



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 3, 2015

Council District 8

Zoning Commission Recommendation:
Approved by a vote of 8-0

Opposition: None
Support: None

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: 116 Hogg Street Mapsco: 63T

Proposed Use: Vacant

Request: From: "J" Medium Industrial
To: "H" Central Business District

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 Hogg St. near Live Oak St.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.09 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "J" Medium Density Multifamily / vacant
East "J" Medium Density Multifamily / vacant, rail ROW
South "J" Medium Density Multifamily
West "H" Central Business District / west

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|-------------|-------------|------------------------------------|
| Hogg St. | Residential | Residential | No |

Public Notification:

The following Organizations were notified:

| Organizations Notified | |
|-----------------------------------|------------------------------|
| FW Downtown Neighborhood Alliance | Trinity Habitat for Humanity |
| Downtown Fort Worth Inc | Streams & Valleys, Inc |
| East Fort Worth Business Assn | East Fort Worth, Inc |
| Eastside Sector Alliance | Fort Worth ISD |

Development Impact Analysis:

1. **Land Use Compatibility**

Uses surrounding the proposed site are primarily vacant. The proposed "H" Central Business District zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as mixed-use. The proposed "H" zoning is consistent with the following Comprehensive Plan policies.

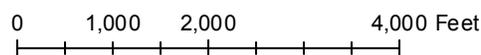
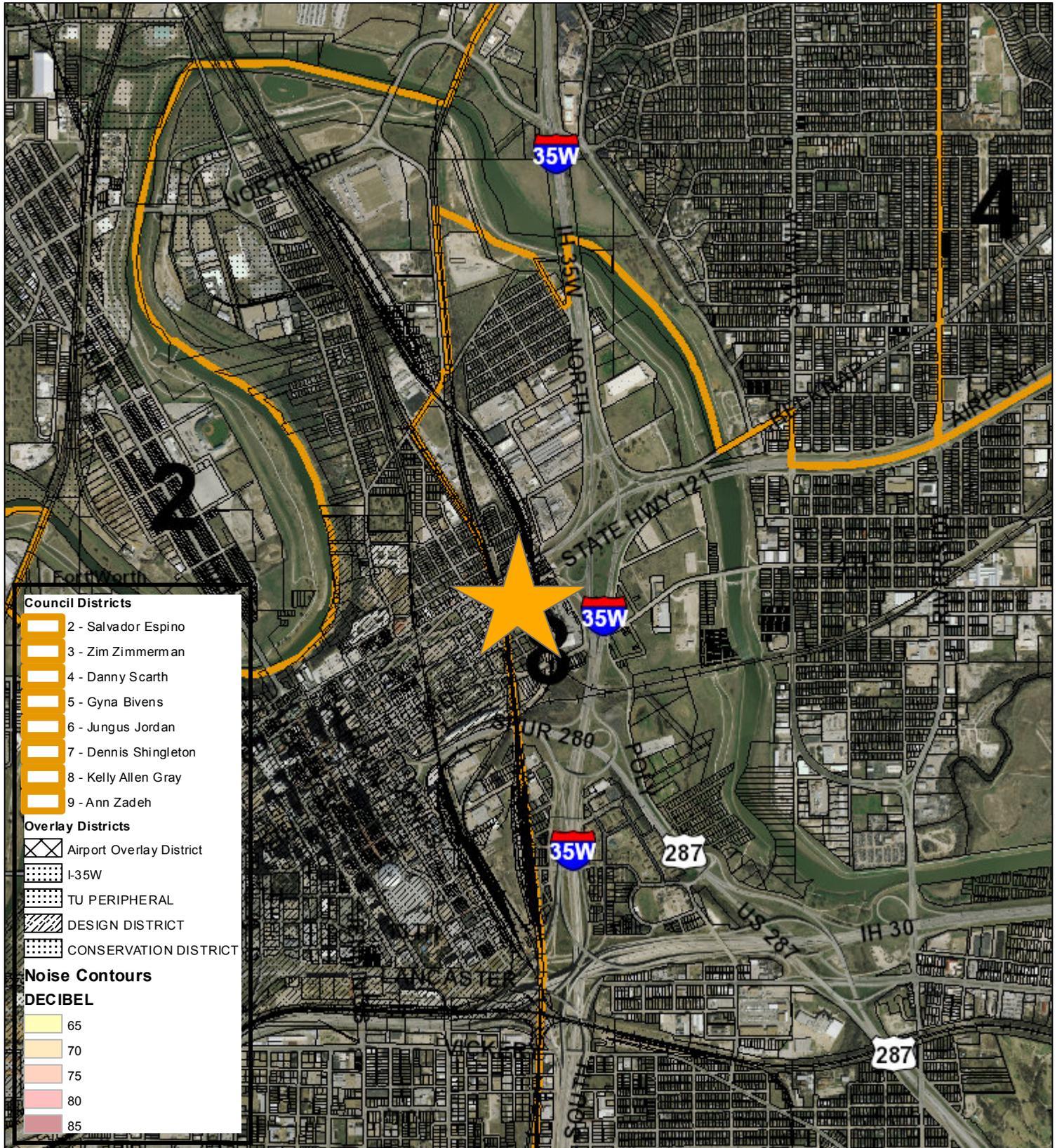
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

Attachments:

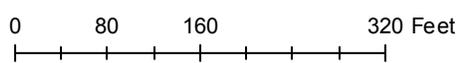
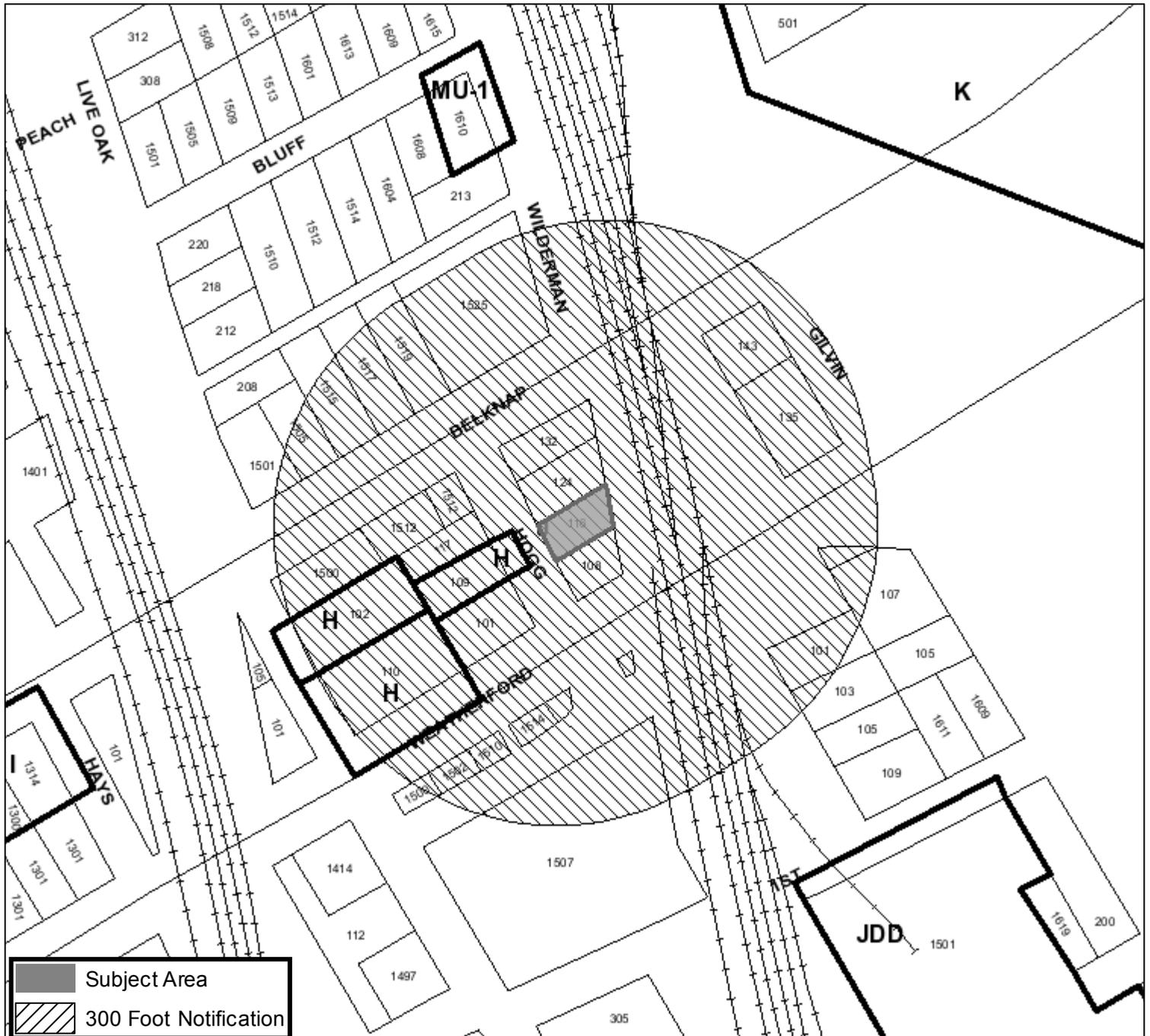
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Map

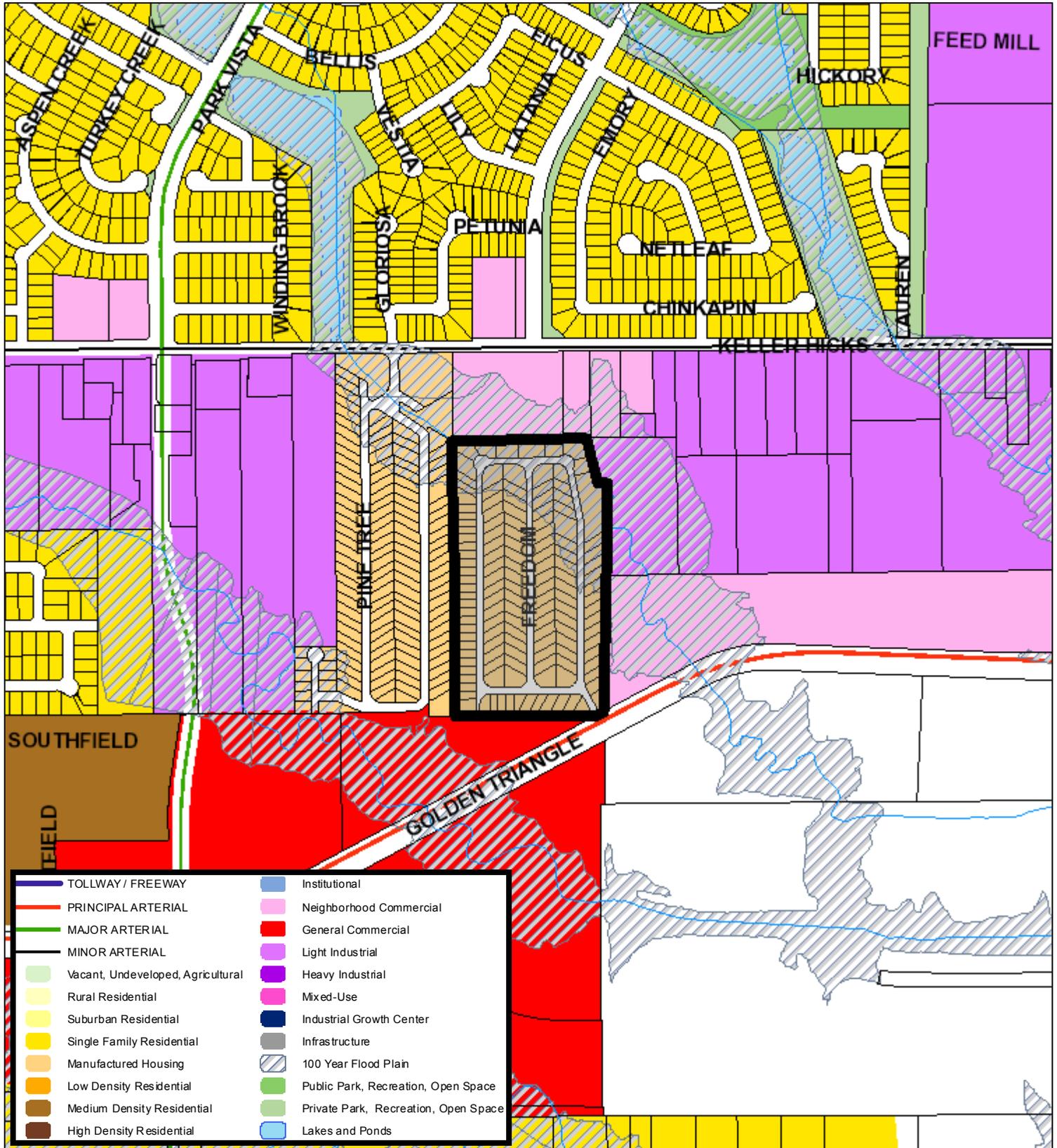


Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: 116 Hogg Street
 Zoning From: J
 Zoning To: H
 Acres: 0.09007151
 Mapsco: 63T
 Sector/District: Northeast
 Commission Date: 1/14/2015
 Contact: 817-392-8043



Future Land Use

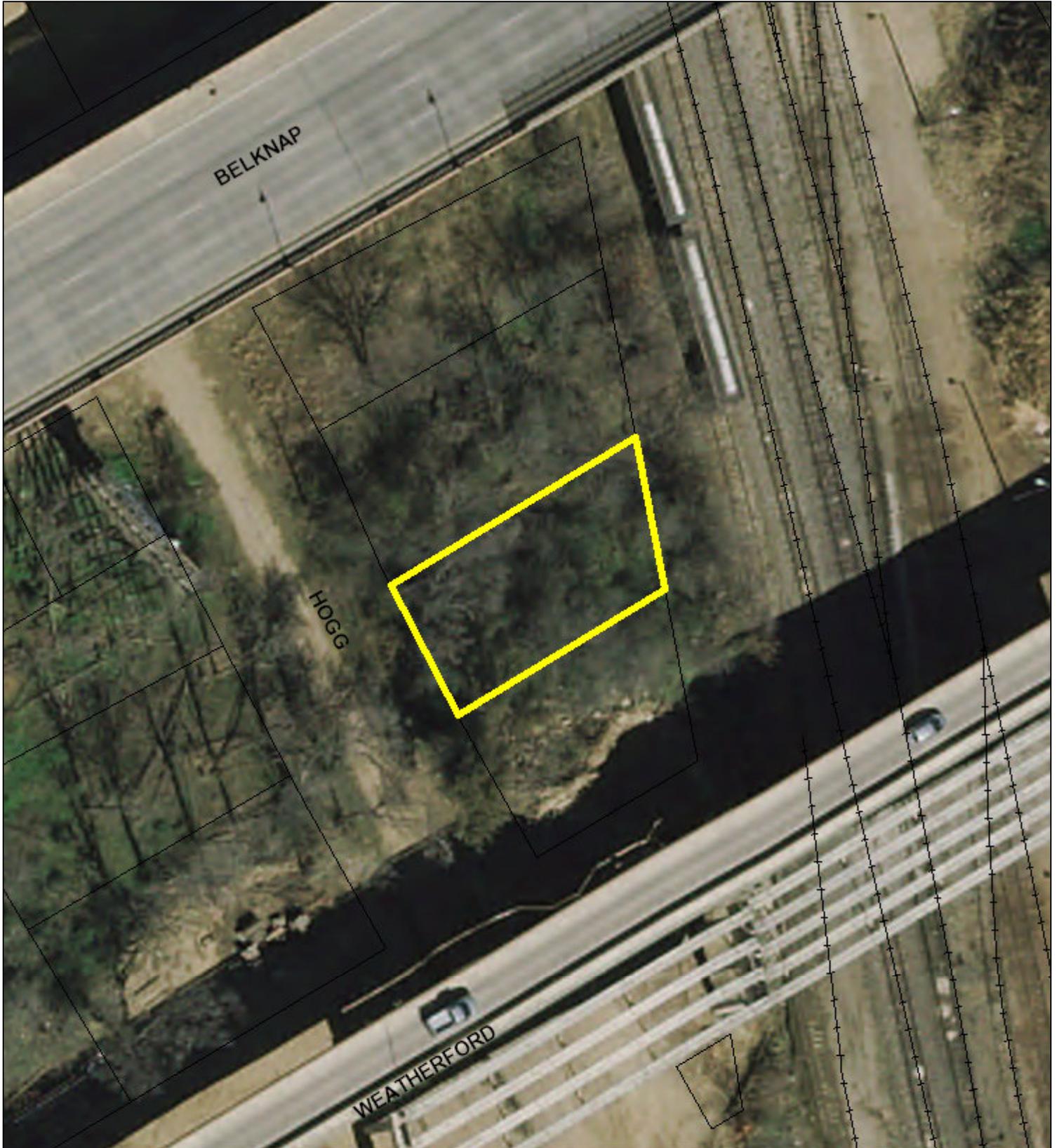


610 305 0 610 Feet

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 18, 2014.



Aerial Photo Map



0 25 50 100 Feet



| | | | | | |
|----------------|------------|-----|--|---------|----------------|
| Sandra Wetzell | Belmont Ca | Out | | Support | Sent letter in |
|----------------|------------|-----|--|---------|----------------|

17. ZC-14-181 Hunter Crossroads LP (CD 7) 2100 & 2200 Blocks Avondale Haslet Road (BR Lacy Survey, Abstract No. 990, and MEP & PRR Co. Survey, Abstract No. 1131, 75.16 Acres): from “PD-827” Planned Development for “E” Neighborhood Commercial uses, “PD-828” Planned Development for “C” Medium Density Multifamily uses, and “PD-830” Planned Development for “I” Light Industrial uses excluding certain uses and with development standards; site plan waived to Amend the internal zoning boundaries for “PD-827”, “PD-828” and “PD-830” Planned Developments; site plan waiver requested

Mike Wilson 1100 Mason Street, Fort Worth, Texas representing Hunter Crossroad L.P. explained to the Commissioners this was zoned back in 2008 and they are just cleaning up some boundary lines.

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

18. ZC-14-182 City of Fort Worth Planning & Development (CD 8) 116 Hogg Street (Live Oak Addition-Fort Worth, Block , Lot 13 less row, 0.09 Acres): from “J” Medium Industrial to “H” Central Business District

Ms. Murphy called the case.

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

19. ZC-15-001 David Matoke (CD 5) 11601 Mosier Valley Road (J W Haynes Survey, Abstract No. 786, 2.52 Acres): from “PD-534” Planned Development/Specific Use for a vehicle exchange facility with no more than 20 parking spaces and no outside storage; site plan required to Amend to “PD/I” Planned Development for all uses in “I” Light Industrial plus tow yard with short term auto storage without a primary use; site plan included.

David Matoke, 113 W. Eules Boulevard Eules, Texas property owner explained to the Commissioners the request to rezone to allow for a tow yard with storage. Mr. Matoke said the property lies within 300 ft. of a gas well pad in which no structures can be built for single-family.

Ms. McDougall mentioned a masonry wall with vines as indicated on the site plan.

Danielle Tucker, 11500 Mosier Valley Road, Fort Worth, Texas spoke in support. She mentioned they are the only business along Mosier Valley Road and welcome having another business in the area to help deter code violations from people dumping in the area.

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