



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 18, 2017

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: Northside NA

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes X No ___
Council Initiated Yes ___ No X

Owner / Applicant: Fort Worth Housing Finance Corporation

Site Location: 406 W. Central Avenue Mapsco: 62Q

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:

The Housing Finance Corporation is proposing a zoning change from "E" Neighborhood Commercial to "A-5" One-Family in order to construct a single-family home on the property. The site was part of a council-initiated rezoning in 2011. The proposed site is currently vacant and located at the corner of Central Avenue and Lee Avenue.

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

Site Information:

Owner: Fort Worth Housing Finance Corporation
200 Texas Street
Fort Worth, TX 76102
Acreage: 0.35 ac
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "A-5" One-Family and "E" Neighborhood Commercial / single-family & retail
East "E" Neighborhood Commercial / retail
South "A-5" One-Family and "E" Neighborhood Commercial / single-family & retail
West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-016 – phase 4 of council-initiated rezoning within the Northside NA
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Central Avenue	Collector	Collector	No
Lee St.	Residential	Residential	No

Public Notification:

300 foot Legal Notifications were mailed on March 23, 2017.

The following organizations were notified: (emailed March 23, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations	Inter-District 2 Alliance
North Side NA	Trinity Habitat for Humanity
Streams And Valleys Inc	Fort Worth ISD

**Site is located within the United Riverside NA*

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily single-family and commercial. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2017 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.

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



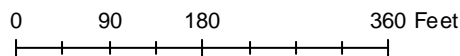
ZC-17-051

Area Zoning Map

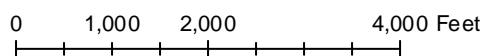
Applicant: Fort Worth Housing Financing Corp.
 Address: 406 W. Central Avenue
 Zoning From: E
 Zoning To: A-5
 Acres: 0.3209236
 Mapsco: 62Q
 Sector/District: Northside
 Commission Date: 4/12/2017
 Contact: 817-392-8043



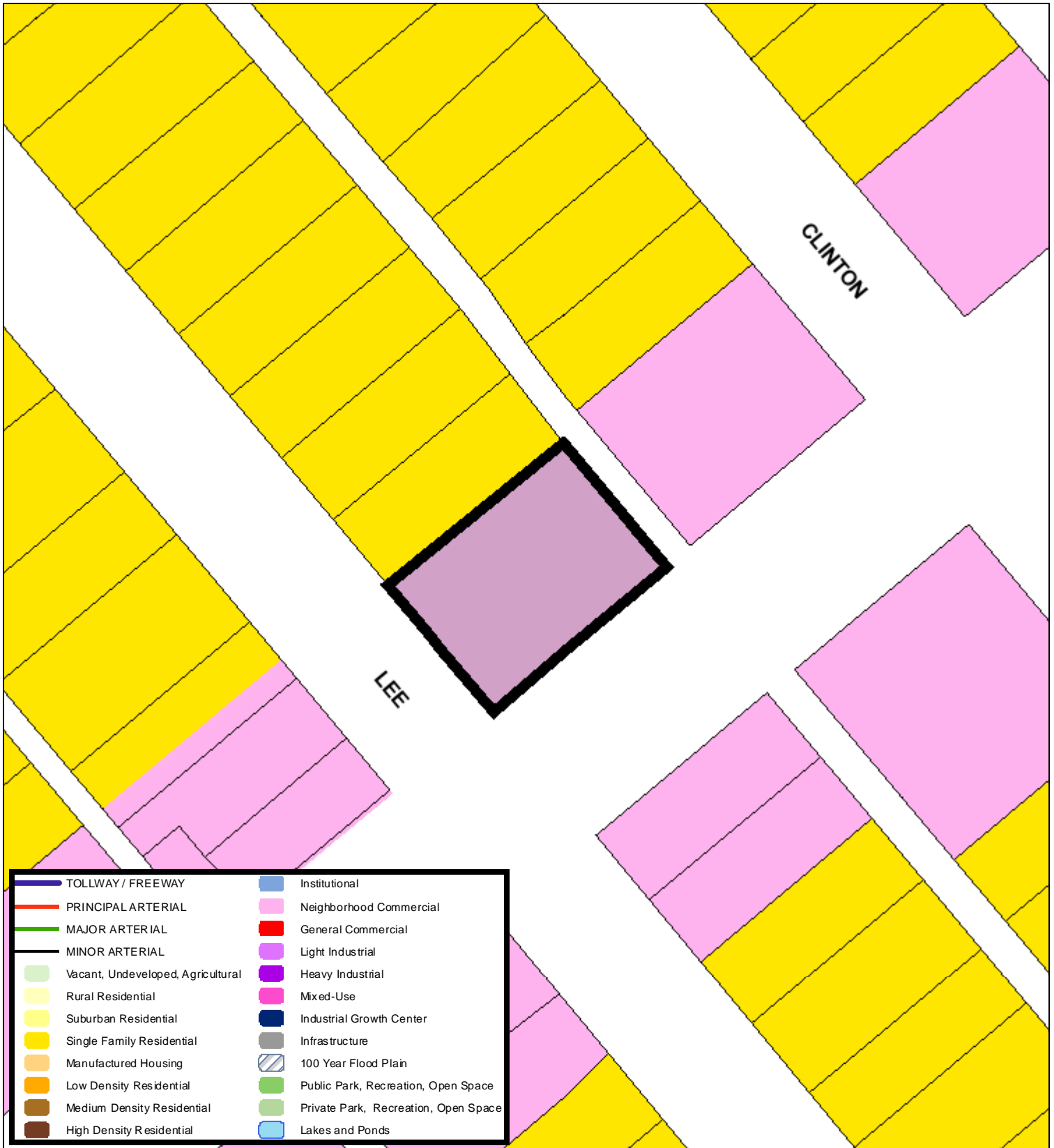
	Subject Area
	300 Foot Notification



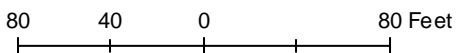
Area Map



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 7, 2017.



Aerial Photo Map



0 50 100 200 Feet



Location Map

