



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 15, 2015

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Elizabeth Garcia

**Site Location:** 1171 Blodgett Avenue Mapsco: 91G

**Proposed Use:** Residential

**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:**

The applicant is requesting a zoning change from "E" Neighborhood Commercial to "A-5" One-Family. The property is located on Blodgett Avenue near Berke Rd. A single-family home was constructed on the property in 2012. The home was permitted however it was not circulated through zoning review and released in the E zoning district. The property is currently being purchased and the transaction cannot close until the zoning is corrected. As a result, the applicant would like to amend the zoning in order to bring the home into conformity. The site was zoned to "E" in 1972.

Staff is processing this case as a quick turn and it will be heard by the City Council on December 15, 2015 to facilitate the closing schedule.

**Site Information:**

Owner: Elizabeth Garcia  
5017 Glen Park Dr.  
Ft. Worth, TX 76119  
Acreage: 0.14 acres  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

North "B" Two-Family / single-family  
East "E" Neighborhood Commercial / single-family  
South "B" Two-Family / single-family  
West "E" Neighborhood Commercial / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: Z-71-193, from “B” Two-Family to “E” Neighborhood Commercial, adopted 1/10/72.

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Blodgett Ave	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
United Communities Association of South Fort Worth	Southeast Fort Worth Inc
Neighbors Working Together	Trinity Habitat for Humanity
Worth Heights NA	Streams And Valleys Inc
Brentmoor NA	Fort Worth ISD

\*Site not located within the confines of a registered NA

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “A-5” One-Family. Surrounding land uses are primarily single-family. The proposed rezoning will bring the existing house into conformity with single-family standards.

The proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family. The proposed zoning is consistent with the following Comprehensive Plan policies:

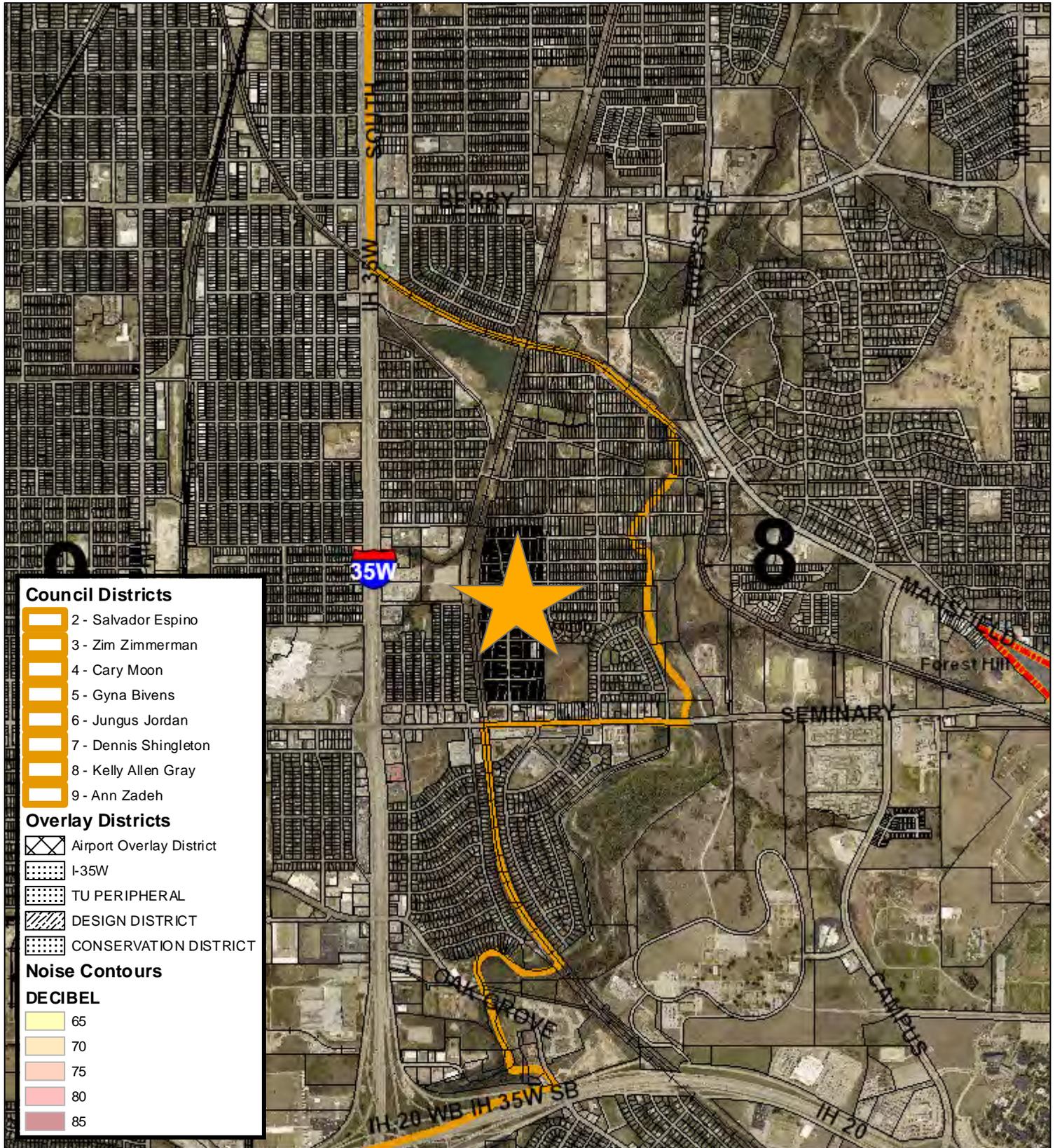
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39).
- To promote orderly growth in developing areas, the City should generally support single-family residential development with lot sizes compatible with surrounding single-family lot sizes. The City should support lower density, larger-lot single-family residential zoning districts (i.e. A-7.5 through A-2.5A) in more remote locations (pg. 39).

Based on the conformance with the future land use map 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

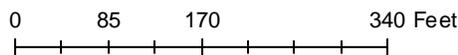
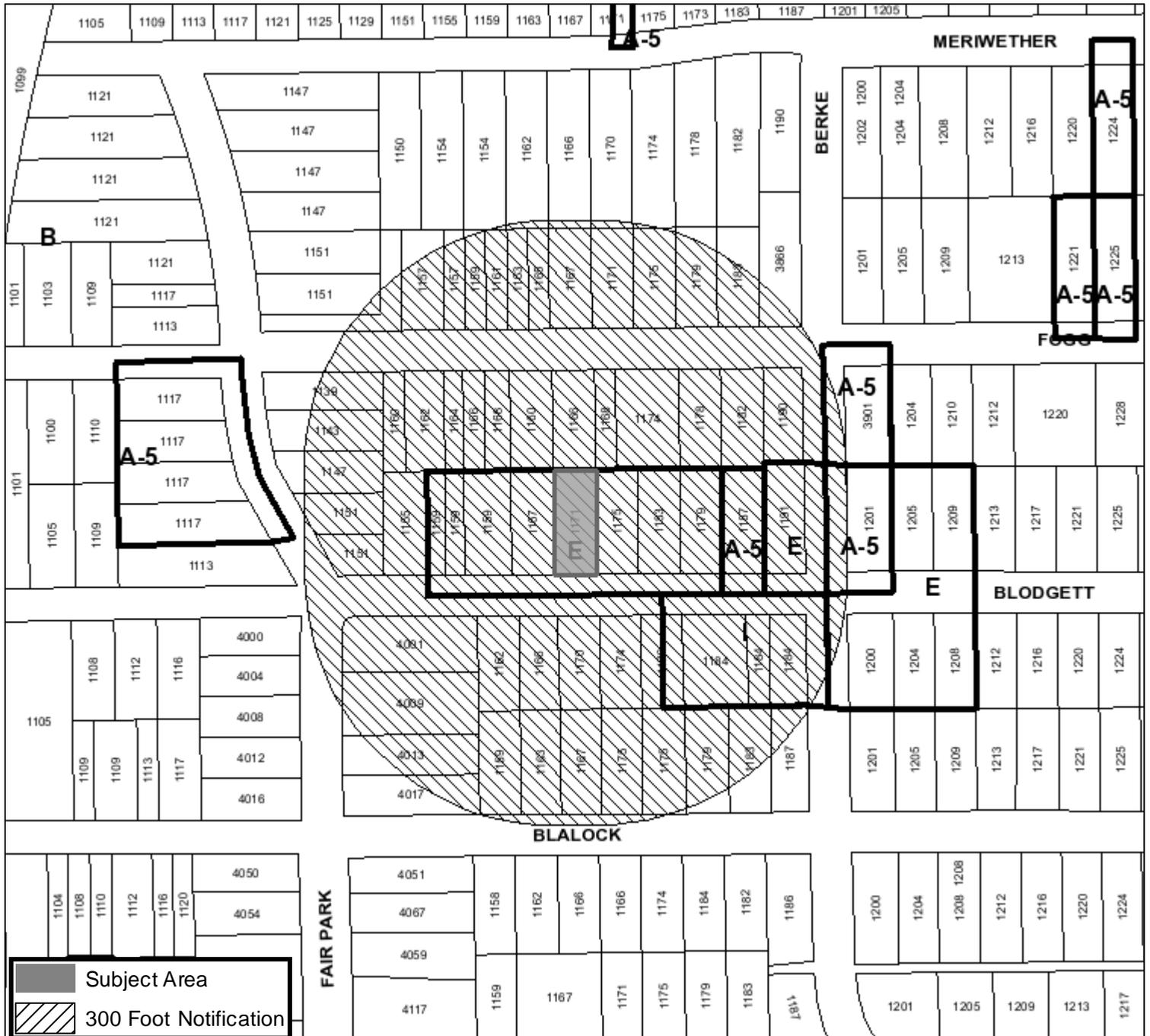
### Area Map



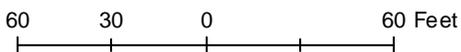
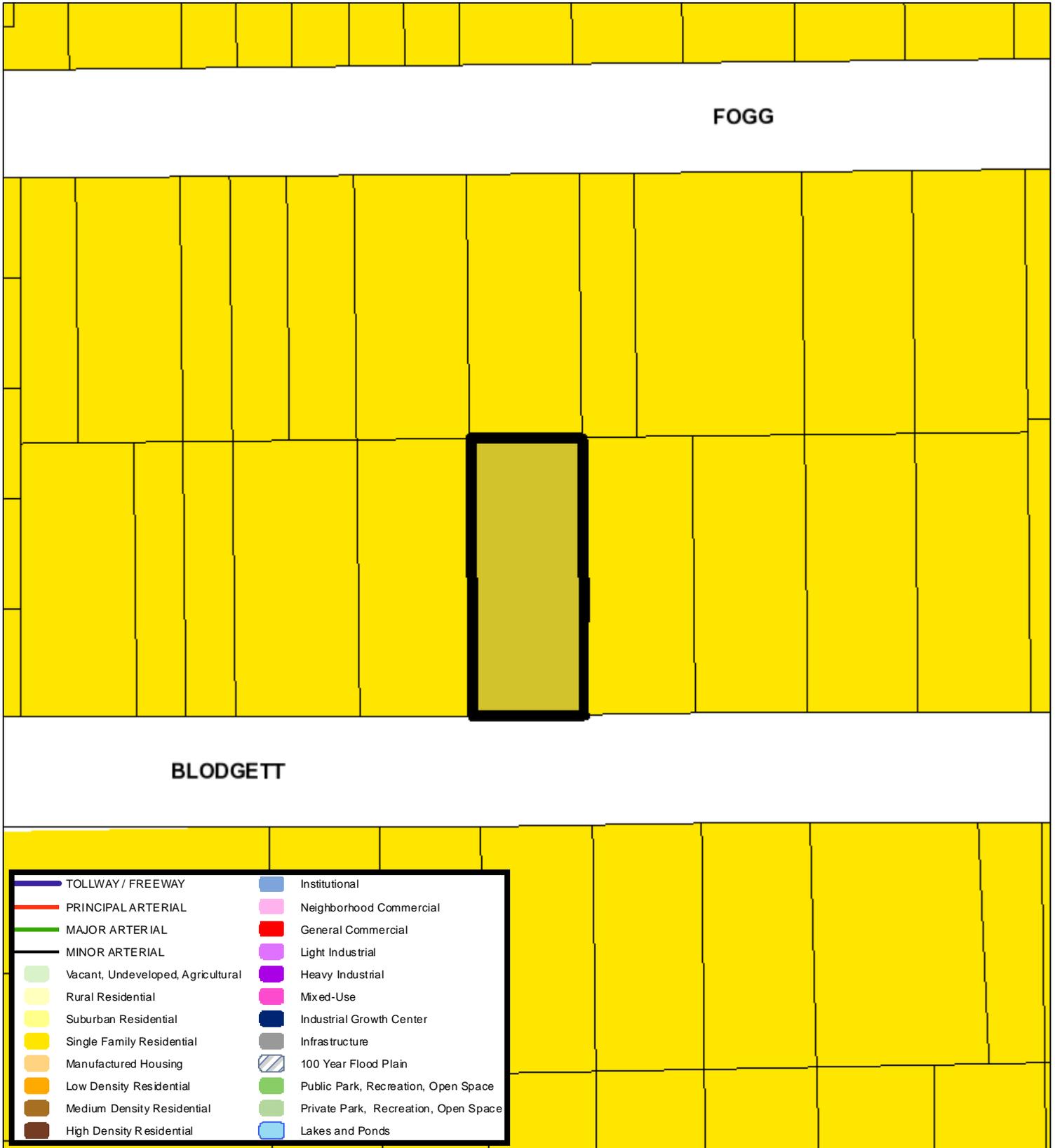


# Area Zoning Map

Applicant: Elizabeth Garcia  
 Address: 1171 Blodgett Avenue  
 Zoning From: E  
 Zoning To: A-5  
 Acres: 0.14733876  
 Mapsco: 91G  
 Sector/District: Southside  
 Commission Date: 12/9/2015  
 Contact: 817-392-8043



### 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 37.5 75 150 Feet

