



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2015

Council District 9

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: 2517 S. Jennings Mapsco: 77S

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 contains a single-family home and is located on Jennings Ave. near the corner of Mulkey Street.

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 "B" Two-Family / single-family
- East "B" Two-Family / single-family
- 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)
Jennings Ave.	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Near Southside Neighborhood Alliance	Jennings May St Louis NA*
Fairmount NA	Hemphill Corridor Task Force
Ryan Place Improvement Association	Trinity Habitat for Humanity
South Hemphill Heights NA	Streams And Valleys Inc
West Morningside NA	Fort Worth ISD

*Site located within the Jennings May St. Louis NA

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.

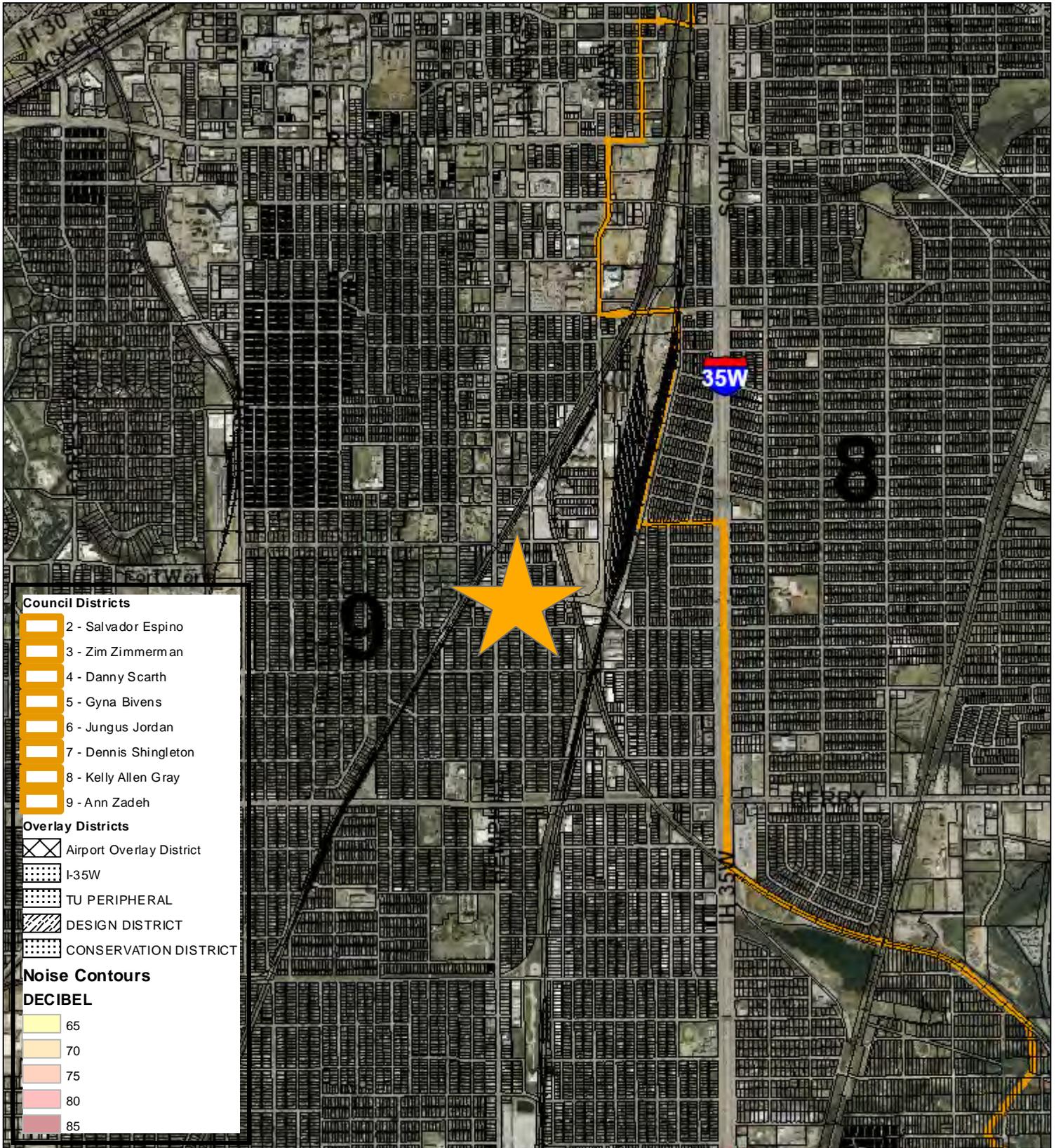
2. **Comprehensive Plan Consistency**
 The 2015 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.
 - Encourage development type and intensity appropriate to existing or planned street infrastructure. (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

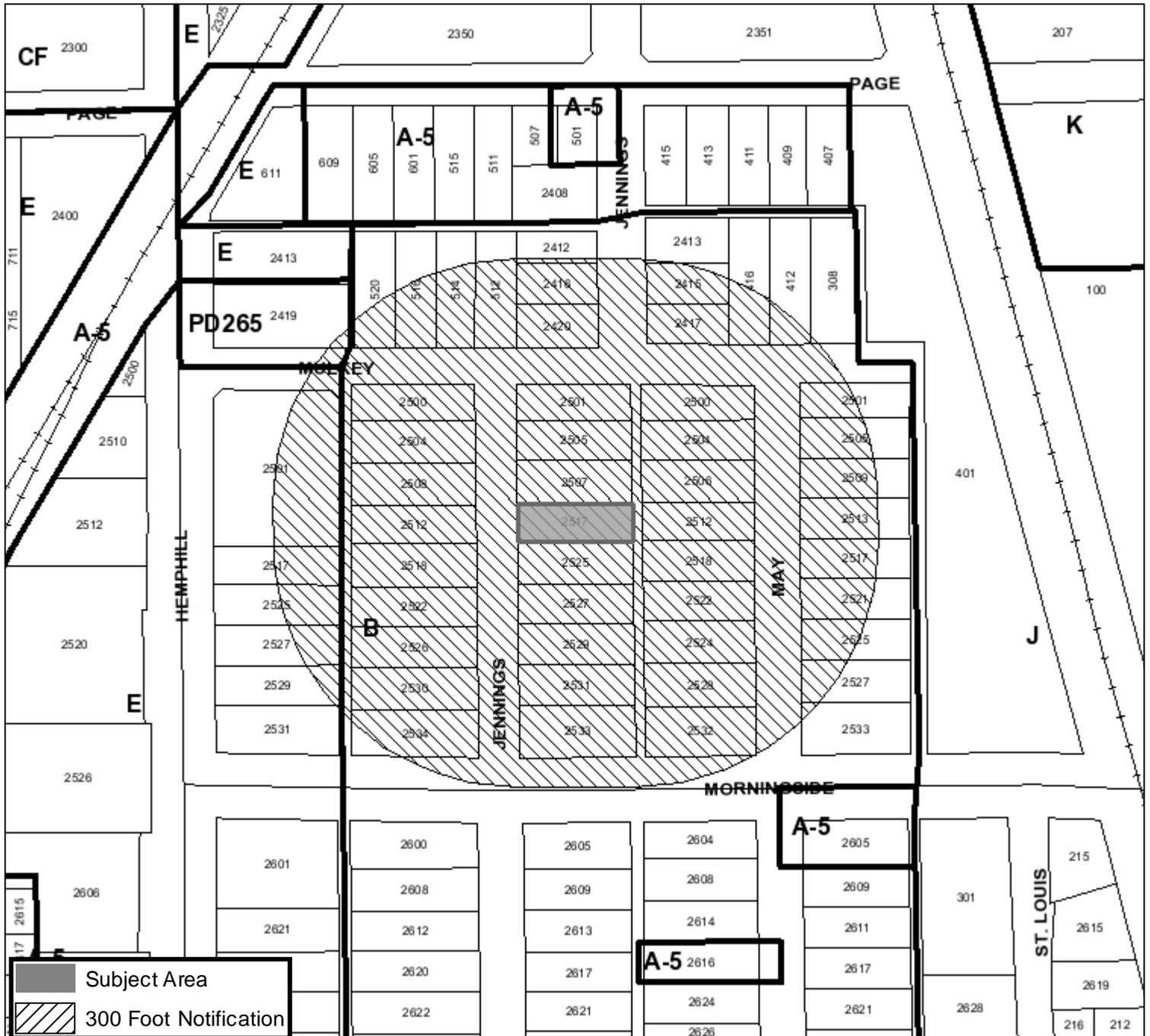
Area Map



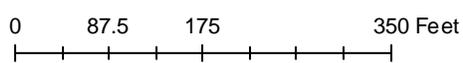


Area Zoning Map

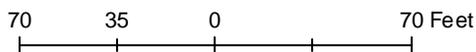
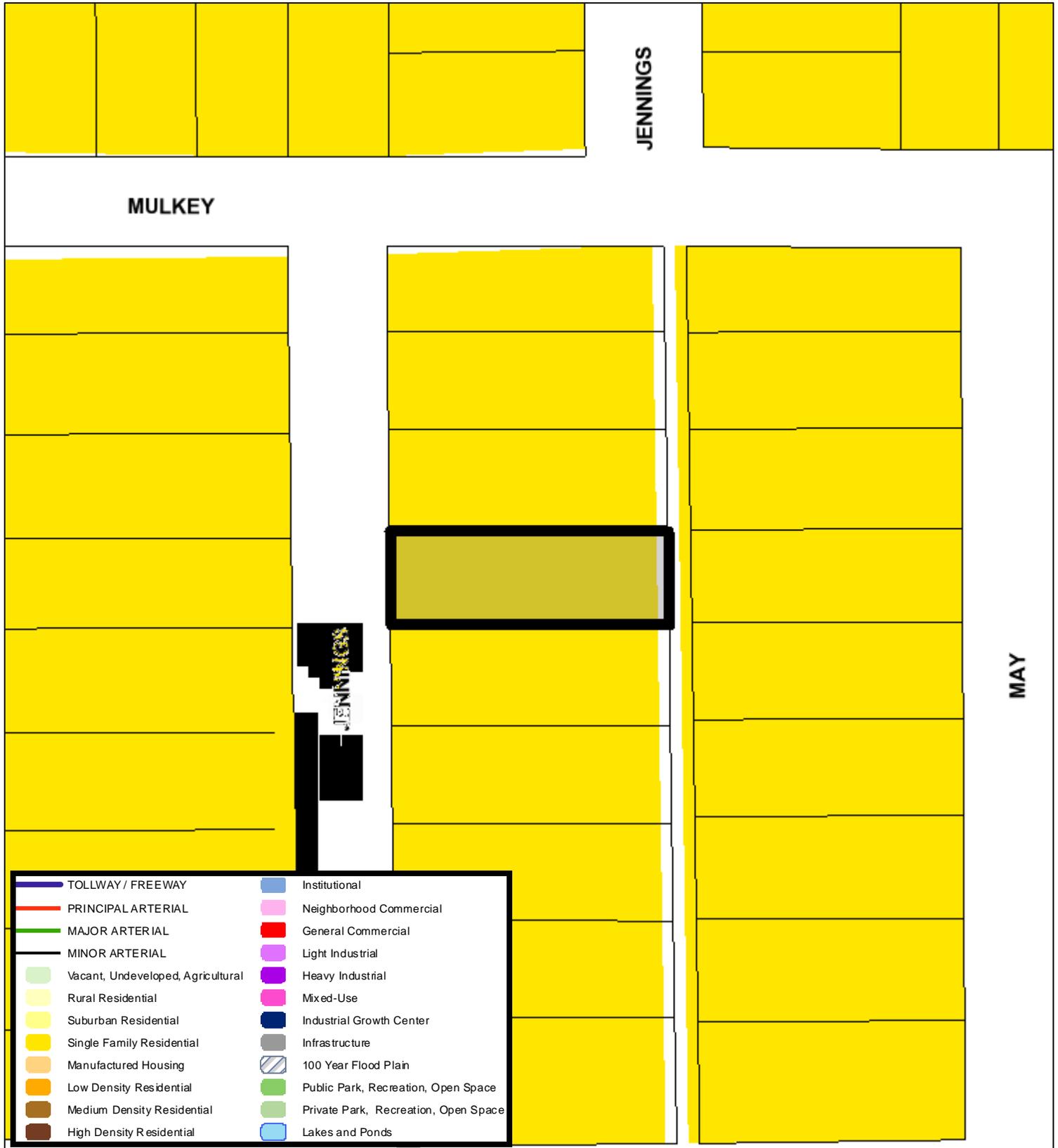
Applicant: City of Fort Worth Planning & Development
 Address: 2517 S. Jennings Avenue
 Zoning From: B
 Zoning To: A-5
 Acres: 0.15413924
 Mapsco: 77S
 Sector/District: Southside
 Commission Date: 5/13/2015
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



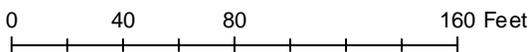
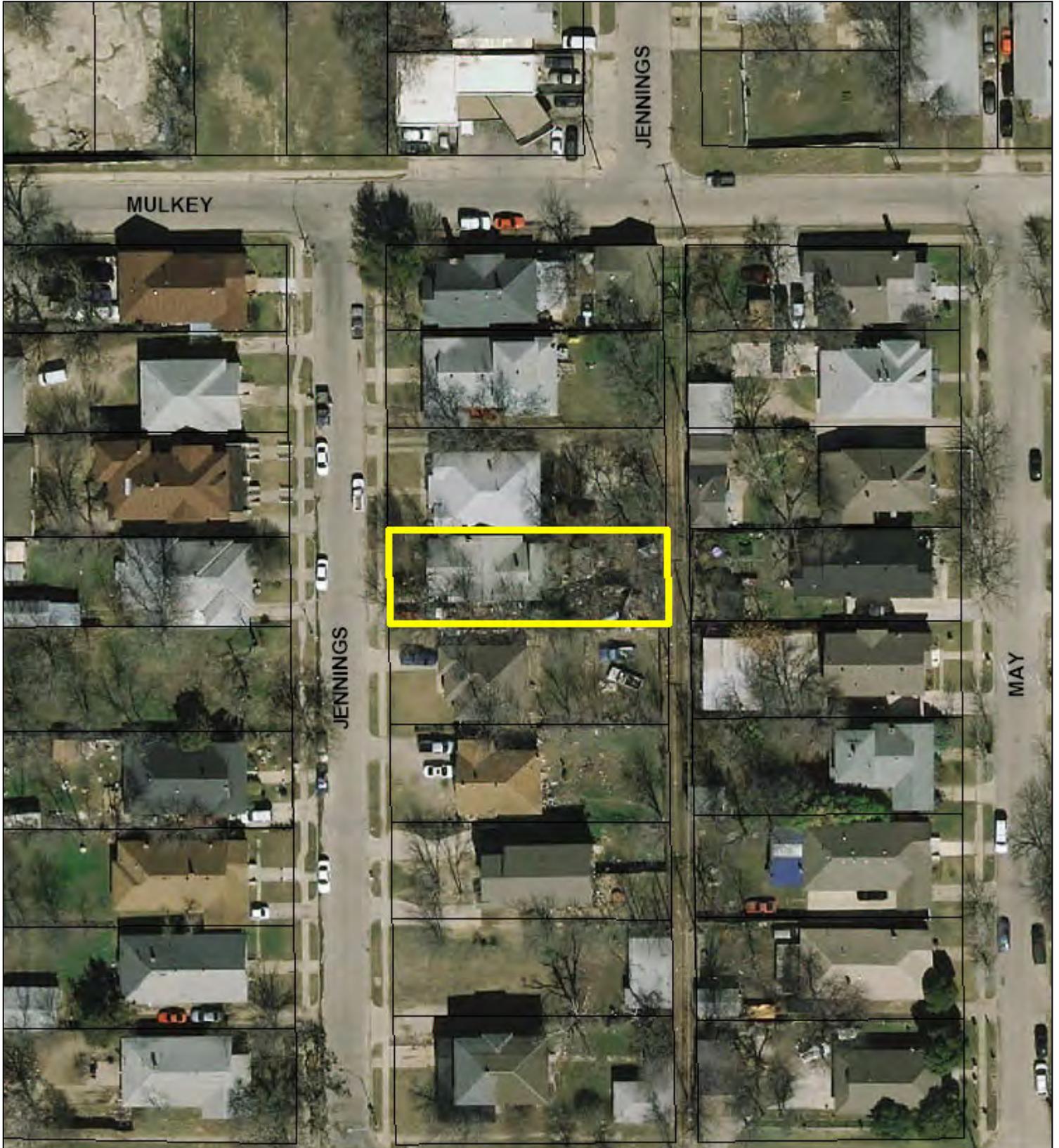
Future Land Use



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



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