



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 14, 2014

**Council District** 8

**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:** 1615 Belzise Terrace Mapsco: 77R

**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 currently vacant and located on Belzise Terrace near the corner of Maddox 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 "I" Light Industrial / vacant  
East "I" Light Industrial; "A-5" One-Family / industrial, vacant  
South "B" Two-Family / vacant  
West "B" Two-Family / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Belzise Terrace	Residential	Residential	No
Maddox Ave	Collector	Collector	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Hillside Morningside	Streams & Valleys, Inc (Sycamore Creek)
Southeast Kingdom	Southeast Fort Worth Inc
United Communities Association	Fort Worth ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**  
 Uses surrounding the proposed are primarily vacant with industrial to the northeast. 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

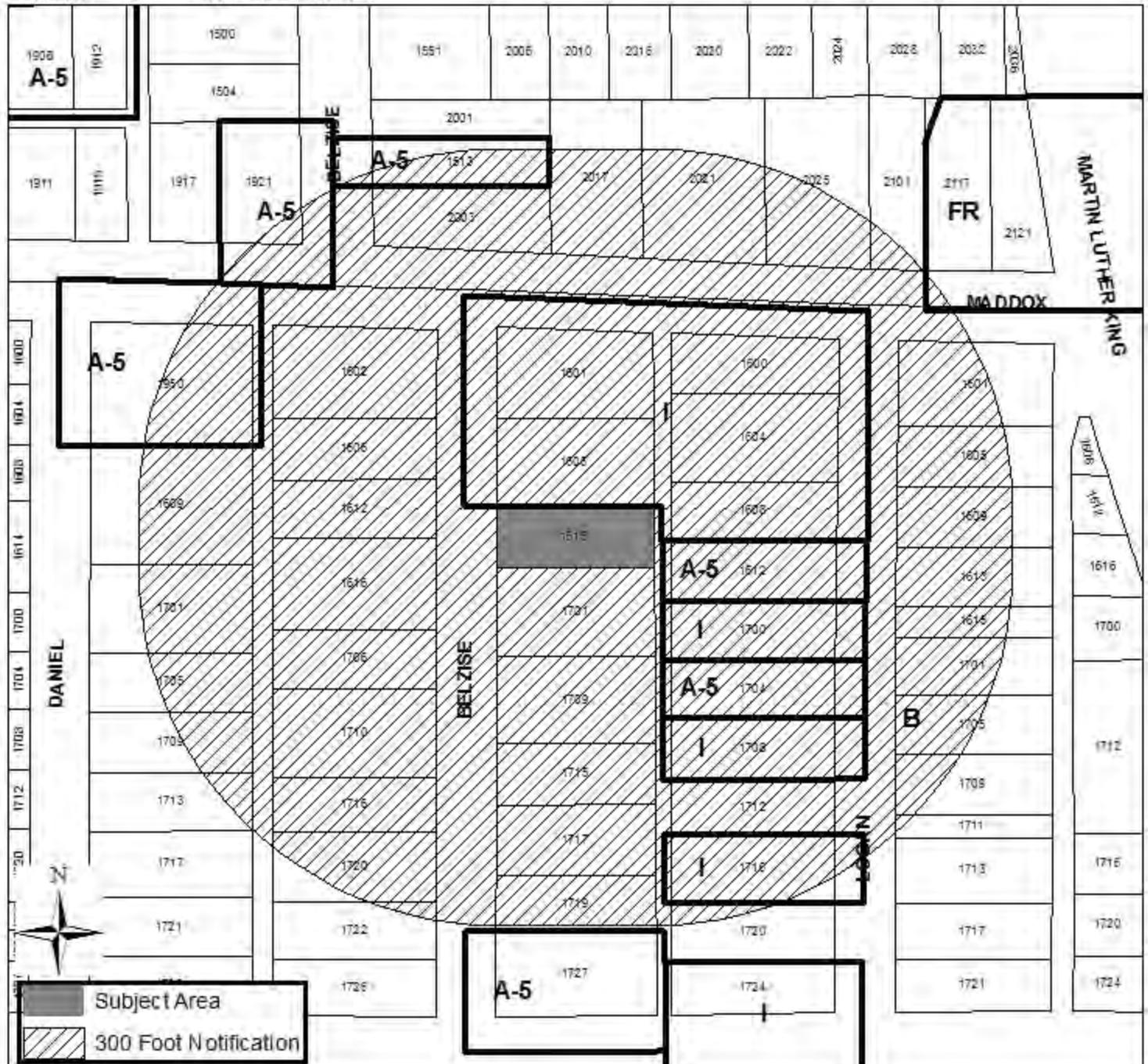
## Location Map



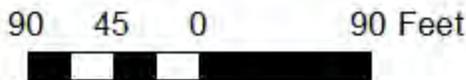
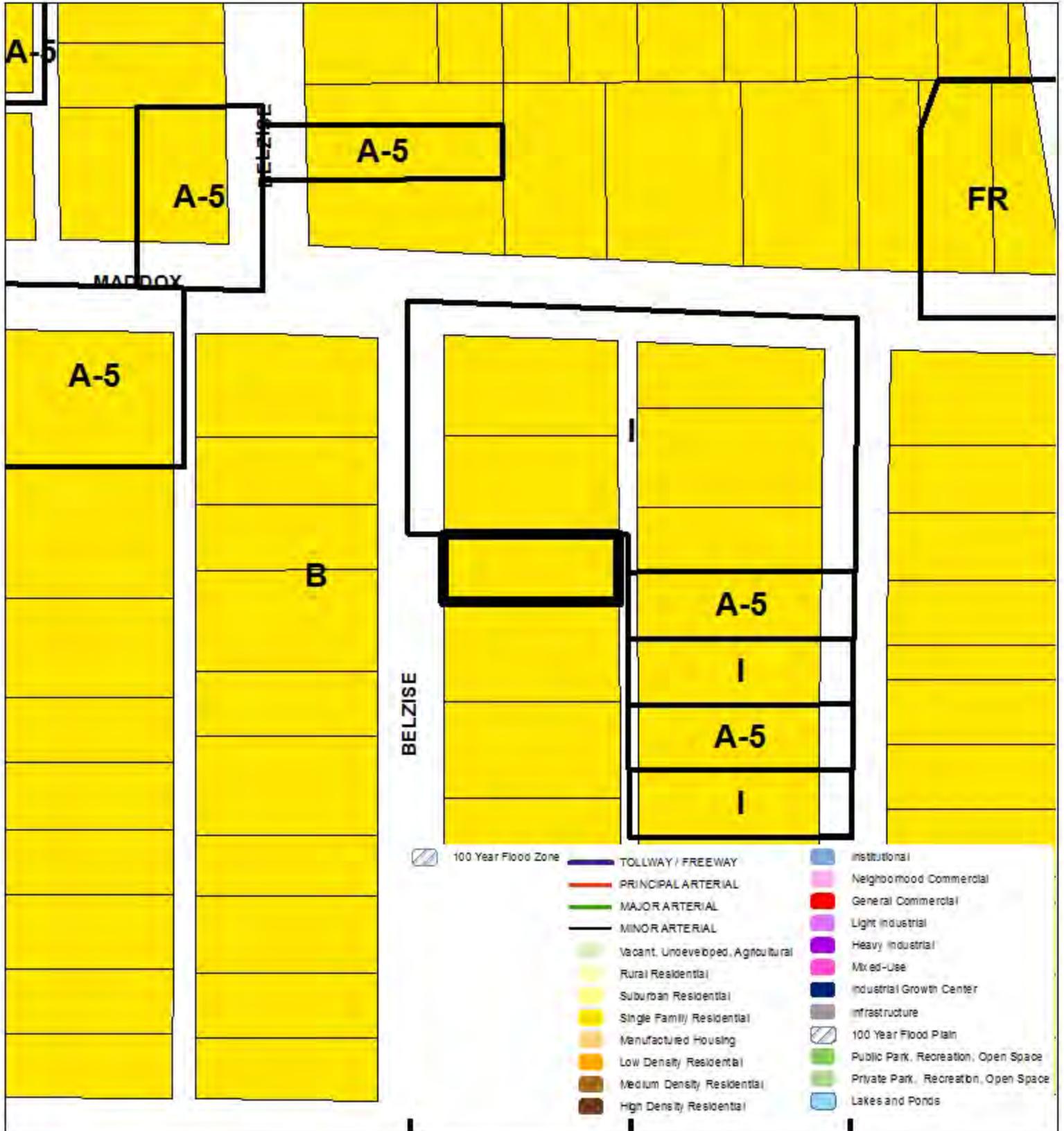


### Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
Address: 1615 Belzise Terrace  
Zoning From: B  
Zoning To: A-5  
Acres: 0.154611  
Mapsc0: 77R  
Sector/District: Southside  
Commission Date: 09/10/2014  
Contact: 817-392-8043



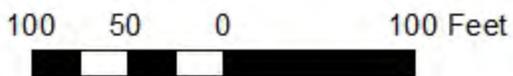
**Future Land Use**



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 Photograph



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