



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 6, 2015

**Council District** 4

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** none submitted  
**Support:** Bonnie Brae NA

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:** 3000 Elinor Street Mapsco: 64A

**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 Elinor Street.

**Site Information:**

Owner: City of Fort Worth  
1000 Throckmorton Street  
Fort Worth, TX 76102  
Acreage: 0.35 ac  
Comprehensive Plan Sector: Northeast

**Surrounding Zoning and Land Uses:**

North "B" Two-Family / single-family  
East "E" Neighborhood Commercial / vacant  
South "B" Two-Family / single-family  
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)
Elinor Street	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Bonnie Brae	Streams & Valleys, Inc
Riverside Alliance	Fort Worth ISD
Eastside Sector Alliance	Birdville ISD
Trinity Habitat for Humanity	

**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.

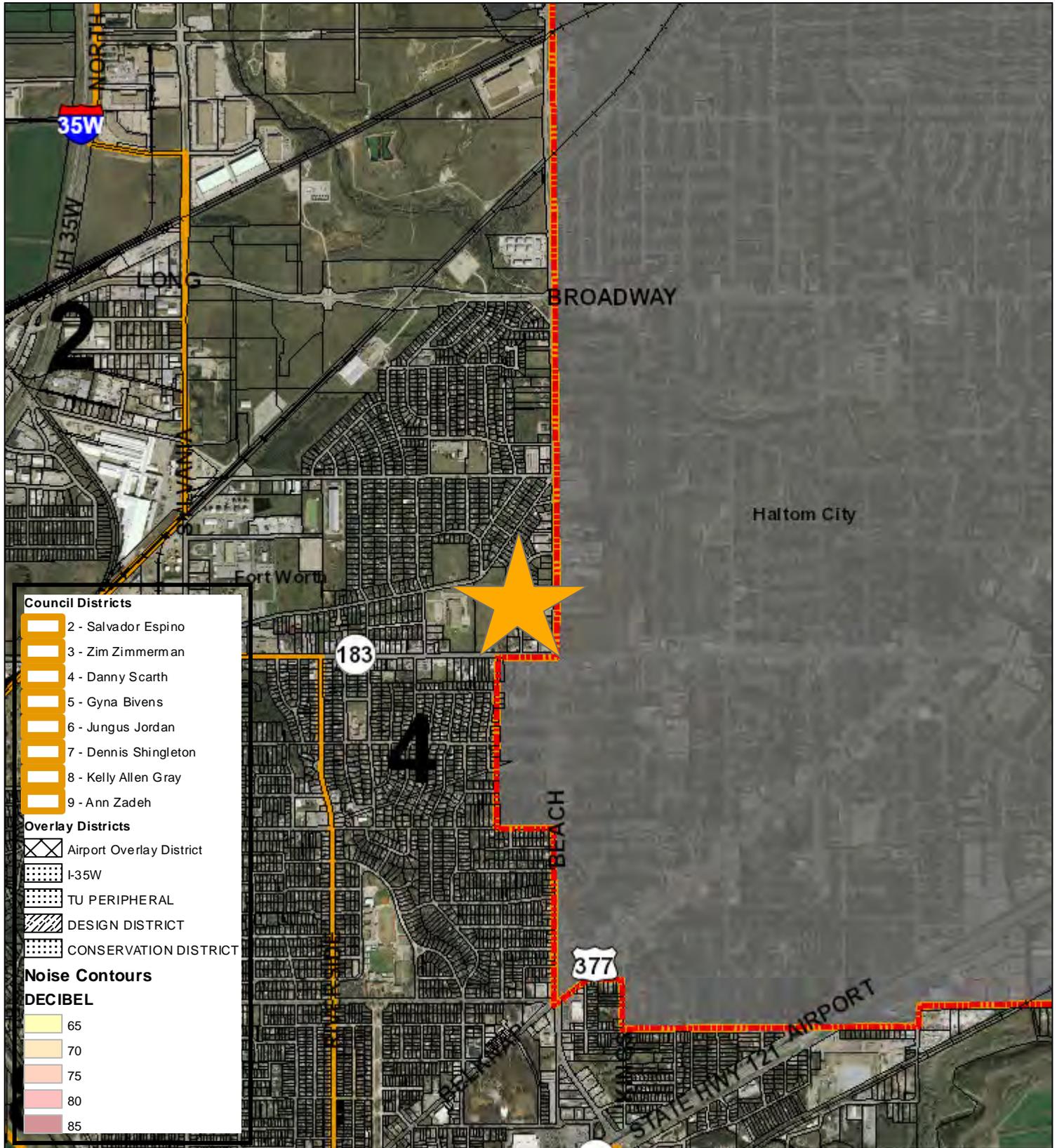
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

## Area Map



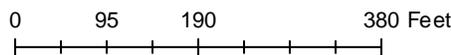


# Area Zoning Map

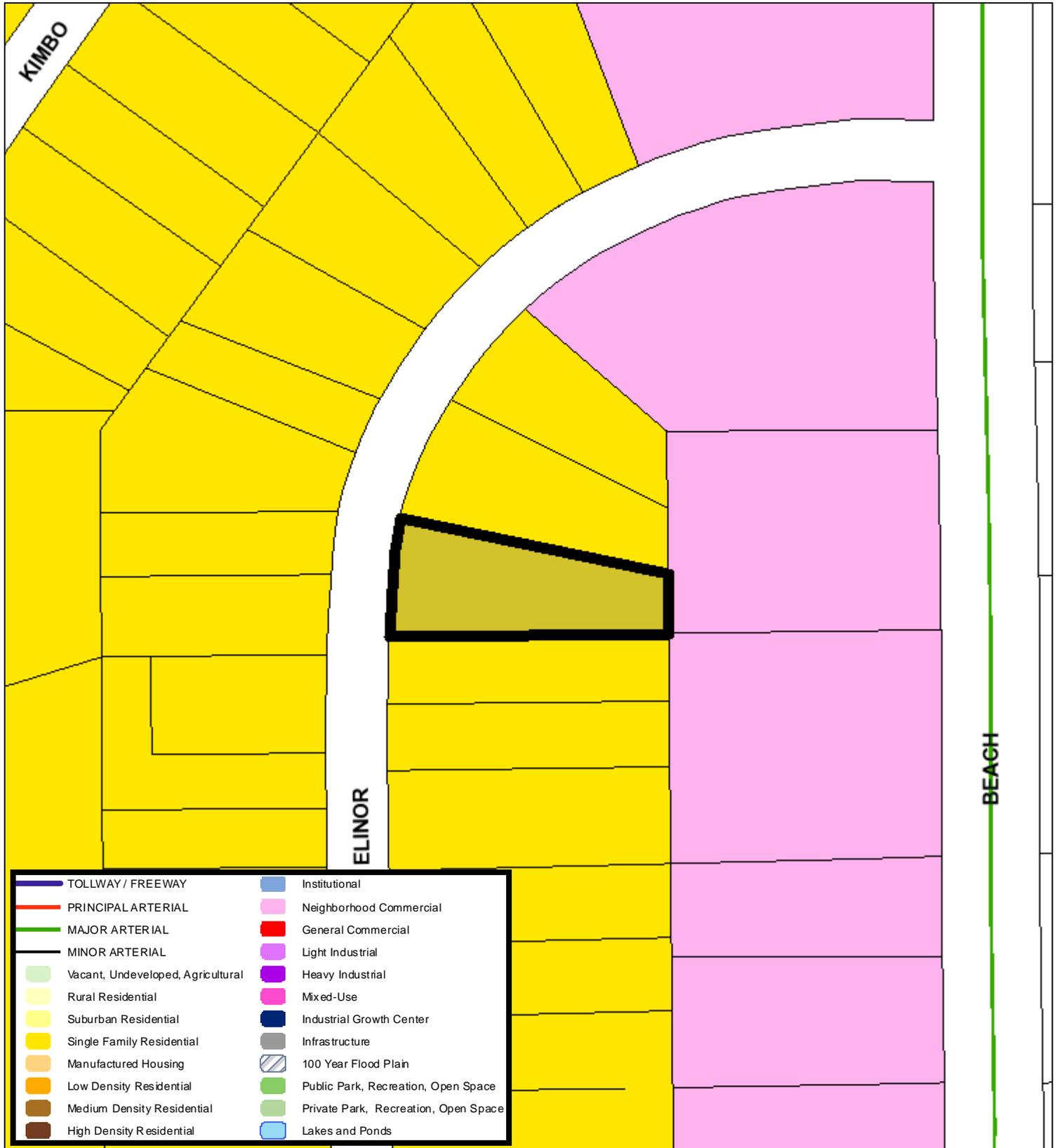
Applicant: City of Fort Worth Planning & Development  
Address: 3000 Elinor Street  
Zoning From: B  
Zoning To: A-5  
Acres: 0.37509736  
Mapsc0: 64A  
Sector/District: Northeast  
Commission Date: 12/10/2014  
Contact: 817-392-8043



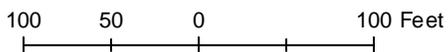
	Subject Area
	300 Foot Notification



### Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Industrial Growth Center
Suburban Residential	Infrastructure
Single Family Residential	100 Year Flood Plain
Manufactured Housing	Public Park, Recreation, Open Space
Low Density Residential	Private Park, Recreation, Open Space
Medium Density Residential	Lakes and Ponds
High Density Residential	



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 Photo Map**



0 65 130 260 Feet



Travis Clegg, 5751 Kroger Drive, Fort Worth, Texas representing R/P LPC II LTD, explained to the Commissioners they are requesting a 30 day continuance in order to submit a preliminary plat and get comments back as well as propose zoning to PD/R2.

Ms. Reed asked if 30 days would be enough. Ms. Burghdoff mentioned he will know by the January meeting if they need to continue it. Ms. Burghdoff mentioned his site plan would need to be submitted by end of December.

Motion: Following brief discussion, Mr. Reeves recommended a 30 day Continuance of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<b>ZC-14-159</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Cassco Land Co	4200 S Hulen			Support	Sent letter in
Max Wayman & Assoc	2650 River Park Dr	In		Support	Sent letter in

**8. ZC-14-161 City of Fort Worth Planning & Development (CD 9) 919 W. Mason Street (South Fort Worth Addition, Block 46, N 100’ Lot 2, 0.11 Acres): from “B” Two-Family to “A-5” One-Family**

Ms. Murphy called the surplus case.

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

**9. ZC-14-162 City of Fort Worth Planning & Development (CD 2) 4620 Tidwell Drive (Tidwell Subdivision-River Oaks, Lot 45, 0.218 Acres): from “B” Two-Family to “A-7.5” One-Family**

Ms. Murphy called the surplus case.

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

**10. ZC-14-163 City of Fort Worth Planning & Development (CD 4) 3000 Elinoor Street (Harlem Gardens Addition, Lot 9C, 0.37 Acres): from “B” Two-Family to “A-5” One-Family**

Ms. Murphy called the surplus case.

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

<i>Document received for written correspondence</i>				<b>ZC-14-163</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Bonnie Brae NA	NA	Out		Support	Sent letter in

**11. ZC-14-164 City of Fort Worth Planning & Development (CD 8) 1300 Block Everman Parkway (Herrera Gonefacio Survey, Abstract No. 2027, Tract 2B, 2.11 Acres): from “F” General Commercial to “ER” Neighborhood Commercial Restricted**

Ms. Murphy called the surplus case.

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

**12. ZC-14-165 City of Fort Worth Planning & Development (CD 8) 1704 Bessie Street (Glenwood Addition, Block 22, Lot 2, 0.15 Acres): from “B” Two-Family to “A-5” One-Family**

Ms. Murphy called the surplus case.

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

**13. ZC-14-166 City of Fort Worth Planning & Development (CD 9) 540 W. Beddell Street (Southside Addition, Block 16, Lot 24, 0.10 Acres): from “B” Two-Family to “A-5” One-Family**

Ms. Murphy called the surplus case.

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

**Meeting adjourned: 12:06 p.m.  
12/10/14**

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Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

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Nick Genua, Chair