



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 18, 2017

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 Jocelyn Murphy
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Richard N & Linda H Claytor

Site Location: 209 and 215 E. Leuda Mapsco: 77J

Proposed Use: Mixed-Use

Request: From: "NS-T4N" Near Southside-General Urban Neighborhood Zone
To: "NS-T5N" Near Southside-Urban Center Neighborhood Zone

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting a zoning change from "NS-T4" Near Southside-General Urban Zone to "NS-T5N" Near Southside-Urban Center Neighborhood Zone in anticipation for new development.

The subject property is located within the South Main Urban Village. The requested zoning will allow higher density development. The "N" Neighborhood zone designation requires a 60% residential component for buildings over two stories. This requirement for increased residential square footage will help achieve the vision established by Fort Worth South, Inc.

This case will be heard by City Council on April 18, 2017.

Site Information:

Owner: Richard N. and Linda H. Claytor
2803 Black Oak Lane
Arlington, TX 76012

Acreage: 0.22 acres
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "NS-T5N" Near Southside Neighborhood / vacant
- East "NS-T4N" Near Southside Neighborhood / office
- South "NS-T5N" Near Southside Neighborhood / vacant
- West "NS-T5N" Near Southside Neighborhood / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-015 area properties from “NS-T4N” and “NS-T5I” to: “NS-T5N”; approved by City Council March 2015

ZC-07-164, from various zoning districts to “NS” Near Southside, approved by City Council 11/06/07 (subject area)

Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Leuda St..	Residential/Two-way	Residential/Two-way	No
Crawford St.	Residential/Two-Way	Residential/Two-way	No

Public Notification:

The following organizations were notified:

Organizations Notified	
NUP-Neighborhood Unification Project	Fort Worth South, Inc.
Near Southside Neighborhood Alliance	Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “NS-T5N” Near Southside-Urban Center Neighborhood Zone for future development. Surrounding land uses are primarily vacant with offices to the east.

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

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as Mixed Use. The requested zoning change is consistent with the Future Land Use map.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (pg. 38).

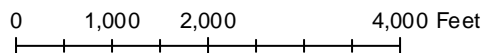
Based on conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

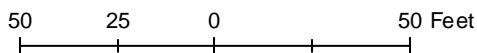
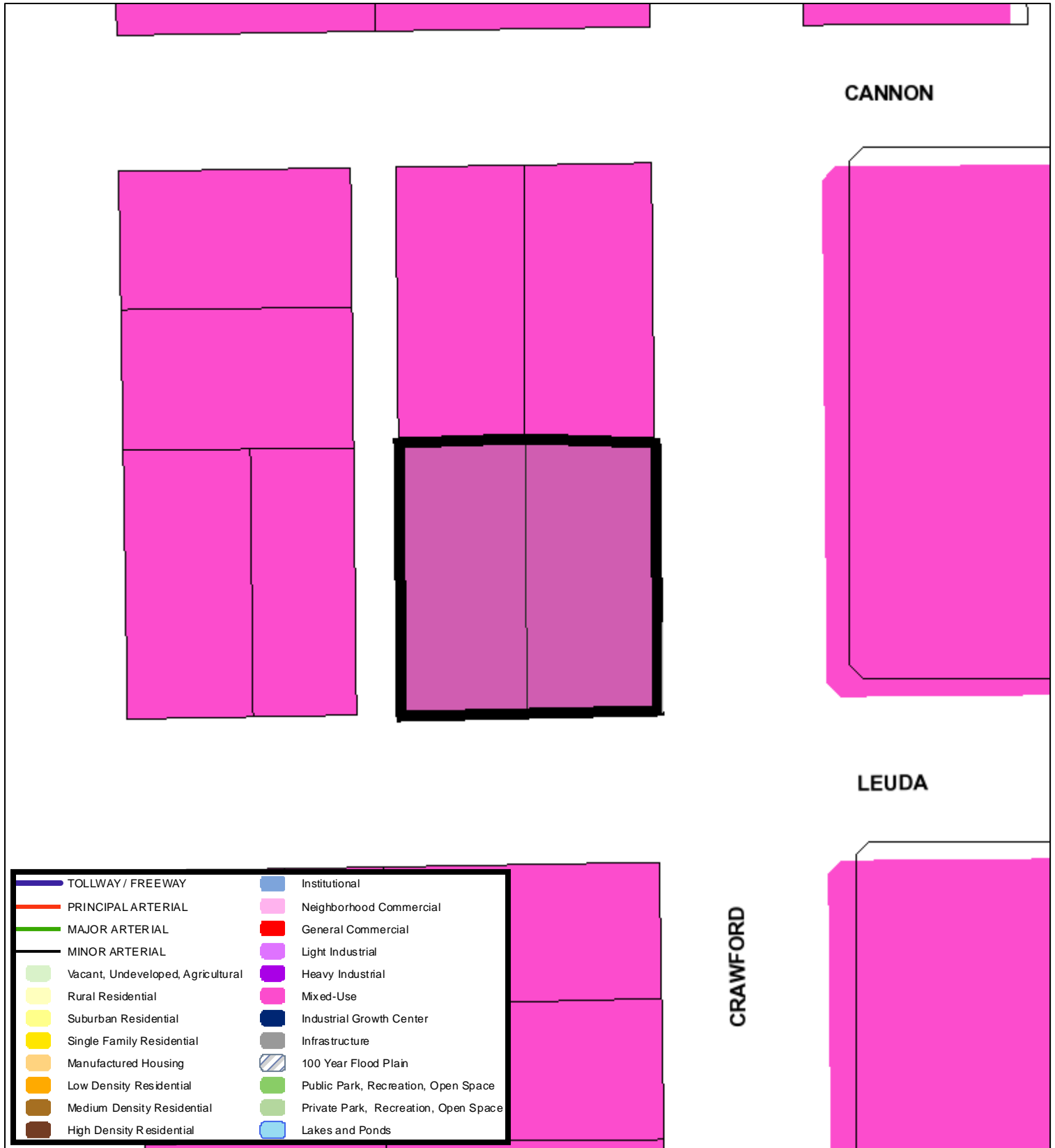
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Map



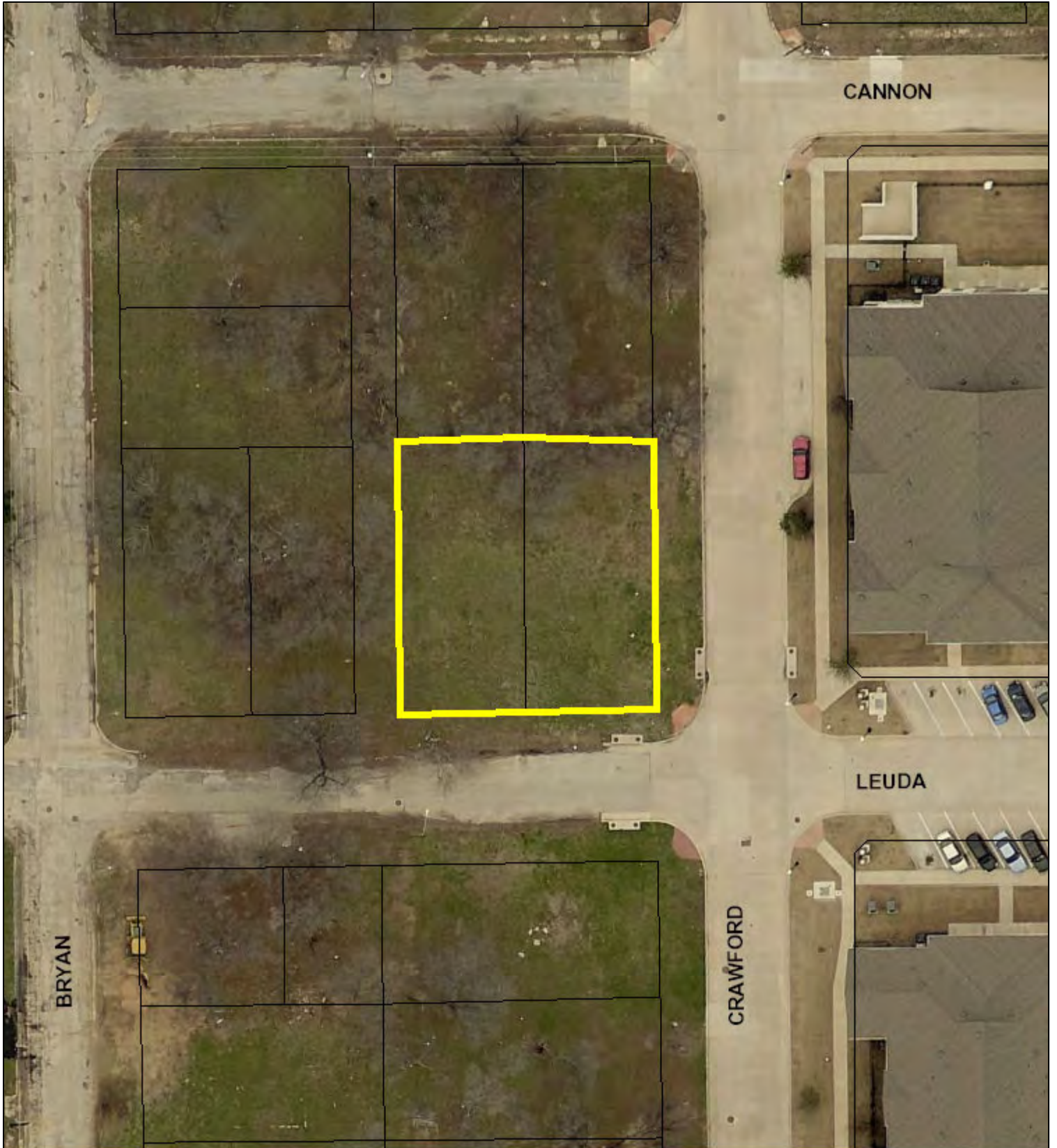
Future Land Use





ZC-17-031

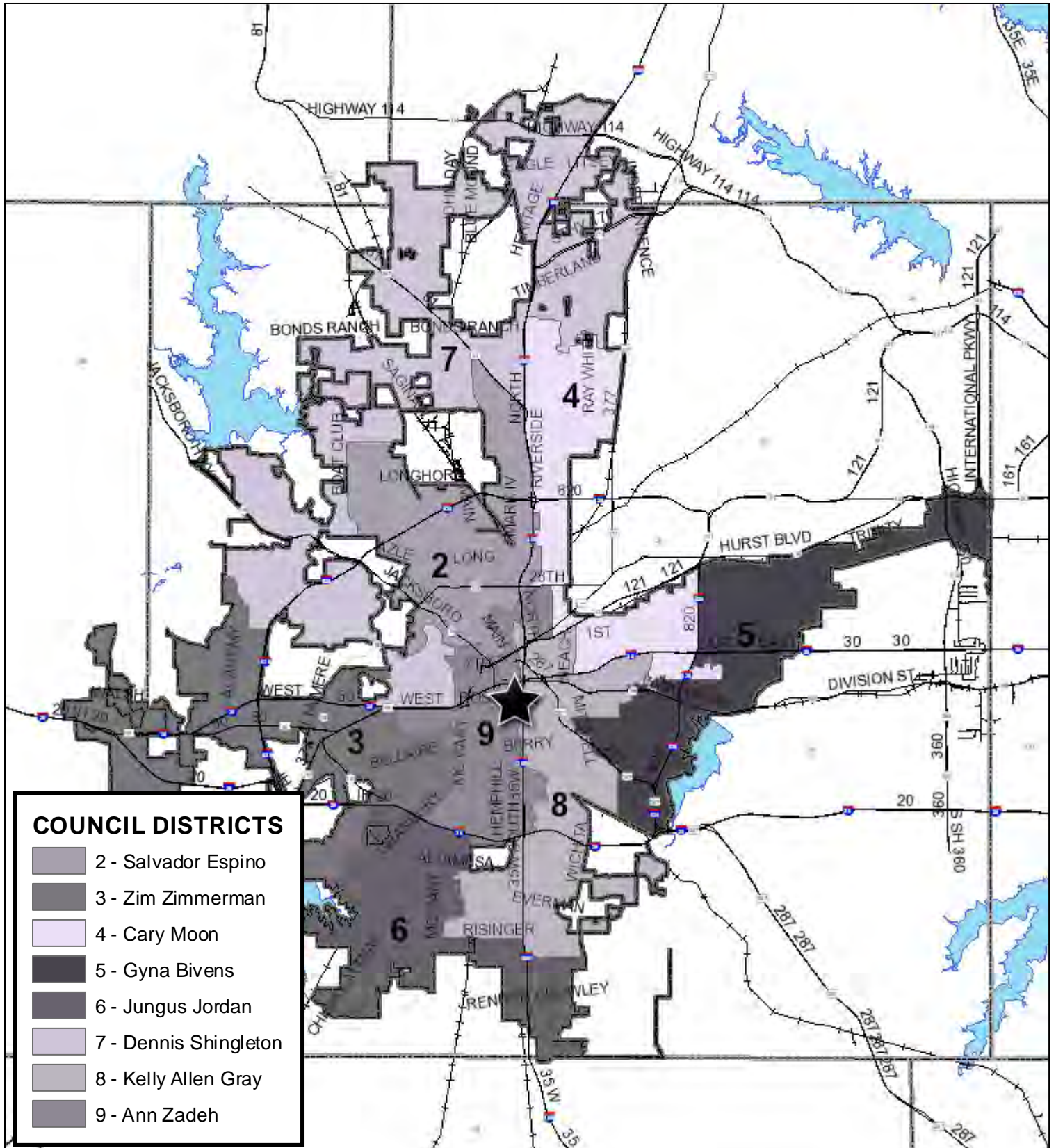
Aerial Photo Map



0 30 60 120 Feet



Location Map



0 2.5 5 10 Miles