



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2015

Council District 2

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes <u>X</u>	No ___
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 3103 & 3105 N. Hays Street Mapsco: 62D

Proposed Use: Neighborhood Commercial Restricted

Request: From: "I" Light Industrial
To: "ER" Neighborhood Commercial Restricted

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 vacant structure and is located and located on Hays Street near the corner 30th St.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.40 ac
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
East "K" Heavy Industrial / outdoor storage, truck parking
South "I" Light Industrial / single-family
West "A-5" One-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)
Hays St.	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Inter-District 2 Alliance	Streams And Valleys Inc
Diamond Hill Jarvis NAC*	Fort Worth ISD
Trinity Habitat for Humanity	

**Proposed site is located within the this Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily single-family with industrial to the east. The proposed "ER" Neighborhood Commercial Restricted zoning is a good buffer to the more intense industrial uses to the east and **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as neighborhood commercial. The proposed "ER" zoning is consistent with the following Comprehensive Plan policies.

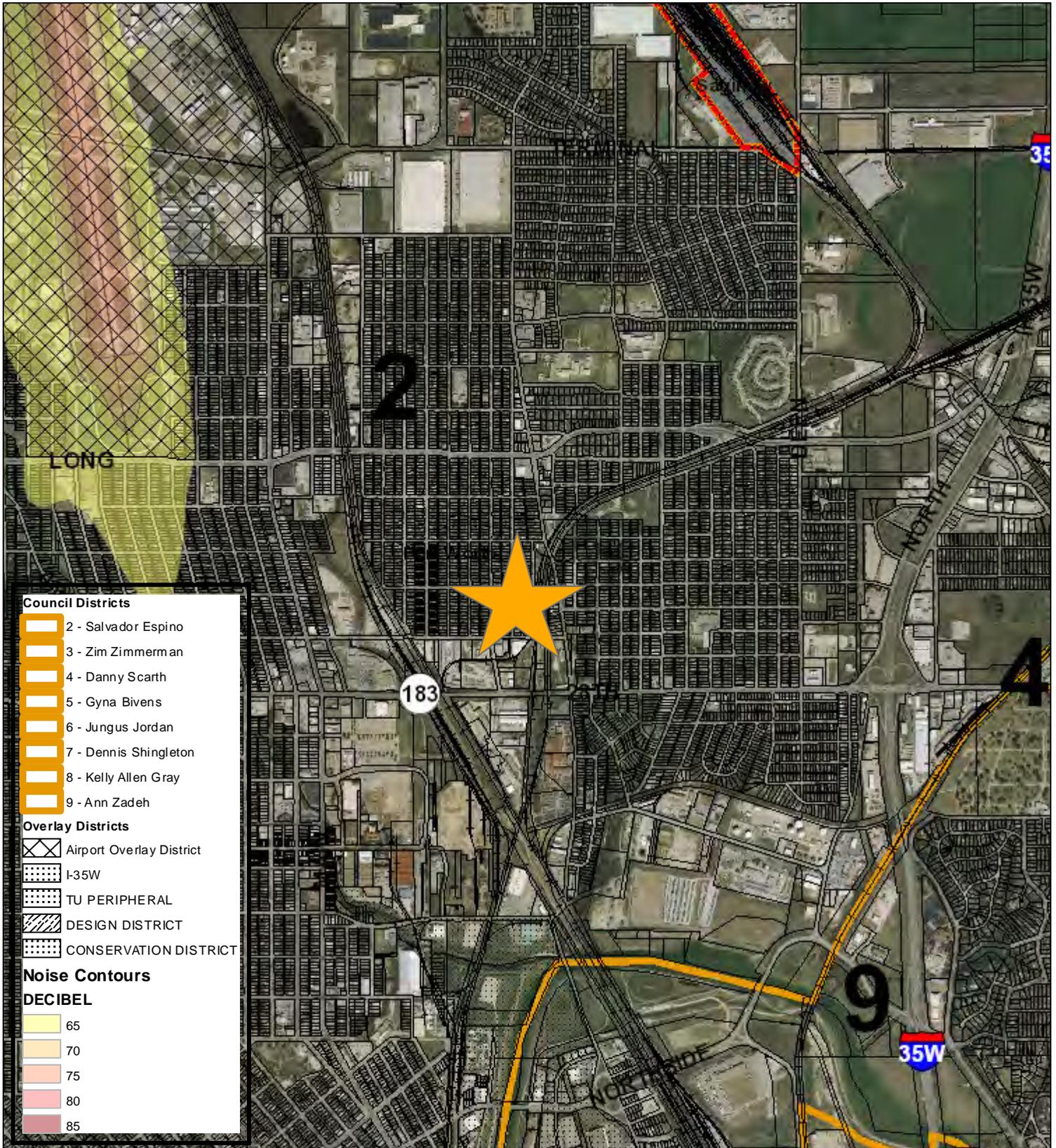
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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



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

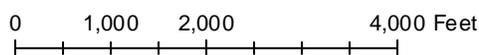
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85





Area Zoning Map

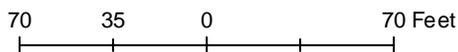
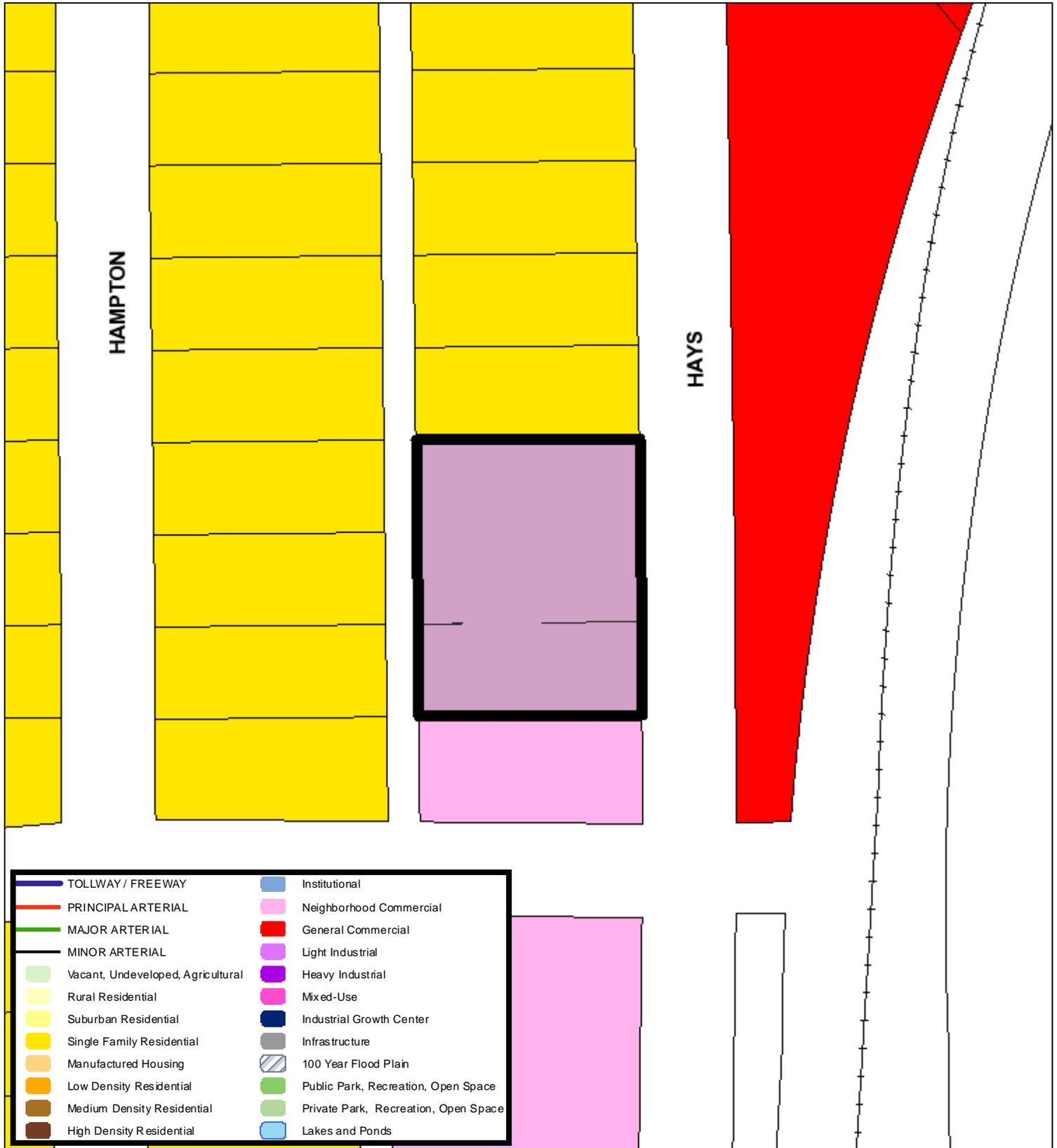
Applicant: City of Fort Worth Planning & Development
 Address: 3103 & 3105 N. Hays Street
 Zoning From: I
 Zoning To: ER
 Acres: 0.40414306
 Mapsco: 62D
 Sector/District: Northeast
 Commission Date: 5/13/2015
 Contact: 817-392-8043



Subject Area
 300 Foot Notification

0 87.5 175 350 Feet

Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 45 90 180 Feet



NA					
Kosel Investments, Inc	3550 Hulen St.	In	Opposition to E		Sent letter in
Stan Price	4525 Wellesley Ave	Out	Opposition		Sent letter in

12. ZC-15-048 City of Fort Worth Planning & Development (CD 2) 3103 & 3105 N. Hays Street (Fostepco Heights Addition, Block 86, Lots 15, 16, & 17, 0.40 Acres): from “I” Light Industrial to “ER” Neighborhood Commercial Restricted

Ms. Murphy called the surplus case.

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

13. ZC-15-049 City of Fort Worth Planning & Development (CD 8) 2801 Chenault Street (Riverside 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 brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

14. ZC-15-050 City of Fort Worth Planning & Development (CD 9) 2517 S. Jennings (Winston Addition, Block 4, Lot 4, 0.15 Acres): from “B” Two-Family to “A-5” One-Family

Ms. Murphy called the surplus case.

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

15. ZC-15-051 City of Fort Worth Planning & Development (CD 8) 3602 Conway Street (McLemore Atkin Survey, Abstract 1056, Tracts 226L1 & 226Q1, 0.63 Acres): from “K” Heavy Industrial to “I” Light Industrial

Ms. Murphy called the surplus case.

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

<i>Document received for written correspondence</i>				ZC-15-051
Name	Address	In/Out	Position on case	Summary