



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2015

Council District 3

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: 5700 Diaz Ave. Mapsco: 74R

Proposed Use: Single-family

Request: From: "E" Neighborhood Commercial

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 the corner of Horne St and Diaz Ave.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.15 ac
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "A-5" One-Family / vacant
East "E" Neighborhood Commercial / commercial
South "E" Neighborhood Commercial / vacant
West "A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Horne St.	Collector	Collector	No
Diaz Ave.	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Como NAC	Trinity Habitat for Humanity
Ridglea North Neighborhood Association	Streams And Valleys Inc
Camp Bowie District Inc.	Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily vacant with commercial to the east. 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.

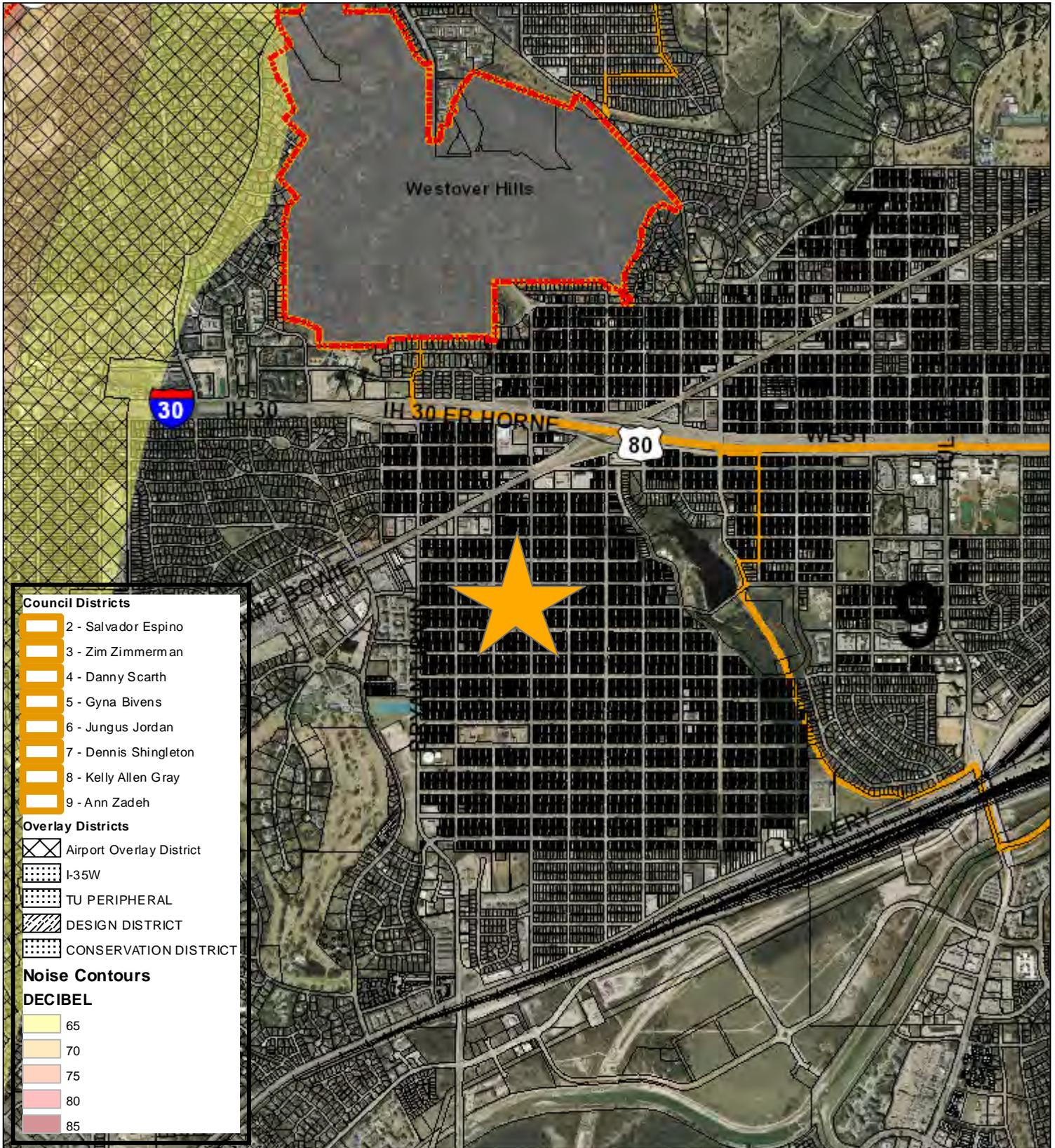
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

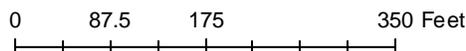
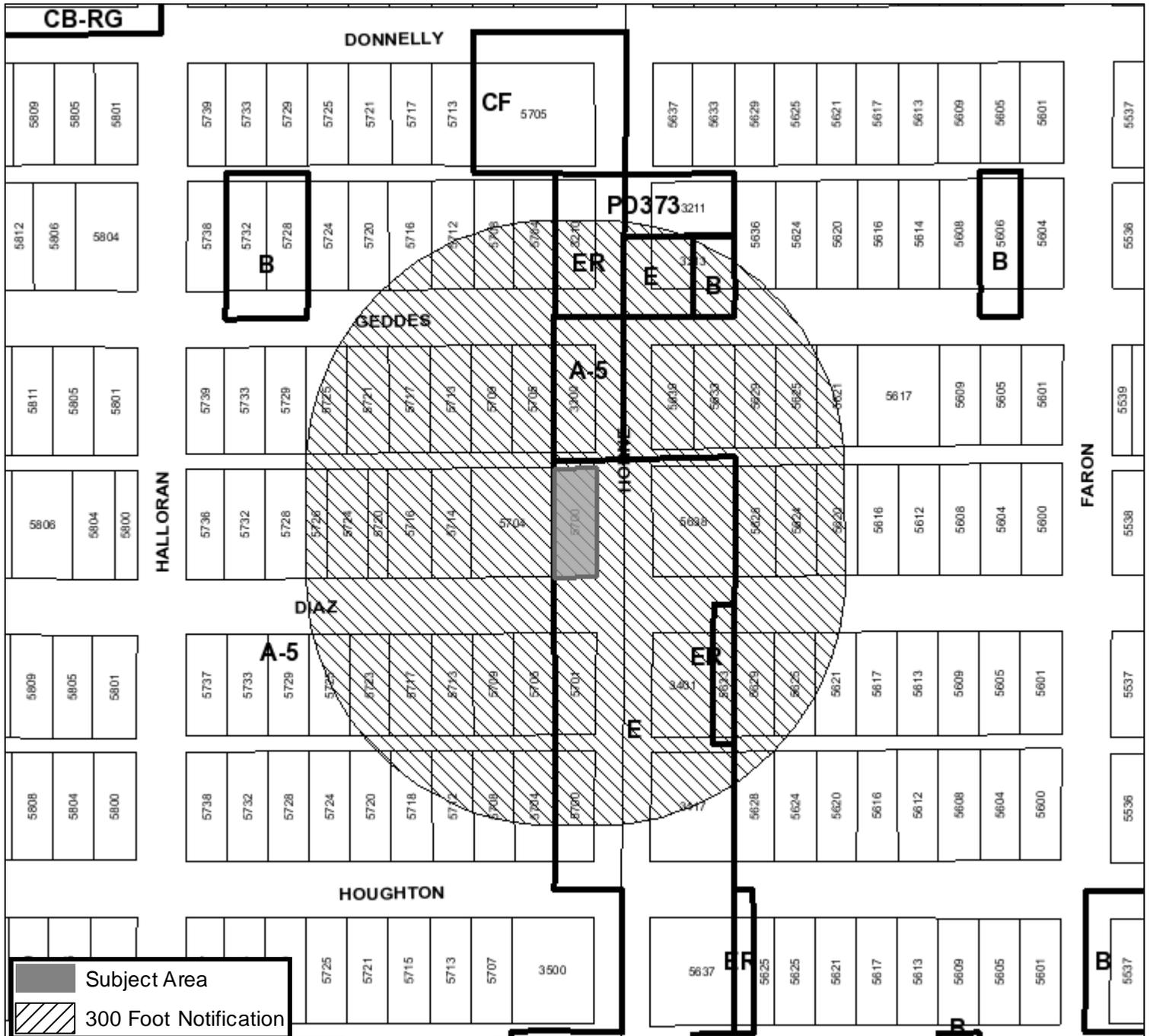
Area Map



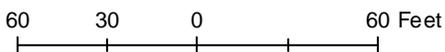
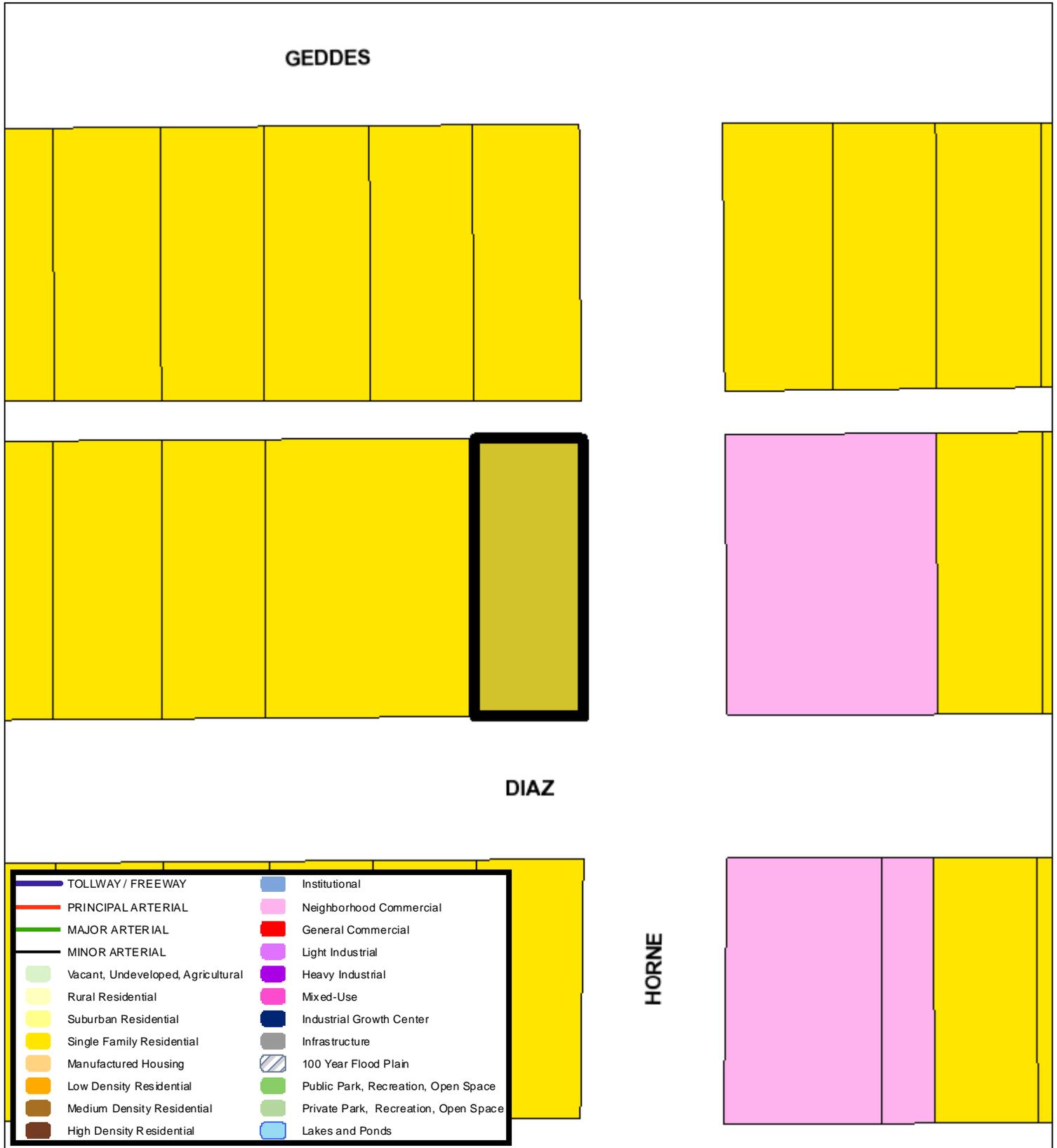


Area Zoning Map

Applicant: City of Fort Worth Planning & Development
 Address: 5700 Diaz Avenue
 Zoning From: E
 Zoning To: A-5
 Acres: 0.15638569
 Mapsco: 74R
 Sector/District: Arlington Heights
 Commission Date: 5/13/2015
 Contact: 817-392-8043



Future Land Use



Aerial Photo Map



0 40 80 160 Feet



		300 ft notification area			
Wayne Corbell	3601 Conway St	In	Opposition		Sent letter in

16. ZC-15-052 City of Fort Worth Planning & Development (CD 3) 5700 Diaz Avenue (Chamberlain Arlington Heights 1st, Block 187, Lots 39 & 40, 0.15 Acres): from “E” Neighborhood Commercial 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.

17. ZC-15-053 City of Fort Worth Planning & Development (CD 4) 3015 Elinor Street (Harlem Gardens Addition, Block, Lot 23A, 0.19 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.

18. ZC-15-054 City of Fort Worth Planning & Development (CD 8) 1524 E. Robert Street and 1521 & 1525 Colvin Avenue (Ryan Southeast Addition, Block 21, Lots 17 & 18, 0.42 Acres): from “FR” General Commercial Restricted 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.

<i>Document received for written correspondence</i>					ZC-15-054
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Stacy Marshall/ Southeast Fort Worth Inc.	NA	Out	Support		Sent letter in

19. ZC-15-055 City of Fort Worth Planning & Development (CD 8) 2807 Vanhorn Avenue (Vanhorn Subdivision, Block L, Lot 18, 0.17 Acres): from “B” Two-Family to “A-5” One-Family