



**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 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: 2801 Creston Avenue Mapsco: 90P

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 Creston Ave. near the corner of Lubbock Ave.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102
Acreage: 0.17 ac
Comprehensive Plan Sector: TCU/Westcliff

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) |
|---------------------|-------------|-------------|------------------------------------|
| Creston Ave. | Residential | Residential | No |

Public Notification:

The following Organizations were notified:

| Organizations Notified | |
|------------------------------|-------------------------|
| Neighbors Working Together | Streams And Valleys Inc |
| South Hills NA* | Fort Worth ISD |
| Trinity Habitat for Humanity | |

**Site is located within the South Hills 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.

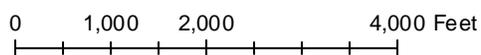
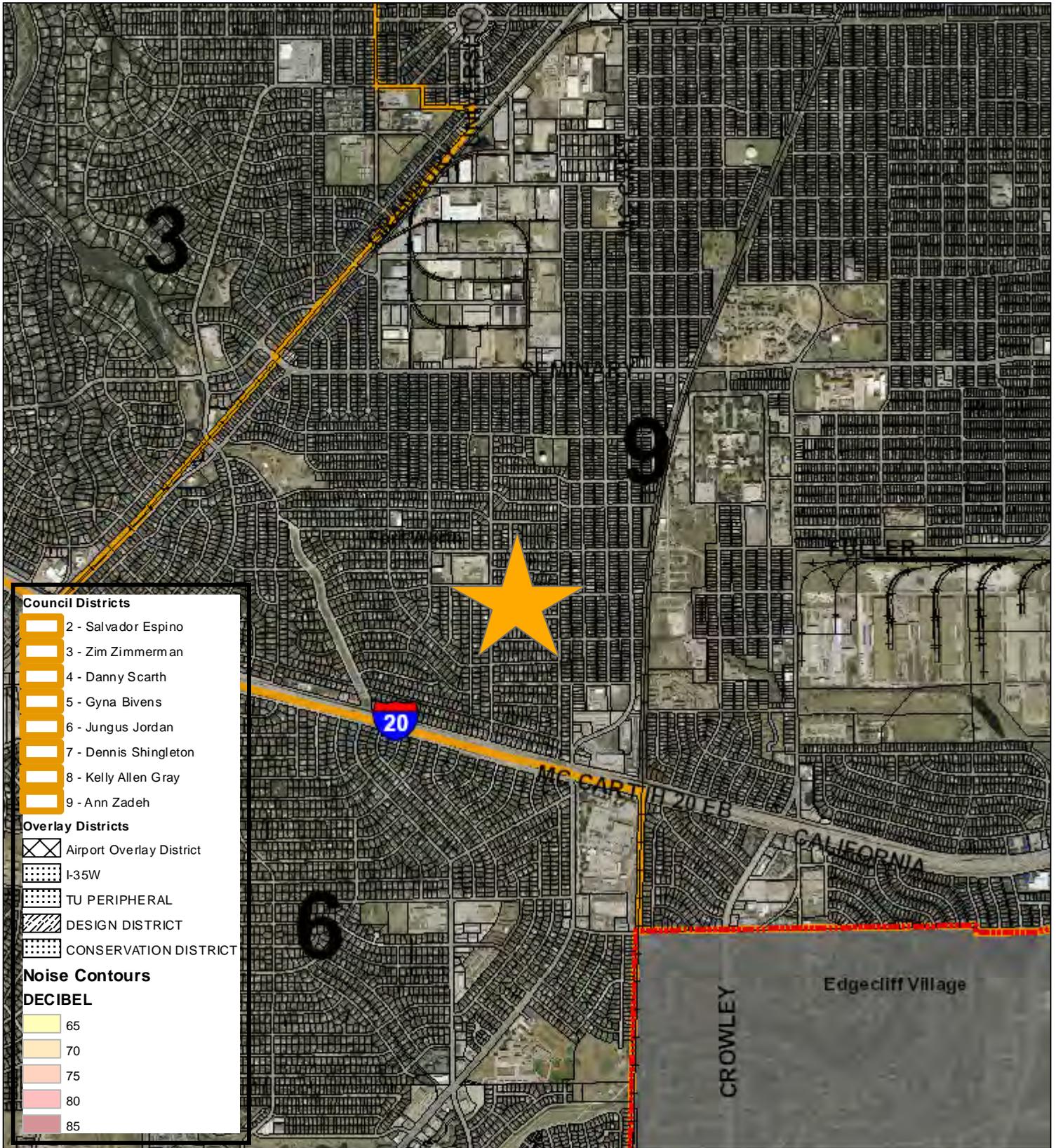
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

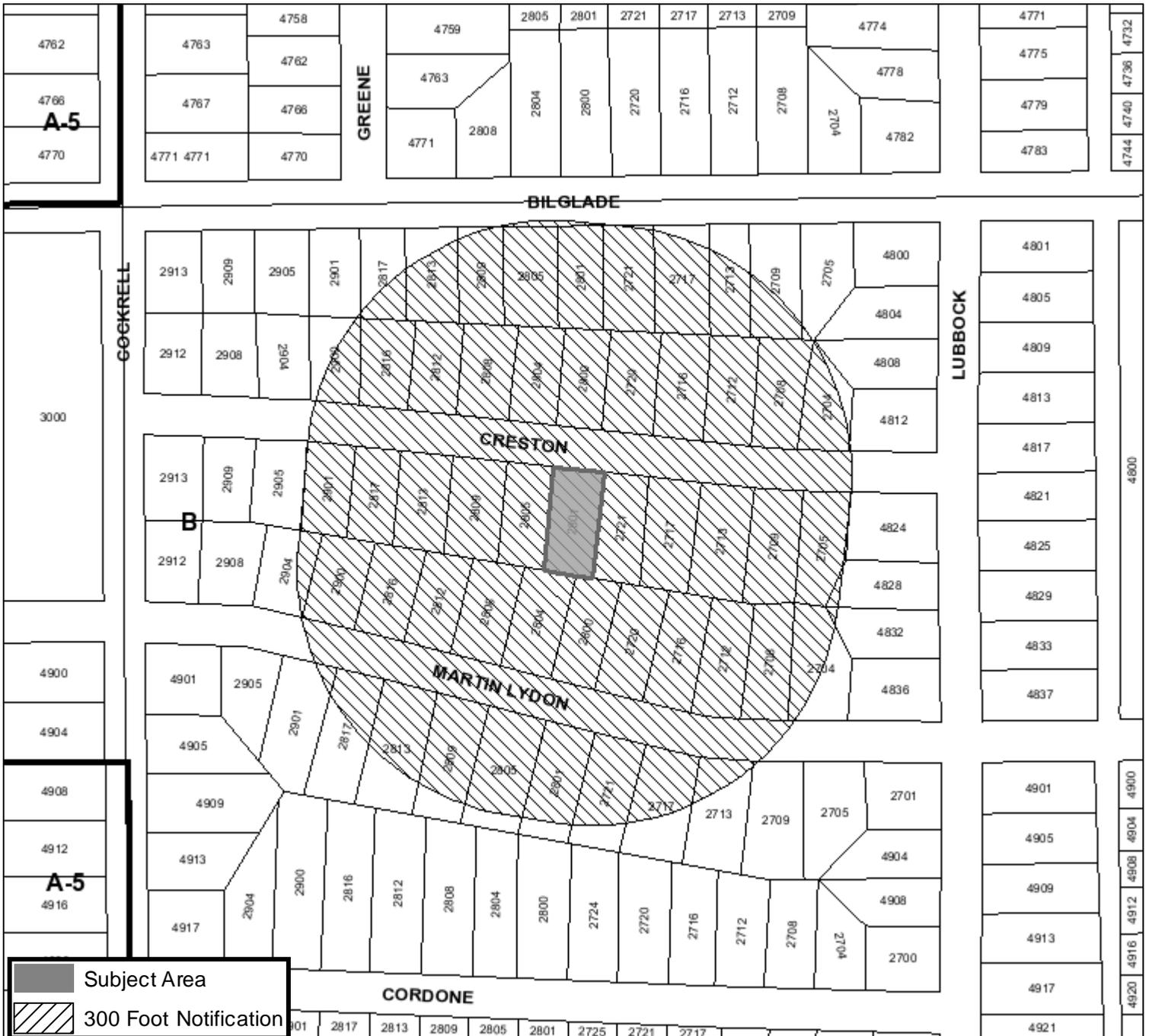




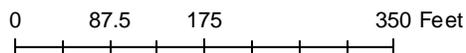
ZC-15-060

Area Zoning Map

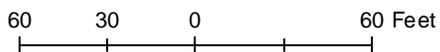
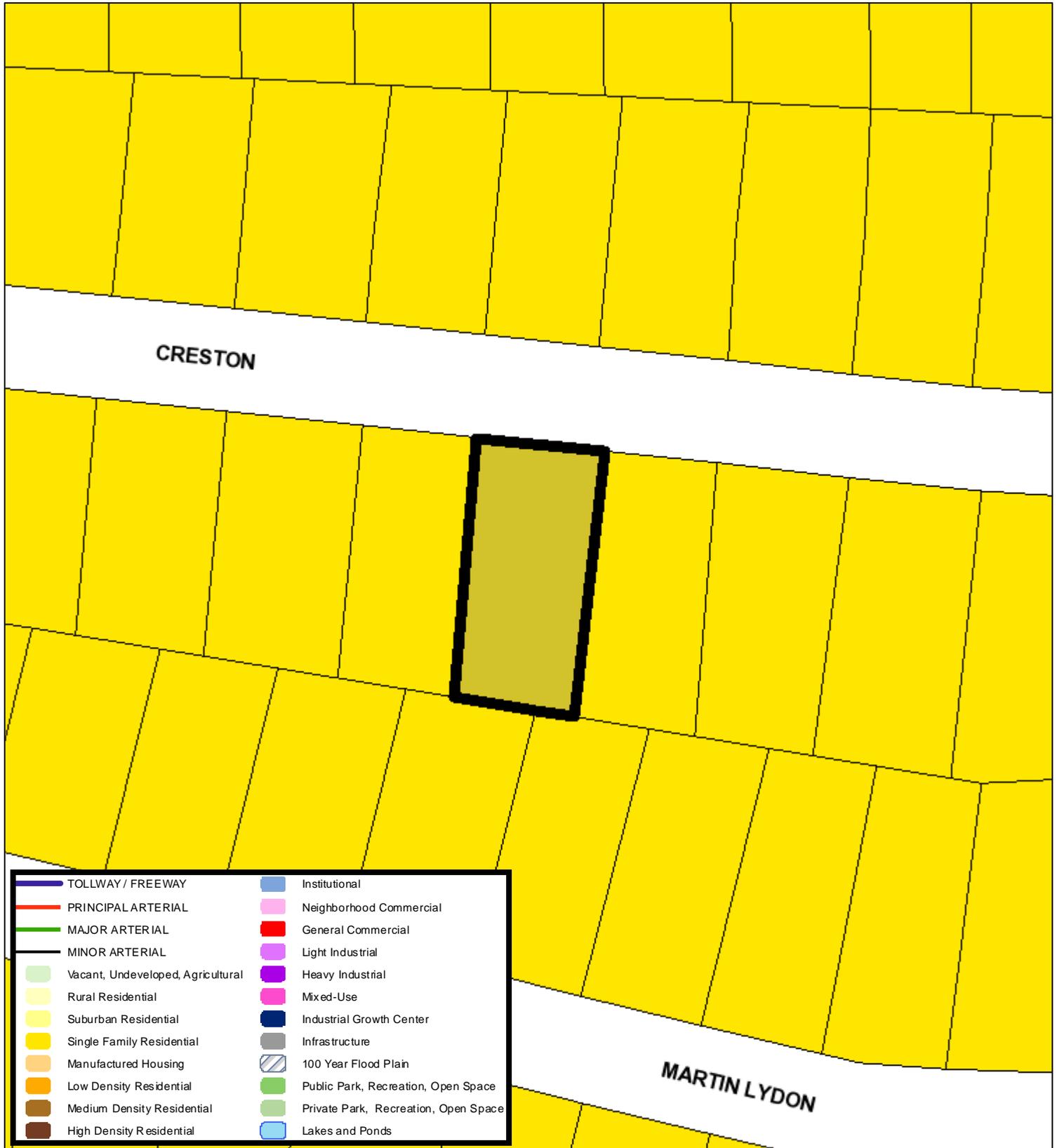
Applicant: City of Fort Worth Planning & Development
 Address: 2801 Creston Avenue
 Zoning From: B
 Zoning To: A-5
 Acres: 0.17824952
 Mapsco: 90P
 Sector/District: TCU/W.cliff
 Commission Date: 5/13/2015
 Contact: 817-392-8043



 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



0 40 80 160 Feet



22. ZC-15-058 City of Fort Worth Planning & Development (CD 8) 2712 Ennis Avenue (Martindale Addition, Block 1, Lot 12, 0.11 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.

23. ZC-15-059 City of Fort Worth Planning & Development (CD 2) 4824 MelodyLane Street (Melody Hills Addition, Block 7, Lot 13A, 0.13 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.

24. ZC-15-060 City of Fort Worth Planning & Development (CD 9) 2801 Creston Avenue (Wilshire Addition, Block 28, Lot 9, 0.18 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.

25. ZC-15-062 City of Fort Worth Planning & Development (CD 8) 3021 Galvez Avenue (Riverside Addition Ft. Worth, Block 33, Lot 9, 0.17 Acres): from “C” Medium Density Multifamily 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.

**Meeting adjourned: 12:41 p.m.
5/13/15**

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

Nick Genua, Chair