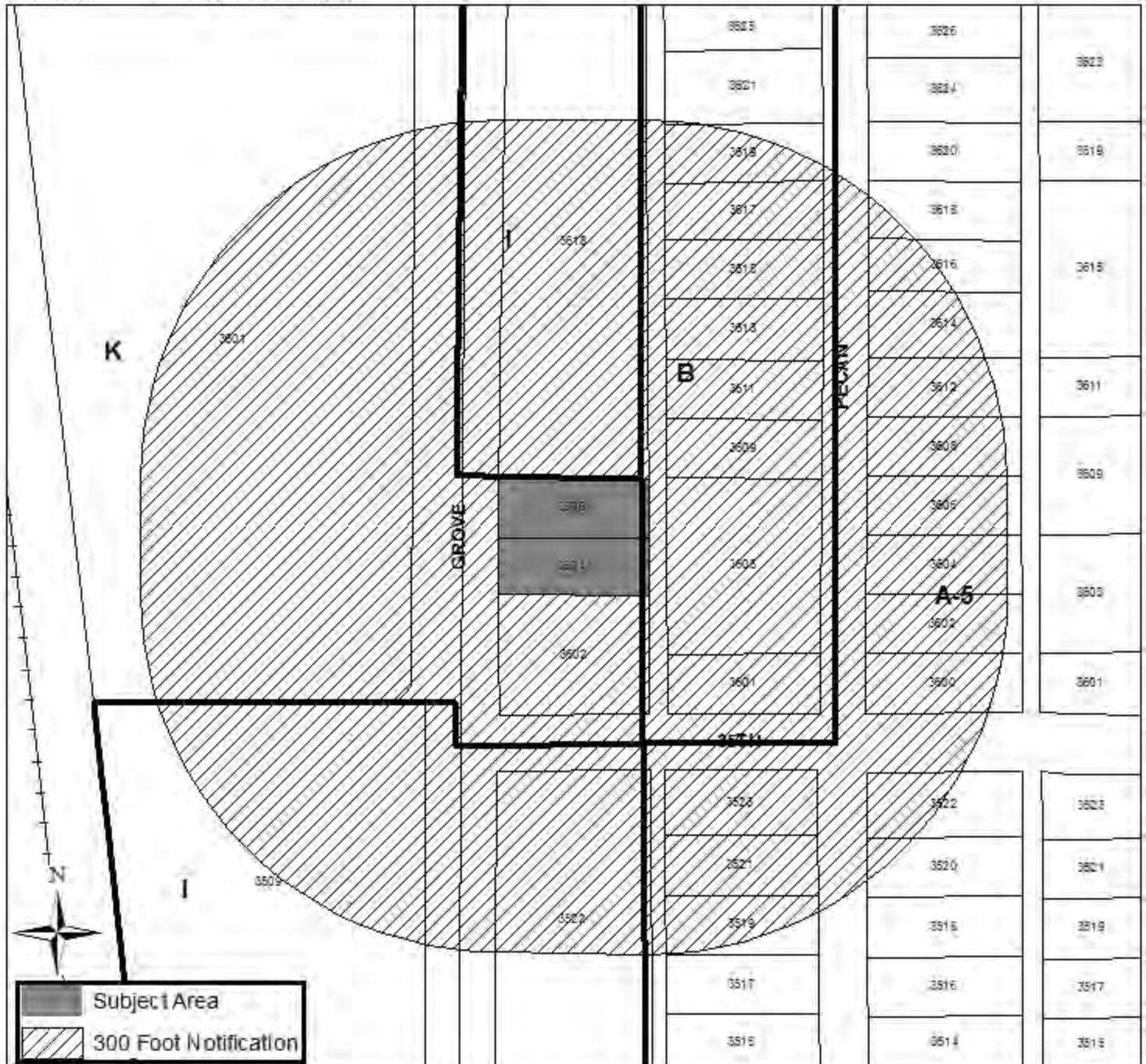




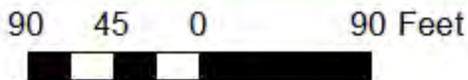
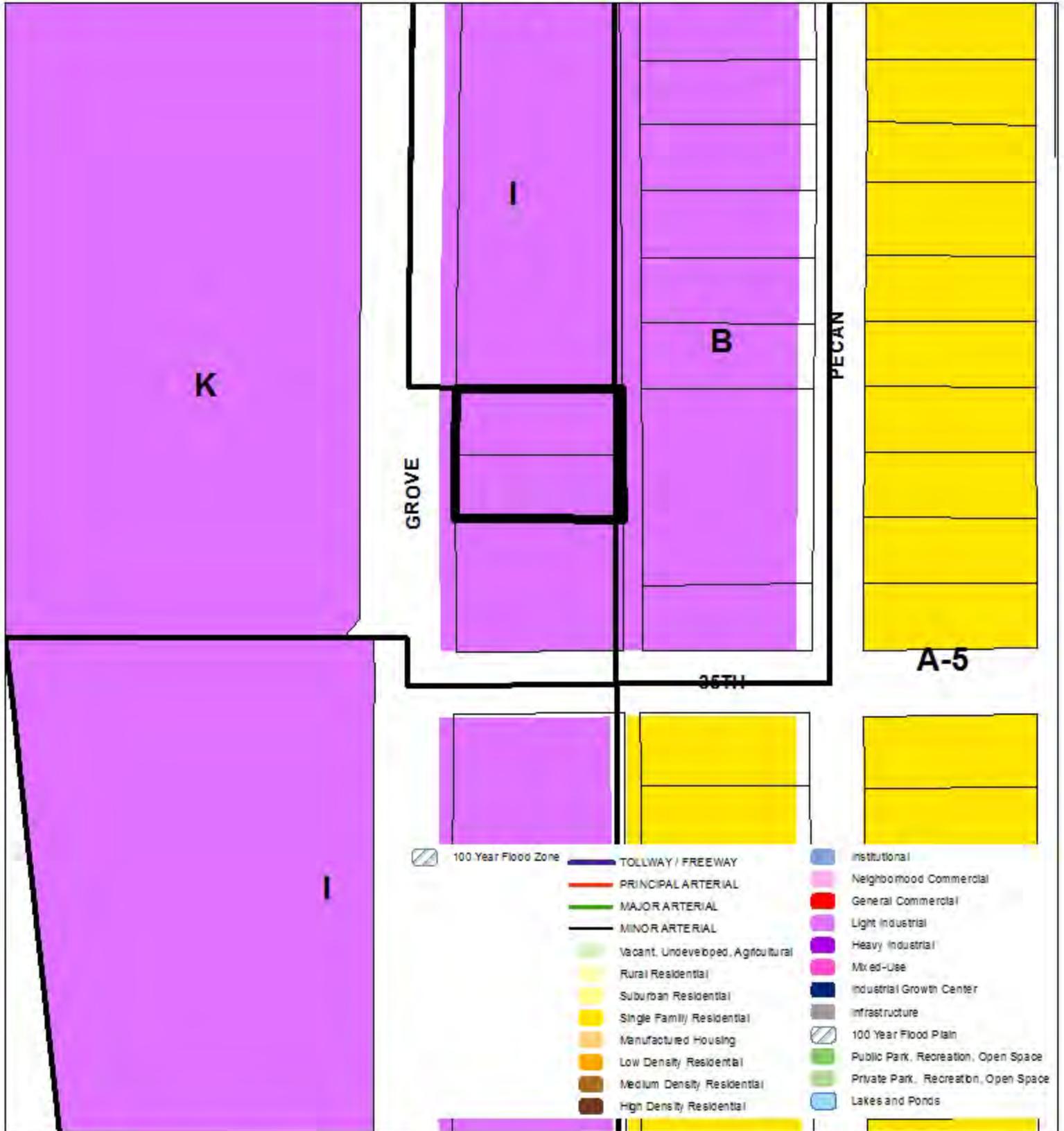
ZC-14-126

Area Zoning Map

Applicant: City of Fort Worth Planning & Development
Address: 3604 & 3606 N. Grove Street
Zoning From: K
Zoning To: I
Acres: 0.283372
Mapsc0: 48Y
Sector/District: Northeast
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 16, 2014.

