



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 11, 2014

Council District 8

Zoning Commission Recommendation:
Approval by a vote of 9-0

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: 1208 Ash Crescent St Mapsco: 77M

Proposed Use: Single-family

Request: From: "J" Medium Industrial

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 Ash Crescent St and Rosedale St.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.133 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
East "J" Medium Industrial / vacant structure
South "J" Medium Industrial / commercial
West "J" Medium Industrial / vacant commercial

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Ash Crescent St.	Residential	Residential	No
Rosedale St.	Major Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Historic Southside	Southeast Fort Worth Inc.
Hillside Morningside	Streams & Valleys, Inc.
Parker Essex Boaz	East Fort Worth, Inc.
Southeast Kingdom	Trinity Habitat for Humanity
United Communities Association	Fort Worth ISD
East Fort Worth Business Assn	

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site vary with single-family to the north, vacant structures to the east and west, and commercial to the south. 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 neighborhood commercial. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

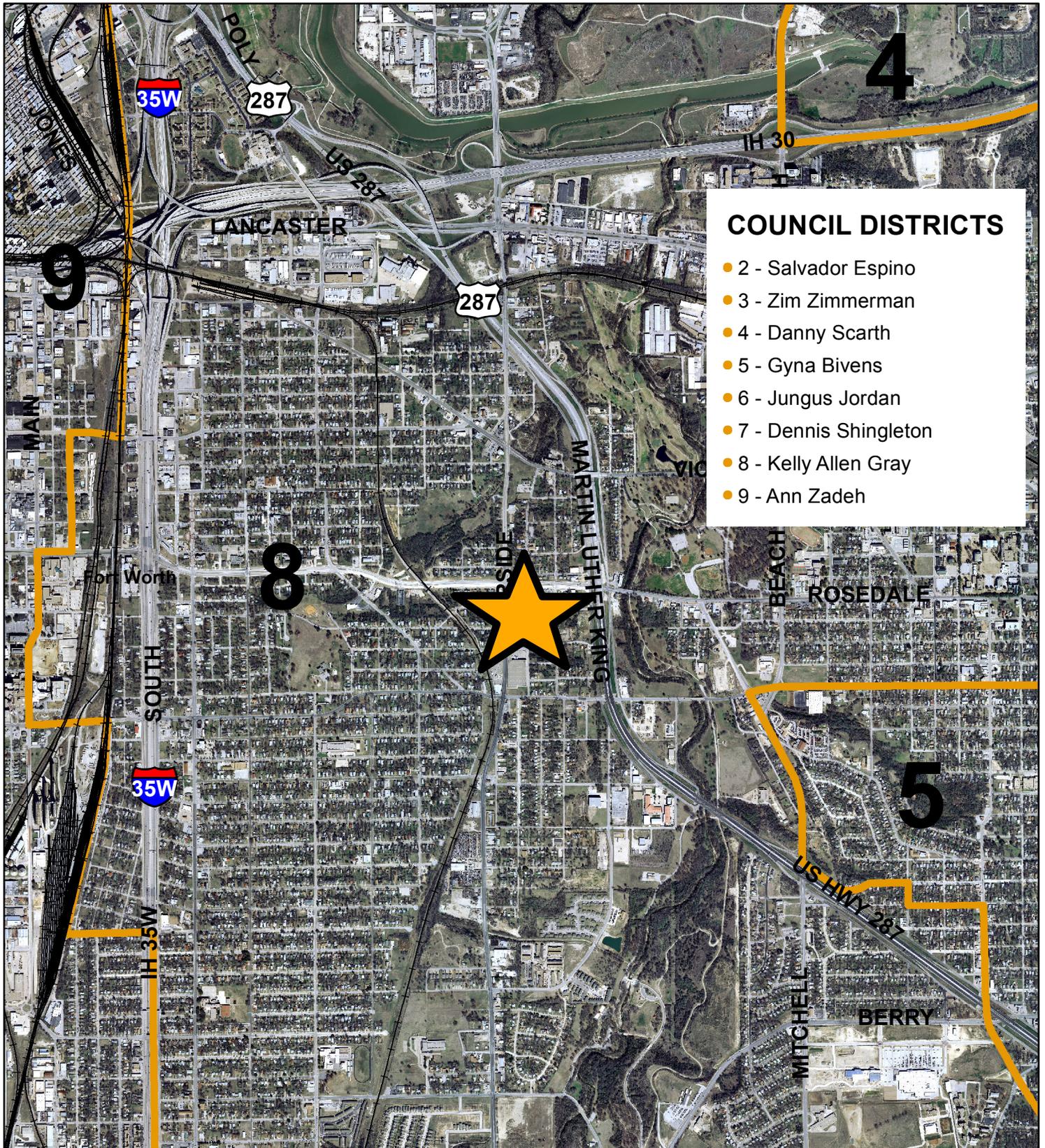
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

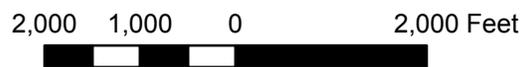
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Location Map

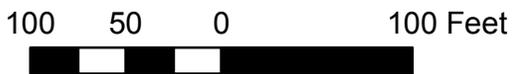
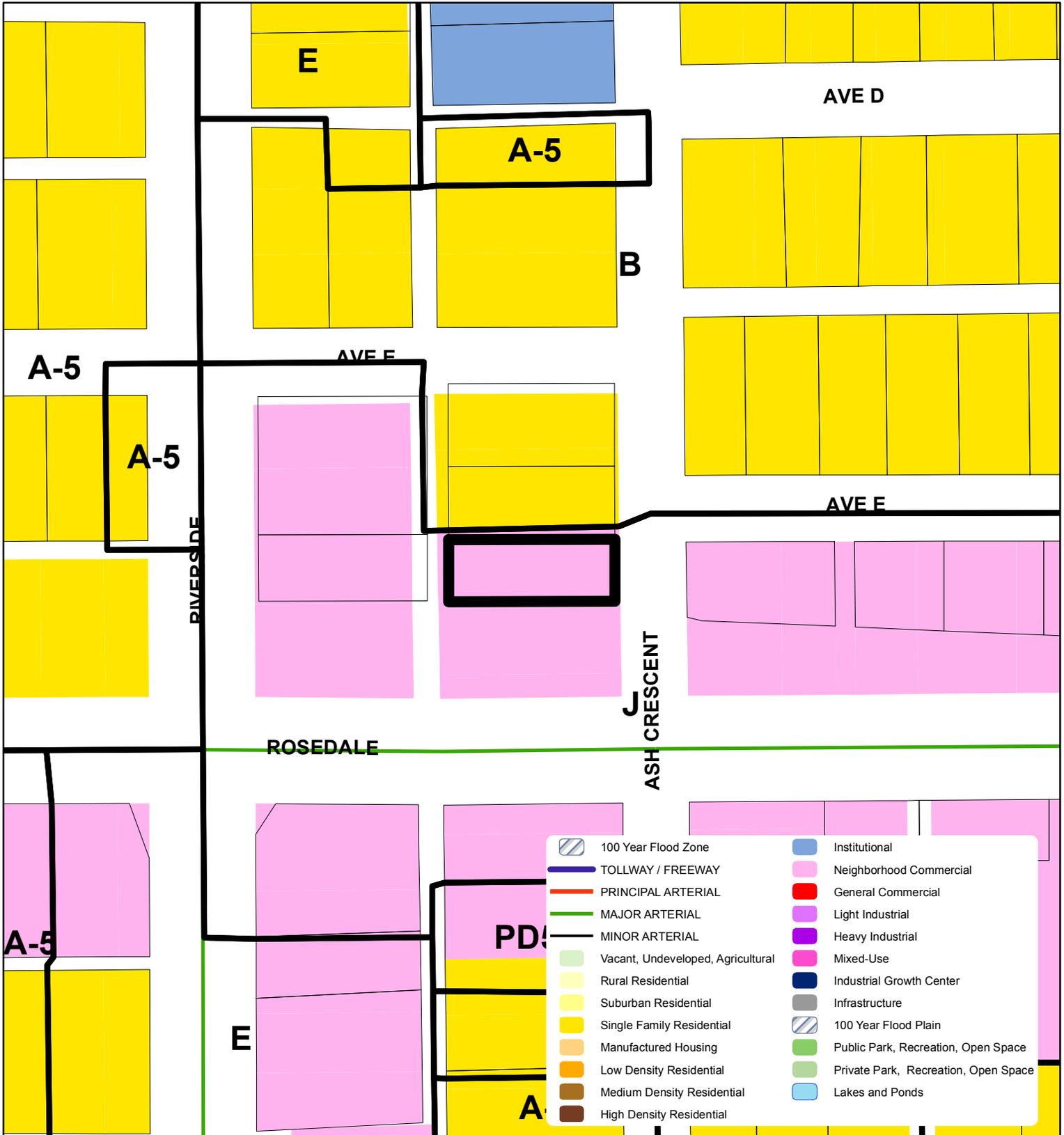


COUNCIL DISTRICTS

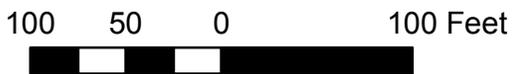
- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh



Future Land Use



Aerial Photograph



8. ZC-14-133 JSA Rental Properties, LLC (CD 9) – 4432 McCart Avenue (Charleston Heights Addition, Block 1, Lot 1, 0.45 Acres): from “B” Two-Family to “PD/SU” Planned Development/Specific Use for a fourplex; site plan waiver requested

Luis Galindo, 306 W. 7th Street, Fort Worth, Texas, representing the property owner, explained to the Commissioners the request to continue for 30 days to consider options.

Robert Snoke, 3826 6th Avenue, Fort Worth, Texas representing Rosemont NA is in favor of the continuance.

Alonzo Aquilar, 3725 Stuart Drive, Fort Worth, Texas representing Neighbors Working Together spoke in opposition and mentioned no one has spoken with the neighborhood.

Mr. Edmonds wanted to thank the neighborhood for coming out and mentioned they need to meet as a neighborhood and take a vote which gives the neighborhood a stronger voice.

Mr. Galindo in rebuttal said the basis for a continuance is to allow them to meet with the neighborhood. Mr. Edmonds said it will help them to meet with all the neighborhoods listed that were notified.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-14-133	
Name	Address	In/Out 300 notification area	Position on case		Summary
Robert Snoke/ Rosemont NA	3826 6 th Ave	Out		Support/Continuance	Spoke at hearing
Alonza Aquilar/ Neighbors Working Together	3725 Stuart Dr	Out	Opposition		Spoke at hearing

9. ZC-14-134 City of Fort Worth Planning & Development (CD 9) – 2616 May Street (Winston Addition, Block 3, Lot 12 0.16 Acres): from “B” Two-Family to “A-5” One-Family

Ms. Murphy called the surplus case.

Motion: Following discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Reeves. The motion carried unanimously 9-0.

10. ZC-14-135 City of Fort Worth Planning & Development (CD 8) – 1208 Ash Crescent Street (Highland to Glenwood Addition, Block 5, 0.13 Acres): from “J” Medium Industrial to “A-5” One-Family

Ms. Murphy called the surplus case.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Reeves. The motion carried unanimously 9-0.

11. ZC-14-136 City of Fort Worth Planning & Development (CD 8) – 3105 Finley Street (Carver Place, Blk, Lot 6, 0.11 Acres): from “B” Two-Family to “A-5” One-Family

Jocelyn Murphy called the surplus case.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Reeves. The motion carried unanimously 9-0.

12. ZC-14-137 City of Fort Worth Planning & Development (CD All) - Text Amendment: TCU Residential Overlay District; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix “A” of the Code of The City of Fort Worth, by amending:

- **Article 4 “Overlay Districts”, of Chapter 4, “District Regulations” to add a new Section, Section 4.406, “TCU Residential Overlay”; providing regulations for TCU Residential Overlay Zone (“TCU”)**
- **Amending Chapter 9, “Definitions” to amend the definition of “Fraternity” and add a new definition for “Unrelated”**

Jocelyn Murphy, Planning Manager called this case and the following related case, ZC-14-138, to be heard and discussed together.

13. ZC-14-138 City of Fort Worth Planning & Development (CD 3,7) – Map Amendment: TCU Residential Overlay District; Generally bounded by Park Place, 8th Avenue, FW & W Railroad, Overton Park and Trinity River (see metes and bounds case file, 2374.51 Acres): from Multiple Districts to Add TCU Residential Overlay (TCU) District

Will Northern for the public record mentioned the owner of Northern Realty Group has an agent at the company who has one listing within the TCU Overlay. However, since the listing agreement was executed in March prior to the announcement of the overlay, he has received counsel from the City Attorney’s Office that he could participate in the vote today.

Gaye Reed for the public record has a listing on Westcliff, under contract, going to closing and is only a two-bedroom home.

Nick Genua for the public record has a daughter attending TCU who lives in a house with four other sorority sisters in the TCU Overlay area. They have no financial interest in this house nor have they received any kind of special concessions from the owner of the house for monthly rent.